

Please record and return to: **(Via Inter-Office Mail)**  
**Carol McConway, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

**Charge to: Planning Services**  
**Account# 51800100500489**

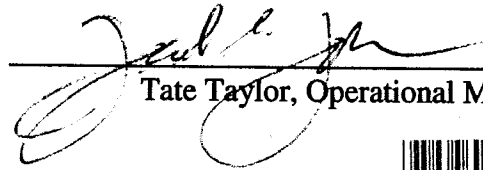
**NOTICE OF STIPULATIONS**  
**AND LIMITATIONS ENCUMBERING**  
**REAL PROPERTY PURSUANT TO**  
**THE SARASOTA COUNTY ZONING CODE**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2011125668 3 PGS  
2011 OCT 28 03:59 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1437109

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2011125668 3 PGS  
2011 OCT 28 03:59 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1437109

The following property, located west of Tatum Road and approximately 2,000 feet South of Fruitville Road in Sarasota County, Florida, owned by Michael Gabanic, and described in Ordinance No. 2011-058 attached hereto, has been rezoned to a OUE zone district pursuant to Rezone Petition No. 11-10 filed by Brian Lichterman, Agent, and granted by Sarasota County on October 12, 2011, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Stipulations and limitations are those described in Section 3 of Ordinance No. 2011-058, attached hereto)


  
Tate Taylor, Operational Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

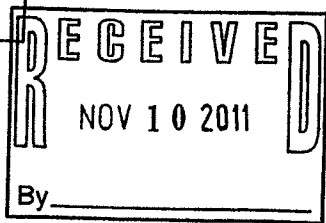


Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 27<sup>th</sup> day of October, 2011.

  
Notary Public  
State of Florida at Large

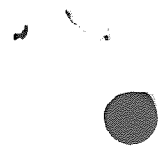
This instrument prepared by:  
kp



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**ORDINANCE NO. 2011 -058**

FILED  
2011 OCT 17 PM 1:48  
TALLAHASSEE, FLORIDA

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 11-10, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from RE-1/CS (Residential Estate, 1 Dwelling Unit per 2 acres/Conservation Subdivision) to OUE (Open Use Estate, 1 Dwelling Unit per 5 acres) zone district for the following described property located in Sarasota County, Florida:

West of Tatum Road and 2,000'± South of Fruitville Road and being more particularly described as follows:

The South ½ of N.E. ¼ of the S.E. ¼ of Section 20, Township 36 South, Range 19 East; lying and being in Sarasota County Florida. Less road right of way for Tatum Road, as recorded in Road Plat Book 2, Page 51, of the Public Records of Sarasota County, Florida.

02011-058

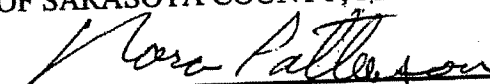
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. The stipulations imposed in Section 3 of Ordinance No. 2007-22 are hereby rescinded.

Section 4. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12<sup>th</sup> day of OCTOBER, 2011.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
Chair

ATTEST:

KAREN E. RUSHING, Clerk of  
the Circuit Court and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Sarasota County, Florida.

By:   
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 10/13/11  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
