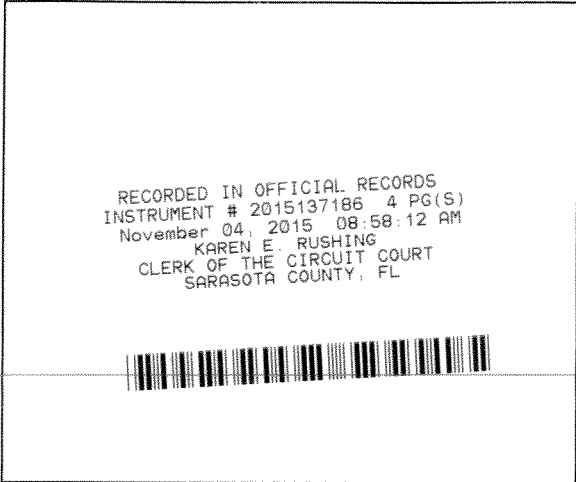


3  
Please record and return to: (Via Inter-Office Mail)  
**Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

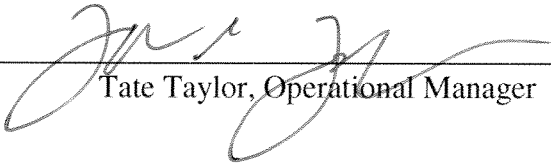
**Customer ID# 5223**  
**Charge to: Planning Services**  
**Account# 51810000500489**

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



The following property, located at 1712 Worrington Street, in Sarasota County, Florida, owned by Dean H. Hewitt, and described in Ordinance No. 2015-070, attached hereto, has been rezoned to a RSF-4 (Residential, Single Family, 5.5 unites/acre) zone district pursuant to Rezone Petition No. 15-18 filed by Charlie Bailey, Agent, and granted by Sarasota County on October 28, 2015, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

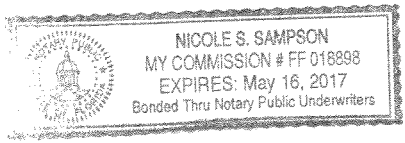
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-070, attached hereto)


  
Tate Taylor, Operational Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me 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 3<sup>rd</sup> day of November, 2015.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS

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**FLORIDA DEPARTMENT of STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

October 29, 2015

Honorable Karen E. Rushing  
Clerk of the Circuit Court  
Board Records Department  
Sarasota County  
1660 Ringling Boulevard, Suite 210  
Sarasota, Florida 34236

Attention: Charles Maloney, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2015-070, which was filed in this office on October 29, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

BOARD RECORDS  
FILED FOR THE REPT. AN  
2015 OCT 30 AM 7:02  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

**ORDINANCE NO. 2015-070**

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.

BOARD RECORDS  
FILED FOR THE RECORD  
2015 OCT 29 PM 12:02  
KARELE RUSHIA  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY FL

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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 15-18, requesting rezoning of the property described herein.
2. 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.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. 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 RSF-2 (Residential, Single-Family, 3.5 units/acre) to RSF-4 (Residential, Single-Family, 5.5 units/acre) zone district for the following described property located in Sarasota County, Florida:

1712 Worrington Street, Sarasota, and being more particularly described as follows:

THE EAST 149 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE NORTH 127.7 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WORRINGTON AVENUE, THENCE EAST ALONG SAID SOUTH LINE 229.4 FEET, THENCE SOUTH 127.7 FEET TO THE SOUTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼, THENCE WEST 229.6 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 592, PAGE 365, OF THE PUBLIC RECORDS OF SARASOTA, COUNTY, FLORIDA.

Section 3. 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 28 day of October, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

Vice 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:

Charles Hervey  
Deputy Clerk

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