

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

The following property located in Sarasota County, Florida, owned by Kim E. Ryan, and described in Ordinance No. 99-009 attached hereto, has been rezoned to the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district pursuant to Rezone Petition No. 98-30 filed by Kim E. Ryan, Agent/Owner, and granted by Sarasota County on February 11, 1999, 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. 99-009, attached hereto)

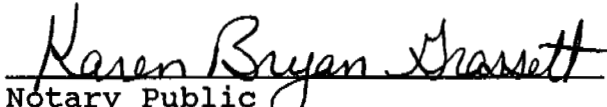
  
Sarasota County Director of Planning

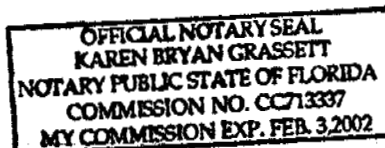
STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Director of the Sarasota County Department of Planning, 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 18<sup>th</sup> day of March, A.D. 1999.

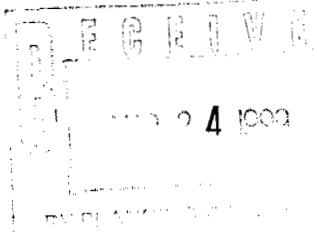


  
Notary Public  
State of Florida at Large



This instrument prepared by:  
✓ Frances L. Powers  
Sarasota County Department of Planning  
P.O. Box 8  
Sarasota, FL 34230

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1999037553 4 PGS  
1999 MAR 19 11:09 AM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
VBROTHER Receipt#087177



ORDINANCE NO. 99-009

FILED  
99 FEB 22 PM 4:39  
REPUBLICAN COUNTY  
CLERK  
TALLAHASSEE FLORIDA

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, 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. 98-30, 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. 75-38 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 Sarasota County Ordinance No. 75-38 and any amendments thereto.

D. Pursuant to the provisions of Sarasota County Ordinance No. 89-103, 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 Ordinance No. 75-38. The Official Zoning Atlas, as part of Sarasota County Ordinance No. 75-38, is hereby amended by changing the zoning district classification for 20.56 acres ± from OUR (Open Use, Rural, 1 unit/10 acres) to OUE-1 (Open Use, Estate, 1 unit/5 acres) for the following described property located in Sarasota County, Florida:

North of Hancock Road and 660' ± East of Lena Lane, more particularly described as follows:

SARASOTA COUNTY  
CLERK  
RECORDS  
99 FEB 16 AM 7:57

Commence at the Southwest corner of the Northeast 1/4 of Section 35, Township 36 South, Range 20 East (concrete monument, number 2030); thence S 88° 57' 52" E along the South line of said Northeast 1/4, a distance of 660.02 feet for a Point of Beginning; thence continue S 88° 57' 52" E along the South line of said Northeast 1/4 a distance of 669.81 feet to the Southeast corner of the West 1/2 of said Northeast 1/4; thence N 00° 45' 00" E, a distance of 1333.11 feet along the East line of West 1/2 of said Northeast 1/4; thence N 88° 56' 18" W a distance of 673.78 feet; thence S 00° 35' 18" W a distance of 1333.44 feet to the Point of Beginning. Lying and being in Section 35, Township 36 South, Range 20 East, Sarasota County, Florida. Subject to easements, dedications and restrictions of record.

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 Sarasota County Ordinance No. 75-38 and any amendments thereto, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. Any on-site wetlands that are confirmed in the field by the Department of Environmental Protection at the time of building permit application, and associated upland vegetative buffers shall be maintained as a preserve and labeled a preserve on all plans. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from the Resource Permitting Division.

Section 4. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 11<sup>th</sup> day of February, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

Sharon Staub  
Chairman

ATTEST:

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



By: Sue Garland  
Deputy Clerk

STATE OF FLORIDA)  
COUNTY OF SARASOTA)  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILES  
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL

SEAL THIS DATE 2/16/99  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY: Sue Garland  
DEPUTY CLERK

