




1999019401

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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 Sarasota County, and described in Ordinance No. 99-002 attached hereto, has been rezoned to the GU (Government Use) zone district pursuant to Rezone Petition No. 98-42 filed by Jim Harriott, Agent, and granted by Sarasota County on January 12, 1999, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

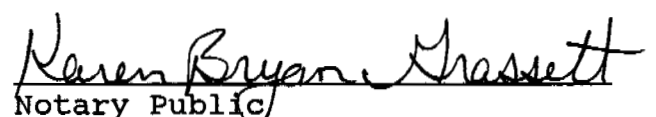
(Stipulations and limitations are those described in Section 3 of Ordinance No. 99-002, attached hereto)

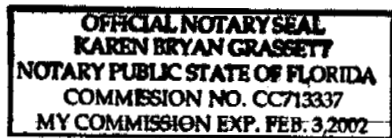
  
Sarasota County Director of Planning

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 9<sup>th</sup> day of February, 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 # 1999019401 5 PGS  
1999 FEB 11 01:59 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
RGAINES Receipt#076352

RECEIVED  
FEB 17 1999  
BY PLANNING DEPARTMENT

ORDINANCE NO. 99-002

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.

FILED BOARD RECORDS  
99 JUN 22 PM 3:48  
DEPT. OF STATE  
TALLAHASSEE, FLORIDA  
JAN 15 AM 11:04  
CLERK OF 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:

- A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 98-42, 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 .7 acre ± from RSF-2 (Residential, Single Family, 3.5 units/acre) and CG (Commercial, General) to GU (Government Use) for the following described property located in Sarasota County, Florida:

Southeast corner of Calle Minorga and Avenida Madera, more particularly described as follows:

Lot 19, SIESTA MANOR, Section 1, as per plat thereof, as recorded in Plat Book 9, Page 93, Public Records of Sarasota County, Florida, and Lot 8 and 9, Block 11, SARASOTA BEACH SUBDIVISION, as per plat thereof, recorded in Plat Book 1, Pages 76-81, Public Records of Sarasota County, Florida, together with a parcel described as follows:

Begin at the NW corner of Lot 10, Block 11, SARASOTA BEACH SUBDIVISION, as per plat thereof, recorded in Plat Book 1, Pages 76-81, Public Records of Sarasota County, Florida; thence N 00° 22' 48" E, a distance of 50 feet; thence N 88° 27' 12" W along the South line of Lot 19, SIESTA MANOR, Section 1, Subdivision, as per plat thereof, recorded in Plat Book 9, Page 93, Public Records of Sarasota County, Florida, a distance of 61.39 feet to the Southwest corner of said Lot 19; thence S 00° 22' 48" W along the East line of Block 7, MIRA MAR BEACH SUBDIVISION, as per plat thereof, recorded in Plat Book 2, Page 220, Public Records of Sarasota County, Florida, a distance of 50 feet; thence S 88° 27' 12" E along the North line of Lots 8 and 9 in said SARASOTA BEACH SUBDIVISION, 61.39 feet to the Point of Beginning; PLUS THE FOLLOWING:

Being the West ten feet (10') of the following; (As described in O.R. Book 2644, Page 2320, Sarasota County, Florida):

Beginning at the NW corner of Lot 10, Block 11, SARASOTA BEACH SUBDIVISION as per plat thereof, recorded in Plat Book 1, Pages 76 thru 81, Public Records of Sarasota County, Florida; thence South 88° 27' 12" East 50.0 feet; thence North 00° 22' 48" East 50.0 feet, to the South line of Lot 18, SIESTA MANOR, Section 1; thence North 88° 27' 12" West and along the Southerly line of Lots 18 and 19, SIESTA MANOR, Section 1, 50.0 feet; thence South 00° 22' 48" West 50.0 feet to the P.O.B., being the SW 1/4 of the NW 1/4 of Section 12, Township 37 South, Range 17 East.

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. Landscape buffers shall be as depicted on the Development Concept Plan date stamped November 19, 1998.
2. Permitted principle uses and structures in the "GU" schedule of district regulations which are not depicted on the Development Concept Plan date-stamped November 19, 1998, and attached hereto as Exhibit A, are only permitted on the subject parcel after public notice and hearings by the Planning Commission and the Board of County Commissioners, in accordance with Section 21 of Sarasota County Ordinance No. 75-35, as amended.
3. Exterior lighting on the site shall be so designed and arranged that no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.

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 12 day of January, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

Alvin Stank  
Chairman

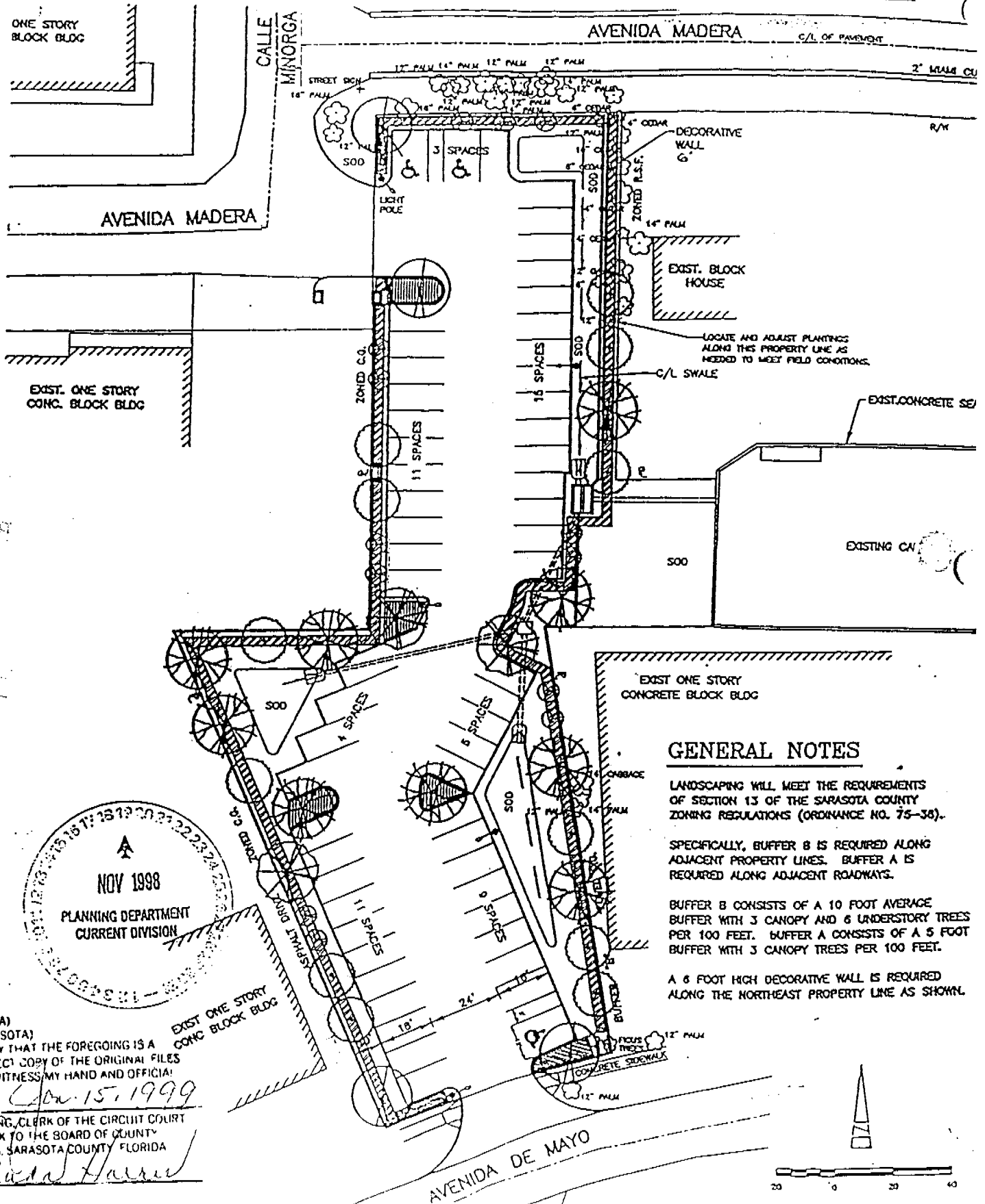
ATTEST:

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

By: Karen E. Rushing  
Deputy Clerk

Exhibit A

MAP SERIES/CONCEPT PLAN



**GENERAL NOTES**

LANDSCAPING WILL MEET THE REQUIREMENTS OF SECTION 13 OF THE SARASOTA COUNTY ZONING REGULATIONS (ORDINANCE NO. 75-36).

SPECIFICALLY, BUFFER B IS REQUIRED ALONG ADJACENT PROPERTY LINES. BUFFER A IS REQUIRED ALONG ADJACENT ROADWAYS.

BUFFER B CONSISTS OF A 10 FOOT AVERAGE BUFFER WITH 3 CANOPY AND 6 UNDERSTORY TREES PER 100 FEET. BUFFER A CONSISTS OF A 5 FOOT BUFFER WITH 3 CANOPY TREES PER 100 FEET.

A 6 FOOT HIGH DECORATIVE WALL IS REQUIRED ALONG THE NORTHEAST PROPERTY LINE AS SHOWN.



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  
 NOV 15, 1999  
 WAREN E. RUSHING, CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
 BY Wanda Harris  
 DEPUTY CLERK

