

COUNTY OF SARASOTA, FLORIDA
Board of County Commissioners
Sarasota County Growth Management Business Center

November 24, 1999

MEMORANDUM TO:

Robert Medred
Genesis Planning
6320 Tower Lane
Sarasota, FL 34240

County Surveyor (Lavon Joseph for Gayle Fosness)
Development Services (Mike Miller)
Development Services (Martin Duran)
Development Services (Paul Radauskas)
Development Services (Laird Wreford/Jim Dierolf)
Development Services (Don Neu/Eleanor Fitzgerald)
Emergency Services, Fire Department (Michael Frantz)
Environmental Services (John Saraniero)
Environmental Services (Chris Dilley)
Growth Management (Susan Archer)
Growth Management (Steve Brown)
Growth Management, Neighborhood Planning (Alan Garrett)
Health/Human Services (Bob Forbes)
Historical Resources (Sue White)
Property Appraiser (Jim Todora)
Public Works (Jim Harriott/Efrain Duque/JP Marchand)
School Board (Ken Marsh)

SUBJECT:
Rezone Petition No. 99-14
(Reconsideration due to
advertising error)

PLANNER:
Jack Wilhelm

ORDINANCE NO. 99-065

PID#: 0094-03-0001 and 0094-06-0001

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On September 15, 1999, the Sarasota County Board of Commissioners approved Rezone Petition No. 99-14 to rezone 15 acres + located west of Gantt Road and 310' + south of Ashton Road, Sarasota County, Florida, from RSF-4 (Residential, Single Family, 5.5 units/acre) and OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-4 (Residential, Single Family, 5.5 units/acre) with stipulations.

A copy of Ordinance No. 99-065 is attached for your information.

BY: /s/Jerry Gray
Executive Director
Growth Management Business Center

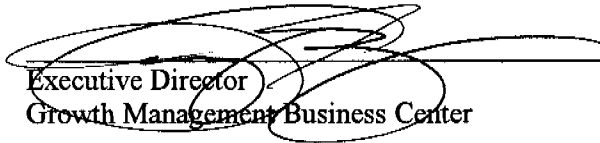
4

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 Charles Ronald and Charlotte Bell Ritcher and Stephanie Siebe, and described in Ordinance No. 99-065 attached hereto, has been rezoned to a RSF-4 (Residential, Single Family, 5.5 units/acre) zone district pursuant to Rezone Petition No. 99-14 filed by Robert Medred, Agent, and granted by Sarasota County on September 15, 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. 99-065, attached hereto)

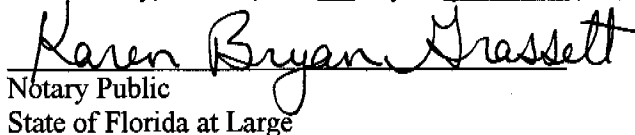


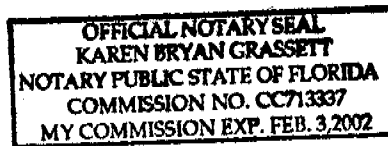

Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

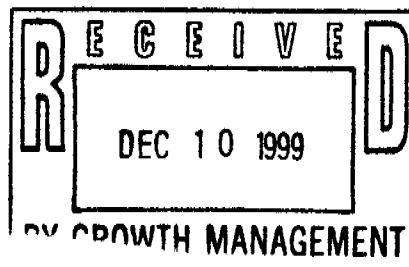
Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 6th day of December D. 1999.


Notary Public
State of Florida at Large



✓ This instrument prepared by:
Leigh Riley, Senior Secretary
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999161989 4 PGS
1999 DEC 07 05:05 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#158367

BOARD RECORDS
OFFICIAL RECORDS

ORDINANCE NO. 99-065

99 SEP 20 AM 11:10

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. 99-14, 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.

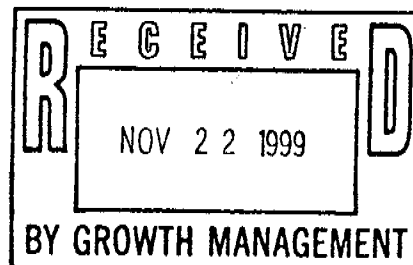
C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of Sarasota County Ordinance No. 75-38 and any amendments thereto.

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 15 acres ± from RSF-4 (Residential, Single Family, 5.5 units/acre) and OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-4 (Residential, Single Family, 5.5 units/acre) for the following described property located in Sarasota County, Florida:

West of Gantt Road and 310' ± South of Ashton Road, more particularly described as follows:

FILED
1999 SEP 20 AM 3:11
DEPT. OF STATE
TALLAHASSEE, FLORIDA

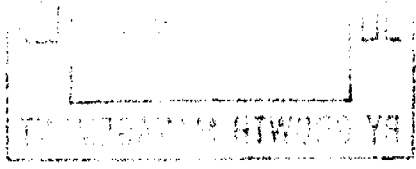


Lot 20, of the unrecorded Plat of Wood Ranch Estates being more particularly described as follows: That part of Tract 1 and Tract 2, Block 3 of Sarasota-Venice Company Subdivision of Section 12, Township 37 S, Range 18 E (Plat Book "A", Pg. 68 Sarasota County Records) lying within the following described boundary: Commence at the NW corner of Section 12, Township 37 S, Range 18 E; thence S 0° 03' 29" W along the W line of Section 12, 2705.61' to the W ¼ corner of Section 12; thence S 89° 36' 17" E along the quarter-section line 2681.75' to the center of Section 12; thence S 0° 09' 55" W along the quarter-section line 349.00', thence N 89° 36' 17" W, 15.00' to the Westerly line of a 30' dedicated R/W for Albritton Road for a P.O.B.; thence S 0° 09' 55" W along said Westerly R/W line, 334.00'; thence N 89° 36' 17" W, 654.99' to the West line of Tracts 1 and 2, Block 3; thence N 0° 7' 40" E along said W line 334.00'; thence S 89° 36' 17" E, 655.21' to the P.O.B. Subject to a 10' easement for additional road R/W along the East line.

Lot 25, of the unrecorded Plat of Wood Ranch Estates, being more particularly described as: That part of Tract 1, Block 3 of Sarasota-Venice Company Subdivision of Section 12, Township 37 S, Range 18 E (Plat Book "A", Pg. 68 Sarasota County Records) lying within the following described boundary: Commence at the NW corner Section 12, Township 37 S, Range 18 E, thence S 0° 03' 29" W along the W line of Section 12, 2705.61' to the W ¼ corner of Section 12; thence S 89° 36' 17" E along the quarter-section line 2681.75' to the center of Section 12; thence S 0° 09' 55" W along the quarter-section line 683.00'; thence N 89° 36' 17" W 15' to the Westerly line of a 30' dedicated R/W for Albritton Road for a Point of Beginning; thence S 0° 09' 55" W along said Westerly R/W line, 334.00'; thence N 89° 36' 17" W, 654.77' to the West line of Tract 2; thence N 0° 07' 40" E along said W line, 334.00'; thence S 89° 36' 17" E, 654.99' to the Point of Beginning Subject to a 10' easement for additional road R/W along the East line.

That part of Tract 2 and Tract 11, Block 3, Sarasota-Venice Company Subdivision of Section 12, Township 37 South, Range 18 East, recorded in Plat Book A, Page 68, Public Records of Sarasota County, Florida (also recorded in Plat Book 1, Page 255, Public Records of Manatee County, Florida) lying within the following described boundary:

Commence at the NW corner of Section 12, Township 37 South, Range 18 East; thence S 0°03'29" W along the West line of Section 12, 2705.61 feet to the West ¼ corner of Section 12; thence S 89°30'17" E along the ¼ section line, 2681.75 feet to the center of Section 12; thence S 0° 09'55" W along the ¼ section line, 1017.0 feet (actual 1017.5 feet); thence N 89°30'17" W, 15.0 feet to the Westerly line of a 30 foot dedicated right-of-way for Albritton Road (Gantt Road) for a Point of Beginning; thence S 0°09'55" W along said Westerly right-of-way line, 334.0 feet; thence N 89°36'17" W, 654.55 feet to the West line of Tract 11; thence N 0°07'40" E along said West line 334.0 feet; thence S 89°36'17" E, 654.77 feet to the Point of Beginning.



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. Development on the subject parcel shall be limited to 74 dwelling units.
2. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state, and local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records, a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

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 15th day of September, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Shannon Staub

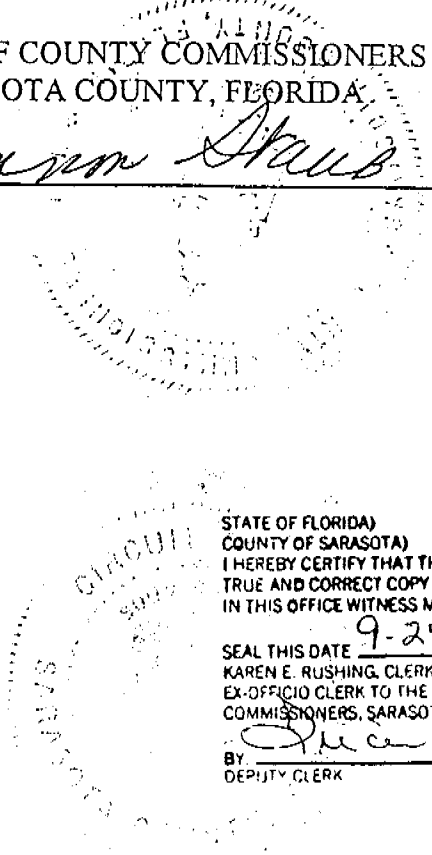
Chairman

ATTEST:

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

By: *Karen E. Rushing*

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 9-24-99
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
By: *Karen E. Rushing*

DEPUTY CLERK

✓ Leigh Riley, Growth Mgmt. Admin. Ctr., 5th Fl.




1999085854

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 Charles Ronald and Charlotte Bell Richter and Stephanie Siebe, and described in Ordinance No. 99-035 attached hereto, has been rezoned to the RSF-4 (Residential, Single Family, 5.5 units/acre) zone district pursuant to Rezone Petition No. 99-14 filed by Robert Medred, Agent, and granted by Sarasota County on May 27, 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. 99-035, attached hereto)

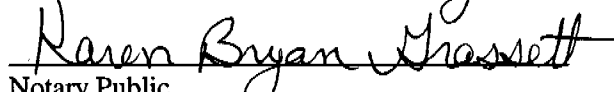


Executive Director
Growth Management Business Center

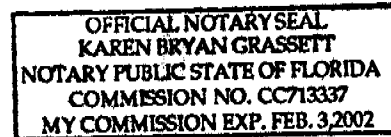
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, 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 21st day of June, A.D. 1999.



Notary Public
State of Florida at Large



This instrument prepared by:
Leigh Riley
Growth Management Business Center
P.O. Box 8
Sarasota, FL 34230

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999085854 4 PGS
1999 JUN 23 04:19 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#115651

JUN 28 1999

BOARD RECORDS
PUBLIC RECORDS

ORDINANCE NO. 99-035

39 MAY 26 AM 11:47

CLERK OF CIRCUIT COURT
SARASOTA COUNTY

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.

99 JUN -3 PM 2:23
FILED
DEPT. OF COUNTY CLERK
SARASOTA COUNTY
FLORIDA

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. 99-14, 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 15 acres ± from OUE-1 (Open Use Estate, 1 unit/5 acres) to RSF-4 (Residential, Single Family, 5.5. units/acre for the following described property located in Sarasota County, Florida:

West of Gantt Road and 310' ± South of Ashton Road, more particularly described

as follows:

Lot 20, of the unrecorded Plat of Wood Ranch Estates being more particularly described as follows: That part of Tract No. 1 and Tract No. 2, Blk. 3 of Sarasota-Venice Co. Sub. of Sec. 12, Twp. 37 S, Rge. 18 E (P.B. "A", Pg. 68 Sarasota County Records) lying within the following described boundary: Commence at the N.W. corner of Sec. 12, Twp. 37 S, Rge. 18 E; thence S 0° 03' 29" W along the W line of Sec. 12, 2705.61' to the W ¼ corner of Sec 12; thence S 89° 36' 17" E along the quarter-section line 2681.75' to the center of Sec. 12; thence S 0° 09' 55" W along the quarter-section line 349.00', thence N 89° 36' 17" W, 15.00' to the Westerly line of a 30' dedicated R/W for Albritton Road for a P.O.B.; thence S 0° 09' 55" W along said Westerly R/W line, 334.00'; thence N 89° 36' 17" W, 654.99' to the West line of Tracts 1 and 2, Blk. 3; thence N 0° 7' 40" E along said W line 334.00'; thence S 89° 36' 17" E, 655.21' to the P.O.B. Subject to a 10' easement for additional road R/W along the East line.

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1. Development on the subject parcel shall be limited to 74 dwelling units.
2. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state, and local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records, a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

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 27 day of May, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Shannon Shaw
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: Paula J. Lintbman
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

3 SEAL THIS DATE 5-28-99
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: Paula J. Lintbman
DEPUTY CLERK