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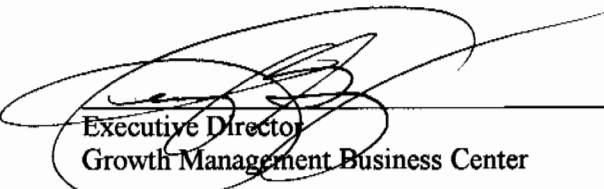
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

DCLINGER Receipt#046613

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 John and Lubow Ingram, Owners of Ingram Corporation, and described in Ordinance No. 2000-025 attached hereto, has been rezoned to a ILW (Industrial, Light and Warehousing) zone district pursuant to Rezone Petition No. 99-40 filed by Fred Starling, Agent, and granted by Sarasota County on March 15th, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

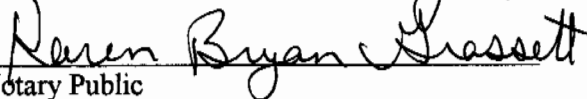
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2000-025, attached hereto)

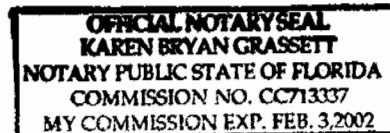

Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

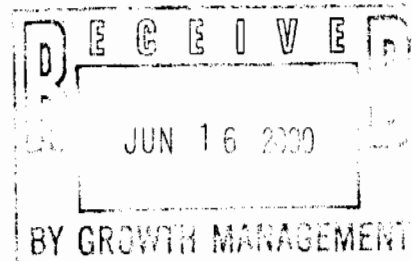
Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code,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

Witness my hand and official seal at Sarasota County, Florida, this 7th day of June, A.D. 2000.


Notary Public
State of Florida at Large



This instrument prepared by:
Nancy Higgins
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236



BOARD RECORDS
FILED FOR RECORD

ORDINANCE NO. 2000-025

2000 MAR 21 AM 6:51
CLERK OF COUNTY
SARASOTA COUNTY, FL

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. 99-40, 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 3.89 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to ILW (Industrial, Light and Warehousing) for the following described property located in Sarasota County, Florida:

Northeast corner of Cattlemen Road and Cattleridge Boulevard, more particularly described as follows:

Begin at the Northwest corner of the Northeast ¼ of the Southeast ¼ of Section 36, Township 36 South, Range 18 East; thence South 0° 13' 30" West, along the West line of said North East ¼ of the South East ¼, 1446.76 feet to the Point of Beginning.

2000 MAR 29 PM 11:58
DEPARTMENT OF PUBLIC
TALASSETTI, JON
FILED

Thence; North 89° 26' 52" East, 587.6 feet, thence South 0° 13' 30" West, 301.25 feet, thence South 89° 26' 52" West, 587.6 feet to the West line of said North East ¼ of South East ¼, thence North 0° 13' 30" East, along said West line 301.25 feet to the Point of Beginning, Less West 25 feet for Road Right-of-Way.

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:

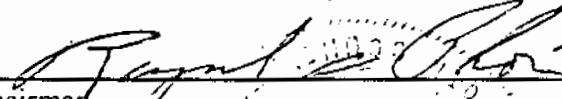
1. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction plan approval, the Owner shall be required to record in public records a Notice To Purchaser, approved by Sarasota County, putting purchasers on notice that maintenance of drainage facilities is a private responsibility.
2. Refuse areas shall be setback at least 50-feet from any property line and visually screened in accordance Section 11.6.f of the Sarasota County Zoning Ordinance.
3. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
4. A minimum of 230 feet of corner clearance between Cattleridge Boulevard and the proposed access point to Cattlemen Road (measured from the edge of the pavement of Cattleridge Boulevard to the edge of the pavement of the access) shall be provided.
5. Prior to Construction Plan approval, the developer shall provide a cross access easement for the adjacent parcel to the north of the subject parcel.
6. Prior to construction plan approval for the development of the subject parcel that generates greater than 96 p.m. peak hour trips cumulatively from the entire parcel, the developer shall provide a traffic signal timing plan and traffic analysis that demonstrates that the roadway level of service is maintained on all significantly impacted road segments and intersections. The traffic signal timing plan is subject to approval by Sarasota County Public Works Transportation Operation and the Florida Department of Transportation. The traffic analysis is subject to the approval of Sarasota County Public Works Transportation Planning.
7. All development shall comply with the I-75 Corridor Plan (Ordinance No. 89-35 as amended) and I-75/Bee Ridge Sector Plan (Ordinance No.92-018).
8. Prior to the commencement of any ILW use on the subject parcel, a site and development plan shall be reviewed and approved by Sarasota County and all required improvements installed.

- 9. Limitations on signage shall be as outlined in Section E of the UDOD (Urban Design Overlay District) specifically relating to general sign requirements, permitted signs and prohibited signs. In addition, the aggregate of signs for any parcel shall not exceed two hundred (200) square feet regardless of building or property frontage, and shall be limited to two (2) signs per parcel. Prior to the issuance of the first sign permit, the applicant shall submit an overall signage plan for the parcel which provides information on how the size, type and materials of signs erected will be controlled.
- 10. Screening of mechanical equipment shall be as outlined in Section F of the UDOD (Urban Design Overlay District) of the Zoning Ordinance.
- 11. Screening of offstreet loading areas shall be as outlined in Section 11.6.k of the Zoning Ordinance.
- 12. Landscape buffer areas, shall be provided as shown in Exhibit "A" attached hereto for the west, south, and east property lines. The north property line shall be landscaped in accordance with Section 13 of the Zoning Ordinance.

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.

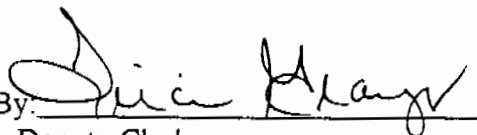
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 15th day of March, A.D., 2000.

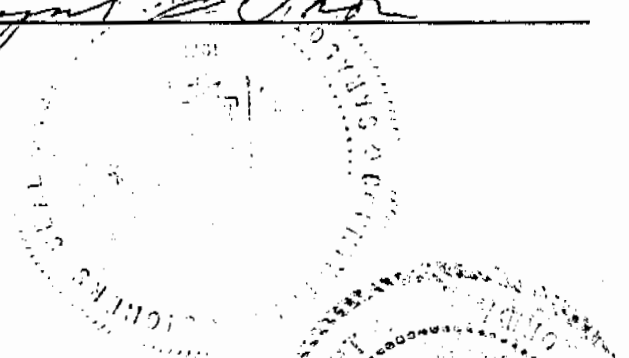
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


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 
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 3-21-00
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA


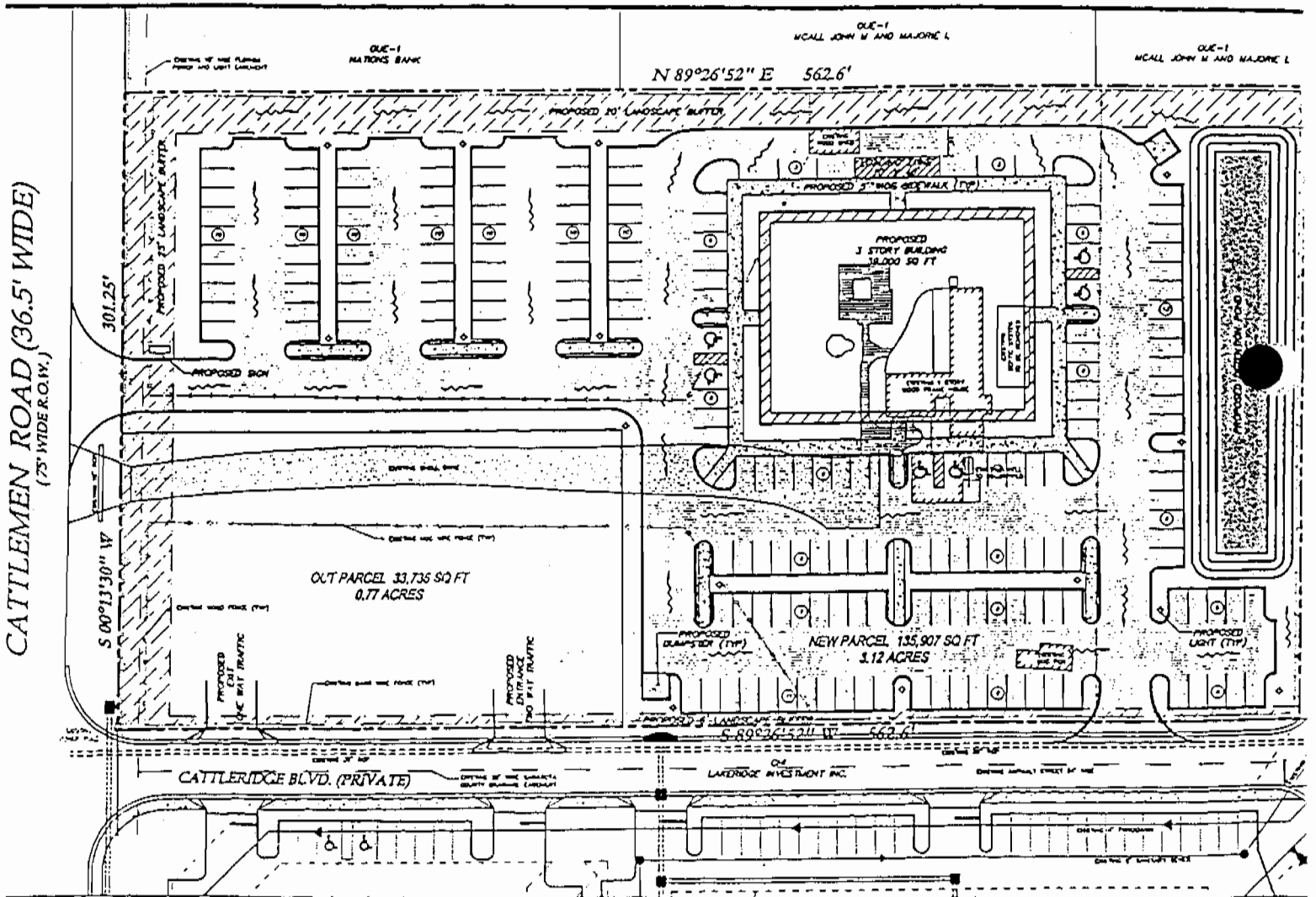

BY
DEPUTY CLERK

EXHIBIT "A"



JAN - 5 2000

RECEIVED
 JUN 1 2000
 BY GROWTH MANAGEMENT