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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 John and Lubow Ingram, owners of Ingram Corporation, and described in Ordinance No 2000-031 attached hereto, has been rezoned to an OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No 99-44 filed by Mark Ingram, Agent, and granted by Sarasota County on April 12th, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

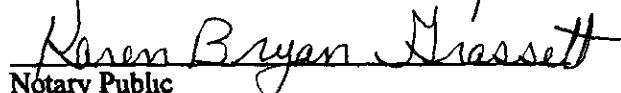
(Stipulations and limitations are those described in Section 3 of Ordinance No 2000-031, attached hereto)


Executive Director
Growth Management Business Center

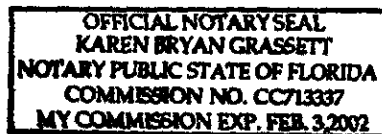
STATE OF FLORIDA
COUNTY OF SARASOTA

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 28th day of April, 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



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000053768 5 PGS
2000 MAY 01 02:37 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#033837

ORDINANCE NO. 2000-031

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

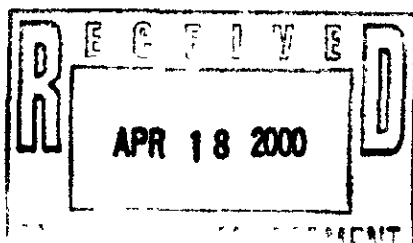
A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No 99-44, requesting rezoning of the property described herein.

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 2.00 acres ± from RE-1 (Residential, Estate, 1 unit/2 acres) to OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida



RECEIVED FOR RECORD
APR 17 PM 12:27
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

South of University Parkway and 794' ± West of Tuttle Avenue, more particularly described as follows:

The East 327.50 feet of the West 491.25 feet of the North 299.75 feet of the Northeast ¼ of the Northeast ¼ of Section 5, Township 36 South, Range 18 East, Sarasota County, Florida Less the North 33 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:

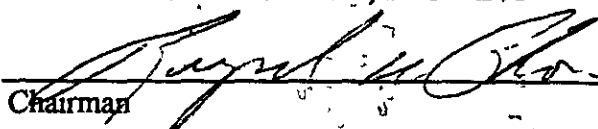
1. The Property Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state, or local regulations. At the time of recording 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.
2. The access easement, depicted on Exhibit "A", attached hereto, (or a similar access easement which is in compliance with the University Parkway Corridor Plan-West), shall be paved prior to the issuance of a Certificate of Occupancy for any use on any lot where building modification or construction is required. The easement shall be recorded in the public records prior to Site and Development Plan approval.
3. Access shall be reconfigured to use the east-west access road once it is constructed and connected to one of the University Parkway access locations ("windows") identified in the corridor plan. The existing direct access from the subject parcel to University Parkway shall be closed when the east-west access road is constructed and connected to one of the University Parkway access locations ("windows") identified in the University Parkway Corridor Plan-West.
4. Until this property is served by central sewer, the following activities normally permitted in OPI zoning are not permitted: veterinarian or animal holding facility, school, public park, hospital, nursing home, medical and wet chair dental clinic or laboratory, townhouses, theater, house of worship, photographic studio, funeral home, private club, child care center, health studio or spa.

- 5 Connection to sewer must be made within 90 days of availability.
- 6 Development of the subject parcel shall comply with all applicable conditions contained in the University Parkway Corridor Plan-West (Ordinance No 94-076)
- 7 No OPI uses shall commence on the subject parcel until a Site and Development Plan has been approved by Sarasota County and all required improvements have been installed

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 19 day of April, A.D , 2000.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA


Chairman

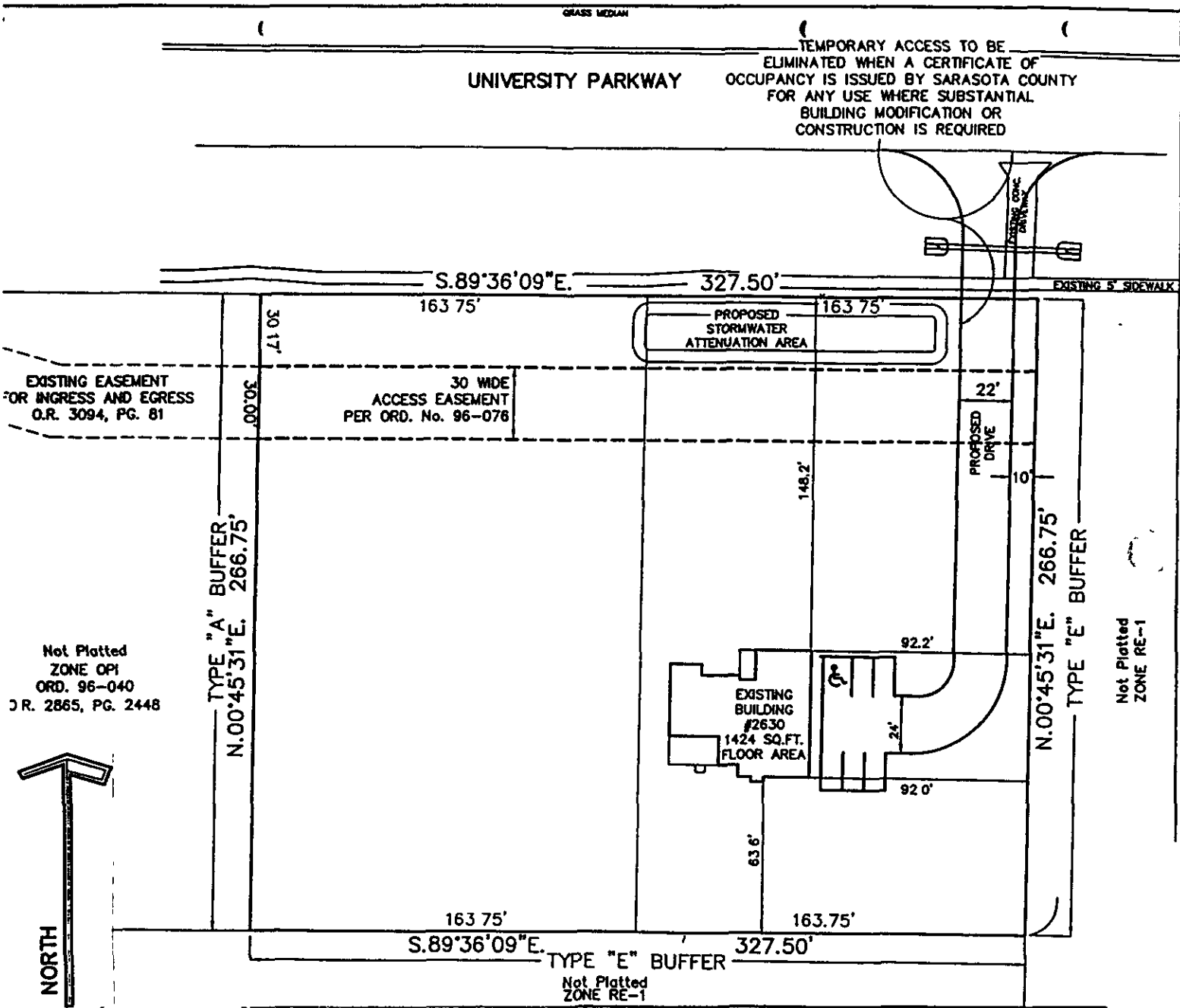
ATTEST

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

Exhibit "A"

MAP SERIES/CONCEPT PLAN



Not Platted
ZONE OPI
ORD. 96-040
O.R. 2865, PG. 2448



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ZONE RE-1

SITE DATA

1. Existing Use: Single Family Residence
2. Proposed Use: Office, Professional, Industrial
3. Existing Zoning: RE-1
4. Proposed Zoning: OPI
5. Site Area: 87,338 S.F. 2.005 AC. 100%
6. Building Coverage: 1,541 S.F. 0.035 AC. 2%
7. Impervious Area: 7,945 S.F. 0.182 AC. 9%
8. Pervious Area: 79,393 S.F. 1.823 AC. 91%
9. Parking Required: 6 Spaces
10. Parking Provided: 6 Spaces

