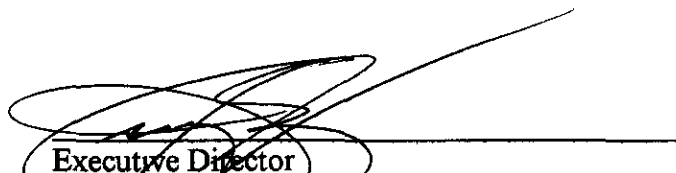


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**NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE**

The following property located in Sarasota County, Florida, owned by Mark McLaughlin, and described in Resolution No 99-313 attached hereto, to allow Expansion of a Recreational Vehicle Park / Campground in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No 1481 filed by Mark A Loveridge, Agent, and granted by Sarasota County on Decemer 14, 1999, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

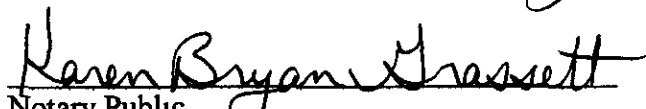
(Stipulations and limitations are those described in Section B of Resolution No 99-313, attached hereto)

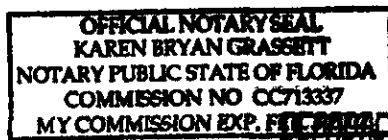

Executive Director
Growth Management Business Center

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 27th day of January,
A D 2000


Notary Public
State of Florida at Large



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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000011707 7 PGS
2000 JAN 31 03:54 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#007589

RESOLUTION NO. 99-313
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO 1481

BOARD RECORDS
FILED FOR RECORD
1999 DEC 20 AM 11:11
Clerk of Circuit Court
SARASOTA COUNTY, FL

WHEREAS, Mark Loveridge, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1481 requesting that a special exception be granted to allow the property, located east of River Road and 3,400' south of Center Road, Sarasota County, Florida, to be used for expansion of a Recreational Vehicle Park/Campground on 21 2 acres in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 7th day of October, 1999, to consider said Special Exception Petition No 1481, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No 1481 be granted, and

WHEREAS, this Board, after due public notice, did on the 14th day of December 1999, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sarasota County, Florida, in public meeting assembled

A. This Board, after having considered the report of the Planning Commission, the testimony of the applicant, evidence entered into the record, public comment on the petition and all things brought to its attention with regard to said Special Exception Petition No. 1481 does make the following findings:

(1) The granting of the Special Exception will not adversely affect the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

(2) All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied,

(3) That the requirements of the District Regulations governing this Special Exception have been met; and

(4) The following standards have or have not been met as indicated

a The proposed use is consistent with the intent, goals, objectives, policies and programs of the Sarasota County comprehensive plan for the area in which the property is located,

b The intensity of the proposed use is consistent with the intended future use of the area in which the property is located, in accordance with the programs of the "Future Land Use Plan";

c The proposed use singularly or in combination with other special exceptions does not change the character of the general vicinity, as shown on the locator map,

d. The intensity of the proposed use is harmonious with the character of other uses in the general vicinity, as shown on the locator map,

e The height and orientation of the proposed structure(s) or use is compatible with the existing neighboring structures and uses,

f The subject parcel is sufficient and adequate in shape and size to accommodate the proposed use, and would provide for the appropriate separation between neighboring uses,

g. The proposed use is adequately screened and buffered to effectively separate traffic, light and noise from the existing or intended abutting uses,

h The loading and refuse areas would not impose negative visual, odor, or noise impacts on abutting uses and thoroughfares;

i. The size and location of the proposed sign(s) would conform to the character of existing neighboring uses,

j. The exterior lighting would be harmonious with the existing character of existing neighboring uses, in terms of glare,

k The ingress and egress to the subject parcel and the structures involved, if any, would not adversely affect traffic flow, safety and control,

l. The access and internal circulation is adequate in case of fire or emergency,

m. The proposed use would not cause excessive traffic impacts on the surrounding roadway system;

n The location, type and availability of potable water for the proposed use is compatible with neighboring uses;

o. The location, type and availability of the proposed wastewater system is compatible with neighboring uses; and

p The proposed use would not cause or intensify flooding of neighboring uses

B Special Exception Petition No 1481 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

East of River Road and 3,400 South of Center Road, more particularly described as follows

A parcel of land lying in the East ½ of Section 20, Township 39 South, Range 20 East, and the West ½ of Section 21, Township 39 South, Range 20 East, described as follows,

Commence at the intersection of the South line of the Northeast ¼ of Section 20, Township 39 South, Range 20 East, Sarasota County, Florida and the center line of River Road (100' wide public right of way), thence S 36°47'24" E, along said center line a distance of 228 36 feet, thence N 53°12'36" E., perpendicular to said center line a distance of 50 00 feet to a point on the Northeasterly Right of Way line of said River Road for a POINT OF BEGINNING; thence N 69°38'19" E, a distance of 2239 58 feet to the monumented and occupied Northeast corner of the Southwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 21, thence S 03°34'33" W along the monumented and occupied East line of said Southwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 21, a distance of 650 91 feet to the monumented and occupied South line of the Northwest ¼ of Section 21, thence N 88°58'02" W along said monumented and occupied South line of the Northwest ¼ of Section 21, a distance of 721 78 feet to the West quarter corner of said Section 21; thence N 89°36'32" W along the monumented and occupied South line of the Northeast ¼ of said Section 20, a distance of 619.84 feet to the monumented and occupied East line of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 20, thence S 03°15'37" W along said monumented and occupied East line of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 20, a distance of 1029 72 feet to said Northeasterly Right of Way line of River Road, thence N 36°47'24" W, along said Right of Way line a distance of 1100 38 feet to the POINT OF BEGINNING,

and the same is hereby approved for 1481, subject to the stipulations as set forth below. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section B and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land.

1. Development shall take place in substantial compliance with the Development Concept Plan date-stamped May 19, 1999 and attached hereto as Exhibit "A", except for the proposed percolation ponds which may be replaced with a more appropriately designed and efficient system to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Prior to the issuance of a Certificate of Completion, the Applicant shall construct an emergency access on River Road as close to the northern property line as practical. The improvements shall be included in the construction plans. The emergency access shall not be used to transport vehicles to or from the storage area in order to comply with Section 8.6.e 4 of the Zoning Ordinance.

3. The wetlands 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 Resource Protection Services
4. The proposed storage area shall comply with all applicable requirements of Section 8.6 of the Sarasota County Zoning Ordinance
5. 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.
6. No recreational vehicles shall be placed on the subject parcel until a site and development plan has been approved by Sarasota County and all improvements installed
7. No park trailers shall remain on the subject parcel for more than 45 days and shall be removed from the subject property for a period of at least 14 days prior to relocation on the subject parcel.
8. Pursuant to Section 8.6(3)g of the Zoning Ordinance, a 25 foot buffer shall be provided along the external boundary (north and west property lines) of the subject parcel and shall be landscaped in accordance with Section 13.14, Buffer "A"

C. This Resolution shall take effect immediately upon its adoption

PASSED AND DULY ADOPTED this 14 day of December, A.D., 1999.

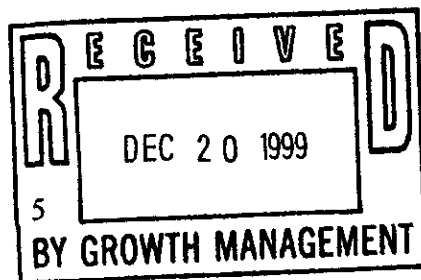
BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By *Shannon Stair*
Chairman

ATTEST.

KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By *Juda Harris*
Deputy Clerk



MAP SERIES/CONCEPT PLAN

Exhibit "A"

Received by Neighborhood Planning Services on May 19, 1999.

