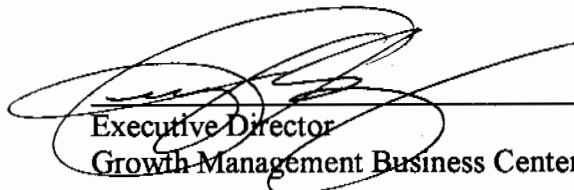


01

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 Royal Resorts Corporation, and described in Resolution No. 2000-082 attached hereto, to amend stipulations and the Development Concept Plan for a Recreational Vehicle Park in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1483 filed by David Allott, Agent, and granted by Sarasota County on April 12th, 2000, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

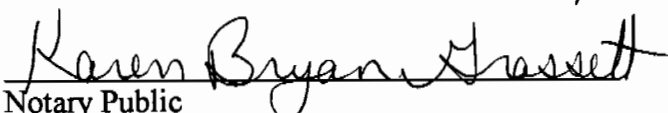
(Stipulations and limitations are those described in Section B of Resolution No. 2000-082, attached hereto)

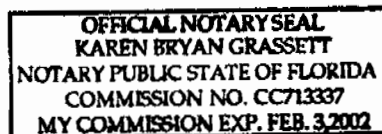

Executive Director
Growth Management Business Center

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 # 2000053770 10 PGS
2000 MAY 01 02:37 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#033837

RESOLUTION NO. 2000-082
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1483

WHEREAS, David Allott, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1483 requesting that a special exception be granted to allow the property, located at the northwest corner of Fruitville Road and Tatum Road, Sarasota County, Florida, to be used to amend stipulations and the Development Concept Plan for a Recreational Vehicle Park in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district; and

WHEREAS, the subject parcel was also granted Special Exception No. 933 on September 27, 1983, the provisions of which are revised and incorporated herein, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of February, 2000, to consider said Special Exception Petition No. 1483, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1483 be granted, and

WHEREAS, this Board, after due public notice, did on the 12th day of April, 2000, 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:

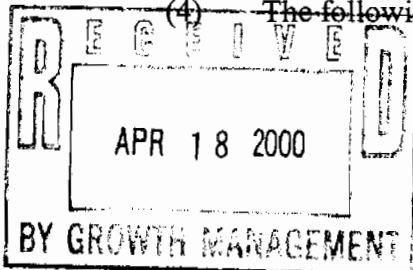
A. This Board, after having considered the report of the Planning Commission, the testimony of the applicant, evidence entered into the record, public comment on the petition and all things brought to its attention with regard to said Special Exception Petition No. 1483 does make the following findings:

(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:



R 2000-082

CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL
APR 18 2000 PM 12:55
BOARD RECORDS
FILED FOR RECORD

- 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;

R2000-082

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. 1483 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

Northwest corner of Fruitville Road and Tatum Road, more particularly described as follows:

Block 34, less the Westerly 762 feet thereof, Third Unit, Palmer Farms, as per plat thereof recorded in Plat Book 3, Pages 39, 39A, and 39B, Public Records of Sarasota County, Florida,

and the same is hereby approved to amend stipulations and the Development Concept Plan for an existing Recreational Vehicle Park, 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. The expansion of the Sun-N-Fun Resort on the subject property consisting of no more than 415 travel trailer sites shall take place in substantial compliance with the Development Concept Plan dated September 29, 1999, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
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.
3. Prior to construction plan approval additional right-of-way 10' in width shall be dedicated along the southern boundary of the subject property for Fruitville Road, and additional right-of-way 5' in width shall be dedicated for Tatum Road along the eastern boundary of the subject property.
4. The development of the subject property shall take place substantially in accordance with the environmental stipulations set forth by Jeffery L. Lincer, Ph.D., Director, Environmental Management, Sarasota County, Florida dated June 29, 1983, and attached hereto as Exhibit "B".
5. The Petitioner shall close the entire area which is the subject matter of this Special Exception

Petition during the months of June, July and August of each year. "Closed" shall mean no person shall occupy overnight any travel trailer, motorhome or other permitted vehicular accommodations on any site within the subject property during the three month period, provided, however, that all recreational facilities, recreational buildings and utility facilities located within the subject property shall remain open for use by guests of the existing Sun-N-Fun Resort throughout the year. During the period when the subject property is closed, travel trailers and other permitted vehicular accommodations may be located on travel trailer sites, but such travel trailers shall not be available for use by their owners except for purposes of removing the travel trailer from the site or under limited circumstances for purposes of removing the contents of the travel trailer. During the three month period Sarasota County shall be permitted to inspect the subject property, to inspect the registration records maintained by the resort and shall have access to the park for purposes of enforcement.

6. No signage shall exist on the subject parcel except internal signs used for directional purposes only. No signage shall be visible from Fruitville Road or Tatum Road.
7. All seasonal guests registering in the resort shall be advised at the time of registration that the park is not intended for permanent residency, that all guests must vacate the area which is the subject of this special exception on or before May 30th of each year, and that such is a requirement imposed upon the park pursuant to this stipulation and by Sarasota County, Florida.
8. All sites in the proposed expansion area shall be rented in a rental program which will either permit on site storage of the travel trailer (without use by its owner) during the aforesaid three month period, or will require the removal of the travel trailer during the aforesaid three month period.
9. In accordance with the offer by and voluntary agreement of the Petitioner, this special exception is further conditioned upon the following stipulations applicable to the existing Sun-N-Fun Resort described on Exhibit "C":
 - A. No new "annual" rentals shall be accepted at the existing Sun-N-Fun Resort. All guests registering at the resort shall be advised that the park is not intended for permanent occupancy nor will permanent occupancy be permitted. Furthermore, guests will be advised that if they locate their trailer on a site for a twelve month period then during such twelve month period they will be denied use of the trailer for at least three consecutive months. The existing Sun-N-Fun Resort may remain open twelve months a year.
 - B. The existing Sun-N-Fun Resort shall prepare a list of all sites rented on an "annual" basis. Each "annual" site shall be identified as to the occupant's name, site number, whether or not it is occupied by an employee of the park, and such other information as may be deemed appropriate. A record shall be maintained as to each such "annual" rental, and upon discontinuance of each "annual" rental, no new annual rental shall be permitted to replace the discontinued annual rental on that site or any other site, except

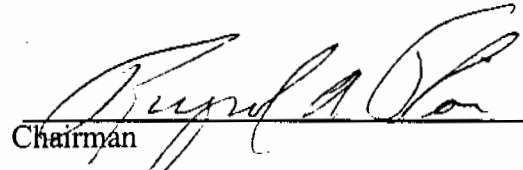
as noted below. The only exception to the above stipulation shall be with regard to bona fide employees of the Sun-N-fun Resort who shall be permitted to reside in the existing portion of the resort on a year round basis, provided, however, that the number of sites occupied by bona fide employees residing in the park shall at no time exceed five percent (5%) of the available spaces in the existing Sun-N-Fun Resort. Appropriate records shall be maintained with respect to sites occupied by employees.

- 10. The wetland, mesic hammock 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.
- 11. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets. Light posts shall be no more than 15 feet in height.

C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 12 day of April, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By 
Chairman

ATTEST:

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

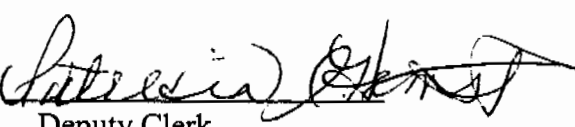
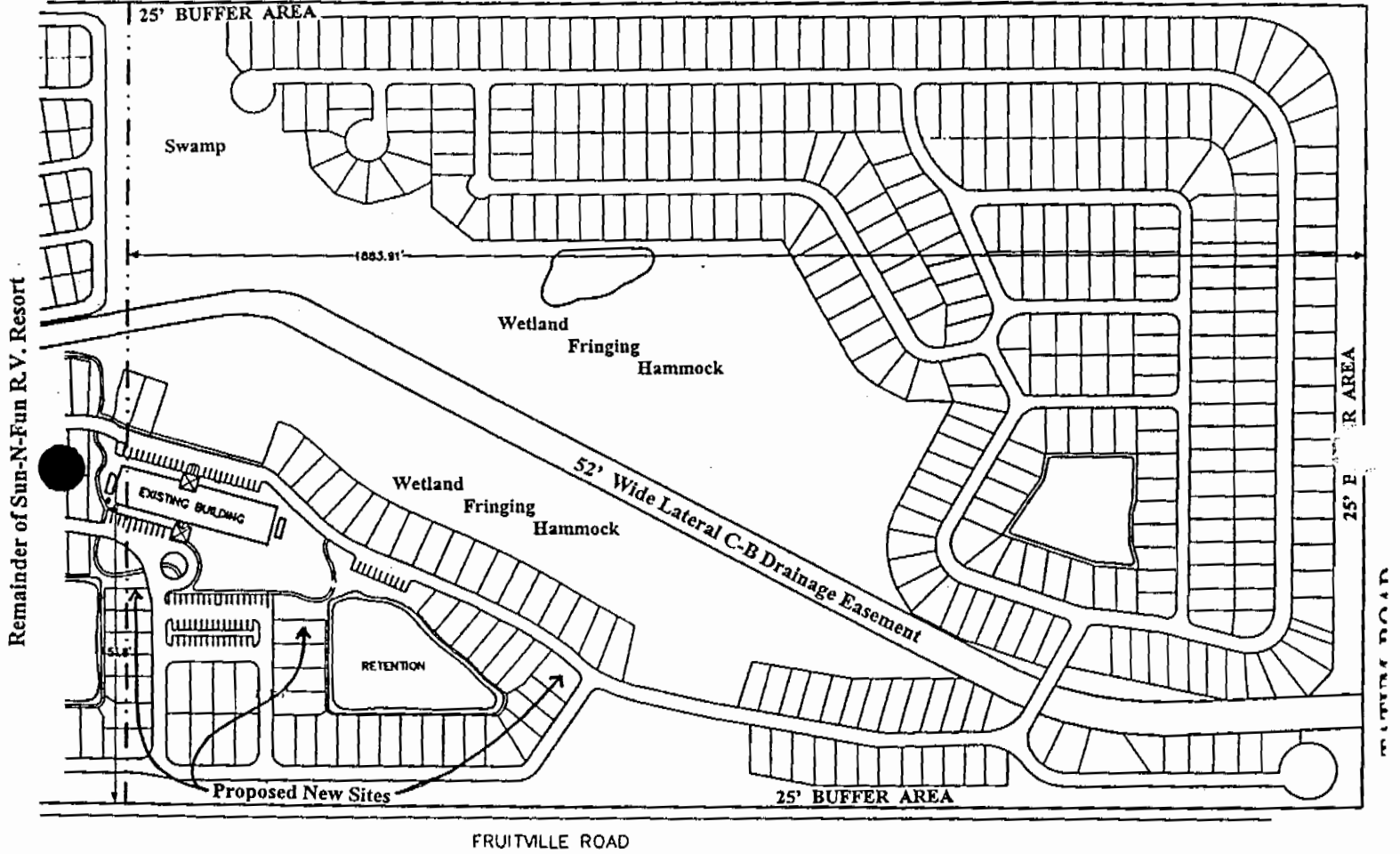
By 
Deputy Clerk

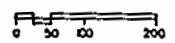
EXHIBIT "A"

MAP SERIES / CONCEPT PLAN



Remainder of Sun-N-Fun R.V. Resort

FUTURE ROAD



16 MAY 99
23 SEP 99
02 OCT 99

THE ADP GROUP



Received by Growth Management
September 29, 1999

R 5000-082

EXHIBIT "B"

COUNTY OF SARASOTA
INTER OFFICE MEMO

TO : Douglas James, Director, Planning Department
 FROM: Jeffrey L. Lincer, Ph.D., Director, Environmental Management
 DATE: June 29, 1983
 SUBJ: Special Exception #933/Sun 'N' Fun Addition (revised plan)

A review of the revised subject plan (dated 6-23-83) by this office indicates that the plan is basically in compliance with the relevant sections of the Comprehensive Plan and the Land Development Regulations, with the following stipulations:

1. That, at the time of preliminary plan application, individual trailer lots be shifted and/or deleted in order to avoid the following:
 - a. The northeast edge of the swamp located in the northwest corner of the tract (approximately four sites);
 - b. The southwest edge of the wet prairie, located in the northeast corner of the tract (approximately three sites);
 - c. The eastern edge of the head, located almost in the center of the site (approximately two sites), and;
 - d. The Gopher Tortoise burrows, located in the southeast quadrant of the tract and any subsequent burrows found. This threatened species should be protected by designating as "preservation area", the size of which to be based on state of the art information by knowledgeable experts and/or the scientific literature.
2. That the threatened plant species, Coontie, be protected through some specific mechanism or, if threatened by human activities, be transplanted under the direction of a professional horticulturist and with written permission from the Office of Environmental Management.
3. That the applicant ~~work~~ work closely with the State Forester on tree protection. Areas of major concern relate to damage done to (especially pine) tree root systems by bulldozers and other machinery during site preparation and impacts of changes in sheet flow of water on trees. The State Forester can be reached at 755-3727.

Douglas James, Director, Planning Department
Page 2

4. That a vegetated buffer of densely planted evergreen (preferably native) species be provided between areas of potentially conflicting land uses. This should be wide enough to be an effective visual buffer. The State Forester should be consulted as to species, spacing and width of buffer strip.
5. That on-site locating of structures, roads, parking areas, retention ponds, etc. be made in such a way as to save as much native habitat, and individual trees, as possible.
6. That the impact of paving be minimized through the use of grassed overflow parking wherever possible.
7. That the final site plan be essentially in compliance with the conceptual plans submitted with the subject application.

Any revisions must be submitted through the Planning Department.

JLL/jap

EXHIBIT "C"

REAL PROPERTY DESCRIPTION

RECORDS IN VOL

Tract 75 and that part of Tract 76 lying north of the right of way of a drainage canal of First Unit of Palmer Farms, as per plat thereof recorded in Plat Book 2, Page 216, Public Records of Sarasota County, Florida. LESS that part of said tracts 75 and 76 taken in suit No. 7713 for right-of-way for State Road 780 (Fruitville Road), as more particularly described in that verdict recorded in O.R. Book 631, Page 374, Sarasota County Records;

and

Tracts 6 and 7 of the Fifth Unit of Palmer Farms, a Subdivision in Sections 20, 29 and 32, Township 36 South, Range 19 East, as per plat thereof recorded in Plat Book 3, Page 15, Public Records of Sarasota County, Florida; less 52 foot Sarasota-Fruitville drainage canal described as follows:

Commence at the aforementioned S.W. corner of Lot Six (6); thence N 0 degrees 04' 09" E along said West line of Lot Six (6), 449.67 feet for the P.O.B. Thence continue N 0 degrees 04' 09" E., 52.66 feet; thence N 81 degrees 24' 49" E., 663.58 feet to a point on the aforementioned East line of Lot Seven (7); thence S 0 degrees 04' 09" W along said East line, 52.66 feet; thence S 81 degrees 24' 49" W, 663.58 feet to the P.O.B.;

and

Also Tract 5 of the Fifth Unit of Palmer Farms, a subdivision in Sections 20, 29 and 32, Township 36 South, Range 19 East, as per plat thereof recorded in Plat Book 3, Page 15, Public Records of Sarasota County, Florida; less, however, 3.12 acres lying south of the drainage canal;

and

Tract 8 in the FIFTH UNIT of PALMER FARMS, as per plat thereof recorded in Plat Book 3, at Page 15, of the Public Records of Sarasota County, Florida; and

The West 762.0 feet of Tract 34, THIRD UNIT of PALMER FARMS, as per plat thereof recorded in Plat Book 3 at page 39, of the Public Records of Sarasota County, Florida;

and

Tracts 1, 2 and 3, PALMER FARMS, 5TH UNIT, as per plat thereof, recorded in Plat Book 3, Page 15, of the Public Records of Sarasota County, Florida.

All of which are subject to reservations, restrictions and easements of record and where applicable, to the title and interest of the County of Sarasota as successor in interest to the SARASOTA-FRUITVILLE DRAINAGE DISTRICT.

EXHIBIT " C "

R 5000-1782

COUNTY OF SARASOTA, FLORIDA

Board of County Commissioners
Sarasota County Growth Management Business Center

April 27, 2000

MEMORANDUM TO:

David Allott
Royalty Resorts Corp.
7125 Fruitville Road
Sarasota, FL 34240

County Surveyor (Lavon Joseph for Gayle Fosness)
Development Services (Mary Beth Humphries)
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 (Jack Wilhelm)
Health/Human Services (Bob Forbes)
Historical Resources (Sue White)
Property Appraiser (Jim Todora)
Public Works (Jim Harriott/Efrain Duque/Frank Domingo)
School Board (Ken Marsh)

SUBJECT:
Special Exception No: 1483

PLANNER:
Arne Glaeser

RESOLUTION NO. 2000-082 PID#: 0217-03-0034

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On April 12th, 2000, the Sarasota County Board of Commissioners approved Special Exception Petition No. 1483 to amend stipulations and the Development of a Recreational Vehicle Park in a OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, located at the northwest corner of Fruitville Road and Tatum Road, Sarasota County, Florida, with stipulations.

A copy of Resolution No. 2000-082 is attached for your information.

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

RESOLUTION NO. 2000-082
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1483

WHEREAS, David Allott, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1483 requesting that a special exception be granted to allow the property, located at the northwest corner of Fruitville Road and Tatum Road, Sarasota County, Florida, to be used to amend stipulations and the Development Concept Plan for a Recreational Vehicle Park in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district; and

WHEREAS, the subject parcel was also granted Special Exception No. 933 on September 27, 1983, the provisions of which are revised and incorporated herein, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of February, 2000, to consider said Special Exception Petition No. 1483, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1483 be granted, and

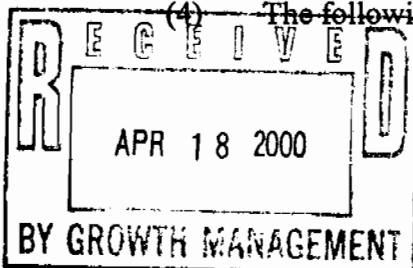
WHEREAS, this Board, after due public notice, did on the 12th day of April, 2000, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

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. 1483 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:



2000-082

2000 APR 17 PM 5:55
FILED FOR RECORD
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL

- 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;

R 2000-082

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. 1483 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

Northwest corner of Fruitville Road and Tatum Road, more particularly described as follows:

Block 34, less the Westerly 762 feet thereof, Third Unit, Palmer Farms, as per plat thereof recorded in Plat Book 3, Pages 39, 39A, and 39B, Public Records of Sarasota County, Florida,

and the same is hereby approved to amend stipulations and the Development Concept Plan for an existing Recreational Vehicle Park, 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. The expansion of the Sun-N-Fun Resort on the subject property consisting of no more than 415 travel trailer sites shall take place in substantial compliance with the Development Concept Plan dated September 29, 1999, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
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.
3. Prior to construction plan approval additional right-of-way 10' in width shall be dedicated along the southern boundary of the subject property for Fruitville Road, and additional right-of-way 5' in width shall be dedicated for Tatum Road along the eastern boundary of the subject property.
4. The development of the subject property shall take place substantially in accordance with the environmental stipulations set forth by Jeffery L. Lincer, Ph.D., Director, Environmental Management, Sarasota County, Florida dated June 29, 1983, and attached hereto as Exhibit "B".
5. The Petitioner shall close the entire area which is the subject matter of this Special Exception

Petition during the months of June, July and August of each year. "Closed" shall mean no person shall occupy overnight any travel trailer, motorhome or other permitted vehicular accommodations on any site within the subject property during the three month period, provided, however, that all recreational facilities, recreational buildings and utility facilities located within the subject property shall remain open for use by guests of the existing Sun-N-Fun Resort throughout the year. During the period when the subject property is closed, travel trailers and other permitted vehicular accommodations may be located on travel trailer sites, but such travel trailers shall not be available for use by their owners except for purposes of removing the travel trailer from the site or under limited circumstances for purposes of removing the contents of the travel trailer. During the three month period Sarasota County shall be permitted to inspect the subject property, to inspect the registration records maintained by the resort and shall have access to the park for purposes of enforcement.

6. No signage shall exist on the subject parcel except internal signs used for directional purposes only. No signage shall be visible from Fruitville Road or Tatum Road.
7. All seasonal guests registering in the resort shall be advised at the time of registration that the park is not intended for permanent residency, that all guests must vacate the area which is the subject of this special exception on or before May 30th of each year, and that such is a requirement imposed upon the park pursuant to this stipulation and by Sarasota County, Florida.
8. All sites in the proposed expansion area shall be rented in a rental program which will either permit on site storage of the travel trailer (without use by its owner) during the aforesaid three month period, or will require the removal of the travel trailer during the aforesaid three month period.
9. In accordance with the offer by and voluntary agreement of the Petitioner, this special exception is further conditioned upon the following stipulations applicable to the existing Sun-N-Fun Resort described on Exhibit "C":
 - A. No new "annual" rentals shall be accepted at the existing Sun-N-Fun Resort. All guests registering at the resort shall be advised that the park is not intended for permanent occupancy nor will permanent occupancy be permitted. Furthermore, guests will be advised that if they locate their trailer on a site for a twelve month period then during such twelve month period they will be denied use of the trailer for at least three consecutive months. The existing Sun-N-Fun Resort may remain open twelve months a year.
 - B. The existing Sun-N-Fun Resort shall prepare a list of all sites rented on an "annual" basis. Each "annual" site shall be identified as to the occupant's name, site number, whether or not it is occupied by an employee of the park, and such other information as may be deemed appropriate. A record shall be maintained as to each such "annual" rental, and upon discontinuance of each "annual" rental, no new annual rental shall be permitted to replace the discontinued annual rental on that site or any other site, except

as noted below. The only exception to the above stipulation shall be with regard to bona fide employees of the Sun-N-fun Resort who shall be permitted to reside in the existing portion of the resort on a year round basis, provided, however, that the number of sites occupied by bona fide employees residing in the park shall at no time exceed five percent (5%) of the available spaces in the existing Sun-N-Fun Resort. Appropriate records shall be maintained with respect to sites occupied by employees.

10. The wetland, mesic hammock 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.
11. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets. Light posts shall be no more than 15 feet in height.

C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 12 day of April, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By


Chairman

ATTEST:

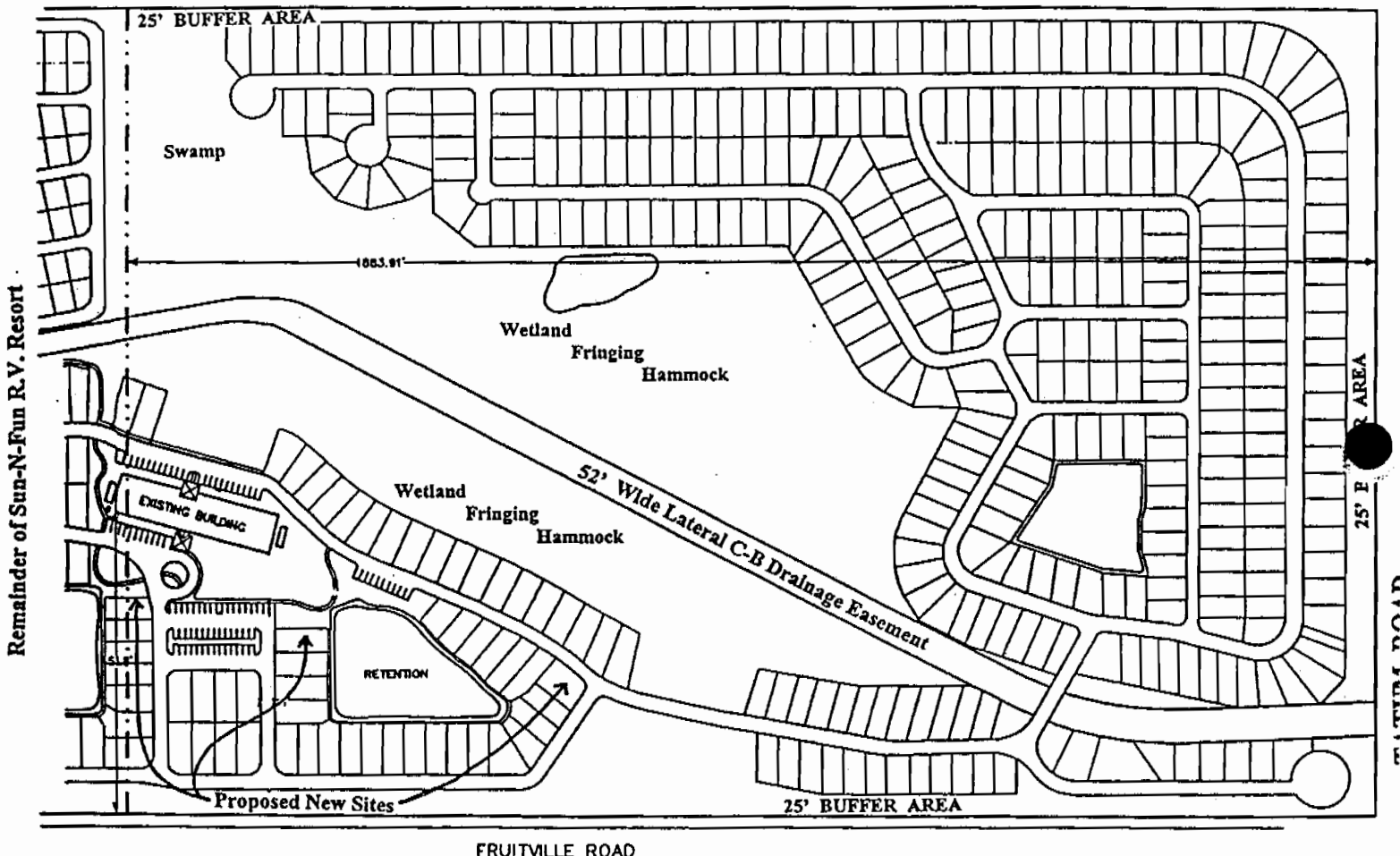
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By

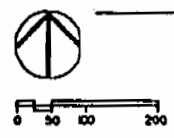

Deputy Clerk

EXHIBIT "A"

MAP SERIES / CONCEPT PLAN



Remainder of Sun-N-Fun R.V. Resort



16 MAY 99
23 SEP 99
02 OCT 99

THE ADP GROUP
Architects & Planners
11111 Highway 101, Suite 100, San Diego, CA 92108
Tel: 619-444-1111 Fax: 619-444-1112

Received by Growth Management
September 29, 1999

R5000-082

EXHIBIT "B"

COUNTY OF SARASOTA
INTER OFFICE MEMO

TO : Douglas James, Director, Planning Department
FROM: Jeffrey L. Lincer, Ph.D., Director, Environmental Management
DATE: June 29, 1983
SUBJ: Special Exception #933/Sun 'N' Fun Addition (revised plan).

A review of the revised subject plan (dated 6-23-83) by this office indicates that the plan is basically in compliance with the relevant sections of the Comprehensive Plan and the Land Development Regulations, with the following stipulations:

1. That, at the time of preliminary plan application, individual trailer lots be shifted and/or deleted in order to avoid the following:
 - a. The northeast edge of the swamp located in the northwest corner of the tract (approximately four sites);
 - b. The southwest edge of the wet prairie, located in the northeast corner of the tract (approximately three sites);
 - c. The eastern edge of the head, located almost in the center of the site (approximately two sites), and;
 - d. The Gopher Tortoise burrows, located in the southeast quadrant of the tract and any subsequent burrows found. This threatened species should be protected by designating as "preservation area", the size of which to be based on state of the art information by knowledgeable experts and/or the scientific literature.
2. That the threatened plant species, Coontie, be protected through some specific mechanism or, if threatened by human activities, be transplanted under the direction of a professional horticulturist and with written permission from the Office of Environmental Management.
3. That the applicant ~~work~~ closely with the State Forester on tree protection. Areas of major concern relate to damage done to (especially pine) tree root systems by bulldozers and other machinery during site preparation and impacts of changes in sheet flow of water on trees. The State Forester can be reached at 755-3727.

Douglas James, Director, Planning Department
Page 2

4. That a vegetated buffer of densely planted evergreen (preferably native) species be provided between areas of potentially conflicting land uses. This should be wide enough to be an effective visual buffer. The State Forester should be consulted as to species, spacing and width of buffer strip.
5. That on-site locating of structures, roads, parking areas, retention ponds, etc. be made in such a way as to save as much native habitat, and individual trees, as possible.
6. That the impact of paving be minimized through the use of grassed overflow parking wherever possible.
7. That the final site plan be essentially in compliance with the conceptual plans submitted with the subject application.

Any revisions must be submitted through the Planning Department.

JLL/jap

EXHIBIT "C"

REAL PROPERTY DESCRIPTION

RECORD NO 002

Tract 75 and that part of Tract 76 lying north of the right of way of a drainage canal of First Unit of Palmer Farms, as per plat thereof recorded in Plat Book 2, Page 216, Public Records of Sarasota County, Florida. LESS that part of said tracts 75 and 76 taken in suit No. 7713 for right-of-way for State Road 780 (Fruitville Road), as more particularly described in that verdict recorded in O.R. Book 631, Page 374, Sarasota County Records;

and

Tracts 6 and 7 of the Fifth Unit of Palmer Farms; a Subdivision in Sections 20, 29 and 32, Township 36 South, Range 19 East, as per plat thereof recorded in Plat Book 3, Page 15, Public Records of Sarasota County, Florida; less 52 foot Sarasota-Fruitville drainage canal described as follows:

Commence at the aforementioned S.W. corner of Lot Six (6); thence N 0 degrees 04' 09" E along said West line of Lot Six (6), 449.67 feet for the P.O.B. Thence continue N 0 degrees 04' 09" E., 52.66 feet; thence N 81 degrees 24' 49" E., 663.58 feet to a point on the aforementioned East line of Lot Seven (7); thence S 0 degrees 04' 09" W along said East line, 52.66 feet; thence S 81 degrees 24' 49" W, 663.58 feet to the P.O.B.;

and

Also Tract 5 of the Fifth Unit of Palmer Farms, a subdivision in Sections 20, 29 and 32, Township 36 South, Range 19 East, as per plat thereof recorded in Plat Book 3, Page 15, Public Records of Sarasota County, Florida; less, however, 3.12 acres lying south of the drainage canal;

and

Tract 8 in the FIFTH UNIT of PALMER FARMS, as per plat thereof recorded in Plat Book 3, at Page 15, of the Public Records of Sarasota County, Florida; and

The West 762.0 feet of Tract 34, THIRD UNIT of PALMER FARMS, as per plat thereof recorded in Plat Book 3 at page 39, of the Public Records of Sarasota County, Florida;

and

Tracts 1, 2 and 3, PALMER FARMS, 5TH UNIT, as per plat thereof, recorded in Plat Book 3, Page 15, of the Public Records of Sarasota County, Florida.

All of which are subject to reservations, restrictions and easements of record and where applicable, to the title and interest of the County of Sarasota as successor in interest to the SARASOTA-FRUITVILLE DRAINAGE DISTRICT.

EXHIBIT " C "



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