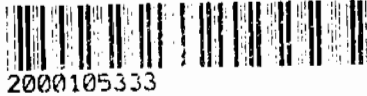


Please record and return to Leigh Riley
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

2000 AUG 17 11:45 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RVENABLE Receipt#065674

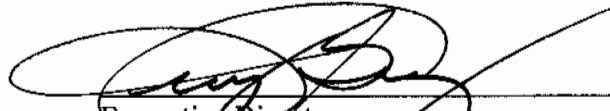
RECEIVED
AUG 21 2000
BY GROWTH MANAGEMENT



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 D. Vincent Andrews and Madelin D. Andrews, and described in Resolution No. 2000-172 attached hereto, to allow a Transmission Tower in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1497 filed by Laura Belflower, Agent, and granted by Sarasota County on July 26, 2000, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

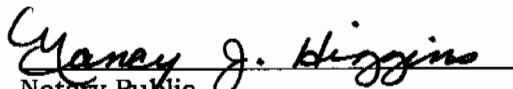
(Stipulations and limitations are those described in Section B of Resolution No. 2000-172, attached hereto)


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 15th day of August, A.D. 2000.


Notary Public
State of Florida at Large

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



Nancy J. Higgins
Commission # CC 936530
Expires May 15, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

FILED FOR RECORD

2000 JUL 31 AM 9:08

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

RESOLUTION NO. 2000-172

OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

SPECIAL EXCEPTION NO. 1497

WHEREAS, Laura Belflower, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1497 requesting that a special exception be granted to allow the property, located north of Fruitville Road and 6050 feet \pm east of Sarasota CenterBoulevard, Sarasota County, Florida, to be used for Transmission Tower 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 15th day of June, 2000, to consider said Special Exception Petition No. 1497, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1497 be granted, and

WHEREAS, this Board, after due public notice, did on the 26th day of July, 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. 1497 does make the following findings:

(1) The granting of the Special Exception will promote 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;

2000-172

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. 1497 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

North of Fruitville Road and 6050 feet ± east of Sarasota Center Boulevard.

Commence at the northeast corner of Section 22, Township 36S, Range 19E; thence S0°47'00"W along East line of said Section 22, 1260.78 feet to a concrete monument on the north Right-of-Way line of Sarapalmbee Trail (66' wide); thence S89°33'40"W along said Right-of-Way line, 253.46 feet; thence S89°14'30"W along said Right-of-Way 1086.24 feet; thence N0°45'30"W, 17.00 feet for a Point of Beginning; thence N4°06'00"E 606.18 feet; thence N86°23'30"W, 140.94 feet; thence S4°01'30"W, 616.94 feet to the north Right-of-Way line of Sarapalmbee Trail (50 feet from center line); thence N89°14'30"E along said north Right-of-Way, 139.55 feet to the Point of Beginning. Being and lying in Section 22, Township 36S, Range 19E.

and the same is hereby approved for Special Exception 1497, 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 comply with all provisions of Ordinance No. 98-001, as may be amended.
2. Development shall take place in substantial compliance with the Development Concept Plan date-stamped June 14, 2000 and attached hereto as Exhibit "A", except for modifications necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations, or applicable provisions of Ordinance No. 98-001.
3. The transmission tower shall be of monopole construction and shall not exceed 160 feet in height. Any increase in height pursuant to Section 8 of Ordinance No. 98-001 shall require the processing of a Special Exception.
4. Landscape buffers shall comply with Section 6.J of Ordinance No. 98-001. Existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute or to supplement the landscape buffer requirements.
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.

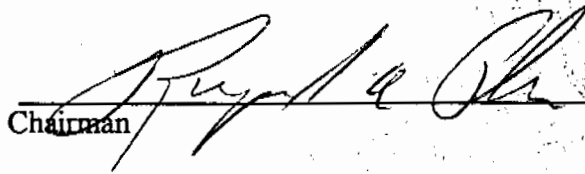
- 6. The Applicant shall provide a water course enhancement plan to Resource Protection Services, that is equivalent in water quality treatment and habitat protection to a 50 foot wide vegetated buffer, prior to site and development plan submittal. If the plan can not meet the 50 foot equivalency then a 50 foot vegetative watercourse buffer will be required in accordance with Land Development Regulation Site Development Design Technical Manual Section A.2.a.

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

PASSED AND DULY ADOPTED this 26 day of July, 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.

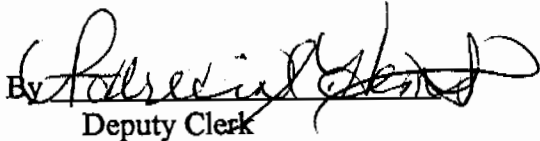
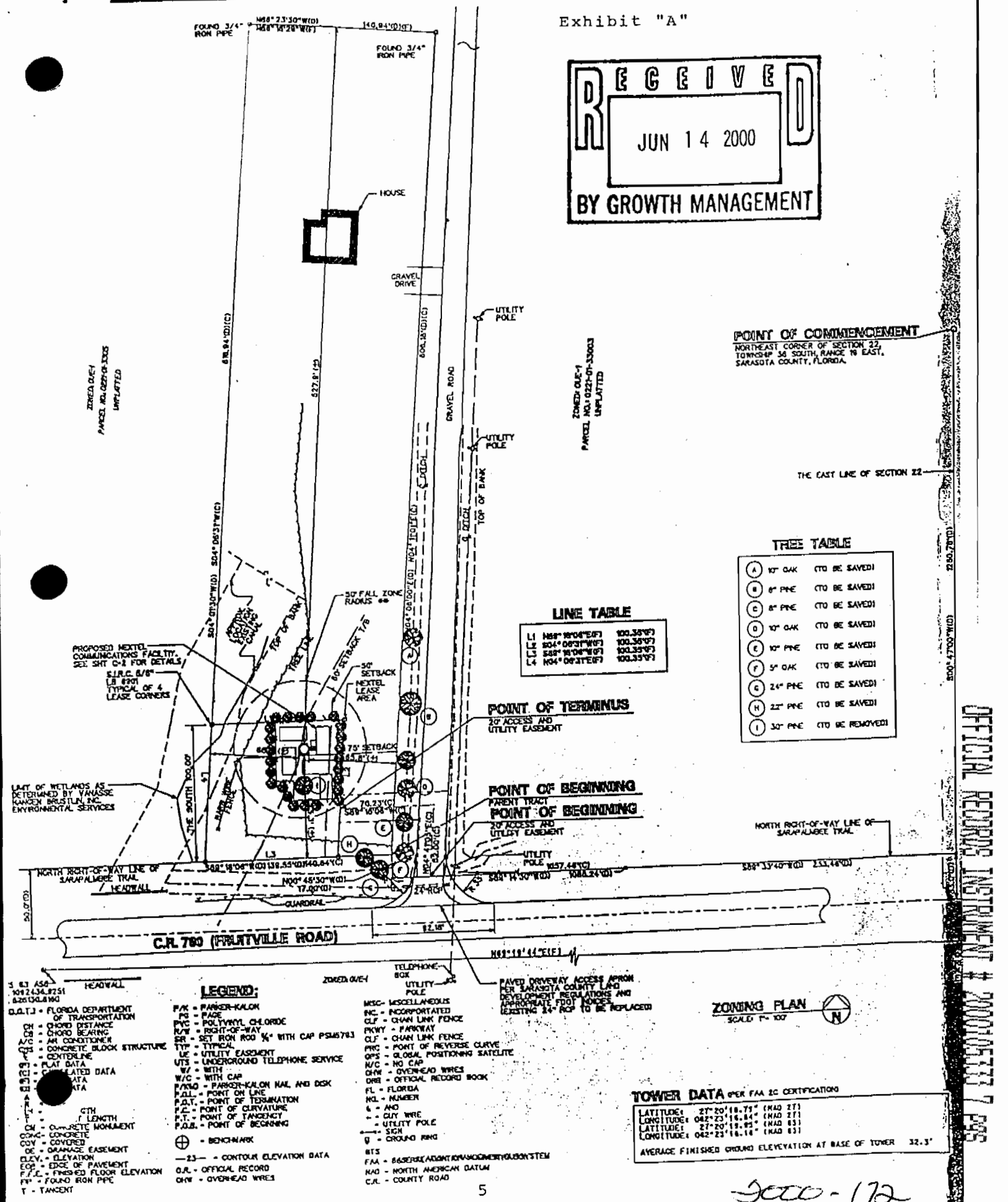
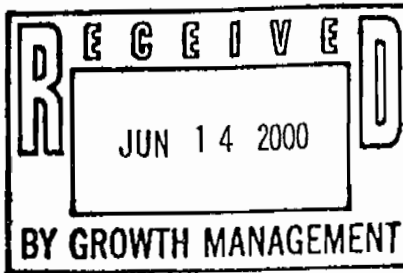
By 
Deputy Clerk

Exhibit "A"



POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 22,
TOWNSHIP 36 SOUTH, RANGE 16 EAST,
SARASOTA COUNTY, FLORIDA.

THE EAST LINE OF SECTION 22

LINE TABLE

L1	N88°W06°E67'	100.35°
L2	S04°D02°W03'	100.35°
L3	S88°W04°W03'	100.35°
L4	N04°D02°E67'	100.35°

TREE TABLE

A	10' OAK	(TO BE SAVED)
B	8' PINE	(TO BE SAVED)
C	8' PINE	(TO BE SAVED)
D	10' OAK	(TO BE SAVED)
E	10' PINE	(TO BE SAVED)
F	5' OAK	(TO BE SAVED)
G	24' PINE	(TO BE SAVED)
H	22' PINE	(TO BE SAVED)
I	30' PINE	(TO BE REMOVED)

POINT OF TERMINUS
20' ACCESS AND UTILITY EASEMENT

POINT OF BEGINNING
PARENT TRACT

POINT OF BEGINNING
20' ACCESS AND UTILITY EASEMENT

NORTH RIGHT-OF-WAY LINE OF SARAPALMEE TRAIL

- 3 83 456
1092436.9751
82610.8181
- D.O.L.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- CHORD DISTANCE
- CHORD BEARING
- A/C - ANCHOR
- C/S - CONCRETE BLOCK STRUCTURE
- C/CL - CENTERLINE
- P/L - PLAT DATA
- C/E - CALCULATED DATA
- E/L - EXISTING DATA
- A/L - AREA
- L - LENGTH
- CM - CONCRETE MONUMENT
- CONC - CONCRETE
- COV - COVERED
- OE - EASEMENT
- ELEV - ELEVATION
- EDP - EDGE OF PAVEMENT
- F.F.E. - FINISHED FLOOR ELEVATION
- FP - FOUND IRON PIPE
- T - TANGENT

LEGEND:

- P/K - PARKER-KALON
- PS - PAGE
- PVC - POLYVINYL CHLORIDE
- POB - POINT-OF-BEYOND
- SR - SET IRON ROD 1/2" WITH CAP PS46793
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UG - UNDERGROUND TELEPHONE SERVICE
- W - WITH
- W/C - WITH CAP
- W/K/O - PARKER-KALON NAIL AND DISK
- P.O.L. - POINT ON LINE
- P.O.T. - POINT OF TERMINATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.O.B. - POINT OF BEGINNING
- ⊕ - BENCHMARK
- 25 — - CONTOUR ELEVATION DATA
- O.R. - OFFICIAL RECORD
- OHW - OVERHEAD WIRES

- MISC - MISCELLANEOUS
- INC - INCORPORATED
- CLF - CHAIN LINK FENCE
- PWKY - PARKWAY
- CLF - CHAIN LINK FENCE
- P/R - POINT OF REVERSE CURVE
- GPS - GLOBAL POSITIONING SYSTEM
- N/C - NO CAP
- DHW - OVERHEAD WIRES
- DHR - OFFICIAL RECORD BOOK
- FL - FLORIDA
- NL - NUMBER
- & - AND
- - - GUY WIRE
- - - UTILITY POLE
- - - SIGN
- U - CROSSLINK
- BTS -
- FAA - 866SERVICERATION/COMMUNICATIONSYSTEM
- NAD - NORTH AMERICAN DATUM
- C.R. - COUNTY ROAD

ZONING PLAN
SCALE 1" = 100'

TOWER DATA (PER FAA 2C CERTIFICATION)

LATITUDE:	27°20'18.75" (NAD 27)
LONGITUDE:	082°23'18.84" (NAD 27)
LATITUDE:	27°20'18.92" (NAD 83)
LONGITUDE:	082°23'18.16" (NAD 83)

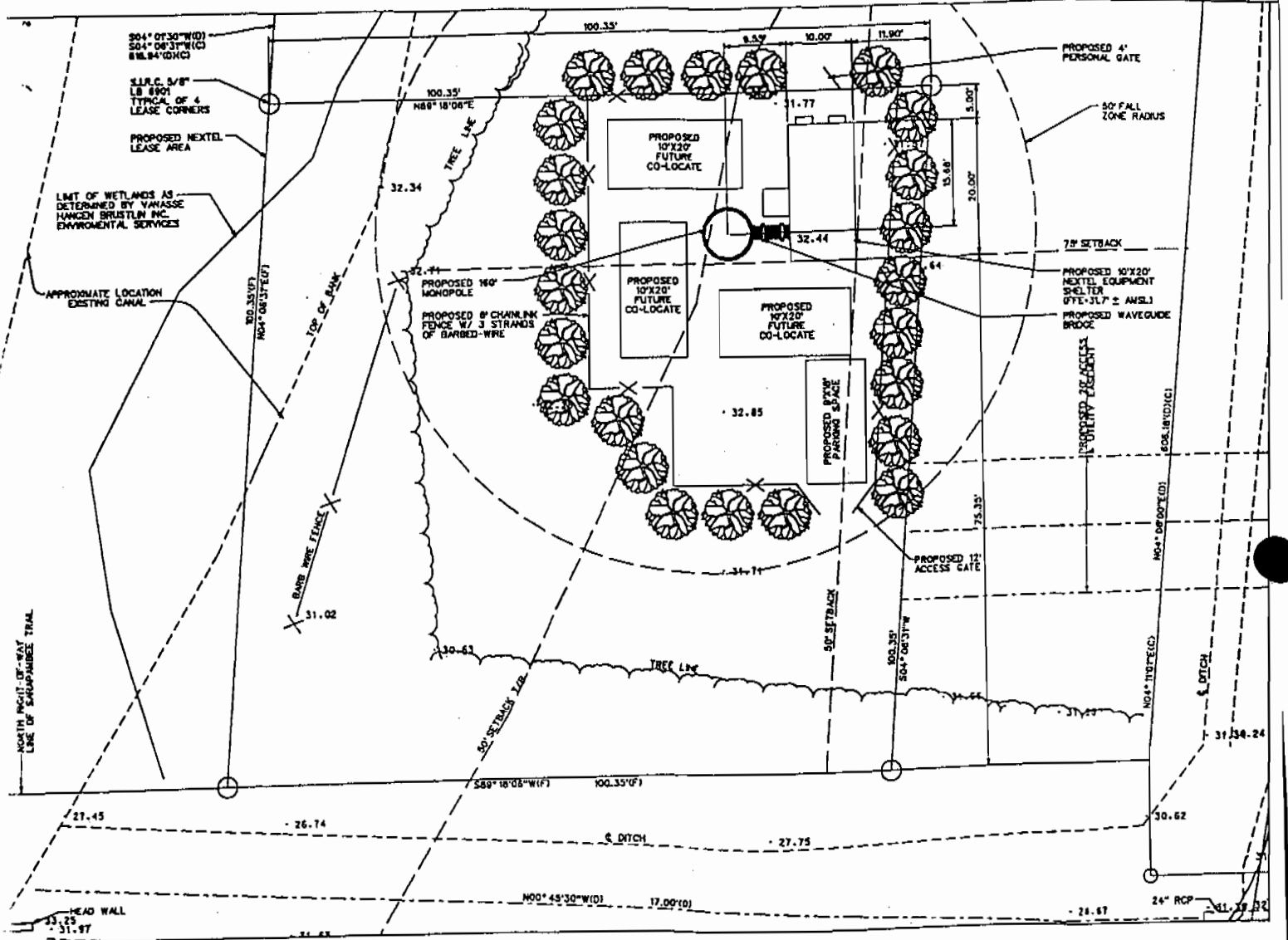
AVERAGE FINISHED GROUND ELEVATION AT BASE OF TOWER 32.3'

OFFICIAL RECORD INSTRUMENT # 200005377 7 PGS

5000-172

MAP SERIES / ENLARGED CONCEPT PLAN

Exhibit "A"



COMPOUND DETAIL
SCALE: 1"=20'

RECEIVED
AUG 1 2000
BY GROWTH MANAGEMENT

RECEIVED
JUN 14 2000
BY GROWTH MANAGEMENT

2000-172