

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



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000105332 6 PGS

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 the Rock of Sarasota, and described in Resolution No. 2000-171 attached hereto, to allow a Child Care Center in the RSF-3 (Residential, Single Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1501 filed by Daniel D. Nawara, 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:

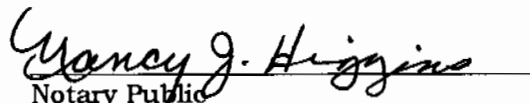
(Stipulations and limitations are those described in Section B of Resolution No. 2000-171, attached hereto)


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.

BOARD RECORDS
FILED FOR RECORD

2000 JUL 31 AM 9:32

KAREN ROSENBERG
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

RESOLUTION NO. 2000-171

OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1501

WHEREAS, Daniel Nawara, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1501 requesting that a special exception be granted to allow the property, located west of Lockwood Ridge Road and 150 feet ± north of 17th Street, Sarasota County, Florida, to be used for a Child Care Center in the RSF-3 (Residential, Single Family, 4.5 units/acre) 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. 1501, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1501 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. 1501 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;

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. 1501 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

West of Lockwood Ridge Road and 150 feet \pm north of 17th Street, more particularly described as follows:

Commence at the southeast corner of the northwest $\frac{1}{4}$ of Section 16, Township 36S, Range 18E, thence north along the easterly boundary of said northwest $\frac{1}{4}$ a distance of 180 feet; thence S89° 26' 40"W and parallel to the southerly boundary of said northwest $\frac{1}{4}$ a distance of 25' to the westerly right-of-way of Lockwood Ridge Road for a POINT OF BEGINNING.

Thence continue S89°26'40"W, a distance of 150'; thence south and parallel to said easterly boundary of the northwest $\frac{1}{4}$ a distance of 150' to the northerly right-of-way of 17th Street, which point is located 30' north of said southerly boundary of the northwest $\frac{1}{4}$; thence S89°26'40"E along said northerly right-of-way and parallel to said southerly boundary of the northwest $\frac{1}{4}$ a distance of 100'; thence north and parallel to said easterly boundary of the northwest $\frac{1}{4}$ a distance of 350'; thence N 89°26'40"E and parallel to said southerly boundary of the northwest $\frac{1}{4}$ a distance of 250' to said westerly right-of-way of Lockwood Ridge Road; thence south a distance of 200 feet to the POINT OF BEGINNING.

Less additional 10 feet for right-of-way for Lockwood Ridge Road as taken by Road Plat Book 4, Page 2A, Sarasota County Records.

Lying and being in the northwest $\frac{1}{4}$ of Section 16, Township 36S, Range 18E, Sarasota County, Florida,

and the same is hereby approved for Child Care Center, 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.

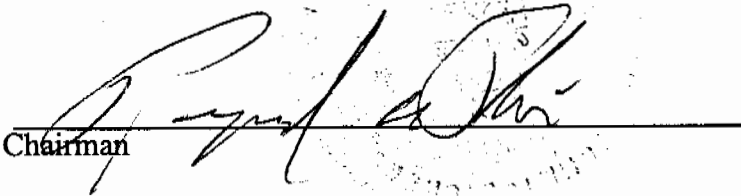
1. Development shall take place in substantial compliance with the Development Concept Plan date stamped May 23, 2000 and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. Refuse areas shall be setback at least 50 feet from the property line and visually screened in accordance with 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. 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 or local regulation. At that time of final construction plan 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.

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

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

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By 
Chairman

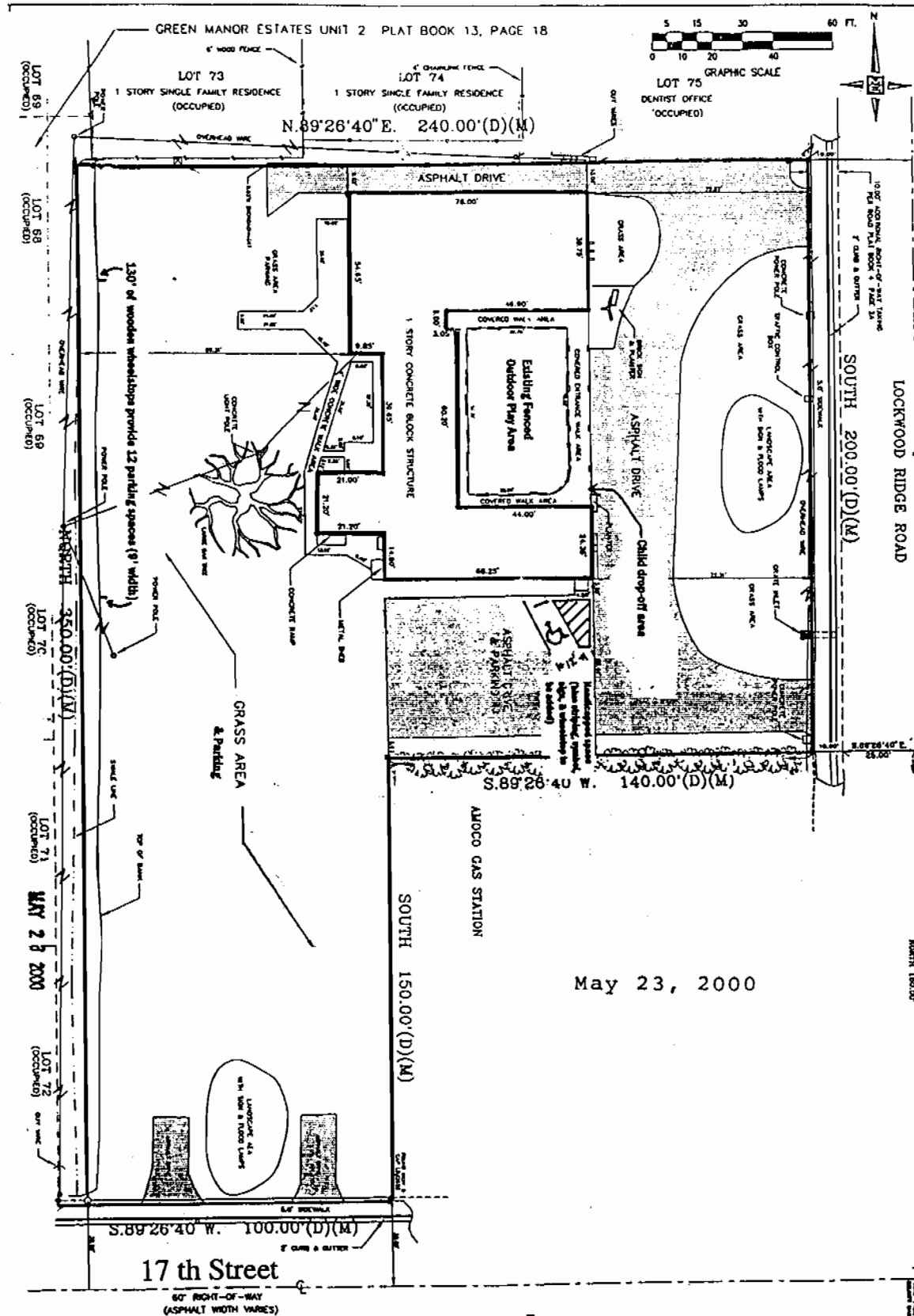
ATTEST:

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



May 23, 2000

2000-171