

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001042979 8 PGS
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#030256

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 J.B. Pinski, M.D., President of Lake Awesome Development Company, Inc., and described in Resolution No. 2001-016 attached hereto, to allow a Recreational Vehicle Park in the OUR (Open Use, Rural, 1 unit/10 acres) zone district, pursuant to Special Exception Petition No. 1514 filed by Michael Furen, Agent, and granted by Sarasota County on January 23, 2001, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

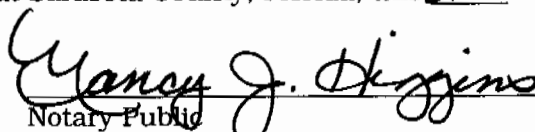
(Stipulations and limitations are those described in Section B of Resolution No. 2001-016, attached hereto)


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 March, A.D. 2001.


Notary Public
State of Florida at Large

This instrument prepared by:
Nancy Higgins



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

RECEIVED
APR 2 2001

BY GROWTH MANAGEMENT BUSINESS CENTER

RESOLUTION NO. 2001-016
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1514

WHEREAS, Michael Furen, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1514 requesting that a special exception be granted to allow the property, located north of Laurel Road and east of Knight's Trail Road, Sarasota County, Florida, to be used for a Recreational Vehicle Park in the OUR (Open Use Rural, 1 unit/10 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 December, 2000 to consider said Special Exception Petition No. 1514; and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1514 be granted; and

WHEREAS, this Board, after due public notice, did on the 23rd day of January, 2001 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. 1514 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:

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;

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BOARD RECORDS

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. 1514 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

North of Laurel Road and East of Knight's Trail Road, more particularly described as follows:

The South ½ of the Southwest ¼ and the Southwest ¼ of the Southeast quarter of land Section 22, Township 38 South, Range 19 East and the North ½ of the Southwest ¼ and the Northwest ¼ and the Northwest quarter of the Northeast ¼ of land Section 27, Township 38 South, Range 19 East, LESS those lands described in O.R. Book 2086, page 571; O.R. Book 2086, Page 574; O.R. Book 2093, Page 1304 and O.R. Book 770, Page 797, Containing 407.16 acres, more or less, Said land lying in Sarasota County, Florida,

and the same is hereby approved for a 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 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 all applicable federal, state, and local regulations. At the time of recording a plat or prior to 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 is a private responsibility.
2. Prior to submittal of site and development plans or preliminary plans, the boundaries of the on-site wetland and mesic hammocks shall be flagged and confirmed by the Natural Sciences Division. All on-site wetlands, associated buffers, and mesic hammocks shall be preserved and shall be designated preservation areas on all development plans. Minor modifications, however, may be allowed by the Resource Permitting Division pursuant to Principles VI.A.2.e. and VII.A.2.b. of the *APOXSEE* Environment Chapter.
3. A hydroperiod monitoring and maintenance plan shall be submitted with site and development plans or preliminary plans and shall be subject to review and approval by the Resource Permitting Division.

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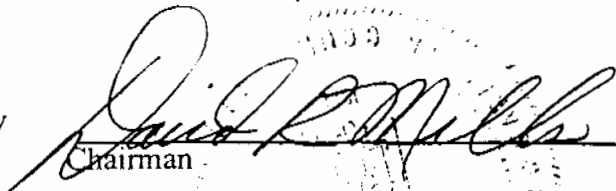
4. Prior to the first certificate of occupancy, the developer shall construct an on-site hurricane shelter, which has the capacity to accommodate 50 percent of the development's capacity. The shelter shall be constructed to meet hurricane standards. Additionally, an emergency management plan, consistent with Subparagraphs 9J-2.0256 5(b)1. and 9J-2.0257 6(e), Florida Administrative Code, shall be submitted to the Sarasota County Department of Emergency Management for review and approval. At a minimum, the Emergency Management Plan shall include the following:
 - a) at the time of registration for all units, residents shall sign a statement acknowledging emergency management and evacuation procedures;
 - b) notice of emergency management and evacuation procedures shall be posted in all public buildings;
 - c) at the time of a hurricane watch or warning, whichever occurs first, the park shall be closed to all new registration. Additionally, at the time of a hurricane watch or warning, the park shall initiate evacuation procedures;
 - d) at the time of a hurricane warning, all remaining residents not evacuated shall be sheltered; and
 - e) an Emergency Management Drill shall be conducted on June 1 and August 1 of every year. The results of this Emergency Management Drill shall be submitted to the Sarasota County Department of Emergency Management for their review.
5. The subject parcel, as defined in Section B of this Resolution, shall pay all applicable impact fees and assessments and shall connect to off-site central water and wastewater systems.
6. The total number of recreational vehicle units on the subject parcel, as defined in Section B of this Resolution, shall be limited to five hundred ninety-eight (598).
7. Development shall be in substantial compliance with the Development Concept Plan date-stamped June 16, 2000 by Sarasota County and attached hereto as Exhibit A, including the location of the Sales and Display Area. Pursuant to Stipulation No. 17, the Development Concept Plan shall be modified to represent the location of the requisite second access location.
8. The total number of park trailer models on the subject parcel, as defined in Section B of this Resolution, shall not exceed 199 units at any time.
9. All park trailer models shall be located within the designated areas labeled as "Park Trailer Sections" on the Development Concept Plan, date stamped May 17, 1999.
10. Park trailer models shall not be occupied during the months of June, July, and August.

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11. All recreational vehicles, with the exception of park trailer models, shall not be located on the subject parcel for a period of time exceeding 272 consecutive calendar days. Any recreational vehicles, with the exception of park trailer models, that have been located on the subject parcel for a period of 272 consecutive calendar days shall be removed from the subject parcel for a period of 14 days prior to relocation onto the site. For definition purposes, subject parcel is the area defined in Section B of this Resolution.
12. All occupants of the RV resort shall receive written notice that occupancy for a period in excess of 272 consecutive calendar days on the subject parcel, as defined in Section B of this Resolution, is prohibited. All occupants shall be required to provide written acknowledgment of this regulation.
13. Central water and sewer service for all park trailer models shall be discontinued during the months of June, July, and August.
14. A security bar, in plain view, that prohibits entry in the park trailer models shall be placed on the outside door(s) of the park trailer units during the months of June, July, and August.
15. The subleasing of any recreation vehicle, including park trailer models, by occupants of the subject parcel shall be prohibited.
16. The 25-foot perimeter buffer located along Knight's Trail Road from the RV Resort entrance to the northern terminus of the RV Pull-Through Space Area designated on the Development Concept Plan (approximately 900' in length) shall have an enhanced buffer (Buffer I of Section 13.4 of the Zoning Ordinance) consisting of 2 canopy trees, 2 accent/understory trees, and a 2-foot hedge for every 80 linear feet.
17. Prior to or concurrent with the development of the 400th site, an emergency access with a stabilized base shall be provided to the subject development. The emergency access shall be located so that, if needed, the access would provide ingress and egress to the sites north and northeast of lake #1 and lake #2, as shown on the Development Concept Plan, date stamped June 16, 2000.
18. The Applicant shall submit the proposed Site Stormwater Management Plan to the Development Services Business Center for review and approval thirty (30) days prior to Site and Development Plan submitted.
19. All unauthorized debris and fill located on the subject parcel shall be completely removed prior to any future construction plan approval.

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

PASSED AND DULY ADOPTED this 3rd day of January, A.D., 2001.

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.

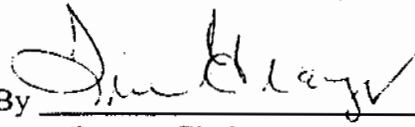
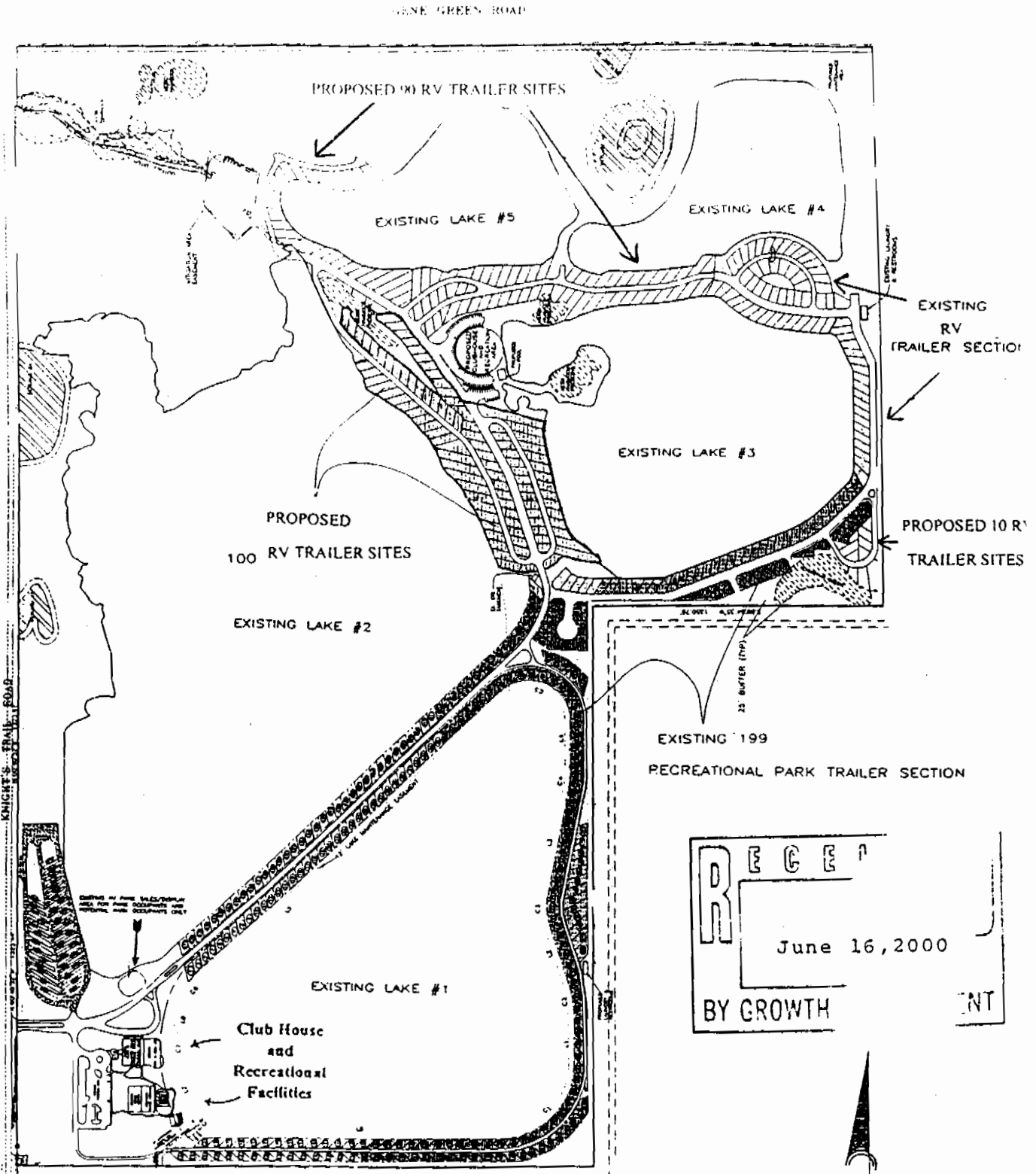
By 
Deputy Clerk

EXHIBIT A - DEVELOPMENT CONCEPT PLAN



RECEIVED
 June 16, 2000
 BY GROWTH

R2001-016