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RECORDED IN DEEDS
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INSTRUMENT # 2005013402 8 DEC
INSTRUMENT # 2005013402 7 FEB
2005 JAN 21 10:21 AM

Please record and return to: (Via Inter-Office Mail)
Susan M. Anderson, Administrative Coordinator
Planning Services
1301 Cattlemen Road, Bldg. A
Sarasota, FL 34232

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DUURSEY Receipt#573802



2005013402

Charge to: Planning Services
Account# 51800100500489

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

The following property, located east of South Venice Blvd. and north of Amber Rd. in Sarasota County, Florida, owned by Bill Buck Jr., and described in Resolution No. 2004-264 attached hereto, to allow off street parking in the RSF-3 (Residential Single Family, 4.5 units/ 1 acre) zone district, pursuant to Special Exception Petition No. 1590 filed by Jack Merritt, Agent, and granted by Sarasota County on January 11, 2005, 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. 2004-264, attached hereto)

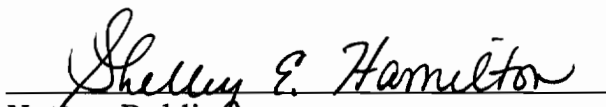


Hank Epstein, Manager
Planning Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Hank Epstein, Manager, Planning Services, 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 19th day of January, 2005.


Notary Public
State of Florida at Large

This instrument prepared by:
lam



Shelley E. Hamilton
MY COMMISSION # DD233335 EXPIRES
August 10, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

2005 JAN 12 AM 9:17

STEVEN F. RUSSELL
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

**RESOLUTION NO. 2004-264
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1590**

WHEREAS, Jack W. Merritt, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1590 requesting that a special exception be granted to allow the property, located at the southeast quadrant of Amber Road and South Venice Boulevard, Sarasota County, Florida, to be used for Off street parking 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 19th day of August, 2004, to consider said Special Exception Petition No. 1590, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1590 be denied, and

WHEREAS, this Board, after due public notice, did on the 17th day of November, 2004, 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. 1590 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 proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
5. The proposed use is compatible with the existing land use pattern and designated future uses;

6. There are adequate public facilities available consistent with the level of service standards adopted in the Comprehensive Plan, and as defined and implemented through the Sarasota County Concurrency Management System Regulations, Chapter 94, Article VII of Exhibit A of the Sarasota County Code;

7. The proposed use, singularly or in combination with other special exceptions, will not be detrimental to the health, safety, morals, order, comfort, convenience, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

8. The proposed use will be adequately buffered to effectively separate traffic, visual impact and noise from existing or intended nearby uses;

9. The subject parcel is adequate in shape and size to accommodate the proposed use; and

10. The ingress and egress to the subject parcel and internal circulation will not adversely affect traffic flow, safety or control.

B. Special Exception Petition No. 1590 is hereby **GRANTED** for the following described property, said property being in Sarasota County, Florida, to-wit:

The legal description of said property in Sarasota County, Florida being: At the southeast quadrant of Amber Road and South Venice Boulevard, being more particularly described as follows; Lots 4067 through 4071, South Venice, Unit No. 15, as recorded in Plat Book 6, Page 51 of Sarasota County, Florida, being in Section 28 and 33, Township 39 South, Range 18 East.

and the same is hereby approved for 1590, 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 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

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purchasers on notice that the maintenance of drainage facilities is a private responsibility.

2. Development shall take place in substantial compliance with the Development Concept Plan date-stamped December 15, 2004 (See Exhibit A). This does not imply or confer any variances from applicable zoning or land development regulations.

3. The Master Surface Water Management Plans shall be consistent with the Hatchett Creek and Curry Creek Basin Master Plans.

4. Parking spaces shall be limited to 18 spaces and limited to employees of the Bill Buck Chevrolet dealership and the adjacent single family residence.

5. Irrigation of the landscaping must be provided for and shown on the development concept plan (See Exhibit A, B, C and D).

6. Ingress/egress to and from the parking spaces shall be limited through the adjacent parking lot to the north.

7. No lighting shall be allowed in the parking lot.

8. Maintained grass or shell are the only permitted surfaces for the parking lot.

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

PASSED AND DULY ^{RATIFIED} ~~ADOPTED~~ this 11th day of January, 2005.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By *Paul H. Meccia*
Chair

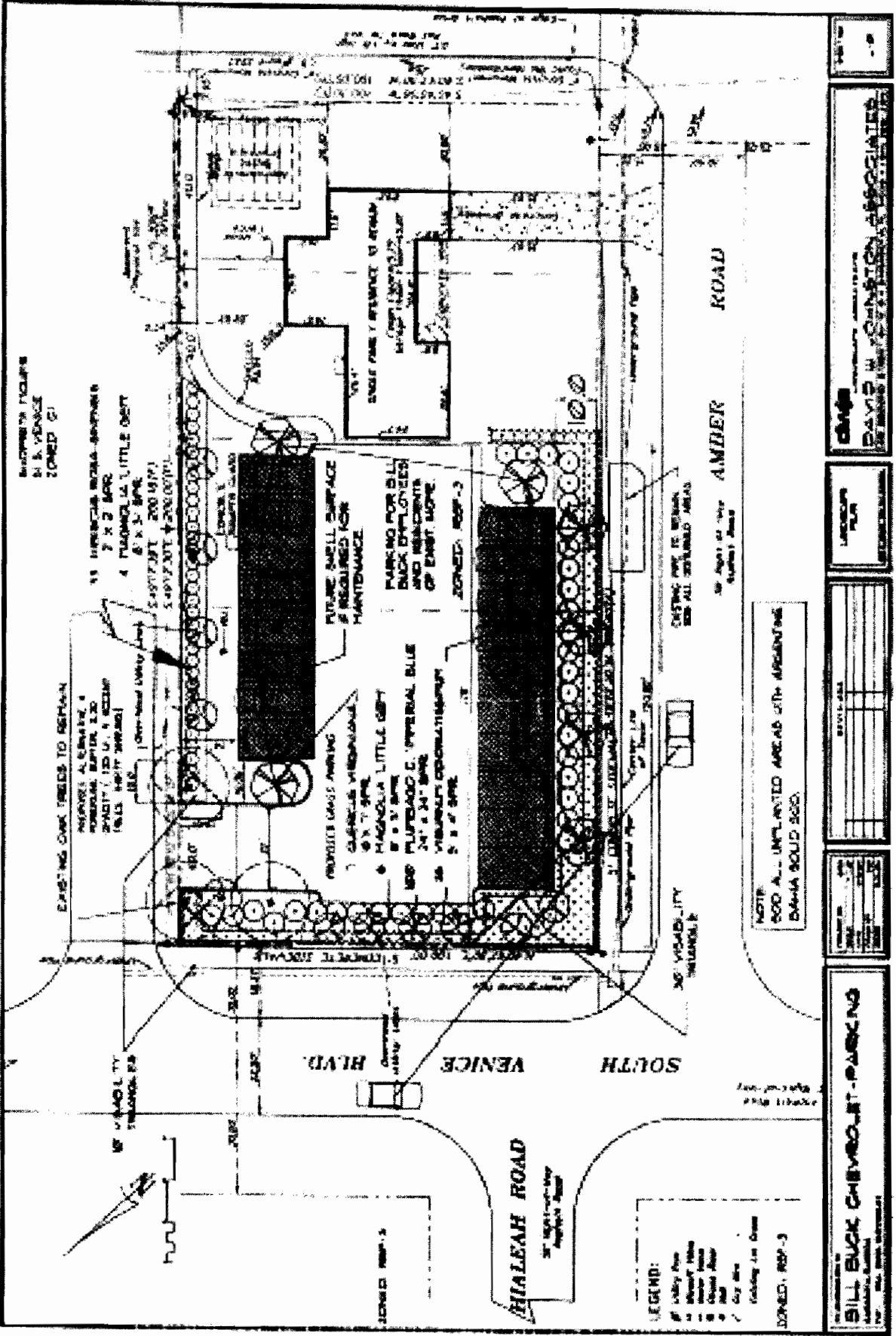
ATTEST:

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

By *Karen E. Rushing*
Deputy Clerk



EXHIBIT - A



INSTRUMENT # 2005013402
 9 PGS

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EXHIBIT - B

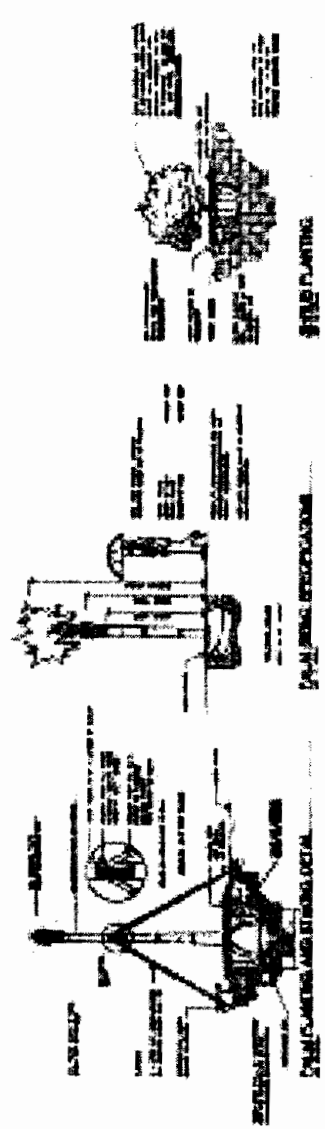
INSTRUMENT # 2005013402
9 PGS

LANDSCAPE NOTES:
 1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 3. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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 9. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 10. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

PLANT	QTY	SIZE	DATE	BY
PLANT 1	1	12"	10/10/04	JD
PLANT 2	1	12"	10/10/04	JD
PLANT 3	1	12"	10/10/04	JD
PLANT 4	1	12"	10/10/04	JD
PLANT 5	1	12"	10/10/04	JD
PLANT 6	1	12"	10/10/04	JD
PLANT 7	1	12"	10/10/04	JD
PLANT 8	1	12"	10/10/04	JD
PLANT 9	1	12"	10/10/04	JD
PLANT 10	1	12"	10/10/04	JD



EXPLANATION - SYMBOLS AND DIMENSIONS



BILL BUCK CHEVROLET-PARKING
 10000 W. 10TH AVE. DENVER, CO 80202
 (303) 751-1000

DAVID W. JOHNSTON ASSOCIATES
 1000 W. 10TH AVE. DENVER, CO 80202
 (303) 751-1000

LANDSCAPE
 1000 W. 10TH AVE. DENVER, CO 80202
 (303) 751-1000

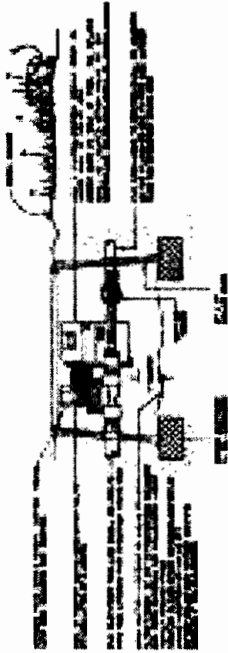
DAVID W. JOHNSTON ASSOCIATES
 1000 W. 10TH AVE. DENVER, CO 80202
 (303) 751-1000

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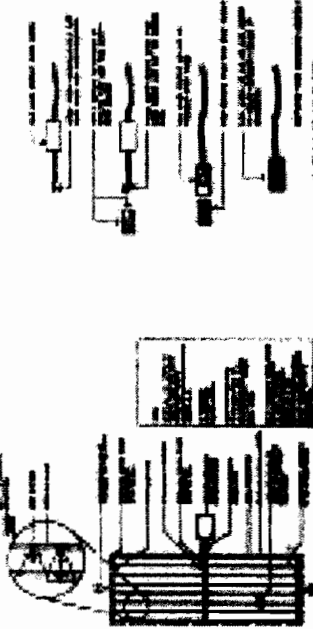
EXHIBIT - D

OPERATIONAL NOTES:

1. The vehicle has been equipped with a 2.0 liter engine. The engine has been replaced with a 2.0 liter engine. The engine has been replaced with a 2.0 liter engine.
2. The vehicle has been equipped with a 2.0 liter engine. The engine has been replaced with a 2.0 liter engine. The engine has been replaced with a 2.0 liter engine.
3. The vehicle has been equipped with a 2.0 liter engine. The engine has been replaced with a 2.0 liter engine. The engine has been replaced with a 2.0 liter engine.
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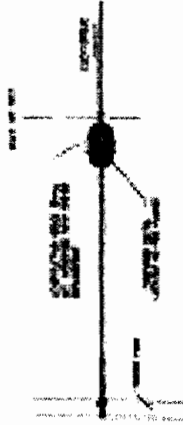
TYPICAL POWER TRAIN AND MS CONNECTION



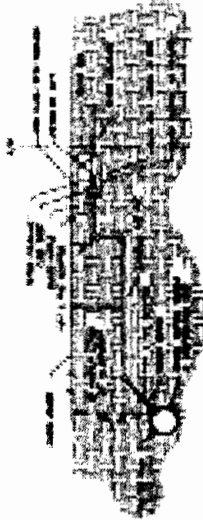
TYPICAL WIRE CONNECTION



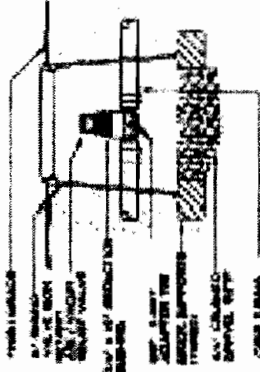
TYPICAL WIRE CONNECTION



FLAME



TYPICAL SERVICE DETAIL



CRP AIRVACUUM RELIEF

CRP TUBING

BILL BUCK CHEVROLET-PARKING

CRP

CRP AIRVACUUM RELIEF

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