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Susan Carleton, Planning Technician
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

KAREN E. ROSAING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ASAMS Receipt#907258

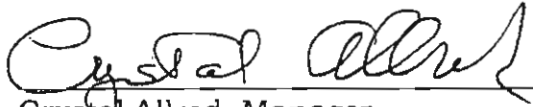


Charge to: Planning Services
Account# 51800100500489

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

The following property, located at 2310 Proctor Road in Sarasota County, Florida, owned by Prasan O'Connor, and described in Resolution No. 2007-051 attached hereto, to allow a child care center in District RSF-2 (Residential Single Family, 3.5 units/1 acre), pursuant to Special Exception Petition No. 1638 filed by Mark Lippert, Agent, and granted by Sarasota County on March 13, 2007, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

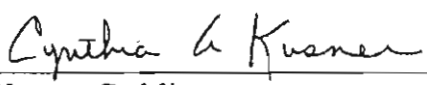
(Stipulations and limitations are those described in Section B of Resolution No. 2007-051, attached hereto)


Crystal Allred, Manager
Planning Services

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, 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 she acknowledged before me that she executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 9th day of April, 2007.


Notary Public
State of Florida at Large

This instrument prepared by sfc


Cynthia A. Kusner
Commission #DD308088
Expires: May 22, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

RECEIVED
MAR 21 2007
BY:

RESOLUTION NO. 2007-051
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1638

BOARD RECORDS
FILED FOR RECORD

2007 MAR 20 PM 3:42

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

WHEREAS, Mark Lippert, agent for the owner of the hereinafter described real property, has filed Special Exception Petition No. 1638, requesting that a special exception be granted to allow a child care center, located at 2310 Proctor Road, Sarasota County, Florida, in District RSF-2 (Residential Single Family, 3.5 units/1 acre); and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 4th day of January, 2007, to consider said Special Exception Petition No. 1638, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1638 be granted, and

WHEREAS, this Board, after due public notice, did on the 13th day of March, 2007, 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. 1638 does make the following findings:

1. The proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
2. The proposed use is compatible with the existing land use pattern and designated future uses;
3. 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;
4. 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;
5. The proposed use will be adequately buffered to effectively separate traffic, visual impact and noise from existing or intended nearby uses;
6. The subject parcel is adequate in shape and size to accommodate the proposed use;
7. The ingress and egress to the subject parcel and internal circulation will not adversely affect traffic flow, safety or control.
8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1638 is hereby granted for the following described property, said

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property being in Sarasota County, Florida, to-wit: located at 2310 Proctor Road and more particularly described as follows:

BEGIN AT THE SOUTHEAST CORNER OF LOT "D", RIVERWOOD PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 87, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST RIGHT OF WAY OF RIVERWOOD AVENUE 150.23 FEET; THENCE TO THE LEFT 90 DEGREES 29' ALONG THE SOUTH LINE OF A 50 FOOT ROAD AND PARALLEL TO THE SOUTH LINE OF SAID LOT "D", A DISTANCE OF 268.5 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH RIGHT OF WAY OF SAID 50 FOOT RIGHT OF WAY 100 FEET; THENCE TO THE LEFT 89 DEGREES 31' AND PARALLEL TO THE SAID WEST LINE OF RIVERWOOD AVENUE A DISTANCE OF 150.23 FEET TO THE SOUTH LINE OF SAID LOT "D"; THENCE TO THE LEFT 90 DEGREES 29' AND ALONG THE SOUTH LINE OF SAID LOT "D" A DISTANCE OF 100 FEET; THENCE TO THE LEFT 89 DEGREES 31' AND PARALLEL TO THE WEST LINE OF SAID RIVERWOOD AVENUE, A DISTANCE OF 150.23 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION TAKEN FOR ROAD WIDENING BY STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, DESCRIBED IN O.R. BOOK 1029, PAGE 1153, OF SAID PUBLIC RECORDS.

and the same is hereby approved to allow a 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 accordance with the Development Concept Plan, date stamped December 11, 2006, and attached hereto as Exhibit "A" except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
3. Access on Proctor Road shall be limited to egress only.
4. Development shall connect to central sewer and water prior to issuance of Certificate of Occupancy.
5. The attendance at the subject property shall be limited to a maximum number of 20 students.
6. Stormwater and parking facilities shall be designed to avoid existing trees to the maximum extent possible.
7. The 15' landscape buffer on the south and east side will include a six (6) foot wall.

R2007-051

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

PASSED AND DULY ADOPTED this 13th day of March, 2007.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By: _____

Chair

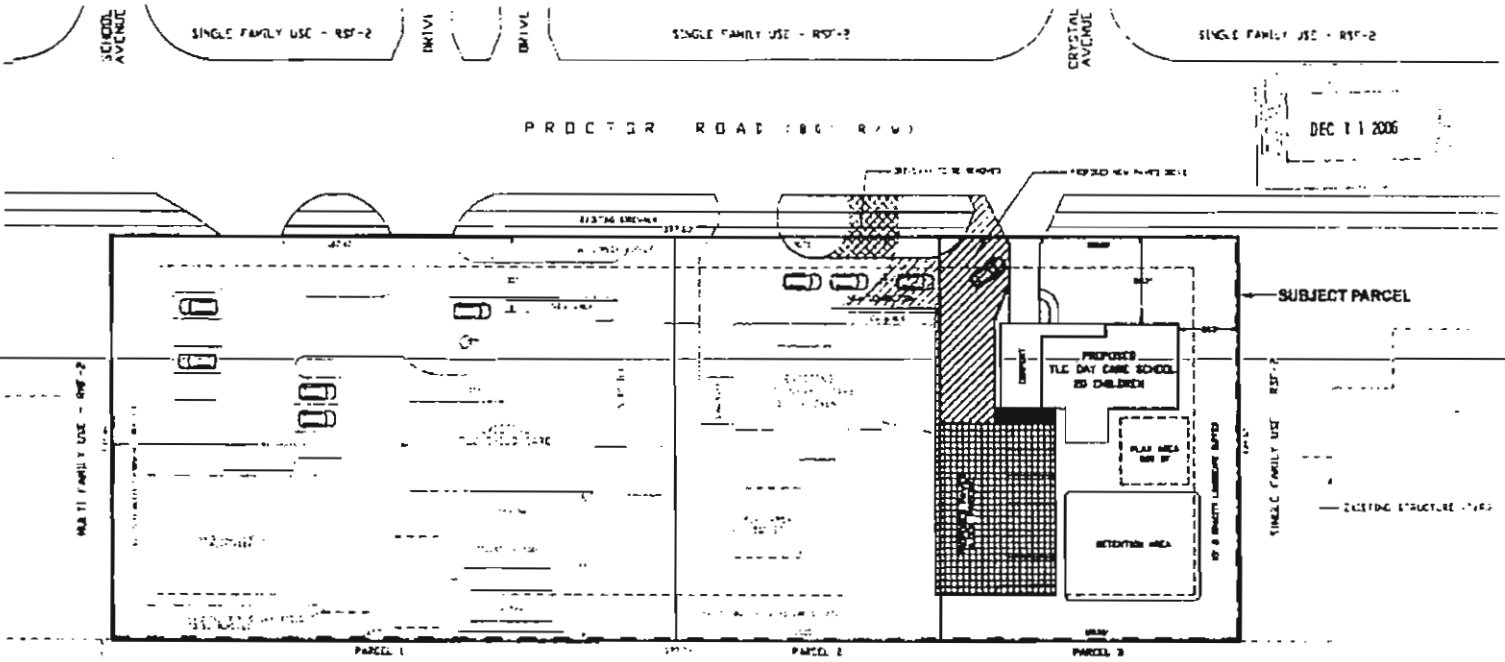
ATTEST:

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

By: _____

Deputy Clerk

P77777777



F4

EXHIBIT "A"

SITE DATA (Parcel 1A2)

EXISTING ZONING	RSF-2 W/ S.E. FOR CHILD CARE
EXISTING LAND USE	CHILD CARE CENTER
TOTAL SITE AREA	254 square (37,204 SF)
TOTAL NO. BUILDINGS	2
TOTAL BUILDING AREA	4,928 SF
PARKING REQUIRED AT 1/COMPLIANCE	9 SPACES
PARKING PROVIDED	9 SPACES
OPEN SPACE PROVIDED	382
MAXIMUM BUILDING COVERAGE	382
PROPOSED BUILDING COVERAGE	132
MAXIMUM BUILDING HEIGHT	32'
PROPOSED BUILDING HEIGHT	22'

SITE DATA (Parcel 3)

EXISTING ZONING	RSF-2
PROPOSED ZONING	RSF-2 W/ S.E. FOR CHILD CARE
EXISTING LAND USE	W/CHRT RESIDENTIAL
PROPOSED LAND USE	CHILD CARE CENTER
TOTAL SITE AREA	267,600 (37,204 SF)
TOTAL NO. BUILDINGS	1
TOTAL BUILDING AREA	1,671 SF
PARKING REQUIRED AT 1/COMPLIANCE	6 SPACES
PARKING PROVIDED	6 SPACES
OPEN SPACE PROVIDED	382
MAXIMUM BUILDING COVERAGE	382
PROPOSED BUILDING COVERAGE	12.12
MAXIMUM BUILDING HEIGHT	22'
PROPOSED BUILDING HEIGHT	22'
PROPOSED ADDITIONAL PAVING PROVIDED	2282 SF
PROPOSED ADDITIONAL PAVING UNPROVIDED	1826 SF
TOTAL NEW PAVING	4108 SF
EXISTING PAVING TO BE REMOVED	379 SF
NET DECREASE IMPERVIOUS SURFACE	1480 SF

NOTE: EXACT AREA & CONFIGURATION OF RETENTION TO BE DETERMINED AT SITE & DEVELOPMENT

TLC CHILD CARE CENTER
DEVELOPMENT CONCEPT PLAN

