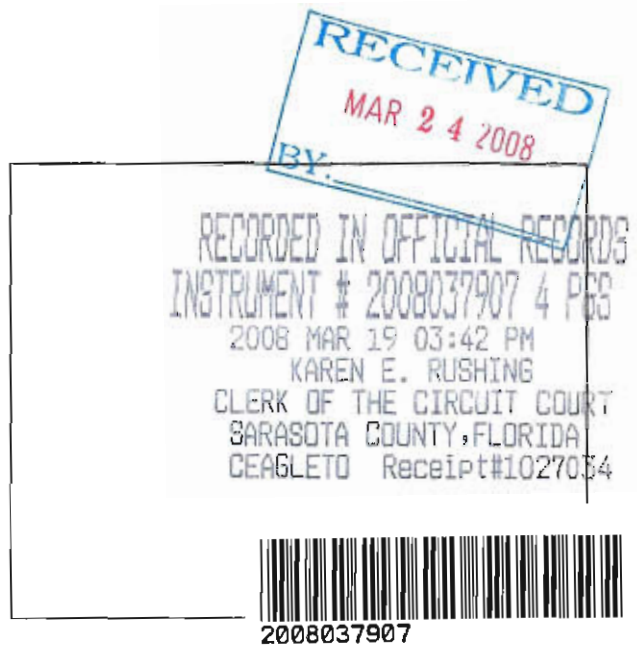


Please record and return to: **(Via Inter-Office Mail)**
Carol McConway, Administrative Coordinator
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

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 the Southeast corner of River Palms subdivision in Sarasota County, Florida, owned by Linda K. Schrader, and described in **Resolution No. 2007-296** attached hereto, to allow an Animal Hospital without Animal Boarding in the OUE (Open Use Estate, 1 unit/5 acres zone district, pursuant to Special Exception Petition No. 1652 filed by Jeffrey Russell, Esq., Agent, and granted by Sarasota County on November 27, 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. 2007-296, 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 14th day of March, 2008.


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


Notary Public
State of Florida at Large

This instrument prepared by: cm

BOARD RECORDS
FILED FOR PETITION

RESOLUTION NO. 2007-296
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1652

NOV 30 PM 1:47

WHEREAS, William Cox, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1652 requesting that a special exception be granted to allow the property, located north of Border Road and 300 ft ± east of North Jackson Road, Sarasota County, Florida, to be used for an Animal Hospital without Animal Boarding on 4.52 acres ±, in a 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 20th day of September, to consider said Special Exception Petition No. 1652, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1652 be granted, and

WHEREAS, this Board, after due public notice, did on the 27th day of November, 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. 1652 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.

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8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1652 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 corner of River Palms subdivision.

A parcel of land lying in Section 36, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Begin at a point on the East line of the West ½ of the S.E. ¼ of Section 36, Township 38 South, Range 19 East, lying S.0°19'46" East and 650.14 feet from the NE corner of the aforementioned West ½ of the S.E. ¼. Said point also being the S.E. corner of the plat of River Palms Subdivision, as recorded in Plat Book 7, Page 78-A, Public Records of Sarasota County, Florida; thence continue S.0°19'46" East, 670.0 along the East line of said West ½ of the S.E. ¼; thence N.89°09' West 650.0 feet; thence continue S.0°20'36" East, 666.11 feet to the South line of said Section 36; thence N.89°37'36" West along said Section line, 324.75 feet; thence N.0°6'24" East, 667.36 feet, thence S.89°23'18" East, 319.53 feet to the **POINT OF BEGINNING**;

Less that portion conveyed to Sarasota County for road right-of-way as recorded in Official Records Book 2404, Page 2667, Public Records of Sarasota County, Florida.

and the same is hereby approved to allow the operation of an Animal Hospital without Animal Boarding, 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 dated March 20, 2007. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Within 90 days of approval of the special exception petition and prior to the issuance of building permits for the proposed structures on the Development Concept Plan, the following shall be constructed:
 - a. An opaque six- to eight-foot wooden fence along the north and east sides of the property; and
 - b. a six-foot wire fence along the south side of the property, with native vine plantings every 12 feet on center.
 - c. All vegetation and vegetative buffers along the lot lines for the property shall be maintained by the applicant in perpetuity.
3. The types of animals that will be cared for shall be limited to native and migratory wildlife, excluding marine mammals, sea turtles, poisonous snakes, and alligators.

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4. On-site release of animals shall be prohibited.
5. The Master Surface Water Management Plan shall be consistent with the Lower Myakka River Study.

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

PASSED AND DULY ADOPTED this 27th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:

Nona Patterson
Chair

ATTEST:

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

By:

[Signature]
Deputy Clerk