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2008 FEB 27 05:29 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ASAMS Receipt#1019125

Please record and return to: **(Via Inter-Office Mail)**
Carol McCoway, 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 west of Beach Road and 160 feet north of Calle de la Siesta, in Sarasota County, Florida, owned by Constantine S. Stratos, and described in Resolution No. 2007-305 attached hereto, to allow a Single Family Residence in District OPI/SKOD (Office, Professional and Institutional, Siesta Key Overlay District) on .13 acres ±, pursuant to **Special Exception Petition No. 1653** filed by Morgan R. Bentley, Agent, and granted by Sarasota County on November 28, 2008, 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. 2007-305, attached hereto)

Crystal Allred
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 26th day of February, 2008.



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

Cynthia A. Kusner
Notary Public
State of Florida at Large

This instrument prepared by: cm



RESOLUTION NO. 2007- 305
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1653

BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE CLERK
SARASOTA COUNTY, FLORIDA
NOV 28 2007

WHEREAS, Mark Loveridge, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1653 requesting that a special exception be granted to allow the property, located west of Beach Road and 160 feet north of Calle de la Siesta, Sarasota County, Florida, to allow a Single Family Residence in District OPI/SKOD (Office, Professional, and Institutional, Siesta Key Overlay District) on 0.13 acres ±; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 18th day of October, to consider said Special Exception Petition No. 1653, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1653 be granted, and

WHEREAS, this Board, after due public notice, did on the 28th 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. 1653 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

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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. 1653 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: west of Beach Road and 160 feet north of Calle de Siesta.

Being more particularly described as follows:

Lot 13 Block 18 Sarasota Beach Subdivision as recorded in Plat Book 1, page 76 of the public records of Sarasota County, Florida.

and the same is hereby approved for Special Exception 1653, 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 August 30, 2007 and attached hereto as Exhibit A.
2. Setbacks shall be in accordance with Section 8.4.5.e. of the Zoning Ordinance (Ordinance # 2006-050 adopted July 10, 2007) as follows:

Street Yard (Minimum)	20'
Rear Yard	10'
Side Yard	7' minimum, total of 15' for the sum of both sides

3. Maximum building coverage shall be 35% of the area of the lot.
4. Maximum impervious lot coverage shall be 50% of the area of the lot.

5. Maximum height of the structure shall not exceed 35', and property shall comply with Daylight Plane guidelines established in Article 6.2.2. of the Zoning Ordinance.
6. Development shall be limited to one single family residence.

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

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PASSED AND DULY ADOPTED this 28 day of November, 2007.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

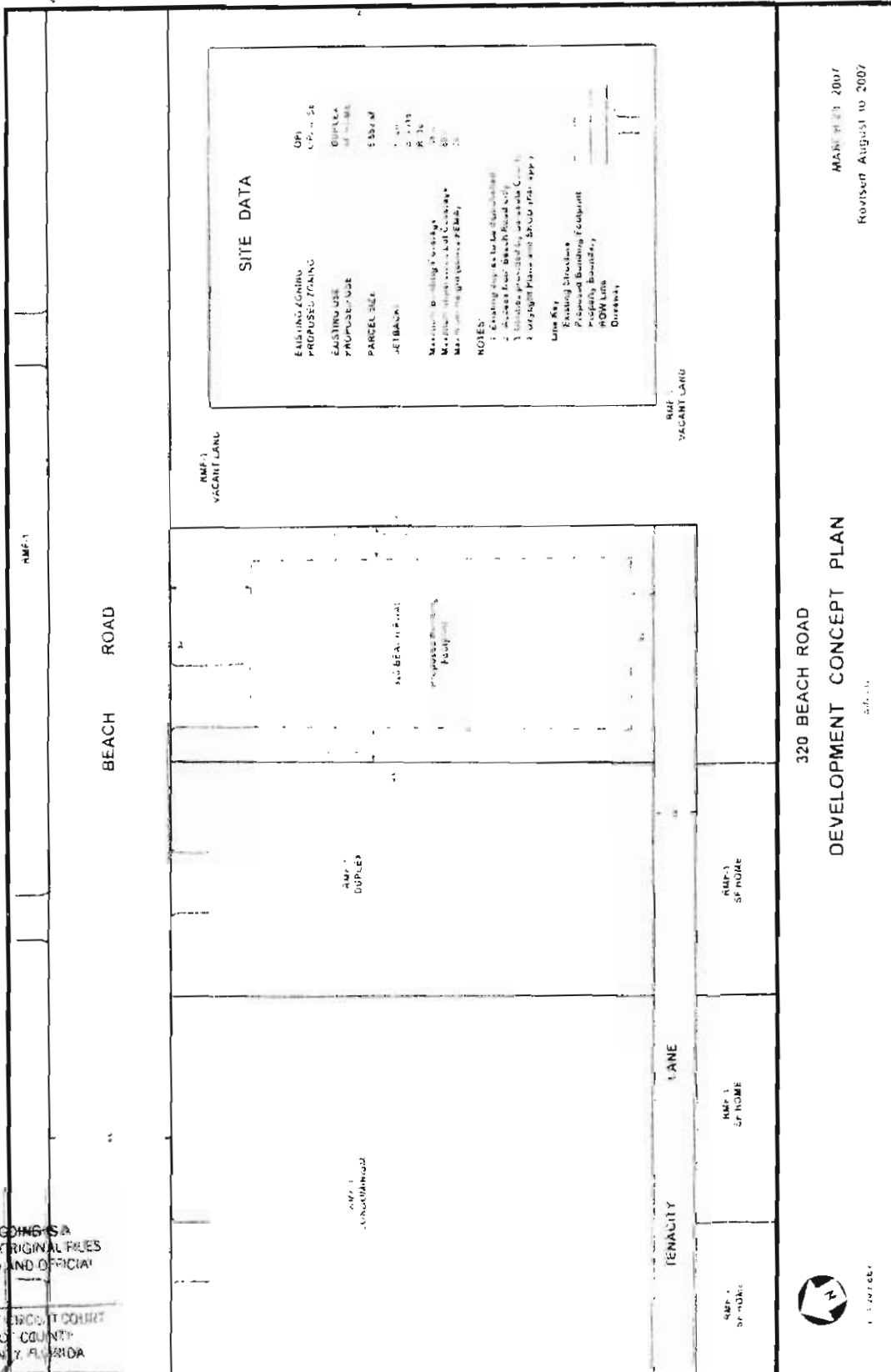
By: Nora Patterson
Chair

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

RECEIVED
AUG 29 2007



MADE #21 2007
Revised August 10 2007

320 BEACH ROAD
DEVELOPMENT CONCEPT PLAN

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILES
AND OFFICE WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE 1-22-07
AREN'E RUSHING, CLERK OF THE CIRCUIT COURT
CLERK OF THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
Aren'e Rushing
CLERK