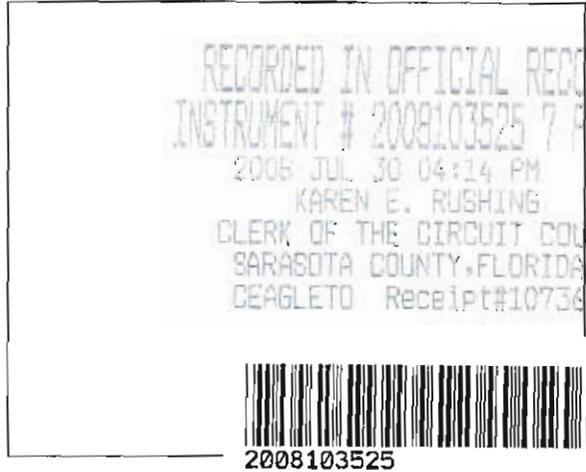


Please record and return to: **(Via Inter-Office Mail)**
Carol McConway, Administrative Coordinator
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

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 in Sections 11 & 14, Township 36 South, Range 18 East, in Sarasota County, Florida, owned by The Meadows County Club, and described in Resolution No. 2008-163 attached hereto, to allow a 125 foot alternative tower structure with accessory equipment in the RSF-2/PUD (Residential Single Family, 3.5 units/acre, Planned Unit Development Overlay) zone district, pursuant to Special Exception Petition No. 1656 filed by Lauralee Westine, Agent, and granted by Sarasota County on July 23, 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. 2008-163, 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 28th day of July, 2008.




Cynthia A Kusner
Notary Public
State of Florida at Large

This instrument prepared by: cm

BOARD RESOLUTIONS
JUL 24 2008

RECEIVED

JUL 24 2008

2008 JUL 24 AM 9:00

RESOLUTION NO. 2008-163

Planning

KATHLEEN WESTINE
SARASOTA COUNTY
PLANNING COMMISSION

**OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1656**

WHEREAS, Lauralce Westine, Agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1656 requesting that a special exception be granted to allow the property, located at 3101 Longmeadow, Sarasota, Florida, to be used to construct a 125 foot flagpole alternative tower structure with accessory equipment in an RSF-2/PUD (Residential Single-Family, 3.5 units/acre/Planned Unit Development) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of April, 2008 to consider said Special Exception Petition No. 1656, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1656 be granted, and

WHEREAS, this Board, after due public notice, did on the 23rd day of July, 2008 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. 1656 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. That the proposed tower is consistent with the requirements of Chapter 118, Sarasota County Code governing telecommunications towers and cellular telecommunications facilities;

5. The proposed use is compatible with the existing land use pattern and designated future uses:

R2008-163

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. 1656 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:

A PARCEL OF LAND LYING IN SECTIONS 11 & 14, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "Q" THE MEADOWS, UNIT 4A AS RECORDED IN PLAT BOOK 26, PAGES 16 AND 16A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 87 DEGREES 26'24" W, ALONG SOUTH LINE OF SAID PARCEL, A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87 DEGREES 26'24" W ALONG SAID SOUTH LINE, A DISTANCE OF 233.73 FEET THENCE N 00 DEGREES 02'03" E, A DISTANCE OF 338.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "Q" THENCE N 62 DEGREES 00'59" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 80.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 47'12" , THENCE SOUTHEASTERLY ALONG SAID LINE AND THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 177.47 FEET. (CHORD BEARING N 84 DEGREES 12'16" E, A DISTANCE OF 167.29 FEET) TO A POINT ON THE WESTERLY SIDE OF OPEN SPACE OS5, AS DESCRIBED IN O.R. BOOK 2146, PAGE 773, OF SAID PUBLIC RECORDS AND A NON-TANGENT CURVE CONCAVE

R2008-1103

EASTERLY HAVING A RADIUS OF 1019.41 FEET AND A CENTRAL ANGLE OF 05 DEGREES 01'36", THENCE SOUTHEERLY ALONG SAID OPEN SPACE AND THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 89.9 FEET (CHORD BEARING S 02 DEGREES 32'46" W, A DISTANCE OF 89.36 FEET) TO A POINT OF TANGENCY; THENCE S 00 DEGREES 02'03" W ALONG SAID OPEN SPACE, A DISTANCE OF 313.88 FEET, TO THE POINT OF BEGINNING.

and the same is hereby approved for Special Exception 1656, 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.

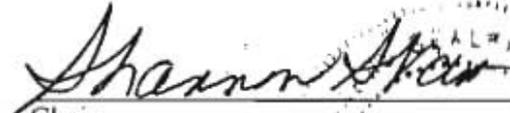
1. Development shall take place in substantial compliance with the Development Concept Plan date stamped November 30, 2007 and attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. The telecommunications tower shall be of camouflage construction to resemble a flagpole and shall not exceed 125 feet in height. Any increase in height pursuant to Section 118-35 of the Transmission Tower Code, Article II, Chapter 118, Sarasota County Code, shall require the processing of a new special exception petition.

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

PASSED AND DULY ADOPTED this 23rd day of July, 2008.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By

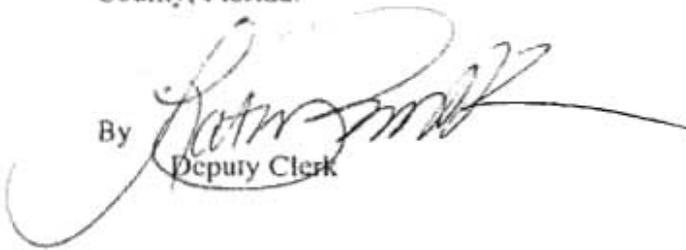

Chair



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



N2008-1623

