

Please record and return to: **(Via Inter-Office Mail)**

Carol McConway, Administrative Coordinator  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> 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**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2008067445 10 PGS  
2008 MAY 15 05:45 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#10481B4



The following property, located 1050 feet ± south of University Parkway and west of Lorraine Road in Sarasota County, Florida, owned by Polo Ranches of Sarasota, Inc., and described in **Resolution No. 2007-332** attached hereto, to allow special events in conjunction with the existing outdoor recreational uses permitted on 118.6 acres ± in the OUA (Open Use Agriculture, 1 unit/160 acres) zone district, pursuant to Special Exception Petition No. 1664 filed by James Paulmann, FAICP, Agent, and granted by Sarasota County on December 19, 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. 2007-332, 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 11<sup>th</sup> day of March, 2008.



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

  
Notary Public  
State of Florida at Large

This instrument prepared by: cm

BOARD RESOLUTION  
FILED FOR RECORD

**RESOLUTION NO. 2007-332**  
**OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF SARASOTA COUNTY, FLORIDA**  
**SPECIAL EXCEPTION NO. 1664**

2007 DEC 20 PM 2:43

SARASOTA COUNTY

WHEREAS, James Paulman, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1664 requesting that a special exception be granted to allow the property, located 1050 ± feet south of University Parkway and west of Lorraine Road, Sarasota County, Florida, to allow special events in conjunction with the existing outdoor recreational uses permitted on 118.6 acres ± in the OUA (Open Use Agriculture, 1 unit/160 acres) zone district; 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. 1664, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1664 be granted, and

WHEREAS, this Board, after due public notice, did on the 19<sup>th</sup> day of December 19, 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. 1664 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. 1664 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: South of University Parkway and west of Lorraine Road.

Being more particularly described as follows:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SAME BEING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE S 00°13'52" W ALONG THE SECTION LINE COMMON TO SAID SECTIONS 3 AND 4, A DISTANCE OF 986.99 FT, FOR A **POINT OF BEGINNING**, SAME POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 06°33'24" W, 1111.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°21'45", A DISTANCE OF 7.03 FEET TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1189.50 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°17'28", A DISTANCE OF 234.41 FEET TO THE P.T. OF SAID CURVE, THENCE N 85°37'41" E, A DISTANCE OF 351.19 FEET TO THE P.C. OF A CURVE CONVASE TO THE NORTHWEST, HAVING A RADIUS OF 35.00 FEET, THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 127°54'00", A DISTANCE OF 78.13 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF A PRIVATE ROAD EASEMENT (100 FEET WIDE); THENCE S 42°16'19" E ALONG THE WESTERLY OF SAID PRIVATE ROAD EASEMENT, A DISTANCE OF 831.22 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID PRIVATE ROAD EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°59'16", A DISTANCE OF 109.92 FEET TO THE P.T. OF SAID CURVE; THENCE S 00°17'03" E, ALONG SAID PRIVATE ROAD EASEMENT, A DISTANCE OF 454.68 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF A PRIVATE ROAD EASEMENT (65.0 FEET WIDE); THENCE S 81°41'34" W ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY LINE OF SAID PRIVATE ROAD EASEMENT, 476.88 FEET; THENCE S 00°51'18" W, 540.48 FEET; THENCE S 83°17'09" W, 49.91 FEET; THENCE S 65°58'45" W, 87.05 FEET; THENCE S 81°00'01" W, 908.50 FEET; THENCE N 08°01'45" W, A DISTANCE OF 311.13 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF A PRIVATE ROAD EASEMENT (65 FEET WIDE); THENCE S 65°14'52" W, ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD EASEMENT, A DISTANCE OF 591.80 FEET TO

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THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, THENCE RUN SOUTHWESTERLY, ALONG SAID PRIVATE ROAD EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°49'09", A DISTANCE OF 51.73 FEET TO THE P.T. OF SAID CURVE; THENCE S 80°04'01" W ALONG SAID PRIVATE ROAD EASEMENT, A DISTANCE OF 107.02 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHERLY ALONG SAID PRIVATE ROAD EASEMENT AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°15'17", A DISTANCE OF 36.33 FEET, TO THE P.T. OF SAID CURVE, THENCE S 03°11'16" E, ALONG SAID PRIVATE ROAD EASEMENT, 86.61 FEET; THEN S 81°24'53" W, 1288.59 FEET; THENCE N 57°41;03" W, A DISTANCE OF 54.88 FEET; THENCE N 10°54'05" E A DISTANCE OF 91.12 FEET TO THE INTERSECTION WITH THE NORTHERLY AND EASTERLY LINE OF A PRIVATE ROAD EASEMENT (65 FEET WIDE), SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 17°11'06" W 25.00 FEET; THENCE RUN NORTHERLY ALONG SAID PRIVATE ROAD EASEMENT AND THE ART OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°16'28", A DISTANCE OF 34.59 FEET TO THE P.T. OF SAID CURVE, THENCE N 08°27'34" W ALONG SAID PRIVATE ROAD EASEMENT, A DISTANCE OF 437.28 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID PRIVATE ROAD EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°01'02", A DISTANCE OF 32.30 FEET TO THE P.T. OF SAID CURVE; THENCE N 80°28'35" W ALONG SAID PRIVATE ROAD EASEMENT, 35.50 FEET; THENCE N 06°40'26" W; 770.88 FEET; THENCE N 69°25'05" E 509.18 FEET; THENCE N 24°31'38" E, 152.02 FEET; THENCE N 77°25'59 "E 130.33 FEET; THENCE N 81°29'19" E, 540.56 FEET; THENCE S 80°08'88 "E, 340.52 FEET; THENCE N 41°40'48" E 173.33 FEET; THENCE N 80°18'33" E, 348.08 FEET; THENCE N 19°20'29 "E, A DISTANCE OF 60.00 FEET; THENCE RUN NORTHERLY, ALONG SAID PRIVATE ROAD EASEMENT AND THE ARC OF SAID CURSE, THROUGH A CENTRAL OF 104°32'05", A DISTANCE OF 109.47 FEET; THENCE N 56°07'26" W. RADIAL WITH LAST DESCRIBED CURVE, A DISTANCE OF 26.65 FEET; THENCE N 55°48'29 "E, 377.80 FEET; THENCE N 89°04'51 "E, 170.65 FEET; THENCE S 02°56'49" W, A DISTANCE OF 154.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF A PRIVATE ROAD EASEMENT (65 FEET WIDE), SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 02°56'49" W, 1111.50 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID PRIVATE ROAD EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°36'35", A DISTANCE OF 70.03 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE BEING AND LYING IN SECTION 3 AND 4, TOWNSHIP 36 SOUTH, RANCH 19 EAST, SARASOTA COUNTY, FLORIDA.

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and the same is hereby approved for Special Exception No. 1664, 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 be in substantial conformance with the Development Concept Plan, attached hereto as Exhibits A-1, A-2, A-3 and A-4. This does not imply or confer any variances from applicable zoning or land development regulations.
  2. If after notice to the property owner and at a public hearing, the Board of County Commissioners finds a stipulation has been violated, this Special Exception may at the County's discretion be revoked.
  3. This Special Exception shall expire after three years from the date it is approved and may be extended in accordance with Ordinance 2007-029, Section 5.3.4.y.4.
  4. No more than 24 special events per year shall be held which coincide with the PM Weekday Peak Hour traffic. Other events may occur outside that PM Weekday Peak Hour traffic timeframe.
  5. Traffic control shall be provided in conjunction with any event occurring during the PM Weekday Peak Hour traffic.
  6. No activities done under the Special Exception shall impact the wetland.
- C. This Resolution shall take effect immediately upon its adoption.

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PASSED AND DULY ADOPTED this 19<sup>th</sup> day of December, 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.

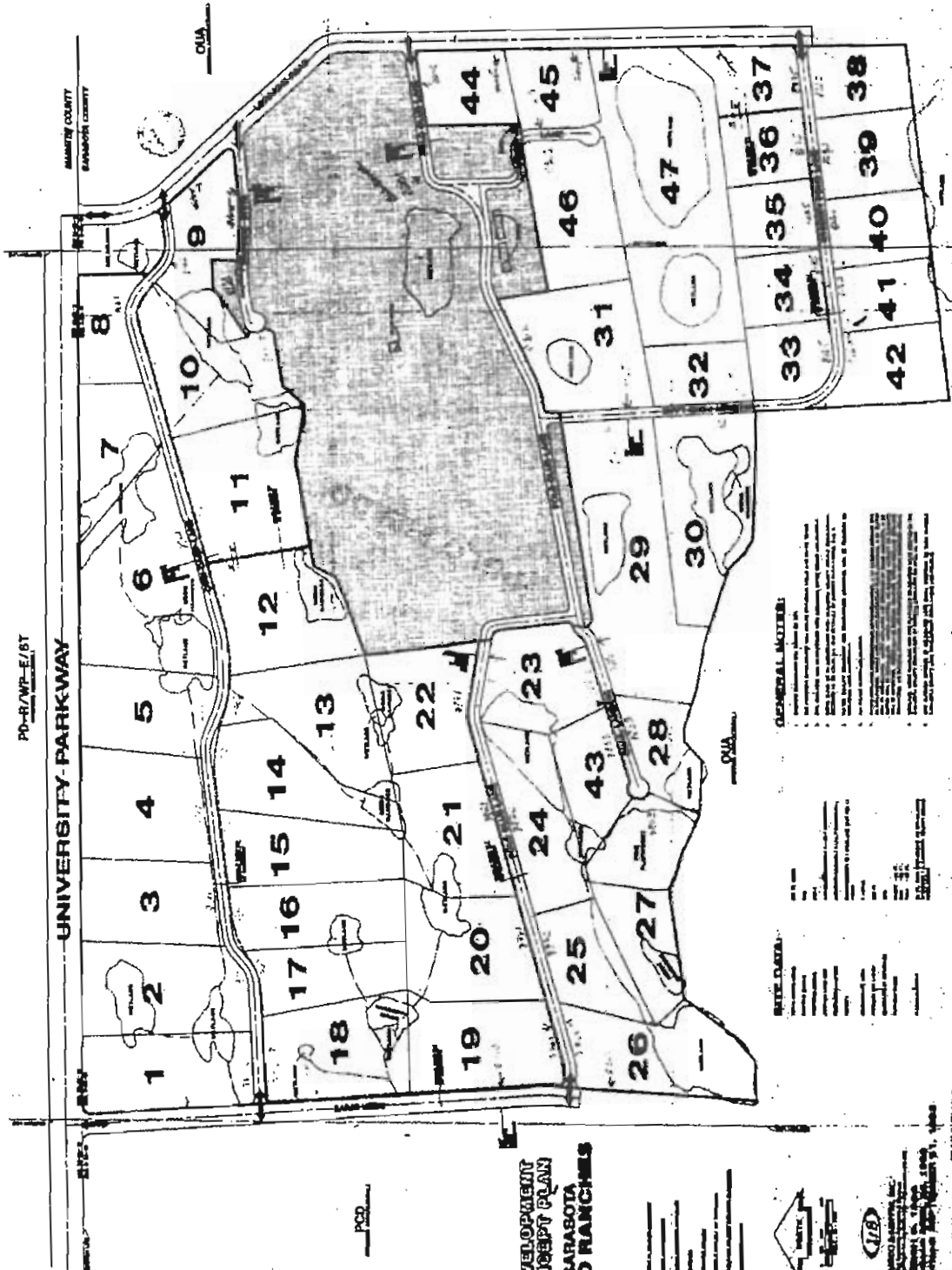
By: *[Signature]*  
Deputy Clerk

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Exhibit A-1

PD-B/WP-E/ST



UNIVERSITY PARKWAY

UNIVERSITY COUNTY  
SARASOTA COUNTY

CUA

DEVELOPMENT  
CONCEPT PLAN  
SARABOTA  
POLO RANCHES



GENERAL NOTES:

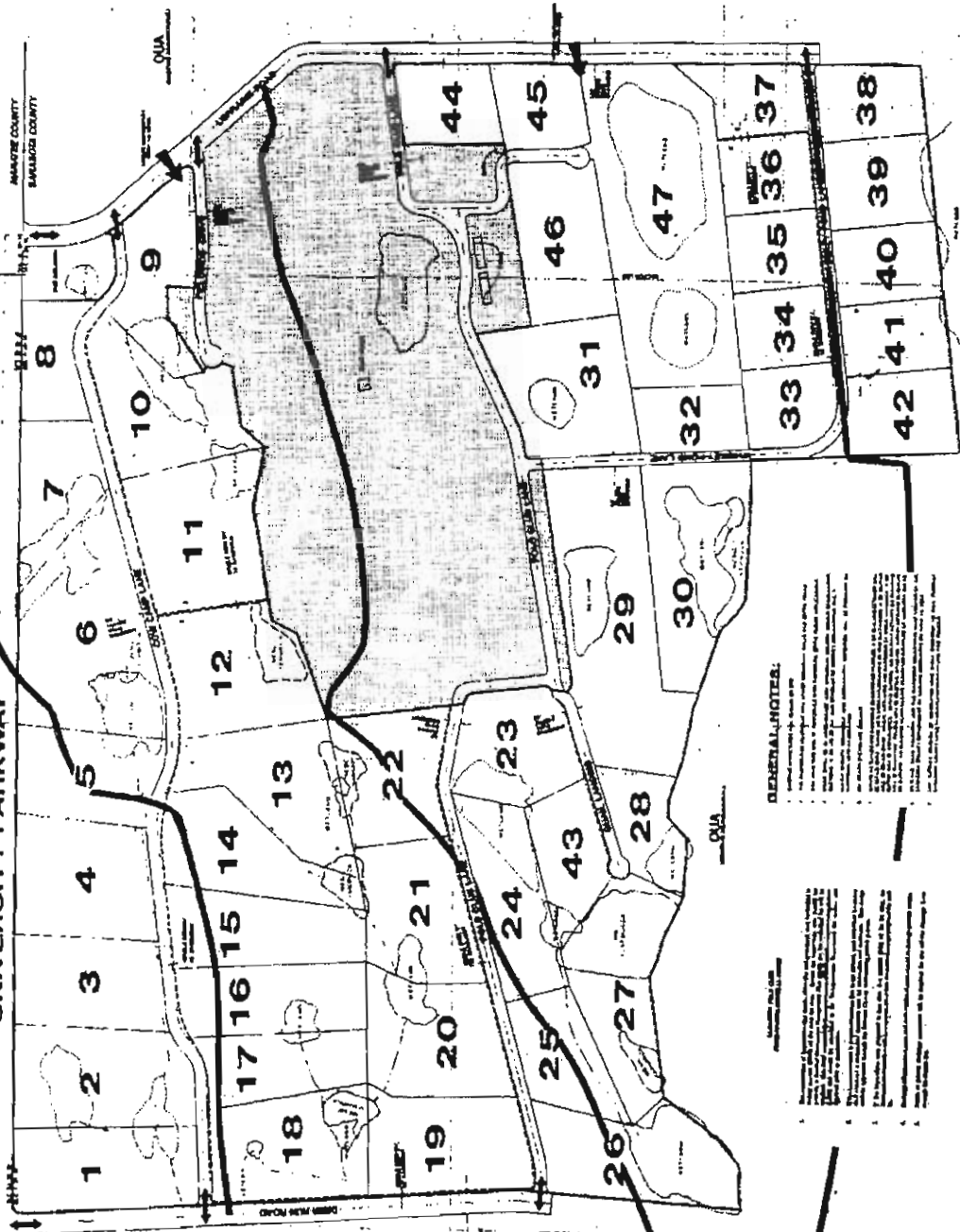
NOTE DATA:

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the centerline of the road.
- 3. All dimensions are to the centerline of the utility line.
- 4. All dimensions are to the centerline of the lot.
- 5. All dimensions are to the centerline of the site.
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Exhibit A-2

PD-R/WP-E/S/T

UNIVERSITY PARKWAY



**SITE DATA**

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	42	41	40
39	38	44	45	46	47		

PCD

STEWART MANAGEMENT PLAN  
SARASOTA  
POLO RANCHES

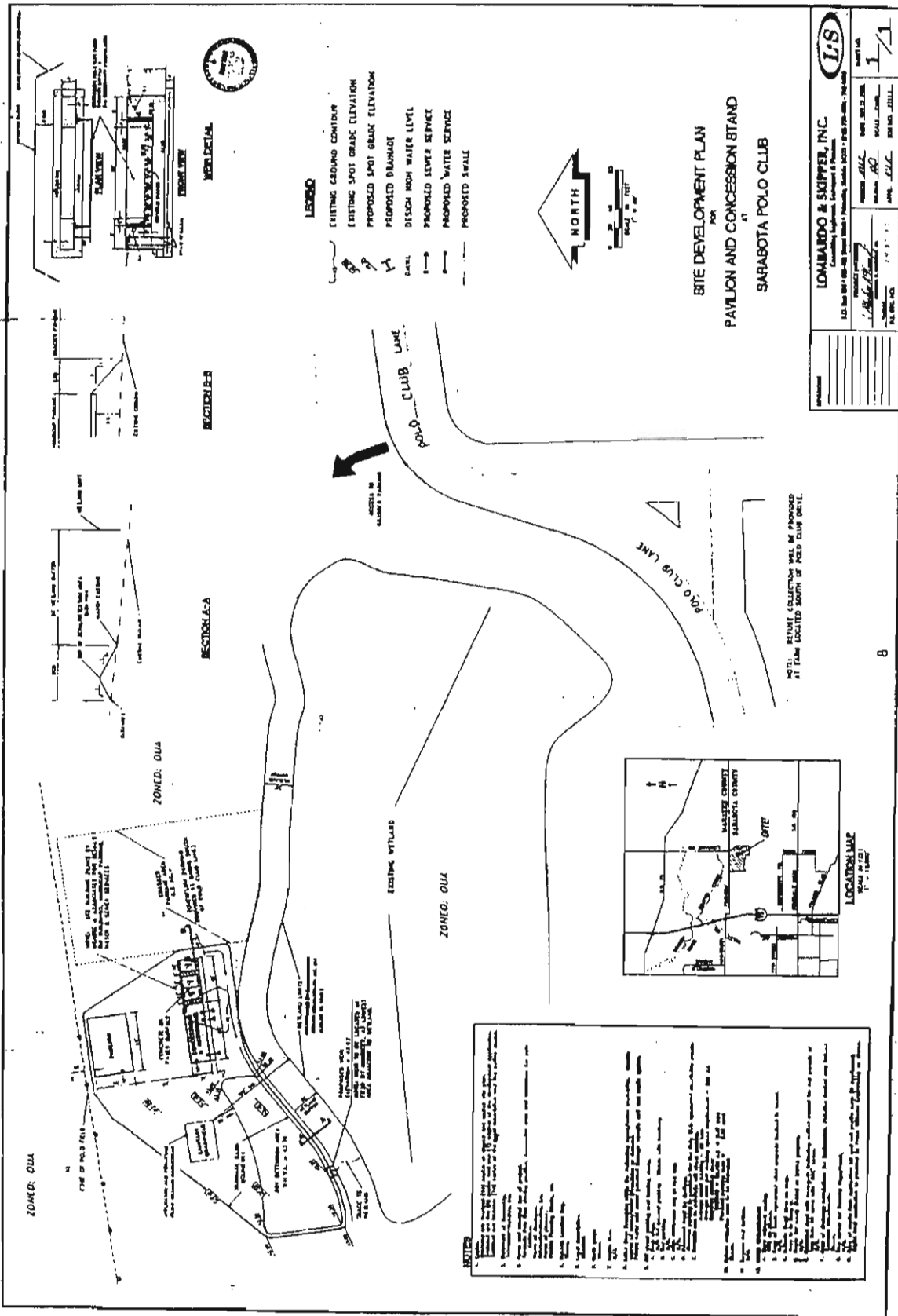


**GENERAL NOTES:**

1. All work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. All work shall be completed within the specified time frame.
4. The contractor shall maintain access to all adjacent properties.
5. All materials and methods of construction shall be approved by the engineer.
6. The contractor shall be responsible for the protection of all existing utilities.
7. All work shall be inspected and approved by the engineer.
8. The contractor shall be responsible for the removal and disposal of all debris.
9. All work shall be completed in accordance with the approved plans and specifications.
10. The contractor shall be responsible for the maintenance of all site equipment.
11. All work shall be completed within the specified time frame.
12. The contractor shall be responsible for the protection of all adjacent properties.
13. All materials and methods of construction shall be approved by the engineer.
14. The contractor shall be responsible for the removal and disposal of all debris.
15. All work shall be inspected and approved by the engineer.
16. The contractor shall be responsible for the maintenance of all site equipment.

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Exhibit A-4

**SPECIAL EXCEPTION PETITION NO. 1664  
DEVELOPMENT STANDARDS**

Estimated # of possible attendees at a weekday event	Approximately 1,200 people (This is not a proffered stipulation on the maximum number of attendees. This is just an estimate of the daily number of people attending the larger weekday events that are held on the Polo Club).
Required parking for larger events (estimated 1,200 attendees @ 1.2 parking spaces per attendee)	1,000 spaces
# of parking spaces available at Polo Club	At 300 square feet per parking space, 300,000 square feet of land (6.9 acres) would be needed to provide 1,000 spaces. The Polo Club has 68 marked, grassed parking spaces, with over 50 acres (enough parking area for 7,260 vehicles) available for overflow parking at the barns south of Polo Club Lane (immediately south of the polo fields). This demonstrates that adequate parking is available for the larger events.
Traffic Circulation	Access to the Polo Club is via Deer Drive and Lorraine Road off of University Parkway. Polo Club Lane runs east and west from Deer Drive to Lorraine Road through the Polo Ranches proper
Pedestrian Access	Sidewalks exist along University Parkway. Pedestrian circulation is provided at most events with flagged areas.
Water and Sewer Provision	Restrooms are provided in the clubhouse, and at special events, port-a-lets are set up to provide adequate facilities for the # of attendees expected
Lighting	All existing lighting on the site was approved as part of the site and development plan (approved in September of 1993). If it is determined that additional lighting is ever needed for a specific event planned, additional temporary lighting will be provided, and a temporary lighting permit will be obtained.
Emergency Safety Precautions	Fire and Sheriff protection (including the direction of traffic entering or exiting the facility) is provided for any event where that additional protection is deemed necessary.
Tents	It is understood that if a tent is necessary for any event, a tent permit will be required to be obtained.