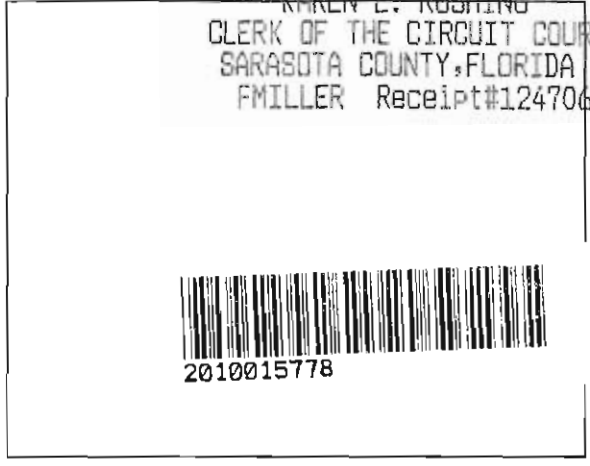


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FEB 11 2010

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010015778 6 PGS
2010 FEB 08 10:16 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1247064

Please record and return to: **(Via Inter-Office Mail)**
Carol McConway, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

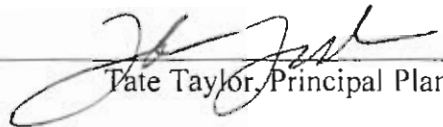
Charge to: Planning Services
Account# 51800100500489



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

The following property, located east of Cattlemen Road and approximately 500 feet north of Packinghouse Road in Sarasota County, Florida, owned by All Faiths Food Bank, and described in Resolution No. 2010-015 attached hereto, to allow indoor recreation in an I (Industrial) zone district, pursuant to Special Exception Petition No. 1687 filed by Robert J. Medred, Agent, and granted by Sarasota County on January 27, 2010, 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. 2010-015, attached hereto)

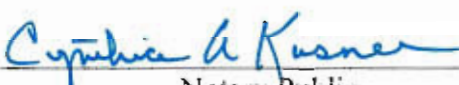

Tate Taylor, Principal Planner II

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Principal Planner II, 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 he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 4th day of February, 2010.




Cynthia A Kusner
Notary Public
State of Florida at Large

This instrument prepared by:
cm

RESOLUTION NO. 2010-015
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1687

WHEREAS, Robert J. Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1687 requesting that a special exception be granted to permit indoor recreation, located east of Cattlemen Road and approximately 500 feet north of Packinghouse Road, Sarasota County, Florida, in an I (Industrial) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of December, 2009, to consider said Special Exception Petition No. 1687; and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1687 be granted, and

WHEREAS, this Board, after due public notice, did on the 27th day of January, 2010, 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.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.

2010-015

BOARD RECORDS
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SARASOTA COUNTY
FLORIDA

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

B. Special Exception Petition No. 1687 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

EAST OF CATTLEMEN ROAD AND APPROXIMATELY 500 FEET NORTH OF PACKINGHOUSE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2009102976, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 51, PALMER FARMS, SECOND UNIT, RECORDED IN PLAT BOOK 3, PAGES 20 AND 21, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON THE PREVIOUS EAST RIGHT OF WAY LINE OF CATTLEMEN ROAD, A/K/A PACKINGHOUSE ROAD, RECORDED AS A 50 FEET WIDE PUBLIC RIGHT OF WAY IN SAID PLAT BOOK 3, PAGES 20 AND 21; THENCE N.08°57'30"E. ALONG SAID RIGHT OF WAY AND ALONG THE WEST LINE OF LOTS 51 AND 50 OF SAID PALMER FARMS, SECOND UNIT, A DISTANCE OF 695.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.08°57'30"E., A DISTANCE OF 25.27 FEET; THENCE LEAVING SAID RIGHT OF WAY S.89°22'02"E., A DISTANCE OF 115.24 FEET; THENCE N.03°00'59"E., A DISTANCE OF 62.05 FEET; THENCE S.86°59'01"E., A DISTANCE OF 90.78 FEET; THENCE N.08°57'30"E., A DISTANCE OF 165.07 FEET; THENCE ALONG THE SOUTH LINE OF A 26 FEET WIDE DRAINAGE EASEMENT, DESCRIBED IN OFFICIAL RECORDS BOOK 772, PAGE 747, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2009102076, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, S.89°26'00"E., A DISTANCE OF 220.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-75, S.R. 93, A LIMITED ACCESS RIGHT OF WAY; THENCE ALONG SAID WEST RIGHT OF WAY LINE S.03°30'55"W., A DISTANCE OF 247.12 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2002081060, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, S.89°22'04"W., A DISTANCE OF 444.25 FEET TO SAID PLATTED EAST RIGHT OF WAY LINE OF CATTLEMEN ROAD, SAME BEING THE POINT OF BEGINNING.

and the same is hereby approved for Special Exception 1687, 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.

27010-015

1. Development shall take place in substantial accordance with the Development Concept Plan, date-stamped September 14, 2009, 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.

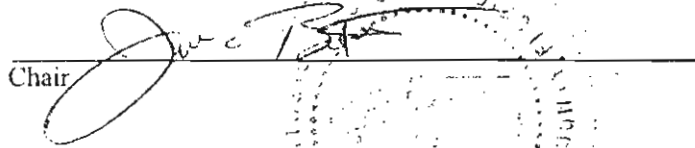
C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 27th day of January, 2010.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:

Chair



ATTEST:

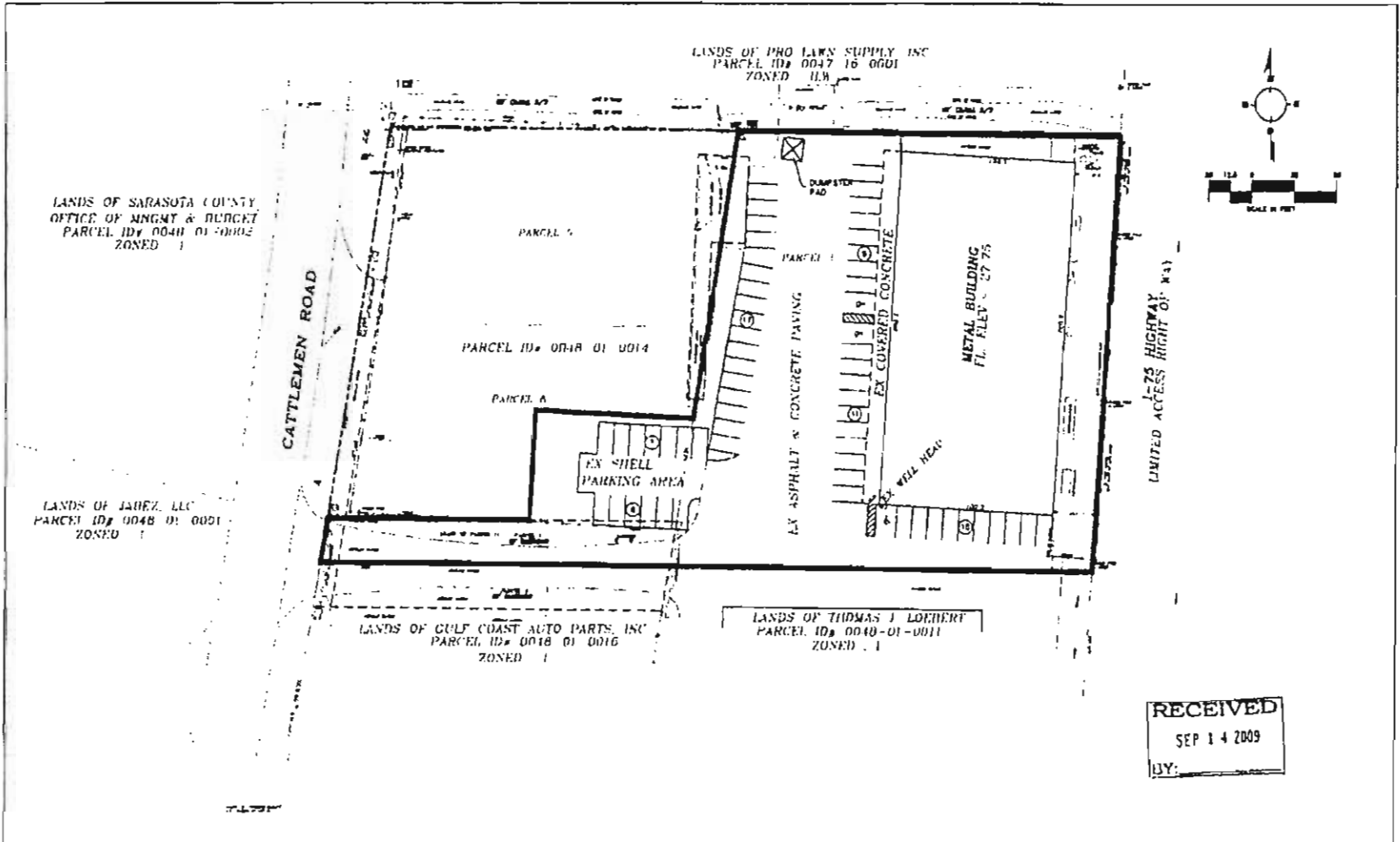
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By:

Deputy Clerk



D77MM-N1E



RECEIVED
SEP 14 2009
BY:

EXTRA INNINGS TRAINING CENTER BINDING DEVELOPMENT CONCEPT PLAN	REV DESCRIPTION	REV DATE	DATE AUG., 2009	SCALE: 1" = 50'	GENESIS PLANNING AND DEVELOPMENT, INC. 941-374-5844	1 OF 2

SITE DATA

- 1. TOTAL SITE AREA: 1.55 ACRES - ADDRESS: 717 CATTLEMEN ROAD - PARCEL ID: 0048-01-0014
- 2. EXISTING ZONING: INDUSTRIAL - EXISTING USE: WAREHOUSE/ DISTRIBUTION CENTER
- 3. PROPOSED ZONING: SPECIAL EXCEPTION INDOOR RECREATION FOR BASEBALL/ SOFTBALL TRAINING CENTER
- 4. UTILITIES: CENTRAL WATER AND SEWER
- 5. EXISTING STRUCTURES: 17,400 SF WAREHOUSE 2,600 SF OFFICE
- 6. PROPOSED STRUCTURES: CONVERT TO EIGHT INDOOR BATTING CAGES WITH ANCILLARY USES INCLUDE PRO-SHOP, MEETING ROOM AND TRAINING ROOM
- 7. PARKING: PARKING FOR INDOOR RECREATION REQUIRES 1 SPACE FOR 250 SF OF BUILDING AREA. PUBLIC CORRIDORS, COMMON RESTROOMS AND AREAS DEVOTED FOR MACHINERY AND EQUIPMENT CAN BE EXCLUDED.
 20,000 SF - 5,000 SF (COMMON AREA, ETC) = 15,000 SF BUILDING AREA
 15,000 SF (INDOOR RECREATION)/250 SF = 60 SPACES REQUIRED - 60 SPACES PROPOSED
- 8. STORMWATER: DRAINAGE IMPROVEMENTS TO REMAIN - NO CHANGES TO THE EXISTING IMPERVIOUS AREAS ARE PROPOSED.
- 9. BUILDING COVERAGE: 19%

RECEIVED
 SEP 14 2009
 BY: _____

877-NIN-N-15

EXTRA INNINGS TRAINING CENTER	REV DESCRIPTION	REV DATE	DATE: AUG. 2009	SCALE: NONE	GENESIS PLANNING AND DEVELOPMENT, INC. 941-374-5844	2 OF 2
BINDING DEVELOPMENT CONCEPT PLAN						