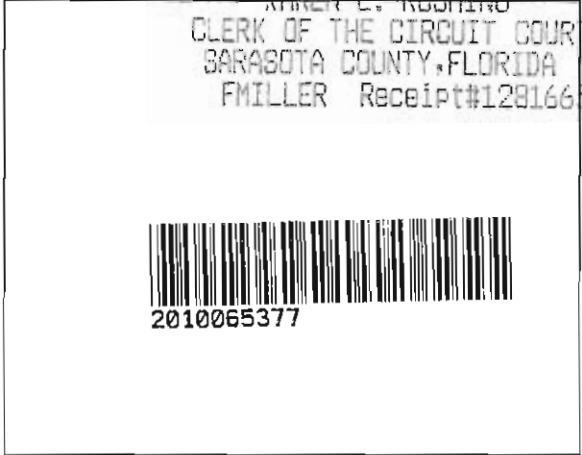


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010065377 & PDS
2010 MAY 27 11:11 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1281665

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

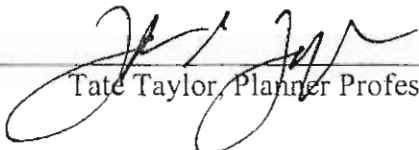
Charge to: Planning Services
Account# 51800100500489



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

The following property, located approximately 3,800 feet south of South River Road and East of Paul Morris Drive in Sarasota County, Florida, owned by Robert S. Gomola, and described in Resolution No. 2010-070 attached hereto, to allow outdoor storage in the PID (Planned Industrial District) zone district, pursuant to Special Exception Petition No. 1690 filed by Brian Lichterman, Agent, and granted by Sarasota County on April 27, 2010, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

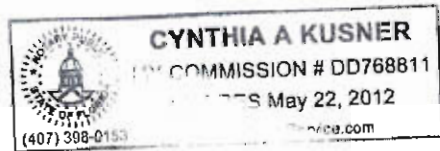
(Stipulations and limitations are those described in Section B of Resolution No. 2010-070, attached hereto)



Tate Taylor, Planner Professional

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Planner Professional, 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 27th day of May, 2010.




Cynthia A Kusner
Notary Public
State of Florida at Large

This instrument prepared by: cm

BOARD RECOMMENDED FOR RECORD
APR 28 AM 8:03

RESOLUTION NO. 2010-070
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1690

WHEREAS, Brian Lichterman, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1690 requesting that a special exception be granted to permit outdoor storage, located approximately 3,800 feet south of South River Road and east of Paul Morris Drive, Sarasota County, Florida, in a PID (Planned Industrial District) zone district zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 18th day of February, 2010, to consider said Special Exception Petition No 1690, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1690 be granted, and

WHEREAS, this Board, after due public notice, did on the 27th day of April, 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. 1690, 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. 1690 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

APPROXIMATELY 3,800 FEET SOUTH OF SOUTH RIVER ROAD
AND EAST OF PAUL MORRIS DRIVE AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 22 AND 23, MORRIS INDUSTRIAL PARK, ACCORDING TO
THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 18
AND 18A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.

and the same is hereby approved for Special Exception 1690, 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.

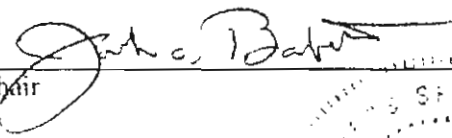
1. Development shall take place in substantial accordance with the Development Concept Plan, date-stamped November 4, 2009, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. The maximum height of outside storage shall not exceed 25 feet above finished grade.
3. Outside storage shall be limited to a maximum of 200 enclosed containers.
4. Outside storage shall occur only on paved areas as specifically depicted on Exhibit A.

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

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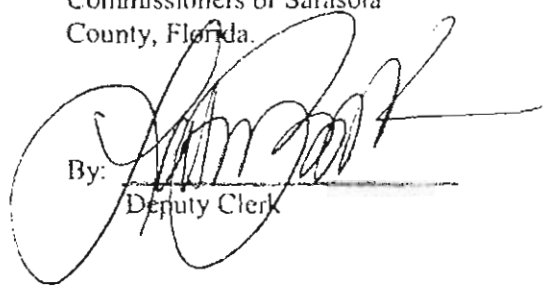
PASSED AND DULY ADOPTED this 24th day of April, 2010.

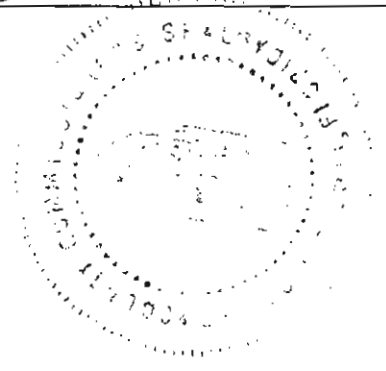
BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

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



R2010-070

SITE DATA

1. PROPERTY OWNER:
RRR ASSOCIATES LLC
573 PAUL MORRIS DRIVE
ENGLEWOOD, FL 34223
2. BUSINESS OWNER:
PODS OF SW FL
MR. JASON FELTY, MANAGER
573 PAUL MORRIS DRIVE
ENGLEWOOD, FL 34223
3. TOTAL SITE AREA:
1,9027 ACRES + (82,880 SF)
4. EXISTING ZONING:
PID (PLANNED INDUSTRIAL DEVELOPMENT)
5. PROP. SPECIAL EXC.:
REQUEST FOR OUTDOOR STORAGE OF PODS
6. FLOOD ZONE:
X PER FIRM MAP #1251440154E, REVISED SEPT 3, 1992
7. EXISTING USE:
PODS OF SW FL WAREHOUSE BUILDING
8. EXISTING BLDG.
16,963 SQ. FT
9. PREVIOUS REZONE:
NOT APPLICABLE
10. PROPOSED USE:
WAREHOUSE BUILDING WITH OUTDOOR STORAGE
11. UTILITIES:
WATER - ENGLEWOOD WATER DISTRICT
SEWER - NOT AVAILABLE
12. SURROUNDING LAND USE:
NORTH - EX WAREHOUSE BLDG
SOUTH - VACANT PID ZONED LANDS
EAST - ONE LARGE LOT SINGLE FAMILY HOME
WEST - VACANT PID ZONED LANDS
13. HABITAT:
NONE - DEVELOPED FEATURES
14. ROADWAYS:
PUBLIC ROADWAYS
15. PARKING SPACES:
TOTAL PROVIDED:
29 EX STANDARD (9'X18') SPACES (2 ARE H/C)
* AN ALTERNATIVE PARKING PLAN APPROVED BY THE ZONING ADMINISTRATOR ALLOWED FOR ONLY 13 OFFICE PARKING SPACES
16. OPEN SPACE:
30% REQUIRED
30% PROVIDED
17. BUILDING COVERAGE (EX):
16,963 TOTAL SF = 5% BLDG COVERAGE
18. BUILDING HEIGHT:
MAXIMUM PERMITTED IN PID ZONING: 65'

DEVELOPMENT CONCEPT PLAN NOTES (BINDING)
PODS OF SOUTHWEST FLORIDA

VISION PLANNING & DESIGN
8205 SNOWY EGRET PLACE
LAKEWOOD RANCH, 34202
841-322-2519
brant@visionplanning.com

R2010-070