

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010095225 5 PGS
2010 AUG 04 04:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DEABLETO Receipt#1302503

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 650 feet east of US 41 and south of Doud Street in Sarasota County, Florida, owned by George W. McCloskey, and described in Resolution No. 2010-171 attached hereto, to convert a Mobile Home and Recreational Vehicle Park as a non-conforming use to a conforming use in an RSF-3 (Residential, Single Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1693 filed by Stephen Douglas Rees, Jr., Agent, and granted by Sarasota County on July 28, 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. 2010-171, 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 3rd day of August, 2010.




Cynthia A. Kusner
Notary Public
State of Florida at Large

This instrument prepared by: cm



RESOLUTION NO. 2010- 171
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1693

BOARD RECORDS
FILED FOR RECORD
JUN 29 11 29
KAREN - GREEN
CLERK OF COUNTY COMMISSIONERS

WHEREAS, Stephen Douglas Rees, Jr., Agent for the Owner of the hereinafter described real property has filed Special Exception Petition No. 1693 requesting that a special exception be granted to allow the property, located at 2100 Doud Street, Sarasota, Florida, to be used as a Residential Manufactured Home and Recreational Vehicle Park in the RSF-3 (Residential Single Family, 4.5 units/acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of June, 2010, to consider said Special Exception Petition No. 1693; and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1693 be granted; and

WHEREAS, this Board, after due public notice, did on the 28th day of July 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. 1693 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.
8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1693 is hereby **GRANTED** for the following described property, said property being in Sarasota County, Florida, to-wit:

Approximately 650 feet east of US 41 and south of Doud Street and being more particularly described as follows: Blocks "E" and "H", replat of Pinehurst Park Subdivision, together with those vacated portions of Marion Court and Polk Avenue lying adjacent to said Blocks "E" and "H", as per Resolution recorded in Official Records Book 984, Page 694, all as per plat thereof recorded in Plat Book 3, Pages 41 and 41-a, of the Public Records of Sarasota County, Florida.

and the same is hereby approved for Special Exception 1693, 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.

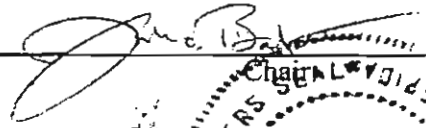
1. Development shall occur in substantial compliance with the Development Concept Plan date stamped June 24, 2010, attached hereto as Exhibit A, except modified as necessary to comply with the stipulations contained herein. This does not imply or confer any variances from applicable zoning or land development regulations except as identified herein. The maximum number of units permitted on the property shall be as follows: 32 manufactured home spaces, 29 recreational vehicle spaces, and 17 combination spaces (manufactured homes or recreational vehicles).
2. Any deviation(s) from or amendment(s) to the Development Concept Plan that are not allowed by this special exception (that is what is not in substantial accordance with the Development Concept Plan) shall conform to the Zoning Ordinance in effect at the time of approval of the modification.
3. The Owner shall install and maintain in good condition a six (6) foot high opaque fence or wall along the eastern property line south of the county lift station within 90 days of the date of approval of this special exception.

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

PASSED AND DULY ADOPTED this 28 day of July, 2010.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

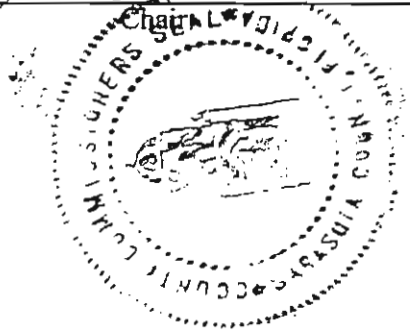
By

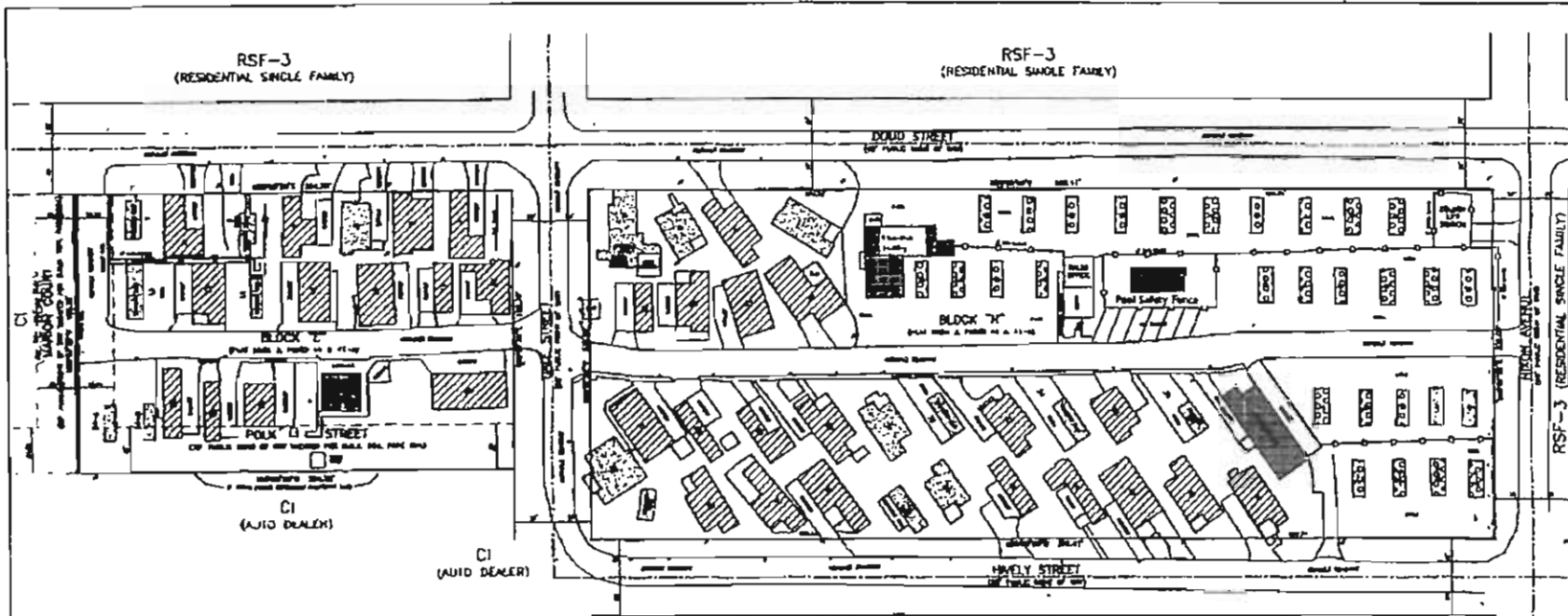


ATTEST:

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







Deputy Clerk





4

LEGEND:

-  MOBILE HOMES/
MANUFACTURED HOMES
(32 EXISTING)
-  COMBO SPACES
(17 EXISTING)
-  RV SPACES
(29 EXISTING)
-  COMMON
FACILITIES
-  6' HIGH OPAQUE FENCE

NOTE: "Combo Spaces" refers to spaces that are used for either a Mobile Home/Manufactured Home or an RV

SITE DATA:

TOTAL SITE AREA
4.404 +/- ACRES

EXISTING ZONING:
RSF-3 (RESIDENTIAL SINGLE FAMILY 3, 4.5 D.U./ACRE)
C1 (COMMERCIAL INTENSIVE)

FUTURE LAND USE:
MODR (MODERATE DENSITY RESIDENTIAL, >2 AND <5 D.U./ACRE) AND COMCOR (COMMERCIAL CORRIDOR)

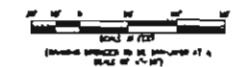
EXISTING USE:
MOBILE HOME/MANUFACTURED HOME AND RV PARK

PROPOSED USE:
SPECIAL EXCEPTION USE UNDER SECTION 8.8, ZONING REGULATIONS TO CONTINUE EXISTING USE OF MOBILE HOME/MANUFACTURED HOME AND RV PARK AS SHOWN IN THE LEGEND

OPEN SPACE:
NOT APPLICABLE/NO CHANGE TO EXISTING CONFIGURATION AND DEVELOPMENT.

BUILDING COVERAGE:
NOT APPLICABLE/NO CHANGE TO EXISTING CONFIGURATION AND DEVELOPMENT

BUILDING HEIGHT:
SHALL NOT EXCEED 15'



"BINDING DEVELOPMENT
CONCEPT PLAN"
IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA.
© COPYRIGHT 1978 ROBINSON LAND SURVEYING, INC.