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

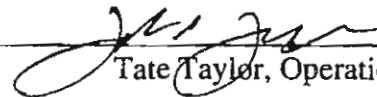
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1503369

2012068338

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 at 3800 27th Parkway in Sarasota County, Florida, owned by RGP Tower Partners, LLC., and described in Resolution No. 2012-100 attached hereto, to allow a 125 foot telecommunications tower in an RSF-3 (Residential Single Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1705 filed by Scott Richards and John L. Moore, Agents, and granted by Sarasota County on May 23, 2012, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

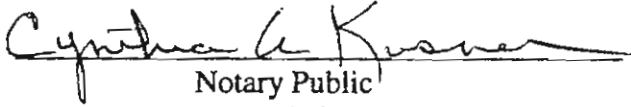
(Stipulations and limitations are those described in Section B of Resolution No. 2012-100, attached hereto)


Tate Taylor, Operational Manager

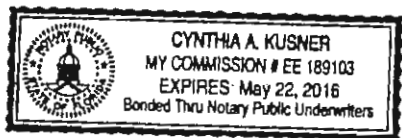
**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, 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 25th day of MAY, 2012.


Notary Public
State of Florida at Large

This instrument prepared by:
kp



RESOLUTION NO. 2012- 100
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1705

WHEREAS, Scott Richards and John L. Moore, Esq., Agents for the owner of the hereinafter described real property has filed Special Exception Petition No. 1705 requesting that a special exception be granted to allow a 125 foot telecommunications tower in an RSE-3 (Residential Single Family, 4.5 units/acre) zone district, located at 3800 27th Parkway, Sarasota County, Florida, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 5th day of April 2012, to consider said Special Exception Petition No. 1705, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1705 be granted, and

WHEREAS, this Board, after due public notice, did on the 23rd day of May, 2012, 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. 1705 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;

R 2012-100

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. 1705 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

3800 27th Parkway, Sarasota County, Florida AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 632, KENSINGTON PARK UNIT NO. 5, AS RECORDED IN PLAT BOOK 11, PAGE 9 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ON A PLAT BEARING S00°06'35"E ALONG THE WEST LINE OF SAID KENSINGTON PARK UNIT NO. 5, A DISTANCE OF 380.00 FEET TO A POINT ON THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT EASEMENT;

THENCE N89°53'25"E ALONG SAID NORTH LINE, A DISTANCE OF 224.60 FEET;

THENCE S00°06'35"E A DISTANCE OF 140.00 FEET TO A POINT ON A LINE 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID FLORIDA POWER & LIGHT EASEMENT;

THENCE S89°53'25"W ALONG SAID PARALLEL LINE A DISTANCE OF 448.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRANCH "BA", KENSINGTON PARK UNIT NO. 4, AS RECORDED IN PLAT BOOK 10, PAGE 96 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N77°59'52"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 173.42 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONTINUING ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID BRANCH "BA", HAVING A CENTRAL ANGLE OF 71°36'07" AND RADIUS OF 557.00 FEET FOR AN ARC DISTANCE OF 696.08 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF 27TH PARKWAY (80 FOOT PUBLIC RIGHT-OF-WAY);

THENCE N89°53'25"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 829.93 FEET TO THE POINT OF BEGINNING.

and the same is hereby approved for Special Exception No. 1705, 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. All development on the subject parcel shall occur in substantial accordance with the Development Concept Plan received February 28, 2012 and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.

C. The provisions of Resolution No. 2003-011, approving Special Exception No. 1557, for a House of Worship with Child Care and private school, remain unmodified by this Resolution.

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

PASSED AND DULY ADOPTED this 23rd day of May, 2012.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

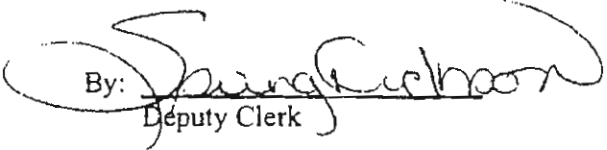
By:


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

