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2013 DEC 04 08:39 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TCELMER Receipt#1689430

Please record and return to: **(Via Inter-Office Mail)**
Paula Clintzman, 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 4675 Clark Road in Sarasota County, Florida, owned by Parker Hannifin Foundation, and described in Resolution No. 2013-197 attached hereto, to allow free-standing retail sales and service uses in excess of 15,000 square feet in the ILW zone district, pursuant to Special Exception Petition No. 1716 filed by Charles D. Bailey, Agent, and granted by Sarasota County on November 20, 2013, 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. 2013-197, attached hereto.)

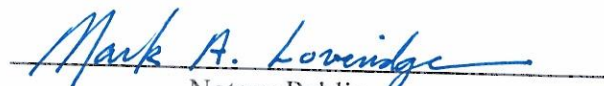

Tate Taylor, Operational Manager

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 2nd day of December, 2013.




Notary Public
State of Florida at Large

RESOLUTION NO. 2013-197
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1716

WHEREAS, Charles D. Bailey, Jr., Agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1716 requesting that a special exception be granted to allow free-standing retail sales and service uses in excess of 15,000 square feet in an ILW (Industrial, Light Manufacturing, and Warehousing) zone district on approximately 10.02 acres located at 4675 Clark Road, Sarasota County, Florida, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 3rd day of October, 2013, to consider said Special Exception Petition No. 1716, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1716 be granted, and

WHEREAS, this Board, after due public notice, did on the 20th day of November, 2013, 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. 1716 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;

BOARD OF COUNTY COMMISSIONERS
FILED FOR THE RECORD
2013 JUN 22 10:22:25
CANCELLING THE CIRCUIT COURT
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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. 1716 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

4675 Clark Road, Sarasota County, Florida AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, LESS THE SOUTH 50 FEET THEREOF FOR RIGHT-OF-WAY OF CLARK ROAD.

LESS THE FOLLOWING DESCRIBED PROPERTY;

SITUATED IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, AND BEING PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID WEST 1/2, NORTH 0°15'19" EAST 50.00 FEET TO THE POINT OF BEGINNING, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLARK ROAD (S.R. 72); THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERLY LINE OF SAID WEST ½, NORTH 0°15'19" WEST 1292.71 FEET TO THE NORTHWEST CORNER OF SAID WEST 1/2; THENCE ALONG THE NORTHERLY LINE OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION, SOUTH 89°50'35" EAST 334.56; THENCE BY NEW SUBDIVISION LINES SOUTH 0°05'25" WEST 1108.73 FEET

TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 71.08 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 190.98 FEET AND A CENTRAL ANGLE OF 21°19'26"; THENCE SOUTH 21°24'51" WEST 50.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 70.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CLARK ROAD, SAID CURVE HAVING A RADIUS OF 190.98 FEET, AND A CENTRAL ANGLE OF 21°06'00"; AND THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°41'09" WEST 290.92 FEET TO THE POINT OF BEGINNING.

and the same is hereby approved for Special Exception No. 1716, 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 compliance with the Development Concept Plan date stamped October 14, 2013, and attached hereto as Exhibit "A," except as necessary to comply with stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development on the subject parcel shall be consistent with the Conditions for Development Approval contained in the Clark Road Corridor Plan, No. 91-02-SP, Ordinance No. 95-020.
3. The Master Surface Water Management Plan shall be consistent with the Catfish Creek Basin Master Plan.

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

PASSED AND DULY ADOPTED this 20 day of November, 2013.

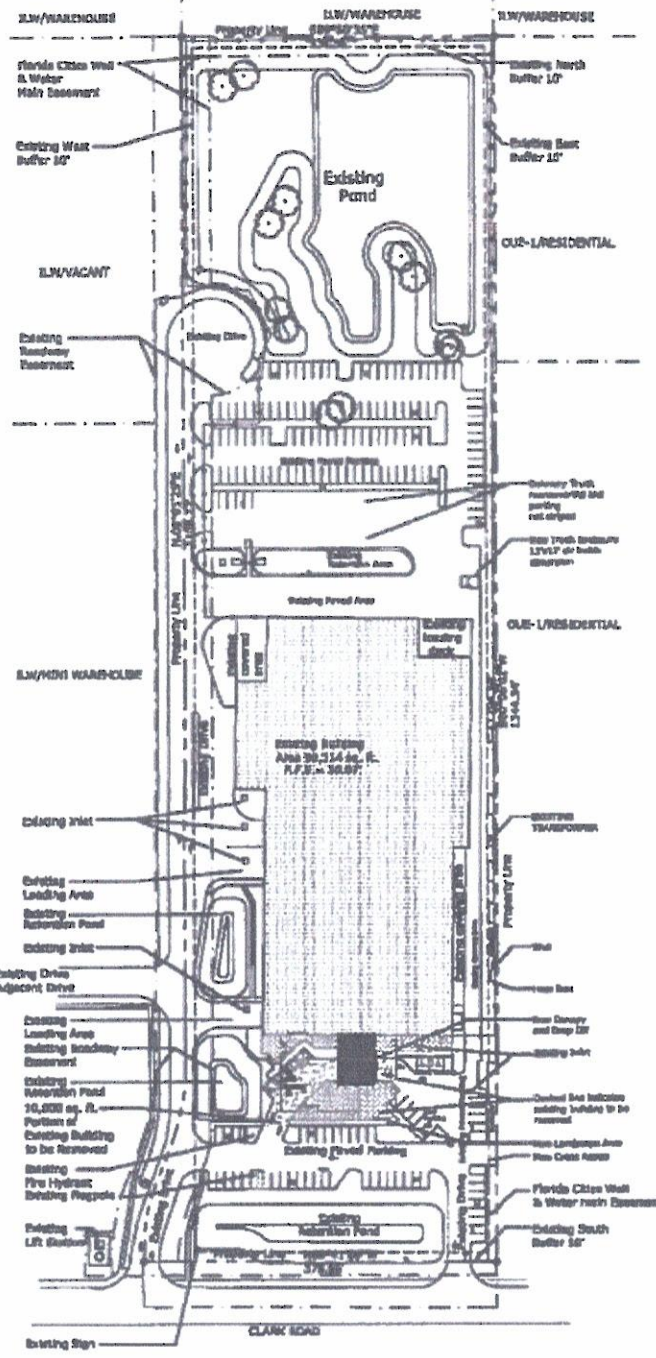
BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By: Carolyn J. Mason
Chair

ATTEST:

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

By: Debra Sheffer
Deputy Clerk



Existing Landscaping Buffers to remain
 Existing Parking to remain
 There are no Grand Trees on Site

FEMA Community Panel Number: 125144 0163 E

Gross Acreage (10.02)
 Parking:
 Parking requirement 1 per 350 sq. ft.
 of showroom apply:
 36,314 / 350 = 103 spaces required
 179 total spaces provided

Building Area:
 Existing Building Area = 106,385 sq. ft.
 Proposed Building Area to remove 16,081 sq. ft.

Total Building Area for proposed = 90,304 sq. ft.
 Existing Zoning and Land Use:
 Industrial, Light Manufacturing and
 Warehousing District (I1W)

Proposed Special Exception for
 Preserving Retail Sales in
 Cases of 33,000 sq. ft.

Flood Zone: Zone X

Set Back:	Required	Existing Buffer:
North	33'	NORTH - 10'
East	8'	EAST - 20'
South	90'	SOUTH - 10'
West	8'	WEST - 30'

LANDSCAPE ON EAST BOUNDARY SHALL PROVIDE 80%
 OPACITY WITHIN THE 10-FOOT CONSTRAINED BUFFER

SITE DATA SUMMARY	
Existing Impervious Area	228,385 Sq. Ft.
Existing Impervious Area To be Removed	10,081 Sq. Ft.
New Impervious Area Added	7,187 Sq. Ft.
Total Net Impervious Area	225,491 Sq. Ft.

Legend

- Property Line
- State Road
- Existing Buffer
- Building Footprint
- Existing Building to remain
- Existing Building to be removed
- New Landscaping Area
- New Road Area

Scale: 1" = 60'-0"

C/RETAIL SALES AND SERVICE FLY/GAME ARCADE PCO/TV VEHICLE SALES AND SERVICE

EXHIBIT A - Received October 14, 2013

	MATTER BROTHERS PROPOSED FURNITURE SHOWROOM 4679 Clark Road, Gainesville, Florida 34233 October 11, 2013	Development Concept Plan (DCP)/Binding	A1

R2013-197

