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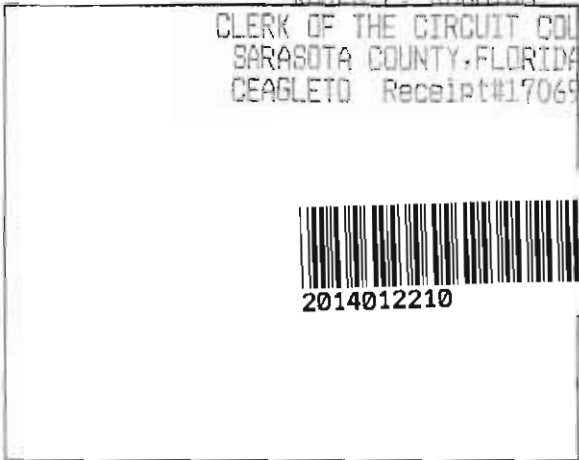
KAREN F. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1706946

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

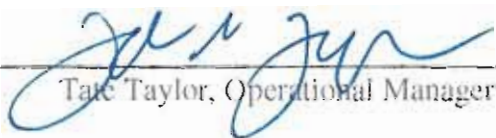
Charge to: Planning Services
Account# 51800100500489

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



The following property, located at 5242 and 5238 Ocean Boulevard in Sarasota County, Florida, owned by Ocean Blvd Properties Holding, LLC, and described in Resolution No. 2014-012, attached hereto, to allow transient accommodations in the CG/SKOD zone district, pursuant to Special Exception Petition No. 1717 filed by Mark Smith, Agent, and granted by Sarasota County on January 28, 2014, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

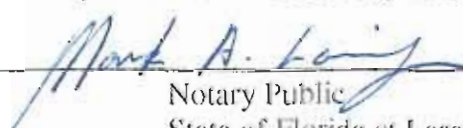
(Stipulations and limitations are those described in Section B of Resolution No. 2014-012, attached hereto)


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 30th day of January, 2014.


Notary Public
State of Florida at Large

This instrument prepared by:



RESOLUTION NO. 2014-012
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1717

WHEREAS, Mark Smith, Agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1717 requesting that a special exception be granted to permit TRANSIENT ACCOMMODATIONS on 0.236 acres located west of Ocean Boulevard and 600 feet north of Beach Road, Sarasota County, Florida, in a CG/SKOD (Commercial, General/Siesta Key Overlay District) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 19th day of December, 2013, to consider said Special Exception Petition No. 1717, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1717 be granted, and

WHEREAS, this Board, after due public notice, did on the 28th day of January, 2014, 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. 1717 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. 1717 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

LOTS 10 AND 11, BLOCK 11, MIRA MAR BEACH

and the same is hereby approved for Special Exception No. 1717, 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 dated December 12, 2013, 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.

R2014-012

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

PASSED AND DULY ADOPTED this 28th day of January, 2014.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By: 

Chair

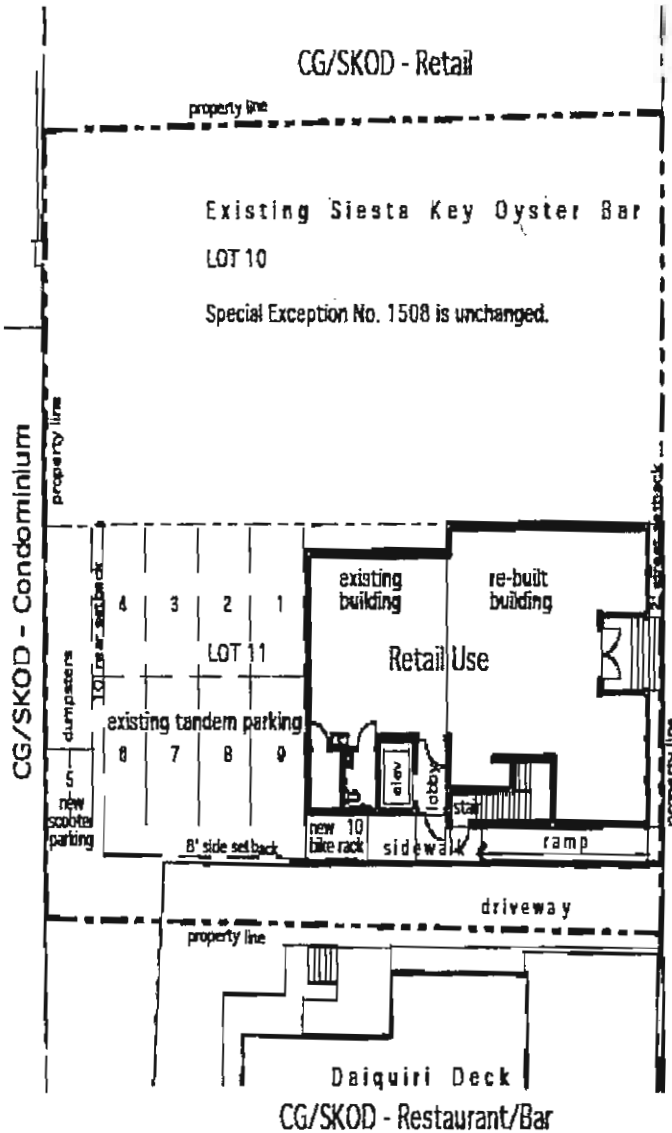
ATTEST:

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

By: Deborah Deakatos
Deputy Clerk

R2014 - 012

Exhibit "A"



Development Concept Plan Binding

1" = 20'-0" 10 0 20

Site Data

Zoning District:	CG/SKOD
Flood Zone:	AE, EL-11
Land Area both Lots 10 & 11:	10,294 sq ft
10,294 sq ft = .236 acre x 13 units/ac	3 Units
Existing Impervious Area:	6,975 sq ft
Note: Transient Accommodations to be rented for less than monthly periods.	

Lot 10

All residential density is transferred from Lot 10 to Lot 11

Lot 11

Ground Floor Retail:	1,742 gross sq ft
Ground Floor Stairs/Elev.:	239 gross sq ft
Ground Floor Total:	1,981 gross sq ft
Second Floor Transient Accom.:	1,560 gross sq ft
Second Floor Stair/Hallway/Elev.:	356 gross sq ft
Second Floor Total:	1,916 gross sq ft
Building Total:	3,897 gross sq ft

Parking Requirements

Lot 10	existing grandfathered
Lot 11	
Retail: 1 per 250 sq.ft.	
1,500 sq. ft. =	6 spaces
Transient: 1 per sleeping rm	
3 sleeping rooms =	3 spaces
Total Parking Required:	9 spaces
Total Parking Proposed:	10 spaces

COMMERCIAL PROPERTY
5242 & 5238 OCEAN BLVD
SARASOTA FLORIDA

SMITH ARCHITECTS P.A.
5032 CALLE MINORGA SARASOTA FLORIDA 34242
941.346.7205 AA0003161 12 DEC 13

R2014-012