

2014 APR 15 08:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1729629

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

**Charge to: Planning Services**  
**Account# 51810000500489**



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

The following property, located at 2865 Clark Road in Sarasota County, Florida, owned by Massimo Rastrelli, and described in Resolution No. 2014-039 attached hereto, to allow an outdoor display in the CG (Commercial, General) zone district, pursuant to Special Exception Petition No. 1721 filed by John F. Cavoli, P.E., Agent, and granted by Sarasota County on March 19, 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. 2014-039, 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 11<sup>th</sup> day of April, 2014.

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
Cynthia Spraggins





**RESOLUTION NO. 2014-039**  
**OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF SARASOTA COUNTY, FLORIDA**  
**SPECIAL EXCEPTION PETITION NO. 1721**

WHEREAS, John F. Cavoli, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1721 requesting Outdoor Display, located south of Class Road, east of Swift Road, Sarasota County, Florida, in CG (Commercial, General) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 20th day of February, 2014, to consider said Special Exception Petition No. 1721 and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1721 be approved;

WHEREAS, this Board, after due public notice, did on the 19<sup>th</sup> day of March, 2014, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition, and

**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. 1721 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.1721 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

South of Clark Road, east of Swift Road and being more particularly described as follows:

PID #0101-04-0071

TAX ID: 0101-04-0071

LOTS 6, 7, and 8, Block A, Colonial Terrace, as recorded in Plat Book 6, Page 39, Records of Sarasota County, Florida

and the same is hereby approved for Special Exception Petition No. 1721, 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 Received 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.

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

PASSED AND DULY ADOPTED this 19<sup>th</sup> day of MARCH, 2014.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By: 

Chair

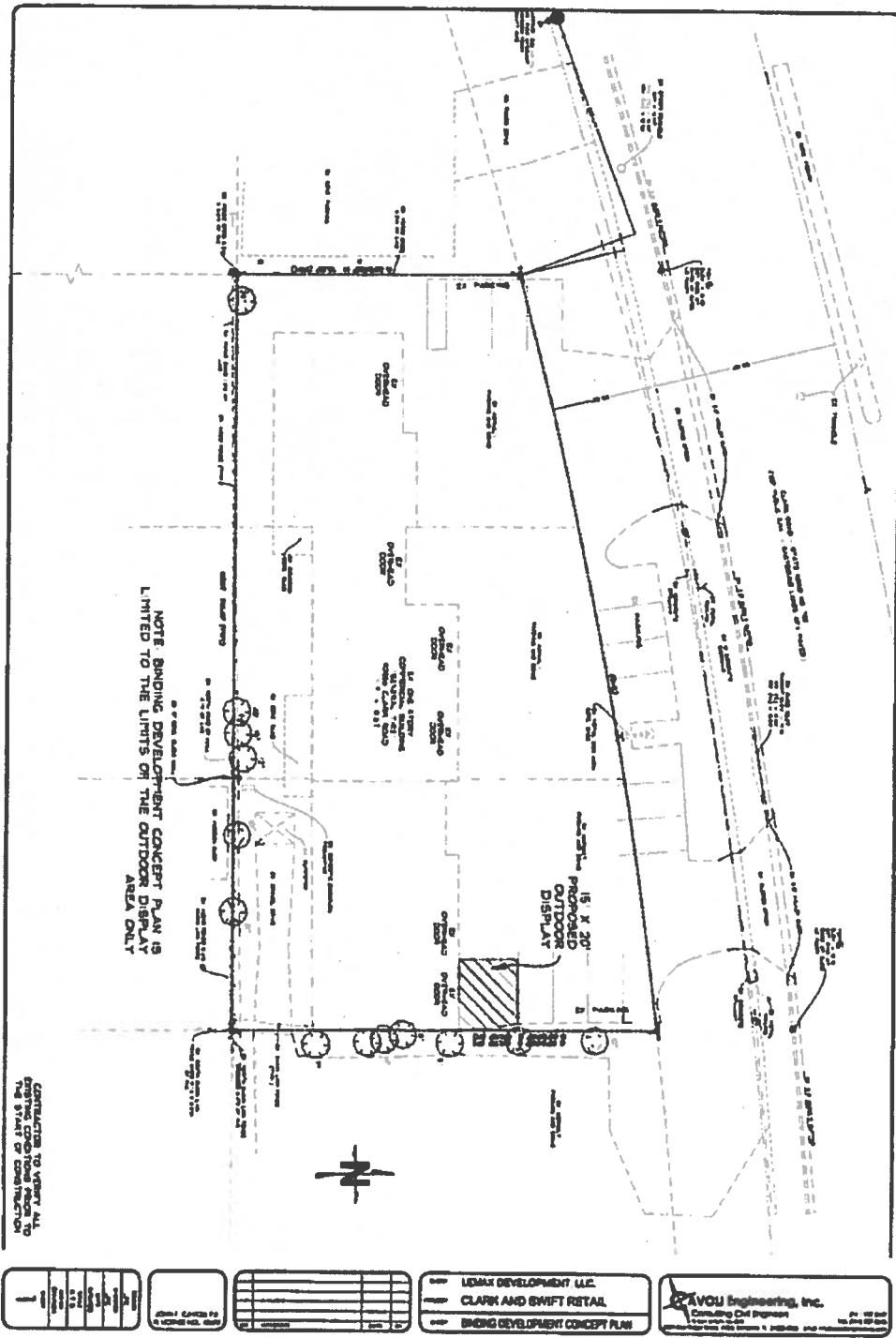
ATTEST:

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

By: Deborah Diakatos  
Deputy Clerk

R2014-039

EXHIBIT "A"  
 Received December 12, 2013



R2014-039

