


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

Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014083452 5 PG(S)
July 16, 2014 08:32:03 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



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

The following property, located on the northeast corner of Jacaranda Boulevard and East Venice Avenue, in Sarasota County, Florida, owned by Jacaranda Junction II, LLC, and described in Resolution No. 2014-116 attached hereto, to allow retail sales over 60,000 square feet in a single occupant building, and to allow maximum building height of 45 feet in a CG (Commercial, General), zone district on approximately 20 acres, pursuant to Special Exception Petition No. 1723 filed by Robert J. Medred, Agent, and granted by Sarasota County on July 8, 2014, and 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. 2014-116, 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 15th day of July, 2014.



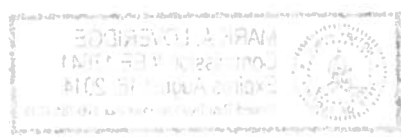

Notary Public
State of Florida at Large

This instrument prepared by:
CMS

[Faint handwritten text]

[Faint handwritten text]

[Faint handwritten text]



RESOLUTION NO. 2014- 116
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1723

WHEREAS, Robert Medred, Agent for the Owner of the hereinafter described real property, has filed Special Exception Petition No. 1723 requesting that a special exception be granted to allow retail sales over 60,000 square feet in a single occupant building, and to allow a maximum building height of 45 feet in a CG zone district on approximately 20 acres located on the northeast corner of Jacaranda Boulevard and East Venice Avenue, Sarasota County, Florida, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 15th day of May, 2014, to consider said Special Exception Petition No. 1723, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1723 be granted, and

WHEREAS, this Board, after due public notice, did on the 8th day of July, 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. 1723 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

BOARD RECORDS
FILED FOR THE RECORD
2014 JUL 10 AM 11:08
KARL R. RICHARDS
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FLORIDA

R2014-116

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. 1723 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

The legal description of said property in Sarasota County, Florida, being located in the northeast corner of Jacaranda Boulevard and East Venice Avenue and being more particularly described as follows:

Commence at the Northwest corner of Section 11, Township 39 South, Range 19 East, Sarasota County, Florida; thence South $00^{\circ}44'37''$ West, along the west line of said Section 11, a distance of 1329.55 feet; thence South $89^{\circ}27'51''$ East, a distance of 170.38 feet to the easterly right-of-way line of Jacaranda Boulevard, according to the Order of Taking recorded in Official Records Book 1150, at Page 941, Public Records of Sarasota County, Florida; thence South $00^{\circ}35'14''$ West, along said easterly right-of-way line of Jacaranda Boulevard, a distance of 33.00 feet to the southerly right-of-way line of Hardee Drive (66-foot wide public right-of-way), as shown on the Plat of Venice Farms, recorded in Plat Book 2, Page 179, Public Records of Sarasota County, Florida, for the Point-of-Beginning; thence South $89^{\circ}27'51''$ East, along said southerly right-of-way line of Hardee Drive, a distance of 803.61 feet; thence South $00^{\circ}35'14''$ West, parallel with said easterly right-of-way line of Jacaranda Boulevard, a distance of 1090.63 feet; thence North $88^{\circ}32'06''$ West, a distance of 803.70 feet to said easterly right-of-way line of Jacaranda Boulevard; thence North $00^{\circ}35'14''$ East, along said easterly right-of-way line of Jacaranda Boulevard, a distance of 1077.59 feet to the Point-of-Beginning.

and the same is hereby approved for Special Exception No. 1723, 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.

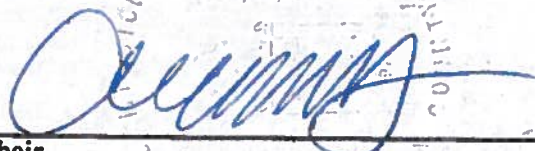
Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land.

1. Development shall take place in substantial compliance with the Development Concept Plan date stamped May 22, 2014, and attached hereto as Exhibit "A." 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.

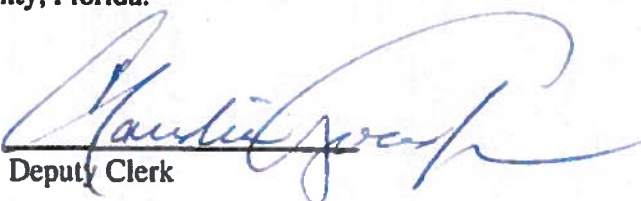
PASSED AND DULY ADOPTED this 8th day of July, 2014.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

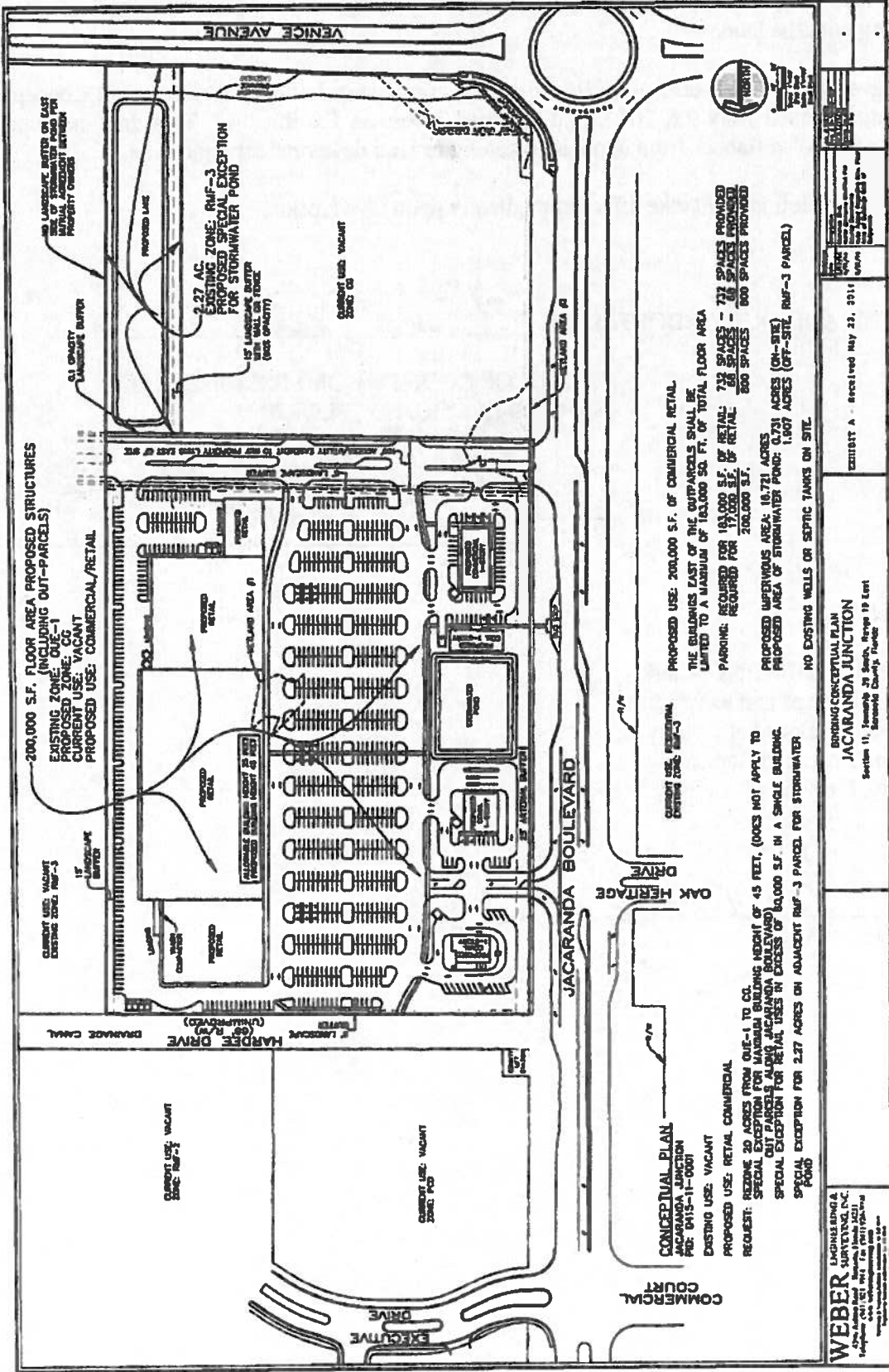
By: 
Chair

ATTEST:

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

By: 
Deputy Clerk

R2014-116



PROPOSED USE: 200,000 S.F. OF COMMERCIAL RETAIL.
 THE BUILDINGS EAST OF THE OUTPARCELS SHALL BE LIMITED TO A MAXIMUM OF 163,000 SQ. FT. OF TOTAL FLOOR AREA.
 PARKING: REQUIRED FOR 183,000 S.F. OF RETAIL: 732 SPACES - 737 SPACES PROVIDED
 REQUIRED FOR 170,000 S.F. OF RETAIL: 68 SPACES - 68 SPACES PROVIDED
 200 SPACES
 200 SPACES PROVIDED
 PROPOSED UPPERWIND AREA: 10.721 ACRES (ON-SITE)
 PROPOSED AREA OF STORMWATER POND: 1.897 ACRES (OFF-SITE, RUF-3 PARCEL)
 NO EXISTING WELLS OR SEPTIC TANKS ON SITE.

CONCEPTUAL PLAN
 JACARANDA JUNCTION
 PID: 0415-11-0001
 EXISTING USE: VACANT
 PROPOSED USE: RETAIL COMMERCIAL
 REQUEST: REZONE 20 ACRES FROM OUE-1 TO CC.
 SPECIAL EXCEPTION FOR MAXIMUM BUILDING HEIGHT OF 45 FEET, (DOES NOT APPLY TO OUT PARCELS ALONG JACARANDA BOULEVARD)
 SPECIAL EXCEPTION FOR RETAIL USES IN EXCESS OF 80,000 S.F. IN A SINGLE BUILDING.
 SPECIAL EXCEPTION FOR 2.27 ACRES ON ADJACENT RUF-3 PARCEL FOR STORMWATER POND

<p>ENGINEERING & SURVEYING, INC. 14000 CHATELAIN WAY, SUITE 100 FORT WORTH, TEXAS 76134 PHONE: (817) 412-1111 FAX: (817) 412-1112 WWW: WWW.WEBERINC.COM</p>	<p>BRINGING CONCEPTUAL PLAN JACARANDA JUNCTION Section 11, Paragraph 25, Subp. 19, Item 1 arrant County, Texas</p>	<p>EXHIBIT A - Received May 22, 2011</p>	<p>DATE: 05/22/11 TIME: 10:00 AM BY: [Signature] FOR: [Signature]</p>
--	--	--	--