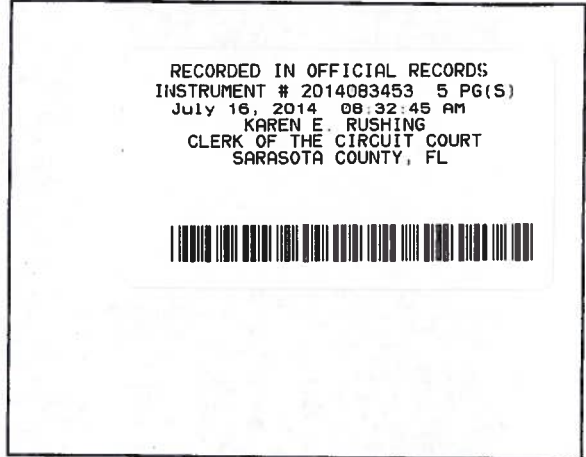


Please record and return to: **(Via Inter-Office Mail)**
(Cynthia Spraggins), Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

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



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 JLP Lots, LLC, and described in Resolution No. 2014-117 attached hereto, to allow a stormwater facility in an alternate zone district other than the principal use on approximately 2.27 acres, in the RMF-1/PUD (Residential, Multi-Family, 6units/acre/Planned Unit Development), zone district, pursuant to Special Exception Petition No. 1724 filed by Robert J. Medred, Agent, and granted by Sarasota County on July 8, 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. 2014-117, attached hereto)

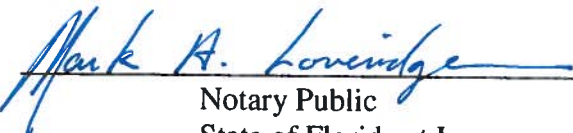

Tate Taylor, Operational Manager

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

12/14
12/14
12/14

MARK A. LOVERIDGE
Commission # EE 12041
Expires April 16 2007
State of Washington - Department of Ecology



RESOLUTION NO. 2014-117
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1724

WHEREAS, Robert Medred, Agent for the Owner of the hereinafter described real property, has filed Special Exception Petition No. 1724 requesting that a special Exception be granted to allow a stormwater facility in an alternate zone district other than the principal use on approximately 2.27 acres located on the northeast corner of Jacaranda Boulevard and East Venice Avenue, Sarasota County, Florida, in the RMF-1/PUD (Residential, Multi-Family, 6 units/acre/Planned Unit Development) zone district, 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. 1724, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1724 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. 1724 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

R2014-117

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. 1724 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 the 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; 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 for a Point-of-Beginning;

Thence from said Point-of-Beginning and continuing South $00^{\circ}35'14''$ West 690.54 feet to the northerly right-of-way line of Venice Avenue according to the Order of Taking recorded in Official Records Instrument #2010010848, of the Public Records of Sarasota County, Florida; Thence along said right-of-way line North $84^{\circ}37'22''$ West 15.94 feet and North $88^{\circ}28'59''$ West 127.70 feet to the easterly line of Parcel B as described in O.R.

Instrument #2003134554, Public Records of Sarasota County, Florida; Thence along the easterly line of Parcels B & C as described in O.R. Instrument #2003134554, North 00°35'14" East 689.34 feet to the northeast corner of said Parcel C; Thence along the northerly line of said Parcel C projected eastwardly, South 88°32'06" East 143.62 feet to the Point-of-Beginning.

and the same is hereby approved for Special Exception No. 1724, 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.
 2. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plan.
- 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: [Signature]

Chair

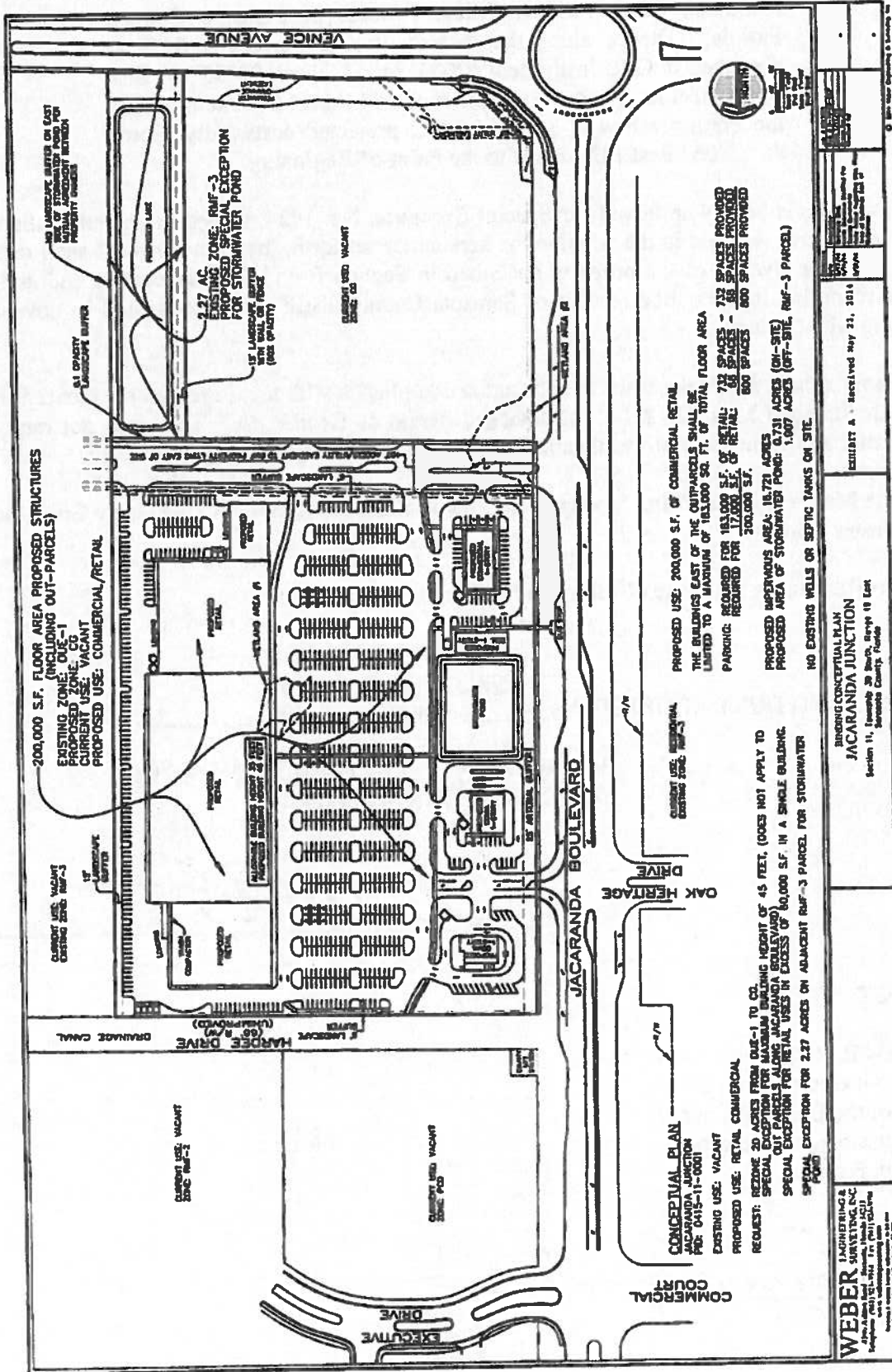
ATTEST:

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

By: [Signature]

Deputy Clerk

R2014-117



200,000 S.F. FLOOR AREA PROPOSED STRUCTURES
 EXISTING ZONE: OUE-1
 PROPOSED ZONE: CG
 CURRENT USE: VACANT
 PROPOSED USE: COMMERCIAL/RETAIL

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 - 732 SPACES PROVIDED
 17,000 S.F. OF RETAIL: 68 SPACES - 68 SPACES PROVIDED
 300,000 S.F.: 800 SPACES 800 SPACES PROVIDED
 PROPOSED IMPERVIOUS AREA: 16,721 ACRES
 PROPOSED AREA OF STORMWATER POND: 0.731 ACRES (ON-SITE)
 PROPOSED AREA OF STORMWATER POND: 1.007 ACRES (OFF-SITE, RUF-3 PARCEL)
 NO EXISTING WELLS OR SEPTIC TANKS ON SITE

CONCEPTUAL PLAN
 JACARANDA JUNCTION
 PDR: 0470-11-0001
 EXISTING USE: VACANT
 PROPOSED USE: RETAIL COMMERCIAL
 REQUEST: REZONE 20 ACRES FROM OUE-1 TO CG
 SPECIAL EXCEPTION FOR RETAIL USES IN EXCESS OF 80,000 S.F. IN A SINGLE BUILDING
 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

WEBER ENGINEERING & SURVEYING, INC.
 2100 N. 1st Street, Suite 100, Jacksonville, FL 32217
 Phone: 904.251.1111
 Fax: 904.251.1112
 www.webereng.com

BRINDING CONCEPTUAL PLAN
JACARANDA JUNCTION
 Section 11, Township 20 North, Range 18 East
 Duval County, Florida

EXHIBIT A - Received May 21, 2014