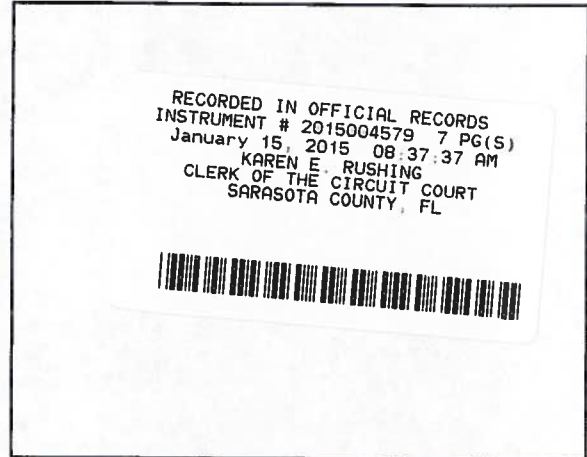


Please record and return to: **(Via Inter-Office Mail)**
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

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 400 feet west of U.S. 41 and 2,300 feet north of Backburn Point Road, in Sarasota County, Florida, owned by Robert L. Huff, and described in Resolution No. 2014-234 attached hereto, to allow a storm water facility in different zoning district than principal use in an RSF-2 (Residential, Single Family, 3.5 units/acre) zone district, pursuant to Special Exception Petition No. 1731 filed by Brian Lichterman, P.A., Agent, and granted by Sarasota County on December 10, 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. 1731, 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.

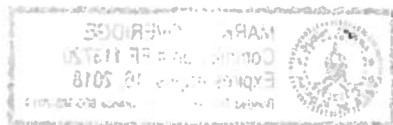
Witness my hand and official seal at Sarasota County, Florida, this 13th day of January, 2015.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS

[Faint, illegible handwritten text]



RESOLUTION NO. 2014-234
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1731

WHEREAS, Brian Lichterman, Agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1731 requesting that a special exception be granted to permit a STORM WATER FACILITY IN DIFFERENT ZONING DISTRICT THAN PRINCIPAL USE on 2.2 acres located 400 feet west of U.S. 41 and 2,300 feet north of Blackburn Point Road, Sarasota County, Florida, in an RSF-2 (Residential, Single Family, 3.5 units/acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 2nd day of October, 2014, to consider said Special Exception Petition No. 1731, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1731 be granted, and

WHEREAS, this Board, after due public notice, did on the 5th day of November and the 10th day of December, 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. 1731 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;

R2014.234

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. 1731 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

The Westerly part of the South 1/2 of Lot 62 and North 1/2 of Lot 63, Sarabay Acres, as per plat thereof recorded in Plat Book 4, Page 62, of the Public Records of Sarasota County, Florida, being more particularly described as follows: Commence at the intersection of the Westerly Right of Way line of U.S. Highway 41 (Tamiami Trail) and the South line of the North 1/2 of said Lot 63; thence West along the South line of said North 1/2 of Lot 63, a distance of 333.6 feet to Zoning Line for a Point of Beginning; thence continue West, 488.53 feet to S.W. corner of said North 1/2 of Lot 63; thence N.25°20'28"W. along Westerly lot line, 221.30 feet to the N.W. corner of South 1/2 of Lot 62; thence East along North line of said South 1/2 of Lot 62, a distance of 475.27 feet to Zoning Line; thence S.28°21'49"E. along zoning line, 227.29 feet to the Point of Beginning. Containing 2.213 acres, more or less.

and the same is hereby approved for Special Exception No. 1731, 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 June 23, 2014, 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.
2. The Master Surface Water Management Plan shall be consistent with the Little Sarasota Bay Coastal and South Creek Basin Master Plans.
3. The proposed storm water retention pond must be configured to avoid any impacts to Cultural Resources Site 8So6984 (Huff Site) prior to the approval of any future Site and Development Plans.
4. No dogs shall be permitted in the open areas between the hours of 8:30 p.m. and 7:00 a.m. and no dogs are allowed to run freely on the rear of the property other than the courtyard or open runs.

R 2014.234

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

PASSED AND DULY ADOPTED this 10 day of December, 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: 

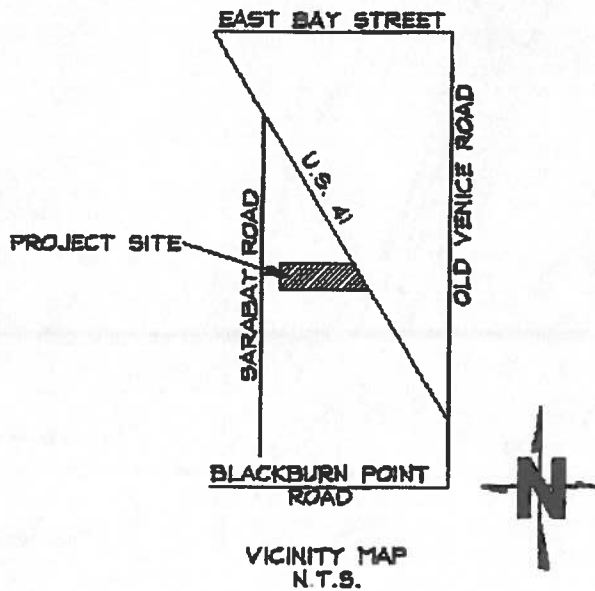
Deputy Clerk

R2014-234

**BAYSIDE PET RESORT AND SPA OF OSPREY
BINDING DEVELOPMENT CONCEPT PLAN**

SITE DATA FOR SPECIAL EXCEPTION 'B'

1. PARCEL ID NO.: 0148-12-0018, 0148-07-0019
2. TOTAL GROSS ACREAGE: 2.16 ACRES±
3. EXISTING ZONING: RSP-2 (RESIDENTIAL SINGLE FAMILY - 2, S.S. UNITS PER ACRE)
4. PROPOSED ZONING: RSP-2 WITH SPECIAL EXCEPTION FOR OFF-SITE STORM WATER MANAGEMENT FACILITY
5. EXISTING USE: VACANT LAND
6. PROPOSED USE: STORM WATER MANAGEMENT FACILITY - APPROX. 0.60 ACRES±

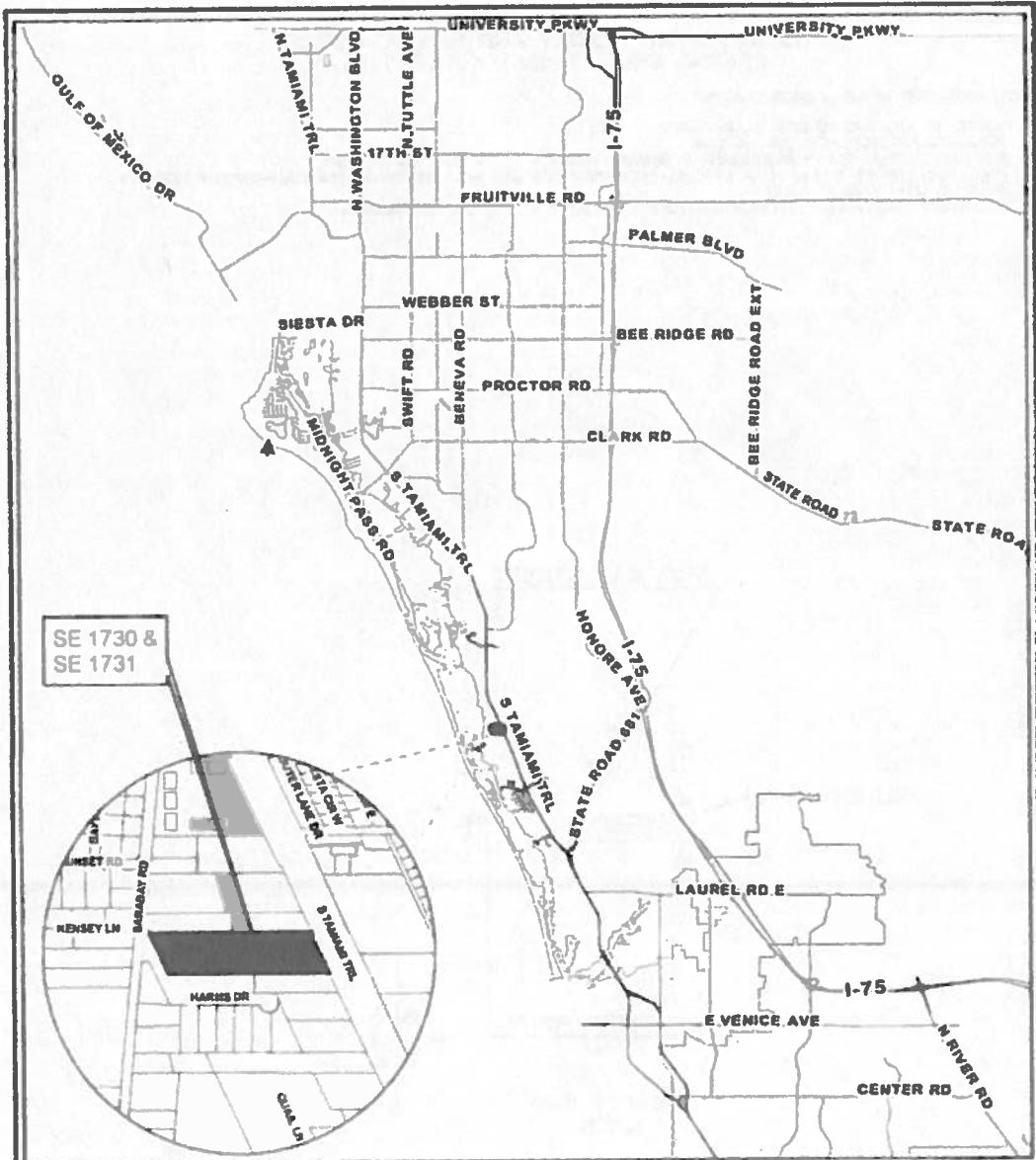


CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 P. Corp. of Fla. No. 8878
 4324 Bee Ridge Road, Sarasota, FL 34233

Sheet 2 of 2
 (941) 927-3647
 Fax (941) 927-3844
 email: cavol@engr.com

JOHN F. CAVOLI, P.E.
 FL. REG. NO.: 46672
 6/23/14
 DATE

R2014-234



SARASOTA COUNTY COMMISSION PUBLIC HEARING

**SPECIAL EXCEPTION NO. 1730 &
SPECIAL EXCEPTION NO. 1731**

SE 1730 &
SE 1731

November 5, 2014



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R2014.234