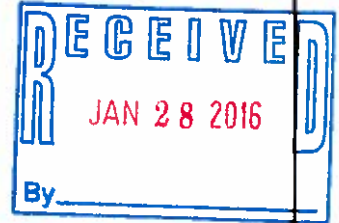


Please record and return to: **(Via Inter-Office Mail)**

Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

Customer ID# 5223

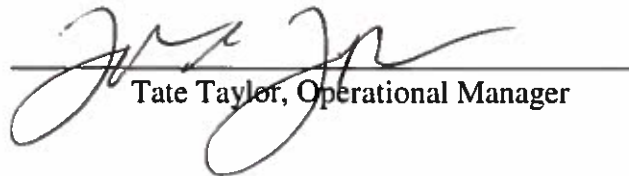
Charge to: Planning Services
Account# 51810000500489



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

The following property, located west of Honore Avenue and east of Rosin Way, approximately 250 feet north of Clark Road, in Sarasota County, Florida, owned by Clark Station Retail Sarasota, LLLP and described in Resolution No. 2016-006 attached hereto, requesting to amend a Binding Development Concept Plan and to allow a height increase to 55 feet for an Assisted Living Facility, in CG (Commercial, General) zone district, pursuant to Special Exception Petition No. 1742, filed by Shelley E. Hamilton, Agent, and granted by Sarasota County on January 13, 2016, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

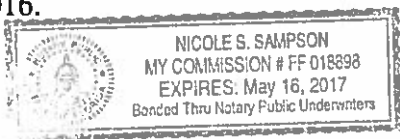
(Stipulations and limitations are those describe in Section B of Resolution No. 2016-006, attached hereto.)


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 21 day of January, 2016.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS

RESOLUTION NO. 2016-006
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION PETITION NO. 1742

BOARD SEC. FILED FOR THE RECORD
NOV 15 AM 8:09
KAREN L. BUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

WHEREAS, Sheeley E. Hamilton, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1742 requesting to amend a Binding Development Concept Plan and to allow a height increase to 55 feet for an Assisted Living Facility, located north of Clark Road, west of Honore Avenue, 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 5th day of November, 2015, to consider said Special Exception Petition No. 1742, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1742 be approved, and

WHEREAS, this Board, after due public notice, did on the 13th day of January, 2016, 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. 1742 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.1742 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

North of Clark Road, west of Honore Avenue, Sarasota, and being more particularly described as follows:

LOT 11, BLOCK 4, SARASOTA VENICE COMPANY'S SUBDIVISION OF SECTION 11-37-18, LESS NORTH 338 FEET THEREOF, TOGETHER WITH LOTS 1 & 2, BLOCK A & LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14, 15 & 16, BLOCK B, RIDGECREST SUBDIVISION, LESS SOUTHERLY 36.66 FT OF SAID LOTS 15 & 16, ALSO LESS ROAD R/W FOR HONORE AVE & CLARK RD AS DESC IN OR 2486/75 & OR 2008146353, LESS R/W FOR ROSIN WAY AS DESC IN OR 2001008255 & 2008030191, LESS ANY PORTION THEREOF LYING SOUTH OF NORTHERN LINE OF LANDS DESCRIBED IN OR 2000098091, LESS BEGINNING AT SOUTHEAST CORNER OF LOT 2, BLOCK A, RIDGECREST, THENCE N 89-59-57 W 284.40 FT TO EASTERLY R/W OF ROSIN WAY THENCE N 00-04-33 W 346.91 FT THENCE N 89-55-27 E 5 FT THENCE N 00-04-33 W 41.39 FT TO SOUTHERN LINE OF CLARK STATION CONDO THENCE N 89-57-37 E 450.58 FT THENCE S 00-04-03 E 303.73 FT THENCE N 89-59-59 W 171.14 FT THENCE S 00-04-40 E 84.89 FT TO POB, SUBJECT TO 12138 C-SF UTILITY EASEMENT TO SARASOTA COUNTY DESCRIBED IN OR 2004238318 & 2012118767, SUBJECT TO 17228 C- SF ACCESS EASEMENT TO SARASOTA COUNTY AS DESCRIBED IN OR 2013030697.

and

BEG AT SOUTHEAST CORNER OF LOT 2, BLOCK A, RIDGECREST, THENCE N 89-59-57 W 284.40 FT TO EASTERLY R/W OF ROSIN WAY THENCE N 00-04-33 W

346.91 FT THENCE N 89-55-27 E 5 FT THENCE N 00-04-33 W 41.39 FT TO SOUTHERLY LINE OF CLARK STATION CONDO THENCE N 89-57-37 E 450.58 FT THENCE S 00-04-03 E 303.73 FT THENCE N 89-59-59 W 171.14 FT THENCE S 00-04-40 84.89 FT TO POB, SUBJECT TO 2286 C-SF UTILITY EASEMENT TO SARASOTA COUNTY AS DESCRIBED IN OR 2012118767, SUBJECT TO 8577 C-SF ACCESS EASEMENT TO SARASOTA COUNTY AS DESCRIBED IN OR 2013030697.

and the same is hereby approved for Special Exception Petition No. 1742, 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 September 11, 2015, 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. All development must be in substantial compliance with the Clark Road Corridor Plan (No. 91-02-SP), as amended.
 3. The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan
- C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 13th day of January, 2016.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:


Chair

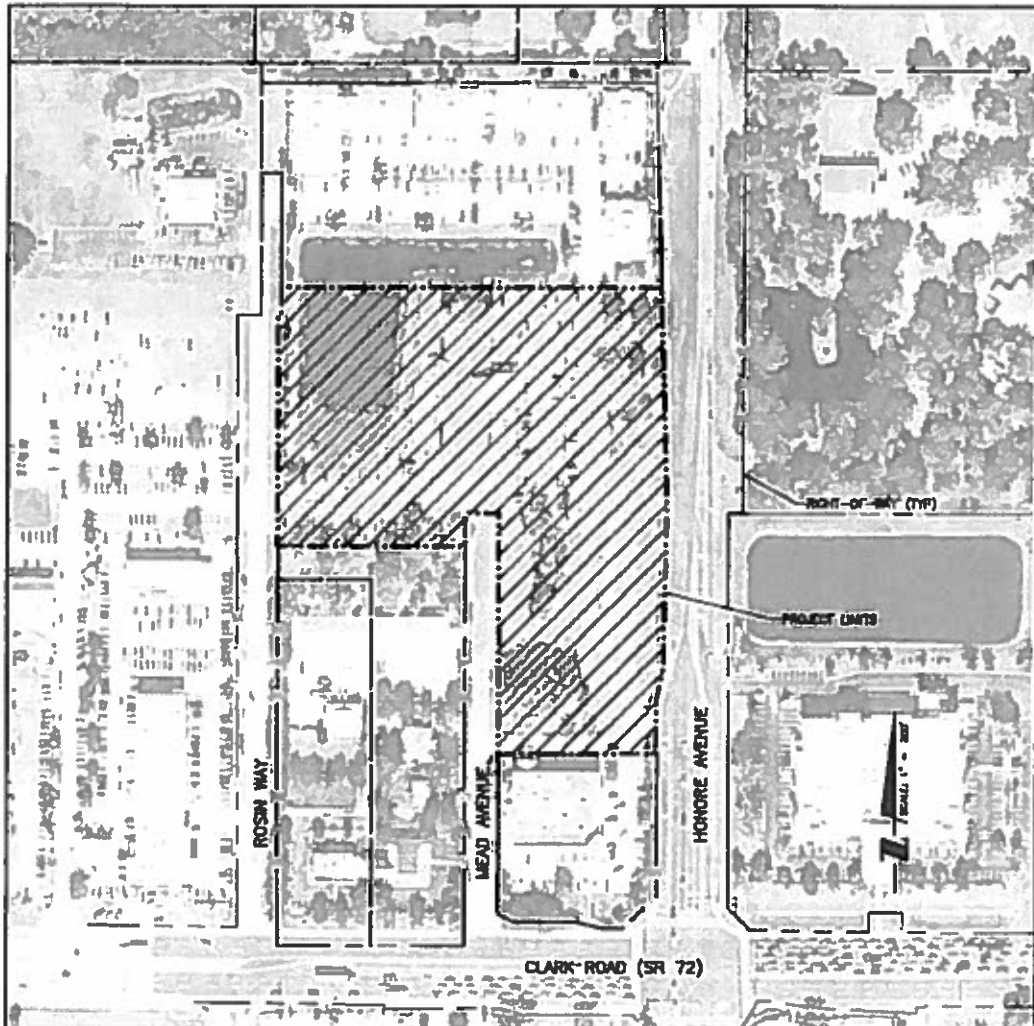
ATTEST:

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


By:


Deputy Clerk

EXHIBIT "A"
Received September 11, 2015

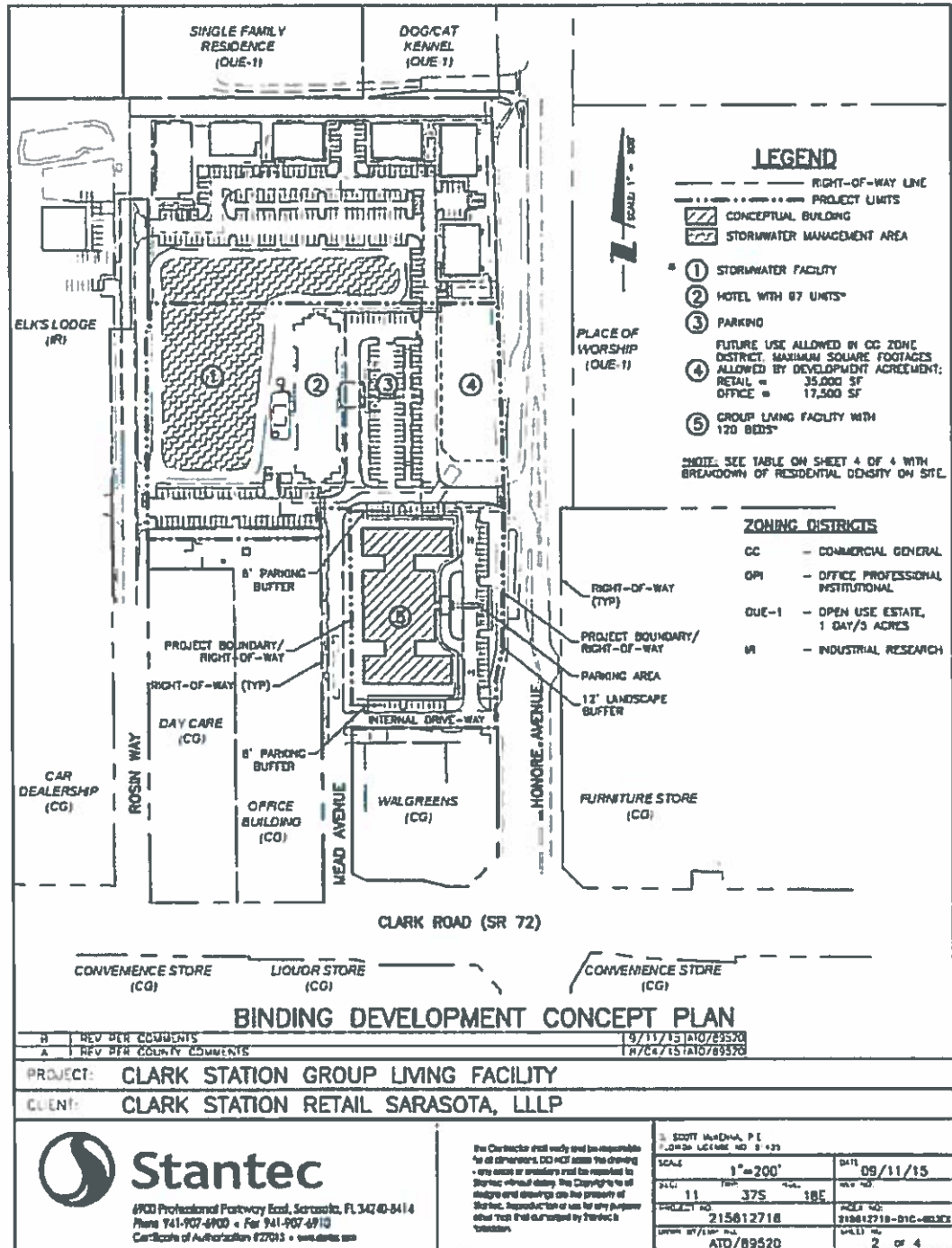


CLARK STATION AERIAL LOCATION MAP

A REV PER COUNTY COMMENTS		8/04/15 ATD/99320		
PROJECT: CLARK STATION GROUP LIVING FACILITY				
CLIENT: CLARK STATION RETAIL SARASOTA, LLLP				
 Stantec PEO Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-4910 Certificate of Authorization #22013 • www.stantec.com	The Contractor shall verify and be responsible for all dimensions. DO NOT assume the drawing is correct as presented and be reported to Stantec without delay. The Copyright to all drawings and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by written consent.		SCOTT WELLS, P.L. ARCHITECT LICENSE NO. 21433	
	SCALE:	1" = 200'	DATE:	09/11/15
	SHEET NO.:	11	TOTAL SHEETS:	186
	PROJECT NO.:	215612716	DATE OF ISSUE:	210012716-000-0000
DRAWN BY/DATE:		ATD/09/20	SHEET NO.:	1 OF 4

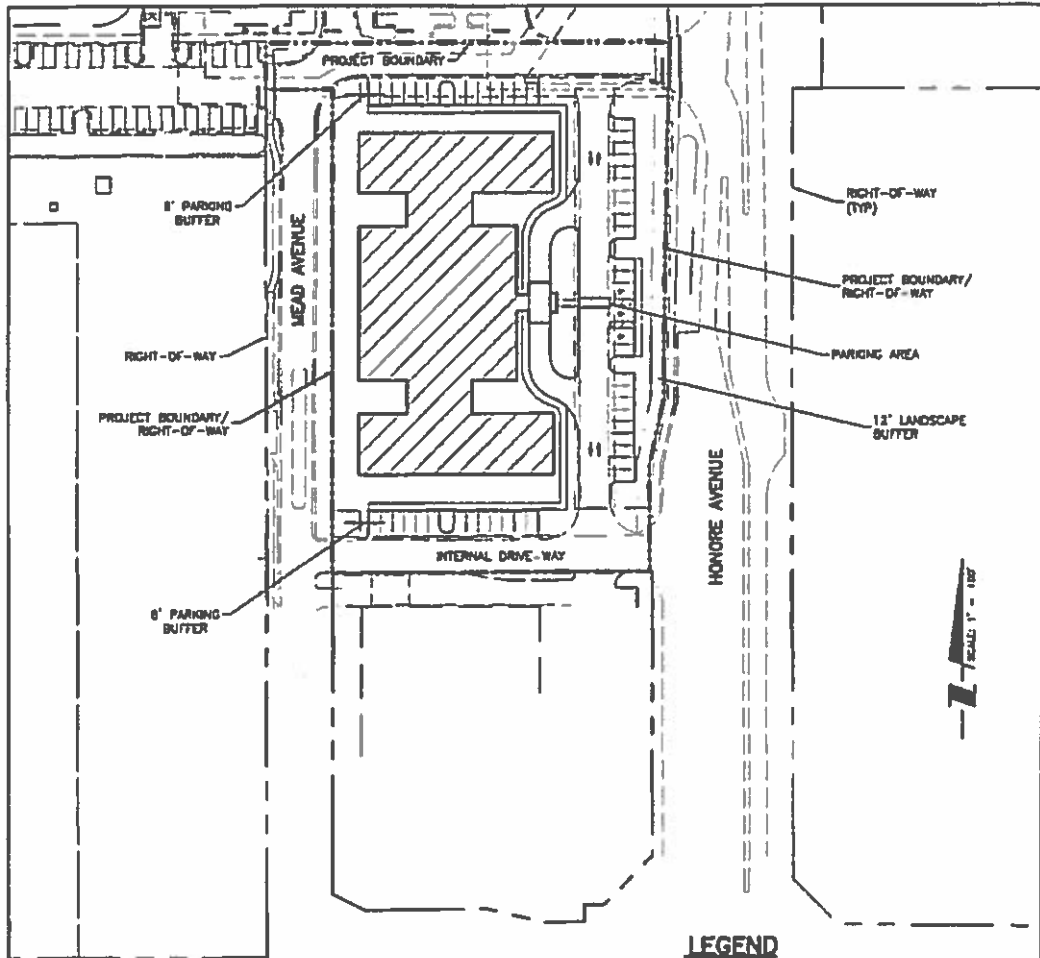
R 2014-006

EXHIBIT "A"
Received September 11, 2015



R-2016-006


EXHIBIT "A"
Received September 11, 2015



LEGEND

- RIGHT-OF-WAY LINE
- PROJECT LIMITS
- ▨ CONCEPTUAL BUILDING

BINDING DEVELOPMENT CONCEPT PLAN

B	REV PER COMMENTS	10/11/15 (A10/89520)
A	REV PER COUNTY COMMENTS	10/04/15 (A10/88550)
PROJECT	CLARK STATION GROUP LIVING FACILITY	
CLIENT	CLARK STATION RETAIL SARASOTA, LLLP	
 Stantec 6700 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-4900 • Fax 941-907-6910 Certificate of Authorization 027013 • www.stantec.com	The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be considered to be errors of the contractor. The Contractor is responsible for all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.	B. SCOTT WARDEN, P.E. LICENSE NUMBER 10122
		SCALE: 1" = 100' DATE: 09/11/15
		SHEET: 11 OF 375 PROJECT NO: 215612716 DRAWING NO: ATO/89520
		SHEET NO: 3 OF 4

R-2016-006

EXHIBIT "A"
Received September 11, 2015

**SITE DATA
FOR ENTIRE CLARK STATION PROPERTY**

SITE AREA	301,371 SF	6.92 ± ACRES
EXISTING ZONING	CC	
EXISTING USE	SEE PG 7 OF 4	
EXISTING IMPERVIOUS AREA	103,750 SF	2.45 ± ACRES
PROPOSED IMPERVIOUS AREA	58,000 SF	1.29 ± ACRES
PROPOSED PAVEMENT AREA	130,821 SF	2.90 ± ACRES
TOTAL PARKING PROVIDED	181	101 FOR HOTEL 80 FOR GROUP LIVING FACILITY
OPEN SPACE REQUIRED	NONE	
BUILDING HEIGHT	35 FT ALLOWED	55 FT PROPOSED

**SITE DATA
FOR GROUP LIVING FACILITY**

SITE AREA	100,222 SF / 2.30 ± ACRES
EXISTING USE	VACANT
PROPOSED USE	GROUP LIVING FACILITY
EXISTING ZONING	CC
PROPOSED BUILDING	120 BEDS
PARKING REQUIRED	80 (BASED ON 1 SPACE PER 2 BEDS)
PARKING PROVIDED	80 TOTAL: 81 ON PARCEL PLUS 8 WITHIN CLARK STATION PROPERTY

DENSITY CALCULATIONS

SITE OF ENTIRE CLARK STATION PARCEL	6.92 ± ACRES
DENSITY ALLOWED 1.1 DU/ACRE	87.761 DU's
TRANSIENT ACCOMMODATIONS 97 ROOMS/2	48.5 EDU's
REMAINING ON ENTIRE PARCEL (LESSING OUR TRANSIENT ACCOMMODATIONS)	41.261 EDU's
GROUP LIVING FACILITY	
1 ALUMINUM W/ITCHEN	1 EDU
1 ROOM W/2 BEDS	1/2 DU
1 ROOM W/1 BED	1/4 DU
AT 100% COMPLETION	
41 ROOMS W/ BATHS	
82 ROOMS W/ 2 BEDS	
164 ROOM W/ 1 BED	
APPLICANT PROPOSING	
COMBINATION OF ROOMS/BEDS NOT ESTABLISHED AT THIS TIME	120 ROOMS

BINDING DEVELOPMENT CONCEPT PLAN

PROJECT: CLARK STATION GROUP LIVING FACILITY

CLIENT: CLARK STATION RETAIL SARASOTA, LLLP



Stantec

6700 Professional Parkway East, Sarasota, FL 34240-6414
Phone 941-907-4700 • Fax 941-907-4910
Certificate of Authorization #2201 • www.stantec.com

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B. SCOTT WILSON, P.E.		SCALE NO. 01425	
SCALE	N/A	DATE	09/11/15
SHEET NO.	11 OF 375	REV.	18E
PROJECT NO.	215612716	FILE NO.	215612716-BIC-BOND
ISSUE BY / DATE	ATD/09/20	DATE	4 OF 4