

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

Cynthia Spraggins, Administrative Specialist

Planning Services

1660 Ringling Boulevard

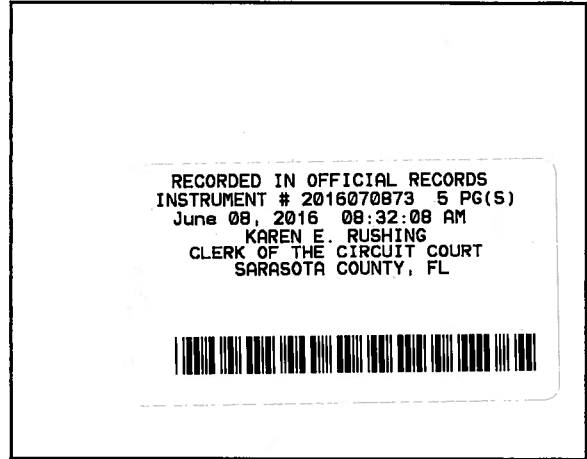
Sarasota, FL 34236

Customer ID# 5223

Charge to: Planning Services

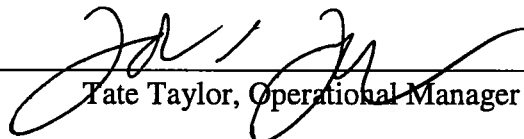
Account# 51810000500489

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



The following property, located east of Jacaranda Boulevard and south of Interstate 75, in Sarasota County, Florida, owned by Venice Isles Investments, LLC, and described in Resolution No. 2016-077 attached hereto. To permit height up to 65 feet in a CHI (Commercial Highway Interchange) zone district, pursuant to Special Exception Petition No. 1744, filed by Anne Merrill, Agent, and granted by the Sarasota County Commission on May 10, 2016, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

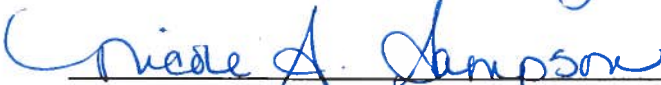
(Stipulations and limitations are those described in Section B of Resolution No. 2016-077, attached hereto.)


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 3rd day of June, 2016.


Nicole S. Sampson
Notary Public
State of Florida at Large

This instrument prepared by:
CMS





RESOLUTION NO. 2016-077
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1744

WHEREAS, Anne Merrill, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1744 requesting that a special exception be granted to permit height up to 65 feet for property located east of Jacaranda Boulevard and south of Interstate-75, Sarasota County, Florida, in a CHI (Commercial Highway Interchange) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 24th day of March, 2016, to consider said Special Exception Petition No. 1744; and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1744 be granted, and

WHEREAS, this Board, after due public notice, did on the 10th day of May, 2016, 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. 1744 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. 1744 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BOARD MEETING
FILED FOR THE RECORD
MAY 16 11:18 AM
SARASOTA COUNTY, FLORIDA
KAREN L. PLANNING
CLERK OF THE CIRCUIT COURT

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SARASOTA COUNTY INTERSTATE BUSINESS CENTER - SOUTH - PHASE I, RECORDED IN PLAT BOOK 38, PAGES 4-4C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75; THENCE S.07°41'26"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 30.00 FEET; THENCE N.82°18'34"W., CONTINUING ALONG SAID PLAT, FOR A DISTANCE OF 446.89 FEET; THENCE S.07°41'26"W., FOR A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF PROPOSED EXECUTIVE DRIVE, A PROPOSED 60 FOOT ROADWAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.82°18'34"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 465.26 FEET; THENCE S.07°41'26"W. FOR A DISTANCE OF 248.13 FEET TO THE NORTH LINE OF TRACT 403, COMMON AREA/PRIVATE DRAINAGE AREA, OF SAID SARASOTA COUNTY INTERSTATE BUSINESS CENTER SOUTH; THENCE N.89°59'26"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 227.66 FEET; THENCE S.07°41'26"W. FOR A DISTANCE OF 178.03 FEET; THENCE N.89°18'19"W. FOR A DISTANCE OF 248.58 FEET; THENCE N.06°16'17"E. FOR A DISTANCE OF 110.62 FEET; THENCE N.00°00'00"E. FOR A DISTANCE OF 64.94 FEET; THENCE N.04°36'52"E., FOR A DISTANCE OF 0.76 FEET TO THE NORTH LINE OF SAID TRACT 403; THENCE S.85°23'08"E., ALONG SAID TRACT LINE, FOR A DISTANCE OF 18.59 FEET; THENCE N.07°41'26"E. FOR A DISTANCE OF 310.17 FEET TO THE POINT OF BEGINNING.

and the same is hereby approved for Special Exception No. 1744, 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. All development shall occur in substantial accordance with the Development Concept Plan, date stamped November 30, 2015, 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 by the Board of County Commissioners of Sarasota County, Florida, this 10 of May, 2016.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: _____

Chairman

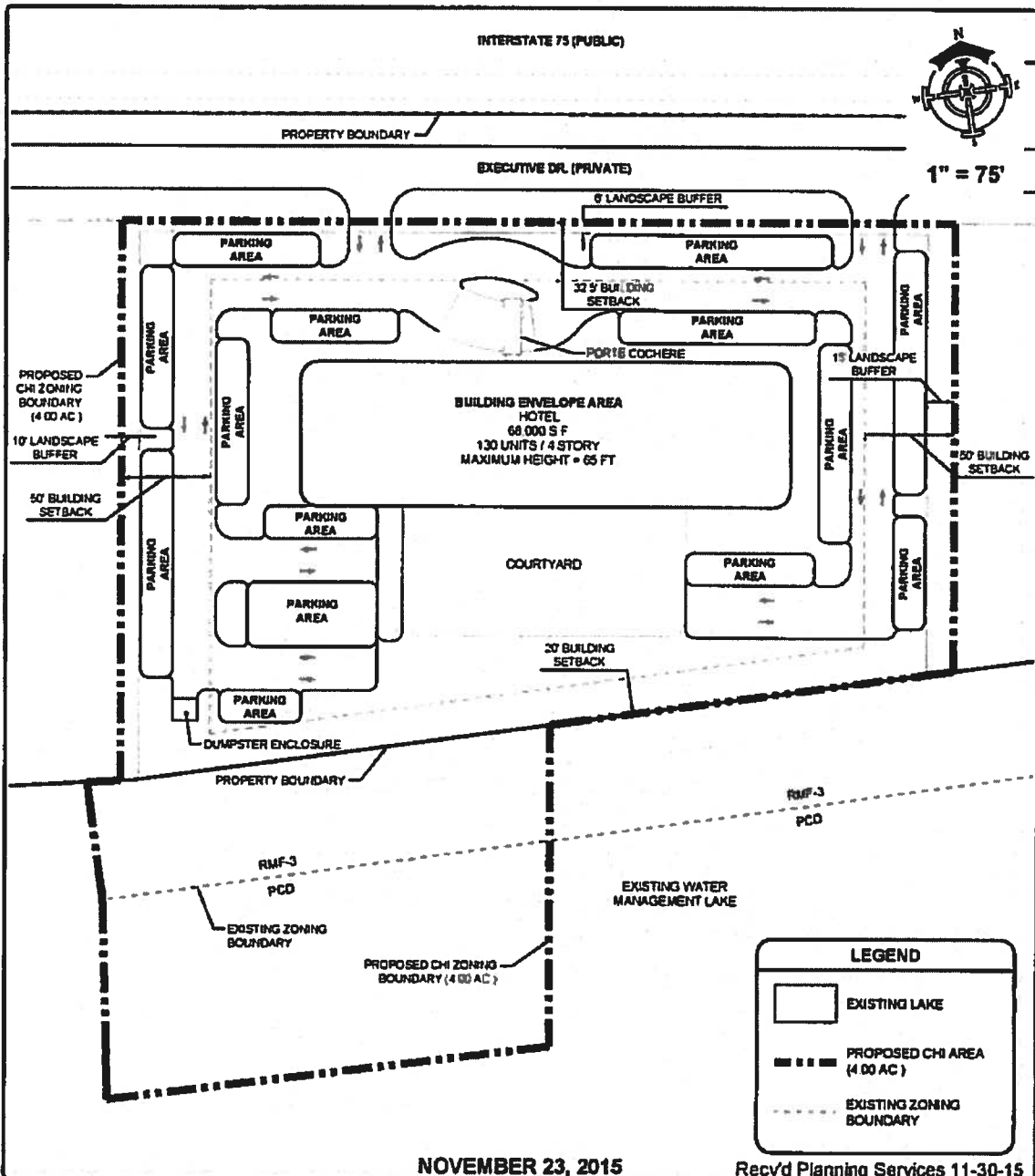
ATTEST:

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 - DEVELOPMENT CONCEPT PLAN



NOVEMBER 23, 2015

Rec'd Planning Services 11-30-15

DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1605 Hendry Street
 Fort Myers, FL 33901
 239-418-0591 • 239-418-0592 fax
 Florida Certificate of Authorization
 Engineering LB P-20376

VENICE ISLES INVESTMENTS, LLC
 1101 TAMPA DRIVE, SUITE 200
 ESTONIA, FL 33436

PROJECT

VENICE ISLES COMMONS

DEVELOPMENT CONCEPT PLAN - PARCEL 2 BINDING

Project Number	21360
Part of Section	11
Township	39 S Range 19 E
County, State	SARASOTA COUNTY, FL

Sheet Number 1 OF 2

HOTEL PARKING:

REQUIRED PARKING
 1 SPACE PER ROOM + 1 SPACE PER 10 ROOMS
 1 X 130 = 130
 130 / 10 = 13
 130 + 13 = 143 SPACES

PROVIDED PARKING
 135 STANDARD SPACES
 8 HANDICAP SPACES
 143 TOTAL SPACES PROVIDED

SITE DATA:

EXISTING USE VACANT
 PROPOSED USE HOTEL

 EXISTING ZONING RMF-3 & PCD
 PROPOSED ZONING CHI

LAND USE SUMMARY

CATEGORY	AREA	PERCENTAGE
BUILDING / ROOF	0.46 AC	11%
PAVEMENT	1.24 AC	31%
LAKE	0.90 AC	23%
PERVIOUS	1.40 AC	35%
TOTAL	4.00 AC	100.0%

OPEN SPACE TABLE

REQUIRED OPEN SPACE 4.00 AC @ 30%	1.20 AC
OPEN SPACE PROVIDED	1.40 AC (35%)

NOVEMBER 23, 2015

Rec'd Planning Services 11-30-15

DeLisi Fitzgerald, Inc.
 Planning - Engineering - Project Management

1605 Hendry Street
 Fort Myers, FL 33901
 239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
 Engineering LP # 26978

OWNER/DEVELOPER:
VENICE ISLES INVESTMENTS, LLC
231 15th Street SW, Suite 1000
 Atlanta, GA 30334

PROJECT:

**VENICE ISLES
 COMMONS**

**DEVELOPMENT
 CONCEPT PLAN NOTES
 PARCEL 2**

Project Number: 21360
 Part of Section(s): 11
 Township: 39 S Range: 19 E
 County/State: SARASOTA COUNTY, FL

Sheet Number **2 OF 2**