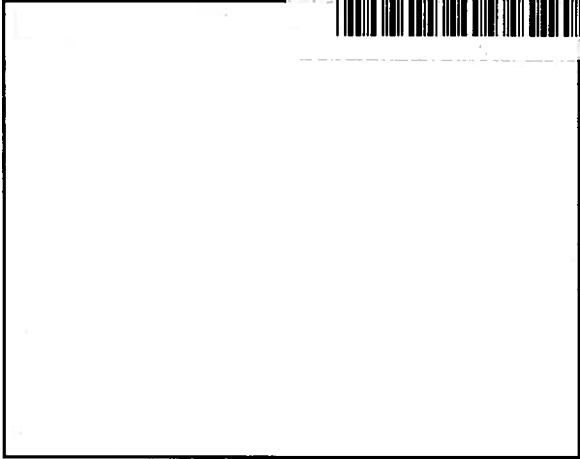


Please record and return to: *(Via Inter-Office Mail)*  
Cynthia Spraggins, Administrative Specialist  
Planning Services  
1660 Ringling Boulevard  
Sarasota, FL 34236



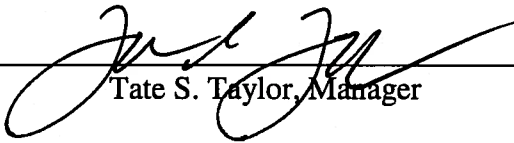
Customer ID# 5223  
Charge to: Planning Services  
Account# 51810000500489



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

The following property located at 245 South Jackson Road, in Sarasota County, Florida, owned by Willow Pond Investments, LC and described in Resolution No. 2016-214 attached hereto. To allow outdoor storage in a PCD/ILW (Planned Commerce Development/Industrial, Light Manufacturing, and Warehousing) zone district, pursuant to Special Exception Petition No. 1745, filed by Jeffery A. Boone, Esq., Agent, and granted by Sarasota County Commission on November 8, 2016, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

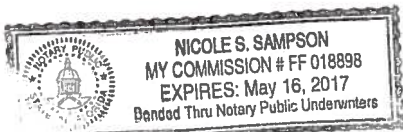
(Stipulations and limitations are those described in Section B of Resolution No. 2016-214, attached hereto.)


  
Tate S. Taylor, Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate S. Taylor, 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 22 day of November, 2016.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS



**RESOLUTION NO. 2016- 214**  
**OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF SARASOTA COUNTY, FLORIDA**  
**SPECIAL EXCEPTION NO. 1745**

BOARD OF COUNTY COMMISSIONERS  
FILED FOR THE RECORD  
2016 NOV 21 AM 9:00  
KAREN E. RUSSELL  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

WHEREAS, Jeffery Boone, Agent for the Owner of the hereinafter described real property has filed Special Exception Petition No. 1745 requesting that a special exception be granted to allow Outdoor Storage in a PCD/ILW (Planned Commerce Development/Industrial, Light Manufacturing, and Warehousing) zone district, located at 249 South Jackson Road, Sarasota County, Florida, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 1<sup>st</sup> day of September, 2016, to consider said Special Exception Petition No. 1745, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1745 be granted, and

WHEREAS, this Board, after due public notice, did on the 8<sup>th</sup> day of November, 2016, 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. 1745 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;

R2016-214

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. 1745 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

249 South Jackson Road, Sarasota County, Florida AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Unit 2, Willow Pond Industrial Park, Condominium Book 42, Page  
44, Public Records of Sarasota County, Florida.

and the same is hereby approved for Special Exception No. 1745, 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 23, 2016, 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 Lower Myakka River (Charlotte Harbor Watershed) Basin Master Plan.
3. Outdoor storage is limited to concrete products and the components of concrete, and shall not exceed eight feet in height.
4. Owner shall maintain a sprinkler system covering all open areas and shall operate it during the hours of operation, except as otherwise prohibited by law.
5. All trucks entering and leaving the site shall use Jackson Road to the north.
6. Operation of the Precast Concrete Manufacturing Extruder on the subject property outside of a completely enclosed building shall be limited to Monday through Saturday, 7:00 a.m. to 7:00 p.m.

7. The Owner shall install and maintain an eight (8) foot wall along the southern property line of the subject property within 180 days of the effective date of this resolution..

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

PASSED AND DULY ADOPTED this 8<sup>th</sup> day of November, 2016.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By: 

Chairman

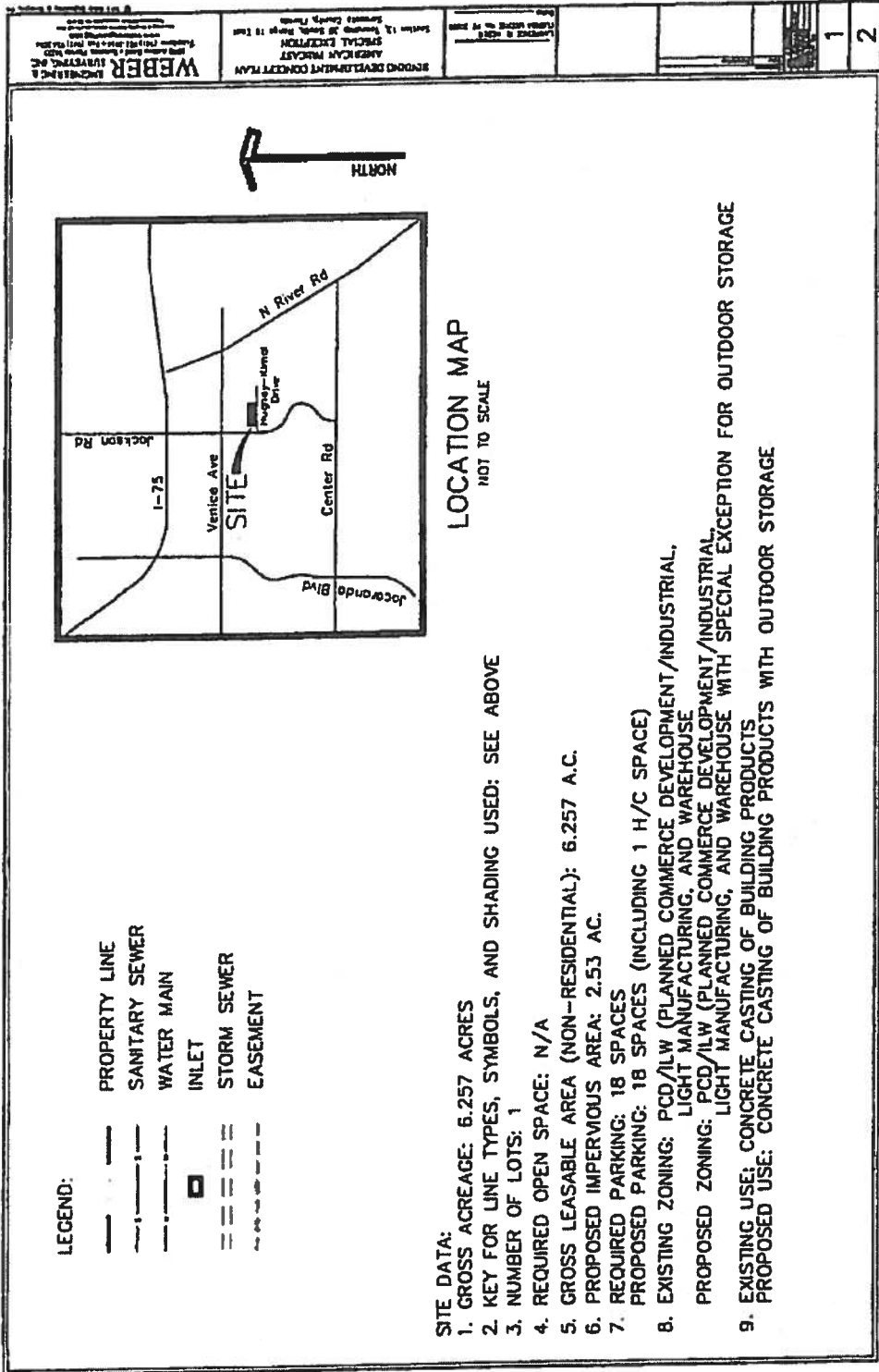
ATTEST:

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

By: 

Deputy Clerk





WEBER ENGINEERING & ARCHITECTURE, INC.  
 10000 W. 11th Avenue, Suite 100  
 Golden, Colorado 80401  
 Phone: 303.440.1100  
 Fax: 303.440.1101  
 www.webereng.com

AMERICAN INCAST SPECIAL EXCEPTION  
 Section 12, Chapter 45, Article 10, I.C.A.  
 Section 12, Chapter 45, Article 10, I.C.A.

PROJECT NO. 16-001  
 SHEET NO. 1 OF 2

R2016-214

