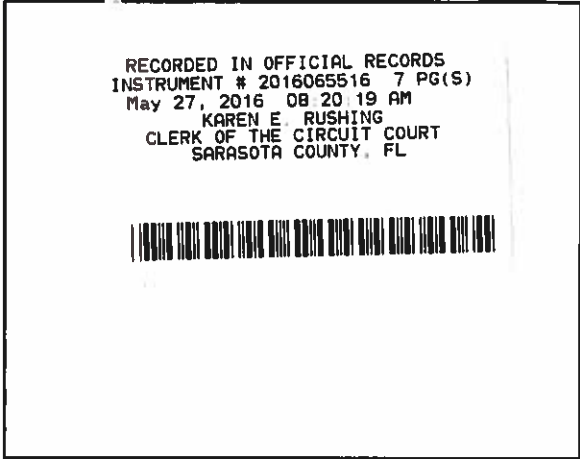


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236



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 north of Bee Ridge Road, west of Cattlemen Road at 5741 Bee Ridge Road, Suite 550, in Sarasota County, Florida, owned by Sarasota Doctors Hospital, Inc., and described in Resolution No. 2016-078 attached here. To allow an OPI (Office, Professional, and Institutional) zone district, pursuant to Special Exception Petition No. 1746, filed by, Scott E. Rudacille, Agent, and granted by Sarasota County Commission on May 11, 2016, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

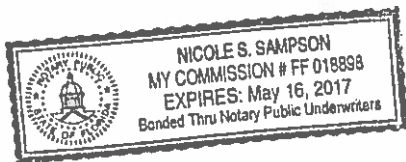
(Stipulations and limitations are those describe in Section B of Resolution No. 2016-078, attached hereto.)



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 26 day of May, 2016.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS



RESOLUTION NO. 2016-078
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION PETITION NO. 1746

FILED FOR BOARD OF COUNTY COMMISSIONERS
2016 MAY 23 11:22
KARL E. HARRIS, CLERK OF THE COUNTY COURT
SARASOTA COUNTY, FL

WHEREAS, Scott E. Rudacille, Esq., agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1746 requesting to allow a Pain Management Clinic, located north of Bee Ridge Road, west of Cattlemen Road, at 5741 Bee Ridge Road, Suite 550, Sarasota County, Florida, in OPI (Office, Professional, and Institutional) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 3rd day of March, 2016, to consider said Special Exception Petition No. 1746, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1746 be approved, and

WHEREAS, this Board, after due public notice, did on the 27th day of April, 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. 1746 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,

R2016-078

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.1746 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

North of Bee Ridge Road, west of Cattlemen Road, at 5741 Bee Ridge Road, Suite 550, Sarasota, and being more particularly described as follows:

A PARCEL OF LAND LYING IN PARCEL 4, MAXFIELD COMMERCE PARK, AS RECORDED IN PLAT BOOK 36, PAGE 12 THROUGH 12C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 4, MAXFIELD COMMERCE PARK; THENCE NORTH 61°10'21" WEST, ALONG THE NORTH LINE OF SAID PARCEL 4 A DISTANCE OF 123.12 FEET; THENCE SOUTH 28°49'39" WEST, LEAVING SAID NORTH LINE OF PARCEL 4 A DISTANCE OF 77.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, A DISTANCE OF 250.08 FEET; THENCE WEST, A DISTANCE OF 179.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 115.08 FEET; THENCE WEST, A DISTANCE OF 74.00 FEET; THENCE NORTH, A DISTANCE OF 83.00 FEET; THENCE EAST, A DISTANCE OF 61.83 FEET; THENCE NORTH, A DISTANCE OF 11.17 FEET; THENCE EAST, A DISTANCE OF 72.00 FEET; THENCE NORTH, A DISTANCE OF 40.83 FEET; THENCE EAST, A DISTANCE OF 119.17 FEET TO THE POINT OF BEGINNING; ALL LYING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH THAT EASEMENT ESTATE CREATED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND CROSS-EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2680, PAGE 2250, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH SUCH EASEMENT AFFECTS THE

INSURED PROPERTY AND THE PROPERTY DESCRIBED AS PARCEL 4 OF MAXFIELD COMMERCE PARK, AS RECORDED IN PLAT BOOK 36, PAGES 12 THROUGH 12C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, AS SET FORTH IN SAID INSTRUMENT.

and the same is hereby approved for Special Exception Petition No. 1746, 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, dated December 31, 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.

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

PASSED AND DULY ADOPTED this 11th day of MAY, 2016.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:


Chairman

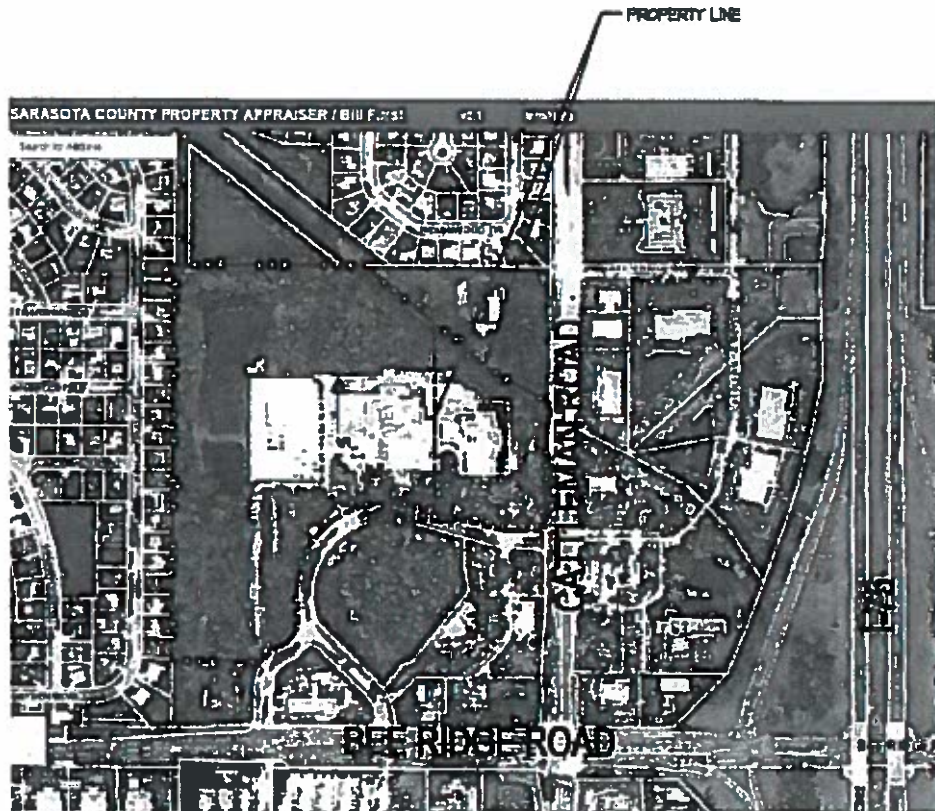
ATTEST:

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

By: Andrea Greer
Deputy Clerk

EXHIBIT "A"
Received December 31, 2015

APPLICATION FOR A SPECIAL EXCEPTION TO OPERATE A PAIN MANAGEMENT CLINIC



VICINITY PLAN - AERIAL
BINDING DEVELOPMENT CONCEPT PLAN - SARASOTA DOCTORS HOSPITAL, APPLICANT



SCALE: 1" = 400'
10/3

R2016-018

APPLICATION FOR A SPECIAL EXCEPTION TO OPERATE A PAIN MANAGEMENT CLINIC

SITE DATA:

PROPERTY OWNER:

SARASOTA DOCTORS HOSPITAL, INC.

ACREAGE:

1.1 ACRES (TID 2006100003)

EXISTING / PROPOSED ZONING:

EXISTING - OPI NO CHANGE

EXISTING USE:

MEDICAL OFFICE

PROPOSED USE:

PAIN MANAGEMENT CLINIC

OPEN SPACE, REQUIRED:

EXISTING - NO CHANGE

REQUIRED / ADDITIONAL PARKING:

EXISTING - 416 SPACES FOR THE SARASOTA MEDICAL CENTRE

INTERVIOUS AREAS:

EXISTING - NO CHANGE

GROSS LEASABLE AREA (TOTAL BUILDING):

83,303 SQ. FT.

LEASABLE AREA FOR SPECIAL EXCEPTION:

23,000 SQ. FT. SUITE 300

RETENTION FACILITIES:

EXISTING - NO CHANGE

DRIVEWAYS:

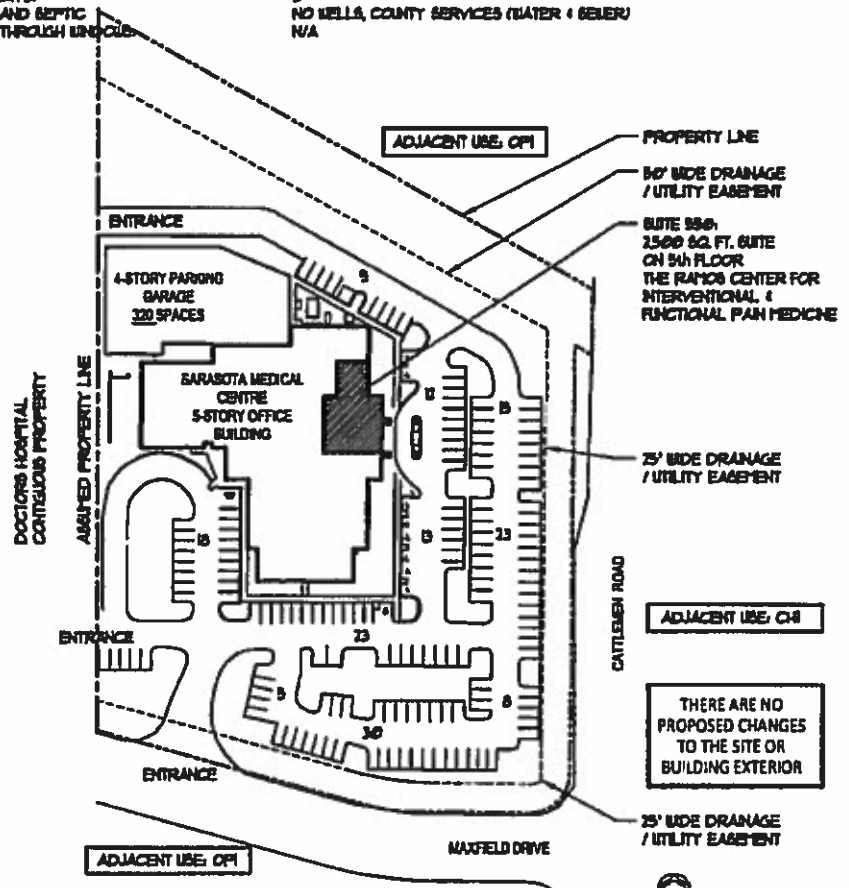
3

BELLS AND SEPTIC:

NO BELLS, COUNTY SERVICES (WATER / SEWER)

DRIVE THROUGH WINDOWS:

N/A



SITE PLAN

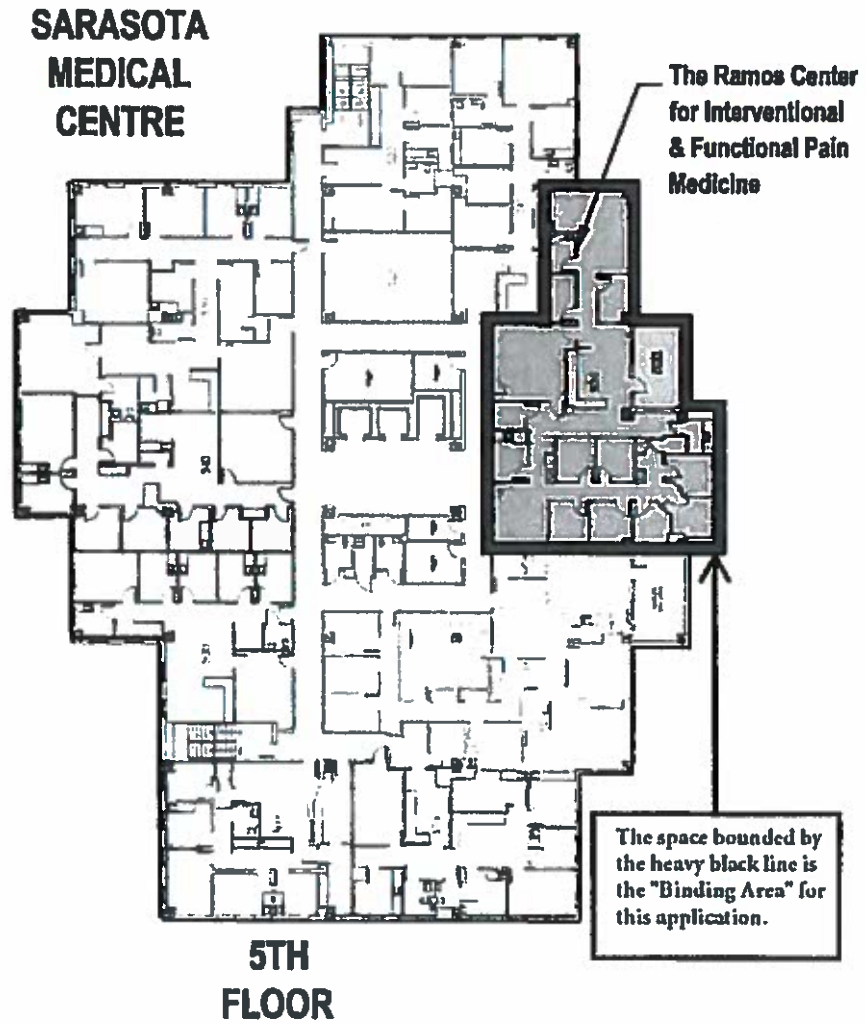
BINDING DEVELOPMENT CONCEPT PLAN - SARASOTA DOCTORS HOSPITAL, APPLICANT



SCALE: 1" = 100'

2 OF 3

APPLICATION FOR A SPECIAL EXCEPTION TO OPERATE A PAIN MANAGEMENT CLINIC



FLOOR PLAN
BINDING DEVELOPMENT CONCEPT PLAN - SARASOTA DOCTORS HOSPITAL, APPLICANT



SCALE: N.T.S.
3 OF 3