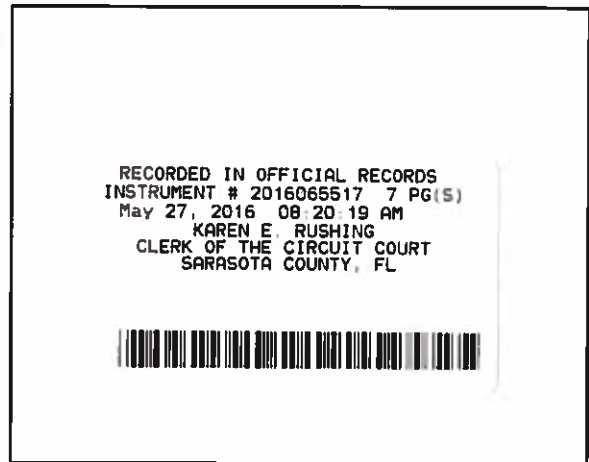


Please record and return to: **(Via Inter-Office Mail)**  
Cynthia Spraggins, Administrative Specialist  
Planning Services  
1660 Ringling Boulevard  
Sarasota, FL 34236


**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 the southeast quadrant of Kai Drive and South Tamiami Trail, in Sarasota County, Florida owned by Donald E. Osborne dba 7611 LLC, and described in Resolution No. 2016-081 attached hereto, to allow off-street parking for the Sunset Subaru dealership in an RSF-3 (Residential, Single-Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1747, filed by Les Craft dba Dealership Solutions, LLC, Agent, and granted by Sarasota County Commission on May 11, 2016 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

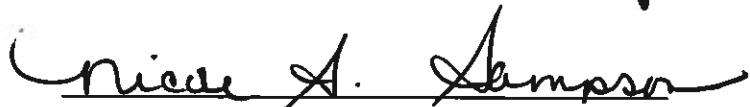
(Stipulations and limitations are those describe in Section B of Resolution No. 2016-081, attached hereto.)

  
Tate Taylor, Operational Manager

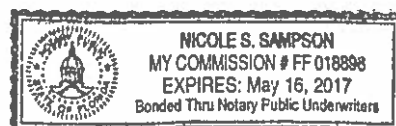
**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

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.

  
Nicole S. Sampson  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS





**RESOLUTION NO. 2016- 081**  
**OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF SARASOTA COUNTY, FLORIDA**  
**SPECIAL EXCEPTION PETITION NO. 1747**

BOARD OF COUNTY COMMISSIONERS  
FILED FOR THE RESOLUTION  
2016 MAY 13 AM 10:30  
CLERK AREN E. PUSING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

WHEREAS, Les D. Craft, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1747 requesting to allow off-street parking for the Sunset Subaru dealership, located at the southeast quadrant of Kai Drive and South Tamiami Trail, Sarasota County, Florida, in RSF-3 (Residential, Single-Family, 4.5 units/acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 7th day of April, 2016, to consider said Special Exception Petition No. 1747, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1747 be approved, and

WHEREAS, this Board, after due public notice, did on the 11th day of May, 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. 1747 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.1747 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

#### PARCEL 1

Situated in Section 21, Township 37 South, Range 18 East, Sarasota County, Florida and being Lot 18, Jensen Subdivision, a subdivision recorded in Plat Book 11, Page 21, Public Records of Sarasota County, Florida and part of the aforesaid Section 21; said parcel being more particularly described as follows:

Begin at the Northeast corner of aforesaid Lot 18, Jensen Subdivision lying on the southerly right-of-way line of Kia Drive (50' public right-of-way); thence from said Point-of-Beginning and along the easterly line of said Lot 18, South 00°13'00" West 109.59 feet to the southeast corner of Lot 18; thence along the south line of Lot 18, North 89°49'58" West 75.01 feet to the southwest corner of Lot 18; thence in aforesaid Section 21 along the southerly projection of the west line of said Lot 18, South 00°02'16" West 14.98 feet; thence leaving said line, North 89°49'58" West 90.00 feet; thence North 00°02'16" East 107.85 feet to the southerly right-of-way line of Kia Drive; and thence along said line North 84°23'27" East 166.16 feet to the Point-of-Beginning.

Containing 18.068 s.f.

#### PARCEL 2

Situated in Section 21, Township 37 South, Range 18 East, Sarasota County, Florida and being Lots 9, 10 and 11, Block A, Pinehurst Park, a subdivision recorded in Plat Book 2, Page 90, and subsequently replatted as Part of Block A in the Replat of Pinehurst Park, a subdivision recorded in Plat Book 3, Page 41,

Public Records of Sarasota County, Florida; said lots being more particularly described as follows:

Begin at the Southeasterly corner of aforesaid Lot 11, Block A, Pinehurst Park, lying on the northerly right-of-way line of Pinehurst Street (50' public right-of-way); thence from said Point-of-Beginning and along the northerly right-of-way line of Pinehurst Street, the same being the southerly line of aforesaid Lots 11, 10 and 9, North 89°39'58" West 149.99 feet to the southwest corner of Lot 9, Block A, Pinehurst Park; thence along the westerly line of said Lot 9, North 00°02'16" East 112.06 feet to the northwest corner of said Lot 9; thence along the north line of said Lots 9, 10 and 11, South 89°49'58" East 149.50 feet to the northeast corner of said Lot 11; and thence along the easterly line of Lot 11, South 00°02'16" West 122.60 feet to the Point-of-Beginning.

Containing 16,855 s.f.

and the same is hereby approved for Special Exception Petition No. 1747, 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 February 17, 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 Elligraw Bayou (Little Sarasota Bay Watershed) Basin Master Plan.
  3. Site lighting shall not exceed 15 feet in height.
- C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 11<sup>th</sup> day of MAY, 2016.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

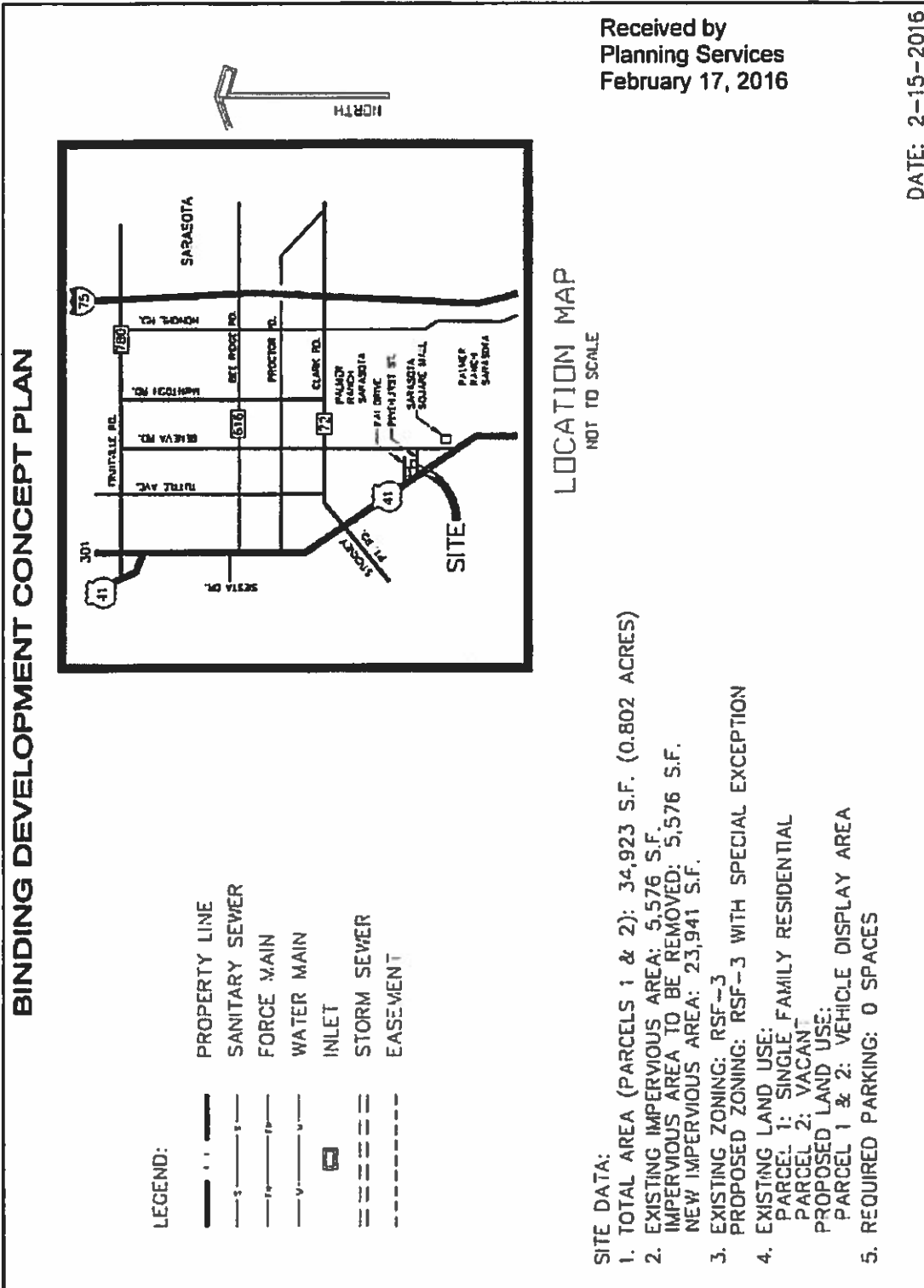
By:

  
Chairman

ATTEST:

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

By:   
Deputy Clerk



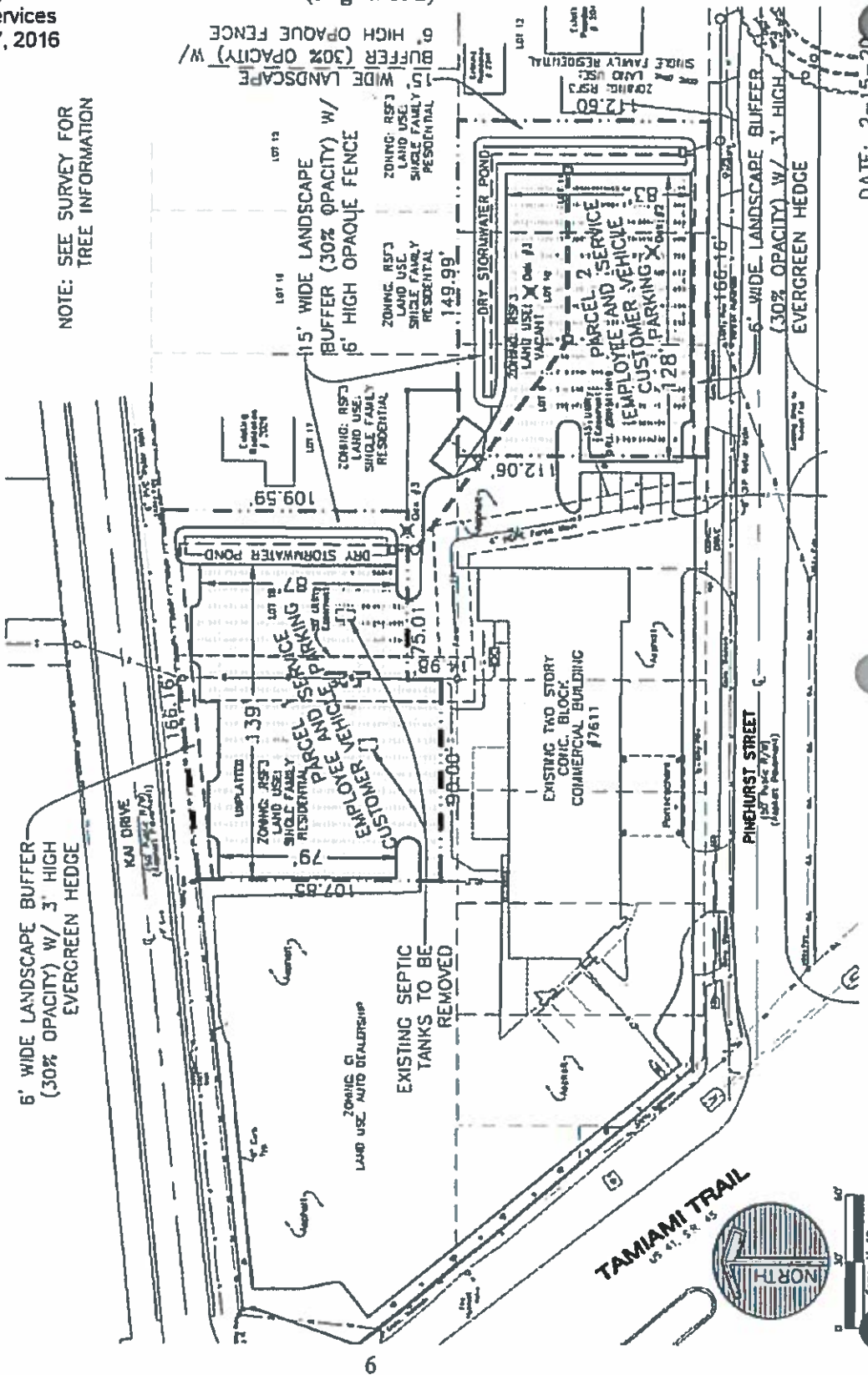
R2016 081

Received by  
 Planning Services  
 February 17, 2016

(Page 2 of 2)

**BINDING DEVELOPMENT CONCEPT PLAN**

NOTE: SEE SURVEY FOR  
 TREE INFORMATION



DATE: 2-15-20

R2016-081