



December 13, 2021

Mr. Peter Z. Skokos
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, FL 34236

**RE: 3825 Sarasota Golf Club Boulevard
PID 0240160001**

Dear Mr. Skokos:

Thank you for your request regarding a zoning verification letter for the above referenced property. After reviewing the information submitted, and researching with other County Staff, we offer the following:

Legal Description according to Sarasota County Property Appraiser:

COM AT SE COR SEC 31-36-19 TH N 0-06-55 W ALG E LINE OF SAID SEC 31 FOR 350.001 FT TH N 89-57-39 W 26 FT FOR POB TH CONT N 89-57-39 W 730 FT TO E R/W LINE OF A 60 FT R/W FOR SARASOTA GOLF CLUB BLVD TH N 2-32-24 W ALG SAID ELY R/W LINE 296.12 FT TH S 89-57-39 E 742.53 FT TO WLY R/W LINE OF A 52 FT CANAL TH S 0-06-55 E 295.82 FT TO POB

You request is to confirm that the current use of the property as a boarding kennel is a permitted use for the property. The referenced property is zoned OUE-1 (Open Use Estates, one dwelling per 5 acres). As defined in Article 17, Section 124-305, a boarding kennel is defined in the County's Unified Development Code (UDC) as "Animal Boarding". Article 6, Section 124-76(a)(4) of the UDC allows an animal boarding as a permitted use by right with the following limitations:

- No building or open run for animals shall be located closer than 200 feet from any property line and all outdoor runs shall be screened by an opaque barrier such that the runs are not visible from adjacent properties or public right-of-way. If vegetative material is used for the opaque barrier, said material shall form an opaque barrier within one year from the time of first planting. A buffer in excess of this requirement may be applied as a condition of approval of a special exception.
- No dogs shall be permitted in open run areas between the hours of 7:00 p.m. and 7:00 a.m.
- The keeping of more than 50 dogs shall require approval of a Special Exception by the County Commission.

Mr. Peter Z. Skokos
3825 Sarasota Golf Club Boulevard
PID 0240160001
Page Two

Provided all applicable limitations are currently being met, and there are less than 50 dogs on site, the use of the property as a boarding kennel may continue.

This response is based upon information received from the applicant and is supported by current County Zoning Ordinances. Other agencies, state, local and federal, ordinances, ordinance updates, regulations, recorded documents or environmental conditions may also affect the development or use of this property.

If you should have any questions regarding this information, please do not hesitate to contact our office at (941) 861-6161.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Thompson". The signature is written in a cursive style with a long, sweeping underline.

Donna Thompson
Zoning Administrator