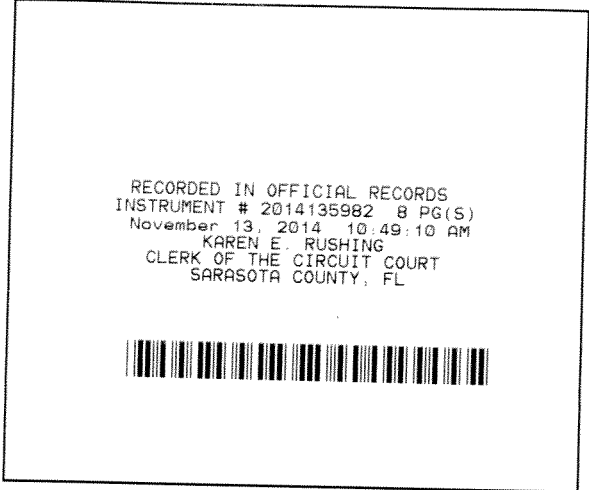


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

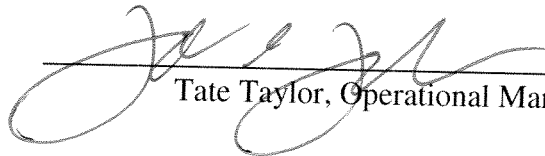
Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489



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

The following property, located at 4405 Desoto Road in Sarasota County, Florida, owned by Community Haven for Adults and Children with Disabilities, Inc., represented by Marla Doss, and described in Ordinance No. 2014-068 attached hereto, has been rezoned to a RSF-2 (Residential, Single Family, 3.5 units/acre) zone district pursuant to Rezone Petition No. 14-21 filed by Robert J. Medred, Agent, and granted by Sarasota County on October 21, 2014 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

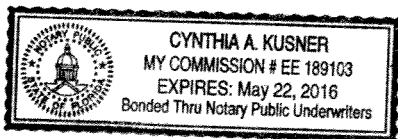
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2014-068, attached hereto)



Tate Taylor, Operational Manager

**STATE OF FLORIDA
COUNTY OF SARASOTA**

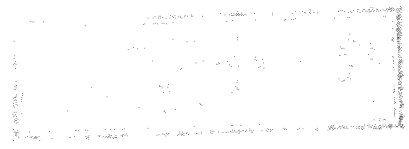
Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 10th day of Nov, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 22, 2014

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Cheryl Dexter, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2014-068, which was filed in this office on October 21, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2014-068

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052 (AS AMENDED), CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BOARD FOR THE RECORD
FILED FOR THE RECORD
2014 OCT 21 PM 3:36
KAREN E. RUSSELL
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 14-21, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from OUE-2 (Open Use, Estate, 1 unit/5 acres) to RSF-2 (Residential, Single-Family, 3.5 units/acre) zone district for the following described property located in Sarasota County, Florida:

PARCEL 1:

The North 370 feet of the west $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, Sarasota County, Florida.

PARCEL 2:

The Southerly 30 feet of the North 400 feet of the West $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, Sarasota County, Florida, less and except the Easterly 30 feet thereof.

PARCEL 3:

Begin at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East and run North 0 Deg. 0'38" West, a distance of 921.73 feet; thence run South 89 Deg. 54'28" East, 1032.41 feet; thence run South 0 Deg. 05'27" West, 933.25 feet; thence run North 89 Deg. 16'02" West to Point of Beginning, less 2 acres in the Southwest corner of the above described property, more particularly described as: Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, for the Point of Beginning; thence North 0 Deg. 00'38" West, 264 feet; thence north 89 Deg. 16'02" East, 330 feet; thence South 0 Deg. 00'38" East, 264 feet; thence north 89 Deg. 16'02" West, 330 feet to the Point of Beginning, lying and being in Section 2, Township 36 South, Range 18 East, Public Records of Sarasota County.

PARCEL 4:

That portion of the West $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, described as follows:

Begin at a 4 inch square concrete monument found at the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 2; thence North 00 Deg. 08'55" West along the West line of said Northeast $\frac{1}{4}$ a distance of 264.00 feet; thence South 89 Deg. 26'36" East and parallel to the South line of said Northeast $\frac{1}{4}$ a distance of 330.00 feet; thence South 00 Deg. 08'55" East and parallel to the West line of said Northeast $\frac{1}{4}$ a distance of 264.00 feet to the South line of said Northeast $\frac{1}{4}$; thence North 89 Deg. 26'36" West along said south line a distance of 330.00 feet to the Point of Beginning.

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the Owner or Owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. Development shall take place in substantial compliance with the Development Concept Plan date stamped July 15, 2014, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. In the event existing vegetation is removed from the east and west property boundaries where the RSF property abuts OUE zoned properties, a 15 foot wide buffer with a 30 percent opacity will be required to be installed within 60 days.
3. The wetlands and associated upland vegetative buffer shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
4. Mesic hammock areas proposed for alteration shall not exceed 25 percent of the total on-site mesic hammock area, subject to the review and approval by Environmental Permitting during preliminary plan submittal. Mesic hammock areas not approved for removal shall be preserved. All activities including filling, excavating, altering of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
5. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plans.
6. The Owner is required to enter into a County Water and Wastewater Utility Service Agreement prior to receiving construction plan approval for additional connections or expansion of the privately maintained onsite wastewater collection system. Prior to receiving the initial construction plan approval for additional connections or expansion of the existing onsite wastewater collection system the Owner is required to submit an engineering report to include cleaning and televising videos, system capacity and condition assessments, along with any recommended system repairs for review by the County. Construction plan approval will be contingent upon the completion of any recommended system repairs. The Utility Service Agreement will address any subsequent assessments or repair requirements.
7. The Owner is required to dedicate at no cost to the County a 30'x 30' utility easement adjacent to the existing on site County maintained lift station, along with an access easement to the lift station prior to placing any additional wastewater connections into service. Utility easements with a minimum width of 20 feet shall be dedicated at no cost to the County for the existing onsite forcemain.
8. Prior to issuance of a temporary certificate of occupancy or a certificate of occupancy that would cause the entire development to exceed a total of 19 equivalent dwelling units (EDU's) the end of the existing 6" water line on site is to be connected to the existing 12" water line

located on Desoto Road and placed into service. All portions of the water distribution system to be operated and maintained by Sarasota County up to the Point(s) of Delivery along with any appurtenances shall be deeded at no cost to the County. Utility easements with a minimum width of 20 feet shall be dedicated at no cost to the County for the existing 6" water line on site prior to receiving construction plan approval for additional connections or expansion of the privately maintained onsite water distribution system.

Section 4. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 21 day of October, 2014.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Chair

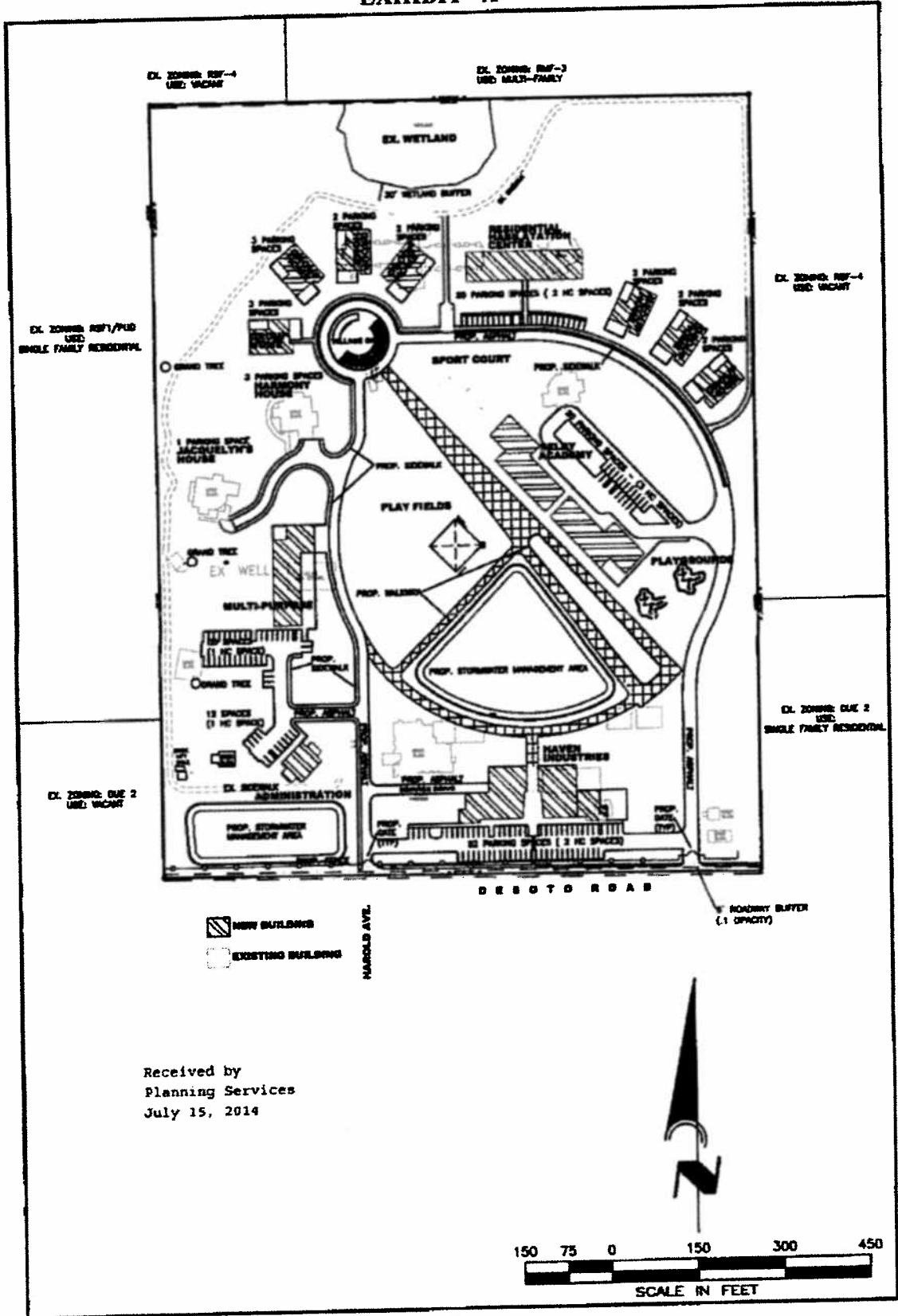
ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By


Deputy Clerk

EXHIBIT "A"



Received by
 Planning Services
 July 15, 2014

COMMUNITY HAVEN SITE DATA:

1. PARCEL SIZE: 31.4 ACRES
2. EXISTING ZONING: OUE-2 - PID# 0016020001
3. PROPOSED ZONING: RSF-2 WITH SPECIAL EXCEPTION FOR:
 - A. GROUP HOMES - HARMONY & JACQUELYN'S HOUSE,
7 GROUP HOMES PLUS RESIDENTIAL HABILITATION HOME
 - B. ADULT DAY CARE: SELBY ACADEMY
 - C. CHILD DAY CARE: SELBY ACADEMY
 - D. COMMUNITY SERVICE ESTABLISHMENT: HAVEN INDUSTRIES
& THRIFT STORE
 - E. ADMINISTRATION BLDG.
 - F. MULTI PURPOSE BLDG.
4. PROPOSED USE: EXPANSION OF GROUP HOMES, SELBY ACADEMY AND THE COMMUNITY SERVICE ESTABLISHMENTS OF HAVEN INDUSTRIES AND UPSCALE RESALE THRIFT STORE
5. PRIVATE DRIVEWAYS ARE EXISTING AND PROPOSED.
6. UTILITIES: SARASOTA COUNTY WATER AND SEWER.
7. STORMWATER RETENTION:
EXISTING STORMWATER MANAGEMENT CONSIST OF EX. SWALES AND DRY RETENTION AREAS.

PROPOSED STORMWATER MANAGEMENT WILL BE ON SITE RETENTION AREAS AND CONSISTENT WITH SARASOTA COUNTY AND SWFWMD REGULATIONS

8. PARKING:
- 9 GROUP HOMES -
1 PARKING SPACE PER 3 RESIDENTS
72 RESIDENTS/3 = 24 SPACES
- ADMINISTRATION BLDG: 3,007 S.F., 1 SPACE/250 S.F. = 12 SPACES
- MULTI-PURPOSE BLDG: 8,832. S.F., 1 SPACE/250 S.F. = 35 SPACES
- HAVEN INDUSTRIES BLDG: 15,686 S.F./250 S.F. = 63 SPACES
- RESIDENTIAL HABILITATION CENTER:
(SENIOR LIVING) 20 UNITS
1 SPACE PER UNIT x 20 UNITS = 20 SPACES
- SELBY ACADEMY (SCHOOL): 10 ROOMS x 2 PER ROOM = 20 SPACES
- TOTAL PARKING SPACES REQUIRED: 174 SPACES
- TOTAL PARKING SPACES PROVIDED: 174 SPACES
- TOTAL HANDICAP SPACES REQUIRED AND PROVIDED 9 SPACES

NOTES:

1. EXISTING BUILDINGS TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION
2. FINAL ALIGNMENT OF INTERIOR ROADS, BUILDINGS AND CONFIGURATION OF STORMWATER MANAGEMENT AREAS SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL. PRIVATE ROADS MAY BE GATED.

<p>AM ENGINEERING, INC. ONE BROADWAY SUITE 200 SARASOTA, FL 34236 (813) 555-1111</p>	COMMUNITY HAVEN		PROJECT NO. PHD
	SCALE: 1"=100'	APPROVED BY:	DATE: PHD
	DATE: 7/16/14	D. SWANN LDMG, PE FLORIDA CORPORATE NO. 41078	DATE: PHD
	COMMUNITY HAVEN		DATE: PHD
BINDING DEVELOPMENT CONCEPT PLAN			PAGE NO. 2

02014-068

