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Please record and return, **VIA Inter-Office Mail**, to Karen Grasset, in care of the Growth Management Business Center 1660 Ringling Boulevard, 5th Floor Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2003136191 / P68
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 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 TERNAND Receipt#345075

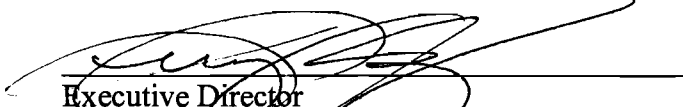


2003136191

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

The following property, located on the southwesterly corner of Shamrock Drive and Wisteria Road in Sarasota County, Florida, owned by Richard Hart, and described in Resolution No. 2003-152 attached hereto, to amend the stipulations on a previously approved special exception for a House of Worship in the RSF-3 (Residential, Single Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1482 filed by Stephen Rees, Agent, and granted by Sarasota County on June 24, 2003, 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. 2003-152, attached hereto)




Executive Director
 Growth Management Business Center

STATE OF FLORIDA
 COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, 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 9th day of July, A.D. 2003.



Notary Public
 State of Florida at Large



Georgia Leigh Riley
 Commission # CC 930635
 Expires April 23, 2004
 Bonded Thru
 Atlantic Bonding Co., Inc.

This instrument prepared by:
 CF

RESOLUTION NO. 2003-152 BOARD OF COUNTY COMMISSIONERS
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1482

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

WHEREAS, Stephen D. Rees, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1482 requesting that a special exception be granted to allow the property, located on the southwesterly corner of Shamrock Drive and Wisteria Road, Sarasota County, Florida, to amend the stipulations on a previously approved special exception for a House of Worship in the 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 1st day of May, 2003, to consider said Special Exception Petition No. 1482, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1482 be granted, and

WHEREAS, this Board, after due public notice, did on the 24th day of June, 2003, 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. 1482 does make the following findings:

(1) The granting of the Special Exception will promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

(2) All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied;

(3) That the requirements of the District Regulations governing this Special Exception have been met; and

(4) The following standards have or have not been met as indicated:

a. The proposed use is consistent with the intent, goals, objectives, policies and programs of the Sarasota County comprehensive plan for the area in which the property is located;

b. The intensity of the proposed use is consistent with the intended future use of the area in which the property is located, in accordance with the programs of the "Future Land Use Plan";

c. The proposed use singularly or in combination with other special exceptions does not change the character of the general vicinity, as shown on the locator map;

d. The intensity of the proposed use is harmonious with the character of other uses in the general vicinity, as shown on the locator map;

e. The height and orientation of the proposed structure(s) or use is compatible with the existing neighboring structures and uses;

f. The subject parcel is sufficient and adequate in shape and size to accommodate the proposed use, and would provide for the appropriate separation between neighboring uses;

g. The proposed use is adequately screened and buffered to effectively separate traffic, light and noise from the existing or intended abutting uses;

h. The loading and refuse areas would not impose negative visual, odor, or noise impacts on abutting uses and thoroughfares;

i. The size and location of the proposed sign(s) would conform to the character of existing neighboring uses;

j. The exterior lighting would be harmonious with the existing character of existing neighboring uses, in terms of glare;

k. The ingress and egress to the subject parcel and the structures involved, if any, would not adversely affect traffic flow, safety and control;

l. The access and internal circulation is adequate in case of fire or emergency;

m. The proposed use would not cause excessive traffic impacts on the surrounding roadway system;

n. The location, type and availability of potable water for the proposed use is compatible with neighboring uses;

o. The location, type and availability of the proposed wastewater system is compatible with neighboring uses; and

p. The proposed use would not cause or intensify flooding of neighboring uses.

B. Special Exception Petition No. 1482 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

PARCEL 1

SOUTHERLY 10' LOT 12044, ALL OF LOTS 12045, 12046, 12047 & 12048, SOUTH VENICE UNIT NO. 46, PLAT BOOK 7, PAGE 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2

LOTS 12424 & 12425 SOUTH VENICE UNIT NO. 48, PLAT BOOK 7, PAGE 12, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3

SOUTHERLY 10 FEET OF LOT 12087, ALL LOTS 12086 THROUGH 12081, SOUTH VENICE UNIT NO. 46, PLAT BOOK 7, PAGE 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TAX PARCEL ID NO. 0434-06-0127

PARCEL 4

LOTS 12042 AND 12088 AND THE NORTH 20 FEET OF LOT 12043, SOUTH VENICE UNIT 46, PLAT BOOK 7, PAGE 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO, LOTS 12412 THROUGH 12423, SOUTH VENICE UNIT 48, PLAT BOOK 7, PAGE 12, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO, THE FOLLOWING DESCRIBED PARCEL:

FROM THE NORTHWEST CORNER OF LOT 12042, SOUTH VENICE UNIT NO. 46, AS RECORDED IN PLAT BOOK 7, PAGE 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A **POINT OF BEGINNING**; RUN THENCE N. 0°53'00" W., 50.0 FEET TO THE SOUTHWEST CORNER OF LOT 12412, SOUTH VENICE UNIT NO. 48, AS RECORDED IN PLAT BOOK 7, PAGE 12, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N. 89°07'00" E., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 12412, 185.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12412, THENCE S. 44°20'50" E., ALONG THE SOUTHERLY BOUNDARY LINE OF A 30.0 FOOT DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF SOUTH VENICE UNIT NO. 48, 151.56 FEET; THENCE S. 89°07'00" W., 89.28 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 12088 OF ABOVE DESCRIBED SOUTH VENICE UNIT NO. 46, SAID POINT BEING N. 0°53'00" W., 10.0 FEET FROM THE SOUTHEAST CORNER OF

SAID LOT 12088; THENCE N. 0'53'00"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 12088, 21.51 FEET; THENCE N. 44°20'50"W, 53.03 FEET; THENCE S. 89°07'00"W, 163.53 FEET TO THE **POINT OF BEGINNING**.

ALL LYING AND BEING A PART OF SECTION 20, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

and the same is hereby approved to amend the stipulations on a previously approved Special Exception for House of Worship, 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. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
2. Development shall take place in substantial compliance with the Development Concept Plan date-stamped August 15, 2002, and attached hereto as "Exhibit A," except as necessary to accommodate the requested change to the access locations on Flower Road as identified in Stipulation No. 6. This does not imply or confer any variances from applicable zoning or land development regulations.
3. Refuse and loading areas shall be visually screened in accordance with Section 11.6 f. of the Zoning Ordinance, and shall be setback at least 50 feet from the property lines.
4. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets. Outdoor recreation areas shall not be illuminated after 10:00 p.m.

5. Prior to the development of the grassed parking area, a listed species survey shall be conducted at the subject property, using recognized sampling techniques to identify endangered, threatened, and species of special concern. In addition, Resource Protection shall be provided with documentation, from appropriate regulatory agencies, regarding any listed species issues associated with the site.

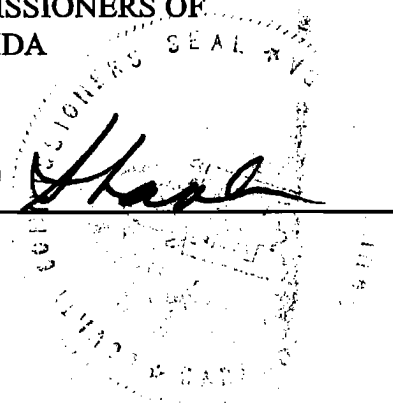
6. Access to Parcel 3 shall be limited to one unrestricted access opening on Flower Road, no closer than 100 feet west of Dawn Road, measured from centerline to centerline.

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

PASSED AND DULY ADOPTED this 24th day of June, A.D., 2003.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By *Sharon Hadd*
Chairman



ATTEST:

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

By *Cynthia A. Strath*
Deputy Clerk

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(1) The granting of the Special Exception will promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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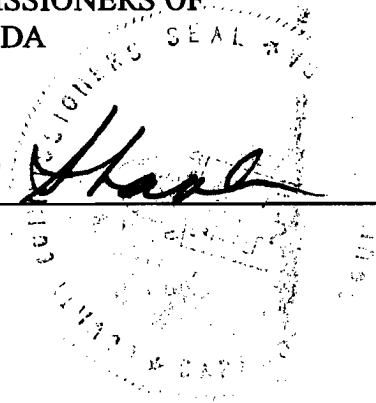
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BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By *Sharon Hadd*
Chairman



ATTEST:

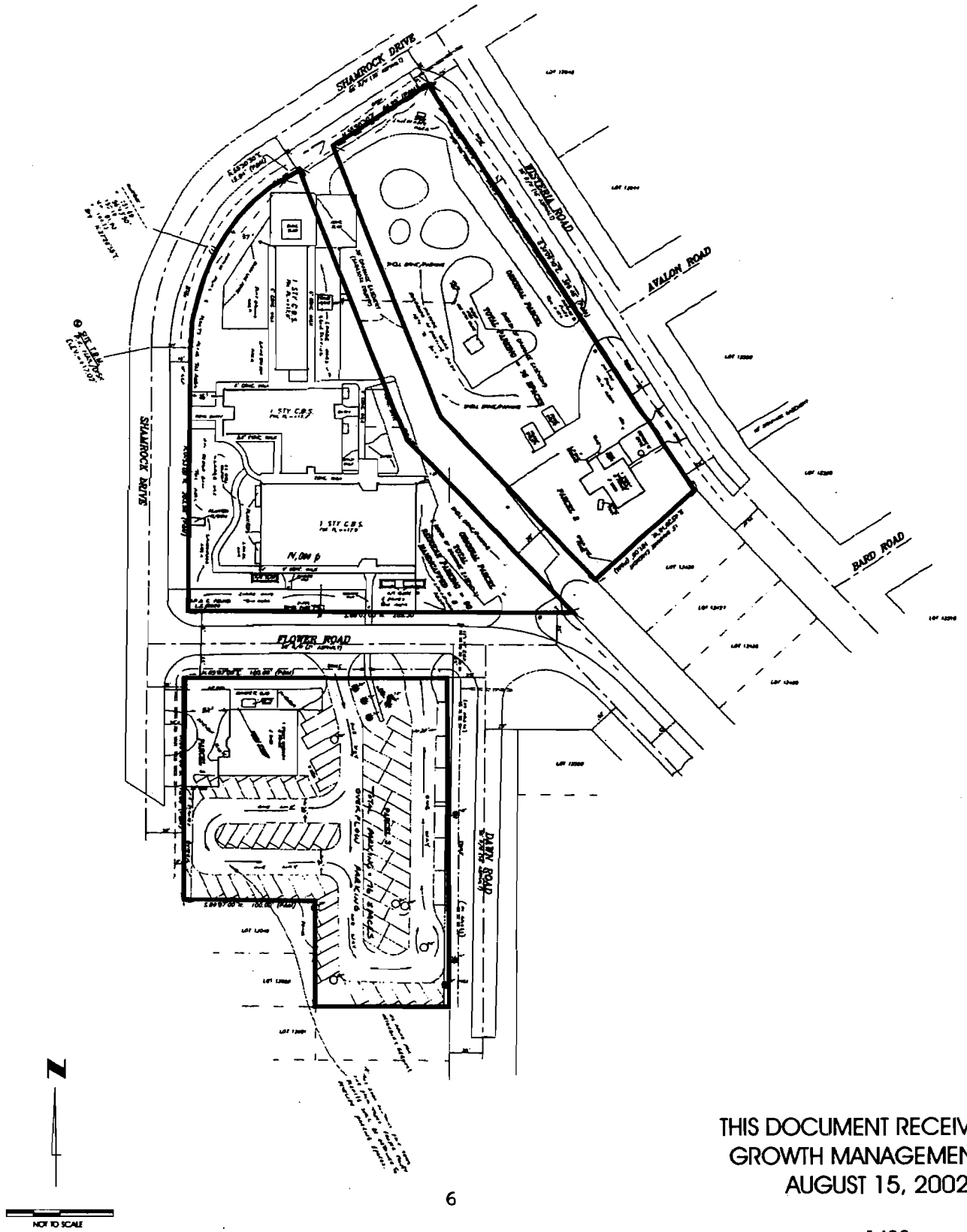
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By *Cynthia A. Strath*
Deputy Clerk

MAP SERIES/CONCEPT PLAN

EXHIBIT "A"

INSTRUMENT # 2003136191
13 PGS



THIS DOCUMENT RECEIVED BY
GROWTH MANAGEMENT ON
AUGUST 15, 2002

1482

PC 2003-152