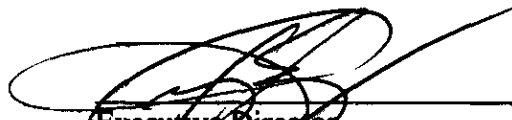


**NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING  
REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE**

The following property located in Sarasota County, Florida, owned by Sarasota Family YMCA, Inc., and described in Resolution No 2000-056 attached hereto, to allow a Home for Orphans in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No 1485 filed by David R Tichenor, Agent, and granted by Sarasota County on April 25<sup>th</sup>, 2000, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

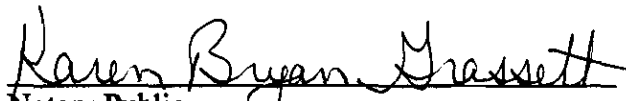
(Stipulations and limitations are those described in Section B of Resolution No 2000-056, attached hereto)

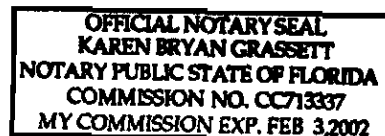
  
\_\_\_\_\_  
Executive Director  
Growth Management Business Center

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 8<sup>th</sup> day of May,  
A D 2000

  
\_\_\_\_\_  
Notary Public  
State of Florida at Large



✓ This instrument prepared by  
Nancy Higgins  
Growth Management Business Center  
1660 Ringling Boulevard, 5<sup>th</sup> Floor  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2000059634 6 PGS  
2000 MAY 11 03:12 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCOURSEY Receipt#037717

RESOLUTION NO 2000-056  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO 1485

WHEREAS, David Tichenor, agent for the owner of the hereinafter described real property has filed Special Exception Petition No 1485 requesting that a special exception be granted to allow the property, located east of Verna Road and south of the Manatee County Line, Sarasota County, Florida, to be used for a Home for Orphans in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 3<sup>rd</sup> day of February, to consider said Special Exception Petition No 1485, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No 1485 be granted, and

WHEREAS, this Board, after due public notice, did on the 15<sup>th</sup> day of March, 2000, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition

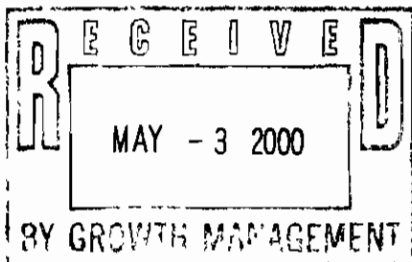
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sarasota County, Florida, in public meeting assembled

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 1485 does make the following findings

- (1) The granting of the Special Exception will not adversely affect 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,

2000 MAY - 1 PM 4: 15  
 FILED FOR RECORD  
 CLERK OF CIRCUIT COURT  
 SARASOTA COUNTY, FL



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. 1485 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

East of Verna Road, south of Manatee County Line, more particularly described as follows:

A parcel of land being a portion of the North half of the Northwest Quarter of the Northwest Quarter of Section 1, Township 36 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of Section 1, Township 36 South, Range 20 East, thence South 00°29'25" East, along the West line of said Section 1, a distance of 660.19 feet to the Southwest corner of the North half of the Northwest Quarter of the Northwest Quarter of said Section 1; thence North 89°06'53" East, along the South line of said North half of the Northwest Quarter of the Northwest Quarter of Section 1, a distance of 900.36 feet to the POINT OF BEGINNING; thence continue North 89°06'53" East, a distance of 420.01 feet to the Southeast corner of said North half of the Northwest Quarter of the Northwest Quarter of Section 1, same being a point on the West Right of Way line of El Centro Drive (20' wide public right of way) as recorded in the Plat of Verna Courts, recorded in Plat Book 2, Page 109, Public Records of Sarasota County, Florida; thence North 00°28'20" West, along said West right of way line, a distance of 560.16 feet; thence South 89°06'58" West, a distance of 420.01 feet; thence South 00°28'20" East, a distance of 560 16 feet to the Point of Beginning.

and the same is hereby approved for a Home for Orphans, 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.

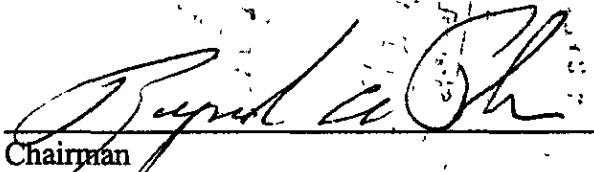
1. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
2. Outdoor refuse areas shall be set back a minimum of 50 feet from the southern property boundary.
3. Development shall take place in substantial compliance with the Development Concept Plan date-stamped March 15, 2000, and attached hereto as Exhibit "A". The siting of an on-site central sewerage system shall be done in accordance with the County's Land Development Regulations and shall not require approval of an amended Development Concept Plan. This does not imply or confer any variances from applicable zoning or land development regulations
4. The use of the landing strip on the subject property shall cease within thirty (30) days after the approval of the special exception for the home for orphans.
5. Excluding caregivers, no more than a total of six persons per acre shall reside at or occupy the home for orphans.

- 6 Upon commencement of the home for orphans special exception use (when the number of residents on the subject parcel exceeds six (6) persons, excluding caregivers), the onsite sewage treatment and disposal system shall be upgraded to current rules and shall utilize an approved Aerobic Treatment Unit.
- 7. Any use that creates an estimated sewage flow in excess of 2,000 gallons per day shall require the use of an approved central sewerage system in accordance with the County's Land Development Regulations.
- 8 At the time governmentally owned central utilities become available, the Applicant will at his expense be required to do the following:
  - a. connect to the central systems within six months of notice of availability;
  - b. pay required capacity fees; and
  - c. discontinue use of the on-site water and wastewater treatment facilities at the time of connection to central water and wastewater services

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

PASSED AND DULY ADOPTED this 25 day of April, A D., 2000.

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.

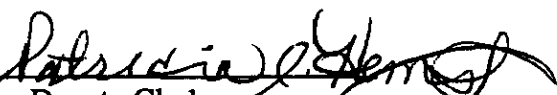
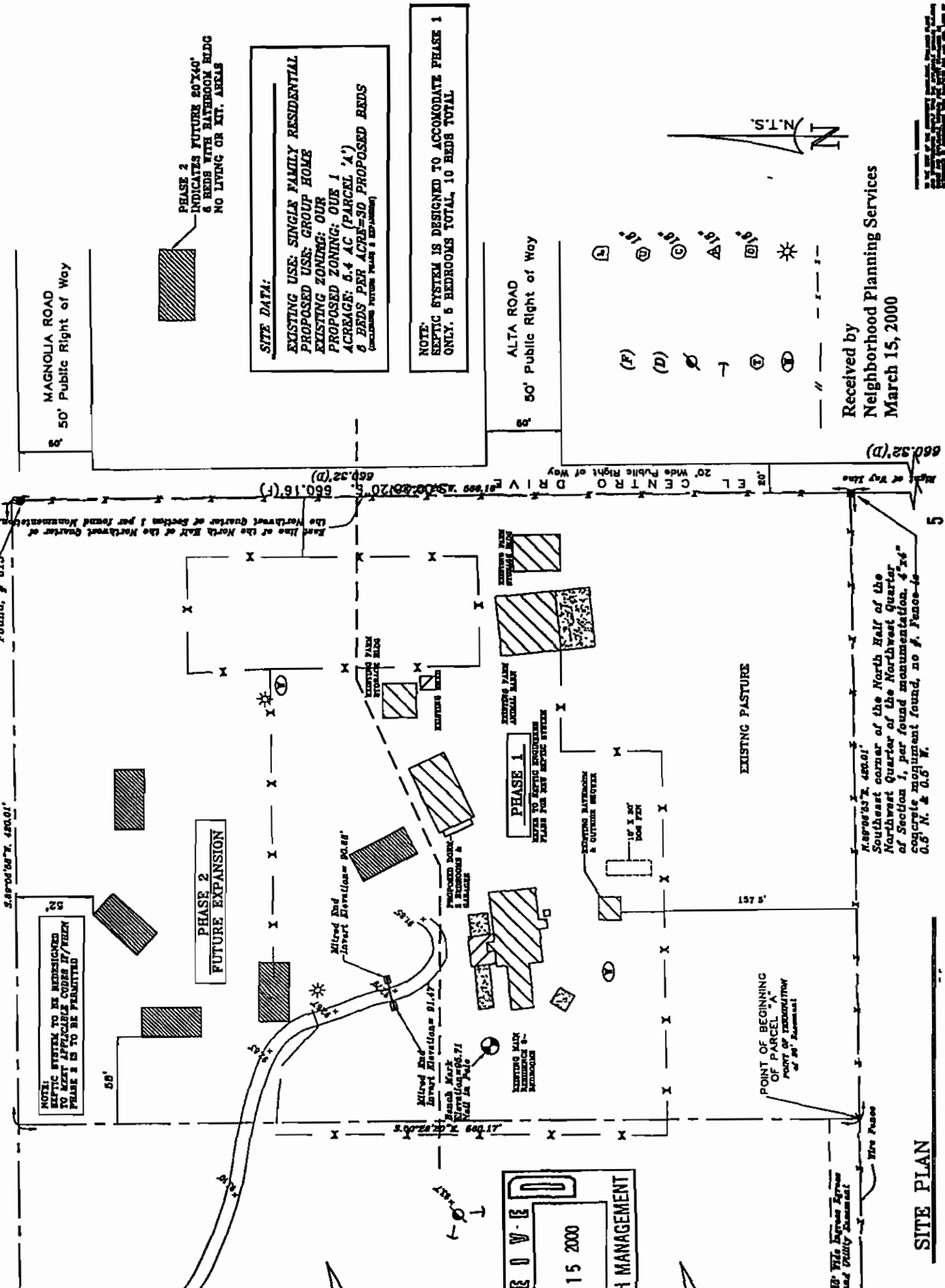
By   
Deputy Clerk

Exhibit A

SARASOTA COUNTY

3/8" Capped Iron Rod Found, # 615



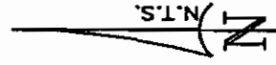
NOTE: SEPTIC SYSTEM TO BE REDESIGNED TO MEET APPLICABLE CODES IF/WHEN PHASE 2 IS TO BE PERMITTED

PHASE 2 FUTURE EXPANSION

**SITE DATA:**  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: GROUP HOME  
 EXISTING ZONING: OUR  
 PROPOSED ZONING: OUR 1  
 ACREAGE: 5.4 AC (PARCEL 'A')  
 6 BEDS PER ACRE=30 PROPOSED BEDS  
 (INCLUDING FUTURE PHASE 2 EXPANSION)

**NOTE:**  
 SEPTIC SYSTEM IS DESIGNED TO ACCOMMODATE PHASE 1 ONLY. 5 BEDROOMS TOTAL, 10 BEDS TOTAL

PHASE 2 INDICATES FUTURE 20'x40' 6 BEDS WITH BATHROOM BLDG NO LIVING OR KIT. AREAS



- (F)
- (D)
- 1
- (E)
- (G)
- (H)
- (I)
- (J)
- (K)
- (L)
- (M)
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- (S)
- (T)
- (U)
- (V)
- (W)
- (X)
- (Y)
- (Z)

Received by  
 Neighborhood Planning Services  
 March 15, 2000

<b>G R O W E</b>	MAR 15 2000
	ROWTH MANAGEMENT

SITE PLAN

3000-056

THIS INSTRUMENT IS FILED FOR RECORD IN THE PUBLIC RECORDS OFFICE OF SARASOTA COUNTY, FLORIDA, ON MARCH 15, 2000 AT 10:00 AM. THE INSTRUMENT IS 6 PAGES LONG.