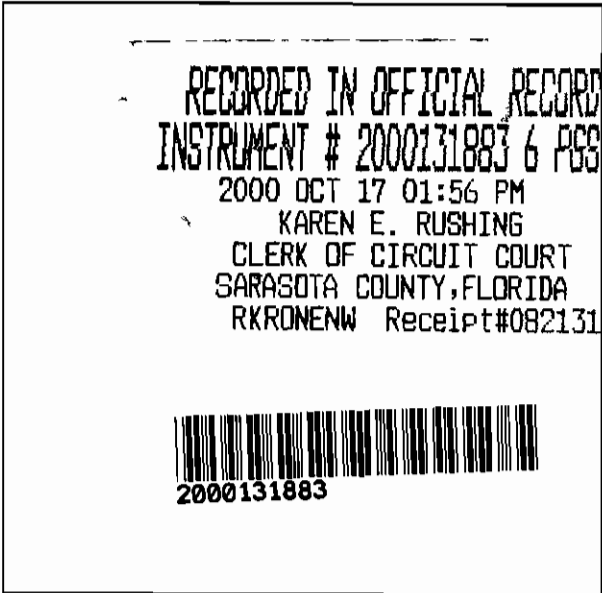


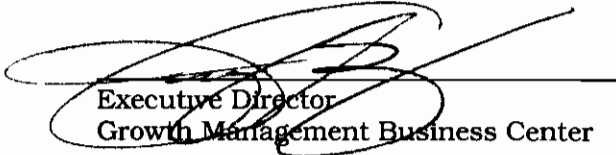
✓ Please record and return to Leigh Riley  
Growth Management Business Center  
1660 Ringling Boulevard, 5<sup>th</sup> Floor  
Sarasota, FL 34236



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 Arthur Osborn, and described in Resolution No 2000-226 attached hereto, to allow a House of Worship in the OUE-2 (Open Use, Estate, 1 unit/2 acres) zone district, pursuant to Special Exception Petition No 1503 filed by Peter Dailey, Agent, and granted by Sarasota County on September 27<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 2000-226, attached hereto)

  
Executive Director  
Growth Management Business Center

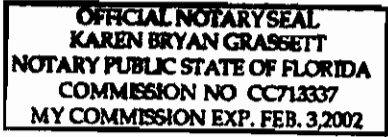
STATE OF FLORIDA  
COUNTY OF SARASOTA

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 13<sup>th</sup> day of October, A D 2000

  
Notary Public  
State of Florida at Large

This instrument prepared by  
Nancy Higgins



50000 100000  
FILED FOR RESOLUTION NO. 2000-226  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
2000 OCT -3 AM 11:01 SPECIAL EXCEPTION NO 1503

WHEREAS Peter Daily, Agent for the owner of the hereinafter described real property has filed Special Exception Petition No 1503 requesting that a special exception be granted to allow the property, located north of Desoto Road and 1,000 feet ± east of Honore Avenue, Sarasota County, Florida, to be used for a House of Worship in the OUE-2 (Open Use, Estate, 1 unit/2 acres) zone district, and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17<sup>th</sup> day of August, 2000, to consider said Special Exception Petition No.1503, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No 1503 be approved, and

WHEREAS, this Board, after due public notice, did on the 27<sup>th</sup> day of September, 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 1503 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,

2000 226

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 1503 is hereby approved for the following described property, said property being in Sarasota County, Florida, to-wit

North of Desoto Road and 1000 feet  $\pm$  east of Honore Avenue, more particularly described follows

The east  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 01, Township 36 South, Range 18 East, Sarasota County, Florida

Together with an easement for ingress and egress over the south 40 feet of the west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of said Section 01-36S-18E, and over the south 40 feet of southwest  $\frac{1}{4}$  of southwest  $\frac{1}{4}$  of northwest  $\frac{1}{4}$  of said Section 01-36S-18E

and the same is hereby approved for a 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 occur in substantial accordance with the Development Concept Plan date-stamped April 12, 2000, attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations
3. DeSoto Road shall be constructed to meet the County standards for a local road from the subject parcel to either Honore Avenue or North Cattlemen Road. The improvement shall be included in the construction plan submittal for the proposed development The improvement shall be completed prior to issuance of first letter/certificate of completion for the project
4. All development on the subject parcel shall be consistent with the University Parkway Corridor Plan-East (No 92-01-SP-East), Ordinance No. 97-107 as may be amended
5. 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 Resource Protection Services

during site and development plan submittal Mesic hammock areas not approved for removal shall be preserved All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas

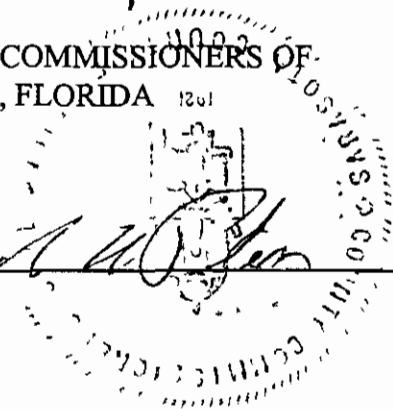
- 6 The limits of the on-site mesic hammock native habitat shall be flagged in the field and confirmed by the County Resource Protection Services prior to development plan submittal
- 7 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 8 Refuse areas shall be visually screened in accordance with Section 11 6 f of the Zoning Ordinance

This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 27 day of September, A.D., 2000

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

By [Signature]  
Chairman



ATTEST

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

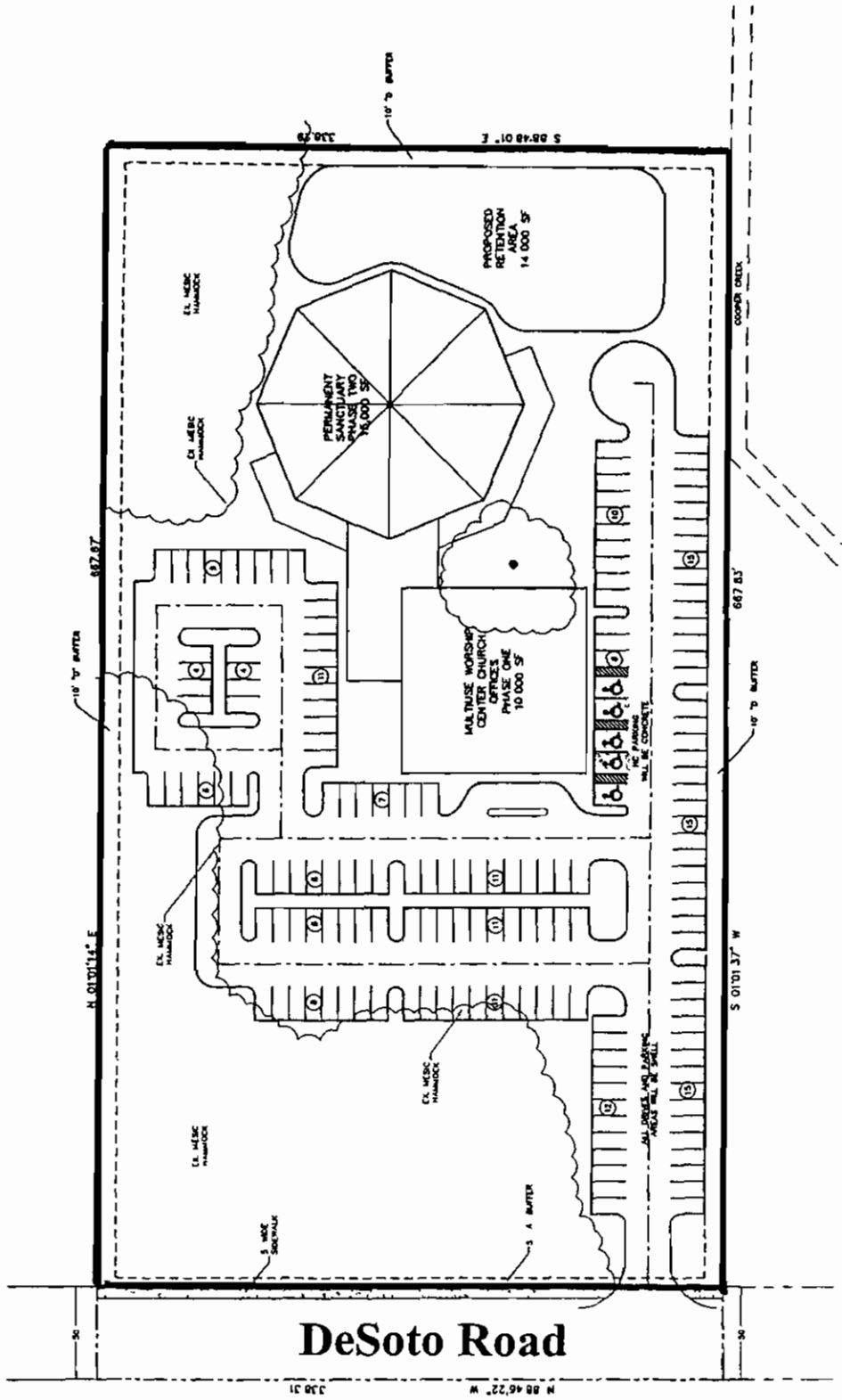
By [Signature]  
Deputy Clerk

2000-226

Exhibit A

MAP SERIES - CONCEPT PLAN

North ↑



DeSoto Road

Received on April 12, 2000

2000-226