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Please record and return to Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2003136190 / P66
 2003 JUL 10 09:48 AM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 TERNAND Receipt#345075

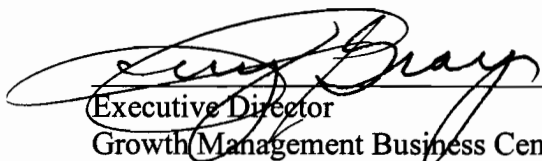


2003136190

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

The following property located east of SR 776 and 550' ± north of Stoner Road in Sarasota County, Florida, owned by John Nevins, and described in Resolution No. 2003-150 attached hereto, to allow a Monastery in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1559 filed by Ray Haddad, 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:

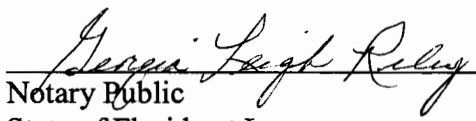
(Stipulations and limitations are those described in Section B of Resolution No. 2003-150, attached hereto)


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

This instrument prepared by:
CF

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

RESOLUTION NO. 2003-150
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1559

WHEREAS, Ray Haddad, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1559 requesting that a special exception be granted to allow the property, located east of SR 776 and 550'± north of Stoner Road, Sarasota County, Florida, to be used for a Monastery 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 20th day of March, 2003, to consider said Special Exception Petition No. 1559, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1559 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. 1559 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 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;

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- 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. 1559 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

The legal description of said property in Sarasota County, Florida being: East of SR 776 and 550' \pm north of Stoner Road, more particularly described as follows; West $\frac{1}{2}$ of Lot 15 and the West $\frac{1}{2}$ of Lot 16, Block A, Gulf Coast Groves of the Manasota Development Company Sub-division No. 1, Plat Book 1, Page 6 of the Public Records of Sarasota County, Florida.

Together with a portion of the West $\frac{1}{2}$ of Lot 17, Block "A", Gulf Coast Groves, Manasota Development Company Subdivision No.1, being more Particularly described as follows: Commence at the northwest corner of Lot 17, Block

"A", Gulf Coast Groves, Manasota Development Company Subdivision No.1, according to the Plat thereof as recorded in Plat Book 1, Page 6, of the Public Records of Sarasota County, Florida, as show on Florida Department of Transportation right-of-way map, Section 17050-2505, dated 11/19/93; thence north 89°56'37" east 230.64 feet along the north line of said Lot 17, Block "A", for a Point of Beginning; thence continuing along said north line of Lot 17, Block "A" north 89°56'37" east 604.48 feet; thence south 27°09'11" east, 14.60 feet; thence south 89°56'37" west 611.13 feet; thence north 00°03'23" west 13.00 feet to the Point of Beginning. Portion of the West 1/2 of Lot 17 containing 7,902 square feet; more or less. All lying and being in Section 11, Township 40 South, Range 19 East, Sarasota County, Florida.

and the same is hereby approved for 1559, 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.

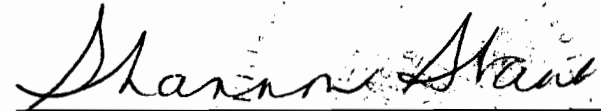
1. Development shall take place in substantial compliance with the Development Concept Plan date stamped June 4, 2003 (refer to Exhibit A). This does not infer nor imply any variances from applicable zoning or land development regulations. Access may be moved based on final FDOT approval.
2. The Owner 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.
3. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
4. Refuse areas shall be set back at least 50 feet of any property line and visually screened in accordance with Section 11.6.f of the Sarasota County Zoning Ordinance.
5. The Master Surface Water Management Plans shall be consistent with the Forked Creek Basin Master Plan.
6. The scrubby flatwoods 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 involving filling, excavating, well drilling, altering vegetation (including trimming of both trees and under-story) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services. Exception may be granted by Resource Protection Services to facilitate implementation of approved habitat management plans or the removal of nuisance/invasive vegetation.

7. Prior to submittal of any site and development plan application, a final survey using recognized sampling techniques to identify endangered, threatened, and species of special concern shall be performed. The applicant shall provide documentation of efforts to resolve any listed species issues associated with the site with the appropriate regulatory agencies.
 8. Connection to central sewer shall occur within 90 days of availability.
 9. The owner will dedicate the necessary right-of-way for the pedestrian/bike trail, as depicted on the Development Concept Plan, dated June 4, 2003 (refer to Exhibit A).
- 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


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

