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Please record and return to: (Via Inter-Office Mail)

Susan F. Carleton, Administrative Coordinator  
Planning Services  
1301 Cattlemen Road, Bldg. A  
Sarasota, FL 34232

Charge to: Planning Services  
Account# 51800100500489

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

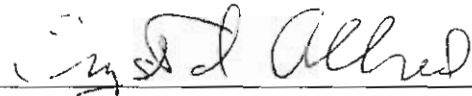
RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006086203 5 PGS  
2006 MAY 09 12:49 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCATHEY Receipt#783157



2006086203

The following property, located in Sarasota County, Florida, owned by Kanuch Buddhist Center, Inc., and described in Resolution No. 2006-008 attached hereto, to allow a Place of Worship on 1.6 acres ± in the RSF-3 (Residential, Single Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1602 filed by Russell Ferdinand, Agent, and granted by Sarasota County on January 11, 2006, 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. 2006-008, attached hereto)

  
Crystal Allred, Acting Principal Planner  
Planning Services

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Acting Principal Planner, Planning Services, 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 she acknowledged before me that she executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 5 day of May, 2006.

  
Notary Public  
State of Florida at Large

This instrument prepared by sfc.

NOTARY PUBLIC STATE OF FLORIDA  
Norma Jo Holmes  
Commission # DD489934  
Expires: AUG. 28, 2006  
Bonded Thru Atlantic Bonding Co., Inc.

RECEIVED

JAN 13 2006

By: Sarasota County Planning

RESOLUTION NO. 2006-008  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1602

BOARD RECORDS  
FILED FOR RECORDS  
JAN 12 PM  
SARASOTA COUNTY

WHEREAS, Russell Ferdinand, agent for the owner of the hereinafter described real property has filed **Special Exception Petition No. 1602** requesting that a special exception be granted to allow the property, located at 2016 Lockwood Ridge Road, Sarasota County, Florida, to be used for the following purpose: to allow a Place of Worship on 1.6 acres ± in an 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 **3rd day of November, 2005** to consider said **Special Exception Petition No. 1602**, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said **Special Exception Petition No. 1602** be granted, and

WHEREAS, this Board, after due public notice, did on the **11th day of January, 2006** 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. 1602 does make the following findings:

1. The proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
2. The proposed use is compatible with the existing land use pattern and designated future uses;
3. There are adequate public facilities available consistent with the level of service standards adopted in the Comprehensive Plan, and as defined and implemented through the Sarasota County Concurrency Management System Regulations, Chapter 94, Article VII of Exhibit A of the Sarasota County Code;
4. The proposed use, singularly or in combination with other special exceptions, will not be detrimental to the health, safety, morals, order, comfort, convenience, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area,

R 2006-008

location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

5. The proposed use will be adequately buffered to effectively separate traffic, visual impact and noise from existing or intended nearby uses;

6. The subject parcel is adequate in shape and size to accommodate the proposed use;

7. The ingress and egress to the subject parcel and internal circulation will not adversely affect traffic flow, safety or control.

8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

**B. Special Exception Petition No. 1602** 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: BEGIN AT THE NW CORNER OF THE NE 1/2 OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AND EXTENDING SOUTHERLY ALONG THE LOCKWOOD RIDGE ROAD 1620 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 16, 400 FEET; THENCE SOUTHERLY 200 FEET; THENCE WESTERLY 400 FEET; THENCE NORTHERLY ALONG LOCKWOOD RIDGE ROAD TO POINT OF BEGINNING, ALL IN SECTION 16, TOWNSHIP 36 SOUTH, RANGE 18 EAST, LESS RIGHT-OF-WAY FOR LOCKWOOD RIDGE ROAD.

and the same is hereby approved for **Special Exception 1602**, 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 Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.

2. Development shall take place in substantial accordance with the Development Concept Plan dated August 1, 2005 and attached hereto as Exhibit A. This does not imply or confer any variances from applicable zoning or land development regulations.

3. A 10 foot wide, 10% opacity landscape buffer shall be required along the northern property line.

4. A minimum 6' high wall or opaque fence shall be maintained in perpetuity, along the east and south property lines.

5. All mature and healthy trees on the subject property shall be preserved to the greatest extent possible and those within the parking area shall be incorporated into landscape islands. All mature and healthy trees shall be clearly identified on site and development plans.

6. No outdoor lighting shall exceed 15' feet in height on the subject property. Perimeter and parking lot areas shall not be illuminated past 10 PM Sunday through Thursday and 11 PM Friday and Saturday.

7. No outdoor speaker systems shall be permitted on the subject property.

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


PASSED AND DULY ADOPTED this 11<sup>th</sup> day of January, 2006.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By  \_\_\_\_\_  
Chair

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

