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

Susan Carleton, Administrative Coordinator
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

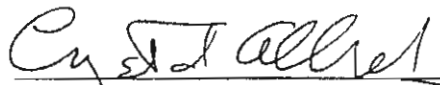
Charge to: Planning Services
Account# 51800100500489

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

RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2006193545 5 PGG 2006 NOV 02 12:10 PM KAREN E. RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY, FLORIDA TFERNANDEZ Receipt#B44966
 2006193545

The following property, located east of Albee Farms Road and south of Robbins Road in Sarasota County, Florida, owned by Robert Mansell, and described in Resolution No. 2006-202 attached hereto, to request that a special exception be granted to amend the stipulations on Special Exception No. 1217 to amend the Development Concept Plan and stipulations for an existing House of Worship in District RSF-2 (Residential Single-Family, 3.5 units/1 acre), pursuant to Special Exception Petition No. 1619 filed by Alan Roddy, Agent, and granted by Sarasota County on September 26, 2006, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

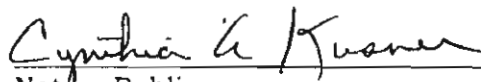
(Stipulations and limitations are those described in Section B of Resolution No. 2006-202, attached hereto)


Crystal Allred, Manager
Planning Services

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Manager, 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.

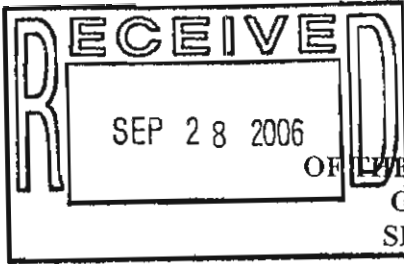
Witness my hand and official seal at Sarasota County, Florida, this 31st day of October, 2006.


Notary Public
State of Florida at Large

This instrument prepared by sfc



Cynthia A. Kusner
Commission #DD308088
Expires: May 22, 2008
Bonded Thru
Atlantic Bonding Co., Inc.



BOARD RECORDS
FILED FOR RECORD

RESOLUTION NO. 2006-~~202~~ SEP 27 PM 4:16
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1619

WHEREAS, Alan Roddy, agent for the owner of the hereinafter described real property, has filed Special Exception Petition No. 1619, requesting that a special exception be granted to amend the stipulations on Special Exception No. 1217 to amend the Development Concept Plan and stipulations for an existing House of Worship, located east of Albee Farm Road and south of Robbins Road, in Sarasota County, Florida, in an RSF-2 (Residential Single-Family, 3.5 units/1 acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 15th day of June, 2006, to consider said Special Exception Petition No. 1619, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1619 be granted, and

WHEREAS, this Board, after due public notice, did on the 26th day of September, 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. 1619 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, 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

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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. 1619 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: the northeast corner of Albee Farm Road and Dona Bay Drive, more particularly described as follows: The southwest 1/4 of the southwest 1/4 of the northwest 1/4 and the west 50 feet of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 of Section 32, Township 38 South, Range 19 East; less the south 120 feet of the west 300 feet of the northwest 1/4.

and the same is hereby approved for SE 1619, 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. Trimming of vegetation within the Preserve Area is allowed only for maintenance of the proposed driveway.
2. The wetland-fringing hammock and swamp, collectively labeled as "Preserve Area" on the development concept plan date-stamped March 14, 2005, shall be labeled "Preserve Area" on the site and development plans.
3. Any plans for nature walks within the preserve area shall be included with site and development plans. Site and development plans shall be submitted to Sarasota County. All other construction shall be limited to the western 300 feet of the property.
4. Access onto Albee Farm Road shall be limited to one access driveway.
5. A buffer area consistent with Section 7.16 of the 1988 Zoning Ordinance shall be provided along the northern and western property lines of the church property. A landscaped buffer area consistent with Section 7.22 of the 1988 Zoning Ordinance shall be provided along the westerly 250 feet of the southern property line.
6. With the exception of the approved access driveway through the preserve area, depicted on the amended site plan for the preserve area dated March 15, 2005, the entirety of the subject designated Preserve Area shall be preserved. All activities including, but not limited to, filling, excavation, stockpiling, well drilling, alteration of native vegetation (including trimming of both trees and understory), and storage of materials shall be prohibited within the Preserve Area, unless written approval is first obtained from Resource Protection staff.
7. The approved resource management plan for the Preserve Area, date stamped August 27, 2003, shall be implemented by the applicant within 90 days following approval of the amendment to Special Exception No. 1217 allowing use of the dirt driveway. To the extent that more stringent standards are contained within Ordinance No. 2005-014, those standards shall supersede the standards within the resource management plan for percent of exotics allowed. The dirt driveway through the preserve area shall not

be improved. Within 30 days following approval of the amendment, a qualified environmental professional shall conduct listed species surveys at the subject property using recognized sampling techniques to identify endangered, threatened, and species of special concern. The applicant shall provide resource protection staff documentation from all appropriate regulatory agencies regarding any listed species issues associated with the site within 90 days following the listed species survey. Annual monitoring reports from an Environmental Consultant shall be submitted to Resource Protection and be prepared consistent with the preserve area monitoring Ordinance No. 2004-065. These monitoring reports will continue until the area has reached success criteria per the nuisance and exotic code Ordinance No. 2005-014.

8. The subject driveway shall be used only for access from Robbins Road to the one single family dwelling located to the south of the special exception area.

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

PASSED AND DULY ADOPTED this 26th day of September, 2006.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By: _____

Chair

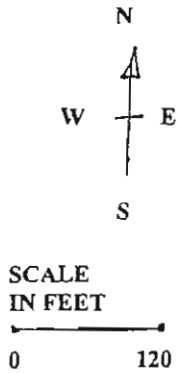
ATTEST:

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

By: _____

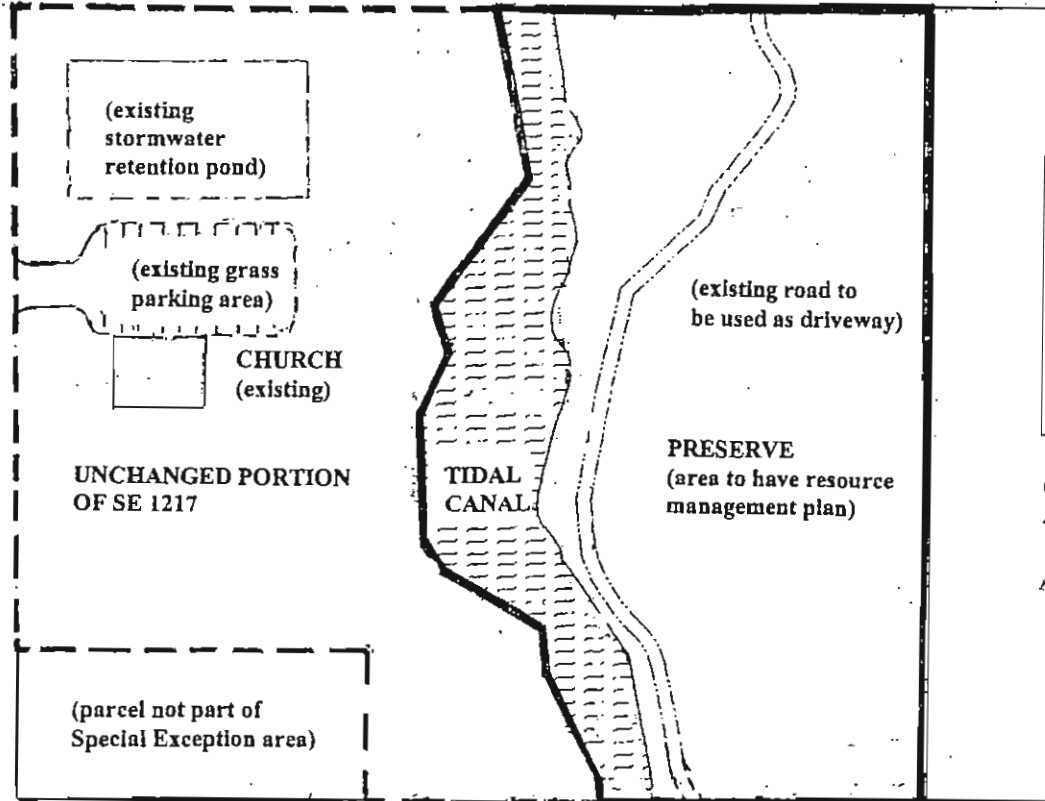
Deputy Clerk

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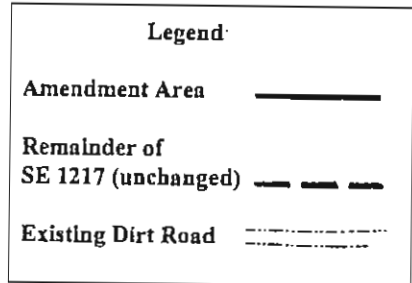


ALBEE FARM ROAD

ROBBINS ROAD



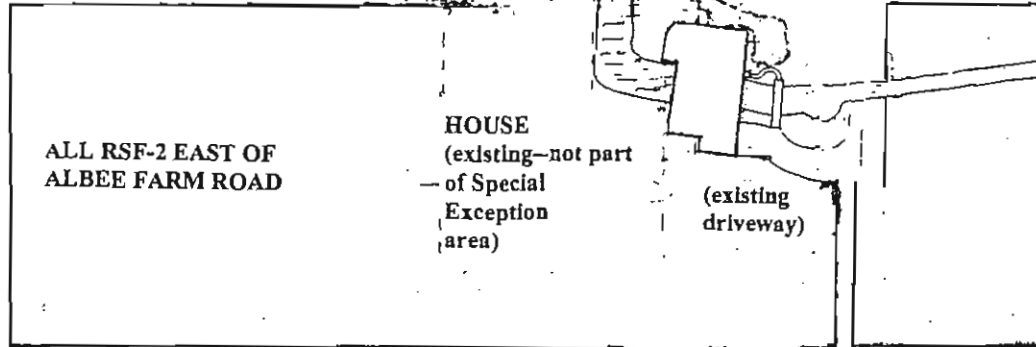
DEVELOPMENT CONCEPT PLAN (BINDING)



ORIGINAL SPECIAL EXCEPTION AREA 8.6 ACRES

AMENDMENT AREA 4.2 ACRES

DONA BAY DRIVE



PINE STREET

ALL RSF-3 WEST OF ALBEE FARM ROAD

ALL RSF-2 EAST OF ALBEE FARM ROAD

APR 14 2005