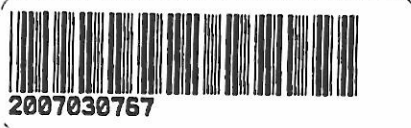


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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007030767 5 PGS
2007 FEB 23 04:59 PM

Please record and return to: (Via Inter-Office Mail)
Susan Carleton, Administrative Coordinator
Planning Services
1660 Ringling Blvd., 1st Fl.
Sarasota, FL 34236

KAREN E. ROSAING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#888460



Charge to: Planning Services
Account# 51800100500489

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

The following property, located on the north side of East Venice Avenue and the west side of Jackson Road in Sarasota County, Florida, owned by Unity Church, and described in Resolution No. 2007-015 attached hereto, to allow for the expansion of an existing place of worship in the OUE-1 (Open Use Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. SE 1629 filed by Phil Eason and Susan Beckner, Agents, and granted by Sarasota County on January 23, 2007, 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. 2007-015, 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 22nd day of February, 2007.



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


Notary Public
State of Florida at Large

This instrument prepared by sfc

Resolution No. 2007-015
SUBSTITUTE RESOLUTION NO. 2006-200
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1629

(Corrects Section B. - Identification of the Special Exception Use)

WHEREAS, DMK Associates, Inc., agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1629 requesting that a special exception be granted to allow the property, located on the north side of East Venice Avenue and west side of Jackson Road to be used for the expansion of an existing place of worship in the OUE-1 zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 1st day of June, 2006, to consider said Special Exception Petition No. 1629, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1629 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. 1629 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 proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
5. The proposed use is compatible with the existing land use pattern and designated future uses;
6. 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;
7. 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;

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

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

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

B. Special Exception Petition No. 1629 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 north side of East Venice Avenue and the west side of Jackson Road, being more particularly described as follows;

TRACT 173, VENICE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 179 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

and the same is hereby approved for the expansion of an existing place 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. Development shall take place in substantial accordance with the Development Concept Plan, date-stamped May 23, 2006, except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. There shall be no direct access to Venice Avenue. The access restriction shall be included in the recorded plat for the subdivision.
3. Prior to Construction Plan approval, the developer shall record an access ingress/egress easement (minimum 30 feet in width) or right-of-way to the adjacent parcel to the west. The easement shall be paved to the west property line. Improvements shall be included in the construction plans.
4. The Master Surface Water Management Plan shall be consistent with the Myakka River Basin Master Plan.

5. The stormwater facility will be designed to avoid existing trees to the maximum extent possible.

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

PASSED AND DULY ADOPTED this 23rd day of January, 2007.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By

Nora Patterson
Chair

ATTEST:

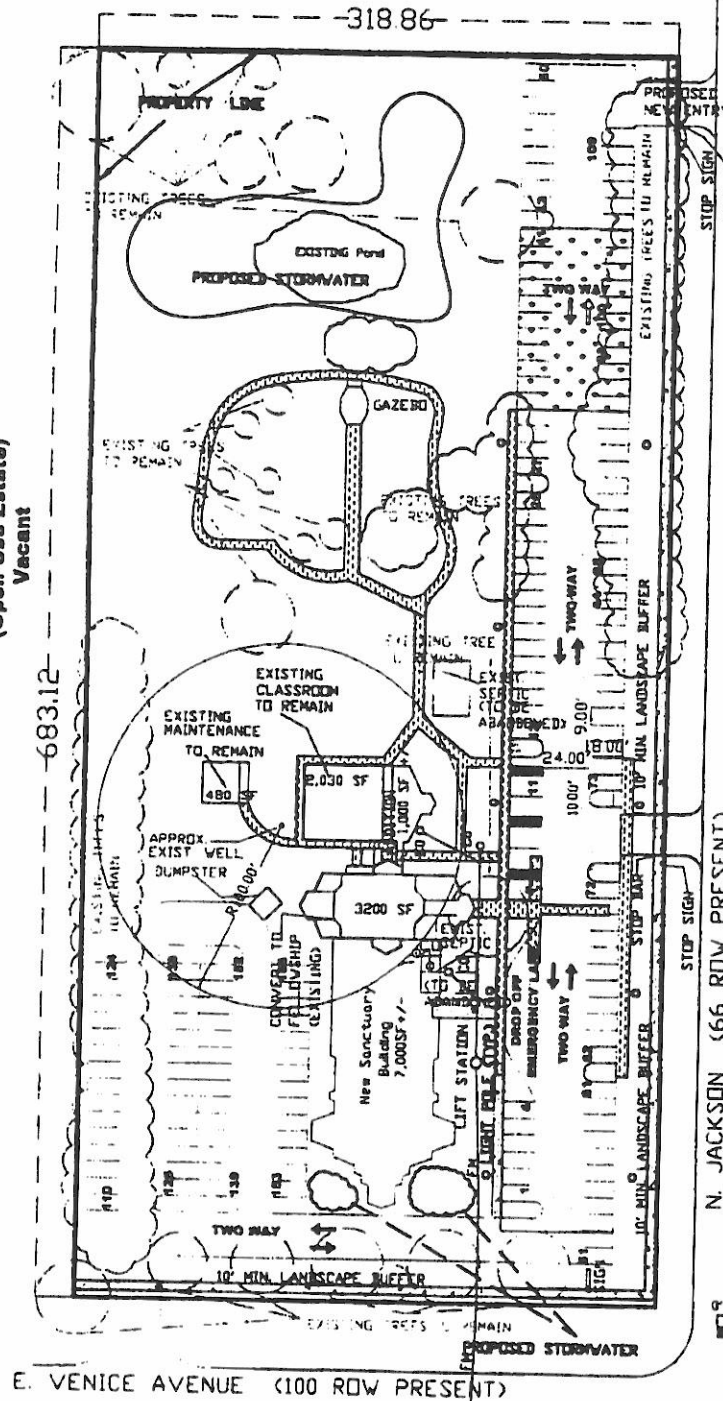
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By Paula J. Hinton
Deputy Clerk

EXHIBIT "A"

OUE
 HUNGARIAN CHRISTIAN SOCIETY
 USE CODE: 7100

OUE
 (Open Use Estate)
 Vacant

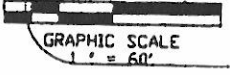


LEGEND

	EXISTING PAVEMENT
	EXISTING GROUND
	EXISTING SIDEWALK
	PROPOSED SIDEWALK



N. JACKSON (66 ROW PRESENT)
 OUE
 WASHINGTON CATHEDRAL METROPOLITAN CHURCH
 USE CODE: 7100



E. VENICE AVENUE (100 ROW PRESENT)
 EXISTING SEWER LINE
 ILW
 (Industrial, Light Manufacturing and Warehousing)
 USE CODE: 4800

OUE
 USE CODE: 0100