

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

Susan F. Carleton, Planning Technician  
Planning Services  
1660 Ringling Blvd.  
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 # 2007081484 5 PGS  
2007 MAY 18 05:14 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#922501



2007081484

The following property, located at the northeast corner of Woodmere Road and Orange Road in Sarasota County, Florida, owned by Tom Walsh, and described in Resolution No. 2007-060 attached hereto, to allow a place of worship with child care use in the RSF-3 (Residential Single Family, 4.5 units/1 acre) zone district, pursuant to Special Exception Petition No. 1633 filed by Sam Bohl, Agent, and granted by Sarasota County on March 20, 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. 2007-060, 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 14<sup>th</sup> day of May, 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

FILED 3 DAY 29 2007  
KAREN E. RUSHING, CLERK



**RESOLUTION NO. 2007-060  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1633**

WHEREAS, Sam Bohl, agent for the owner of the hereinafter described real property has filed Special Exception Petition No.1633 requesting that a special exception be granted for a place of worship and child care use on the property, located at the northeast corner of Woodmere Road and Orange Road, Sarasota County, Florida in District RSF-3 (Residential Single Family, 4.5 units/1 acre); and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 1<sup>st</sup> day of February, 2007, to consider said Special Exception Petition No. 1633, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1633 be granted for a place of worship and child care use, and

WHEREAS, this Board, after due public notice, did on the 20<sup>th</sup> day of March, 2007, 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. 1633 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 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. 1633 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: located at the northeast corner of Woodmere Road and Orange Road and being more particularly described as follows:

Venice Grove Replat, Block 10, Lots 9, 10, 11, 12, 21, 22, 23 & 24.

and the same is hereby approved for SE 1633, 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 June 30, 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. Prior to or concurrent with development of the subject parcel, Orange Road shall be widened to two 11-foot wide travel lanes and resurfaced over the entire width of the roadway from Seaboard Avenue to Woodmere Road. The improvements shall be included in the construction plans for the proposed development.
3. Development shall be connected to central water and sewer before a certificate of occupancy is issued.
4. Prior to Site and Development approval, an Alternative Parking Plan must be approved by the Zoning Administrator.
5. The Master Surface Water Management Plan shall be consistent with the Alligator Creek Basin Master Plan.

6. A 15' wide landscape buffer shall be installed along the north property line. That portion of the buffer from Seaboard Avenue to the proposed stormwater retention area, as marked on Exhibit A, shall be planted at 0.5 Opacity, with the plantings listed in Alternative #1, as listed in Zoning Ordinance Section 7.3.8.

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

PASSED AND DULY ADOPTED this 20th day of March, 2007.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

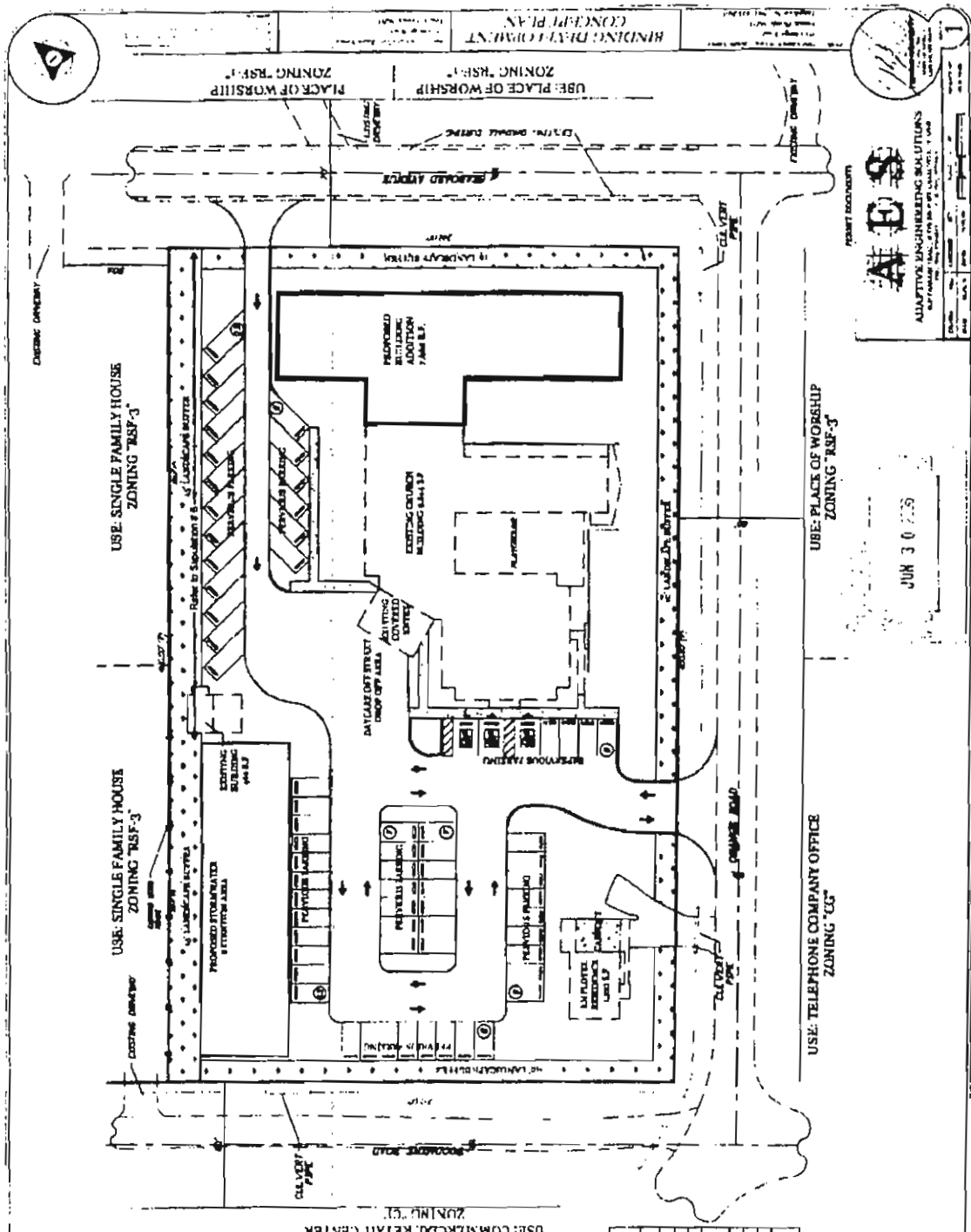
By: *Nora Patterson*  
Chair

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. Clinton*  
Deputy Clerk

# EXHIBIT "A"



**LEGEND**

Symbol	DESCRIPTION
Symbol	DESCRIPTION
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**SITE DATA TABLE**

DESCRIPTION	TOTALS
VIT. AREA	24,147
BUILDING COVERAGES	14,428
IMPERVIOUS AREA	3,328
PARKING AREA	5,000
PARKING PROVIDED	5,000
LANDING L.V.	PLACED BY RESUBMITTAL
PROPOSED L.V.	STABLE BY RESUBMITTAL
EXISTING ZONING	RESUBMITTAL SPACE
	FAMILY UNIT

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JUN 30 2025

USE: COMMERCIAL RETAIL CENTER ZONING C-1  
 USE: SINGLE FAMILY HOUSE ZONING RSF-3  
 USE: PLACE OF WORSHIP ZONING RSW-1  
 USE: TELEPHONE COMPANY OFFICE ZONING UO