

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

Susan F. Carleton, Planning Technician

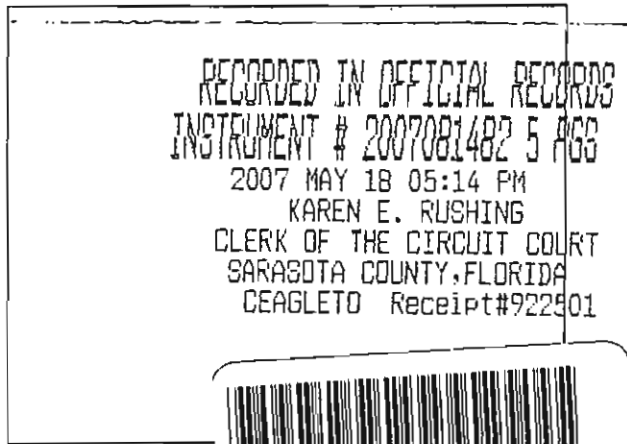
Planning Services

✓ 1660 Ringling Blvd., 1<sup>st</sup> 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**



2007081482

The following property, located on the west side of Beneva Road and the south side of Eugene Street, in Sarasota County, Florida, owned by Walter Morey, and described in Resolution No. 2007-105 attached hereto, to allow the expansion of an existing place of worship in District RSF-3, Residential Single Family, 4.5 units/acre), pursuant to Special Exception Petition No. 1639 filed by Walter Morey, Agent, and granted by Sarasota County on May 8, 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. 2007-105, 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

BOARD RECORDS  
FILED FOR RECORD

2007 MAY -8 PM 3:43

CLERK OF COUNTY COMMISSIONERS  
SARASOTA COUNTY, FL

**RESOLUTION NO. 2007-105**  
**OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF SARASOTA COUNTY, FLORIDA**  
**SPECIAL EXCEPTION NO. 1639**

WHEREAS, Walter Morey, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1639 requesting that a special exception be granted to allow the expansion of an existing Place of Worship, located on the west side of Beneva Road and south side of Eugene Street, in the RSF-3 zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 15th day of March, 2007, to consider said Special Exception Petition No. 1639, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1639 be granted, and

WHEREAS, this Board, after due public notice, did on the 8th day of May, 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. 1639 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. 1639 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 west of Beneva Road and south of Eugene Street and being more particularly described as follows:

ALL OF BLOCK "V", REPLAT OF PINEHURST PARK, ACCORDING TO THE PLAT THEROF RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF SARASTOA COUNTY, FLORIDA, LESS THE EAST 10 FEET THEROF WHICH WAS DEEDED TO THE COUNTY OF SARASOTA BY INSTRUMENT RECORDED IN O.R. BOOK 59, PAGE 590, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and the same is hereby approved to allow 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 February 1, 2007, 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. The Master Surface Water Management Plan shall be consistent with the Holiday Bayou Basin Master Plan.
3. All existing and proposed development shall connect to central water and sewer prior to issuance of a certificate of occupancy.

4. The stormwater facility shall be designed to avoid existing trees to the maximum extent possible. The Applicant shall work closely with the Sarasota County Forester to minimize the amount of impact to slash pines and laurel oaks located around the area of the proposed stormwater pond.

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

PASSED AND DULY ADOPTED this 8th day of May, 2007.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By

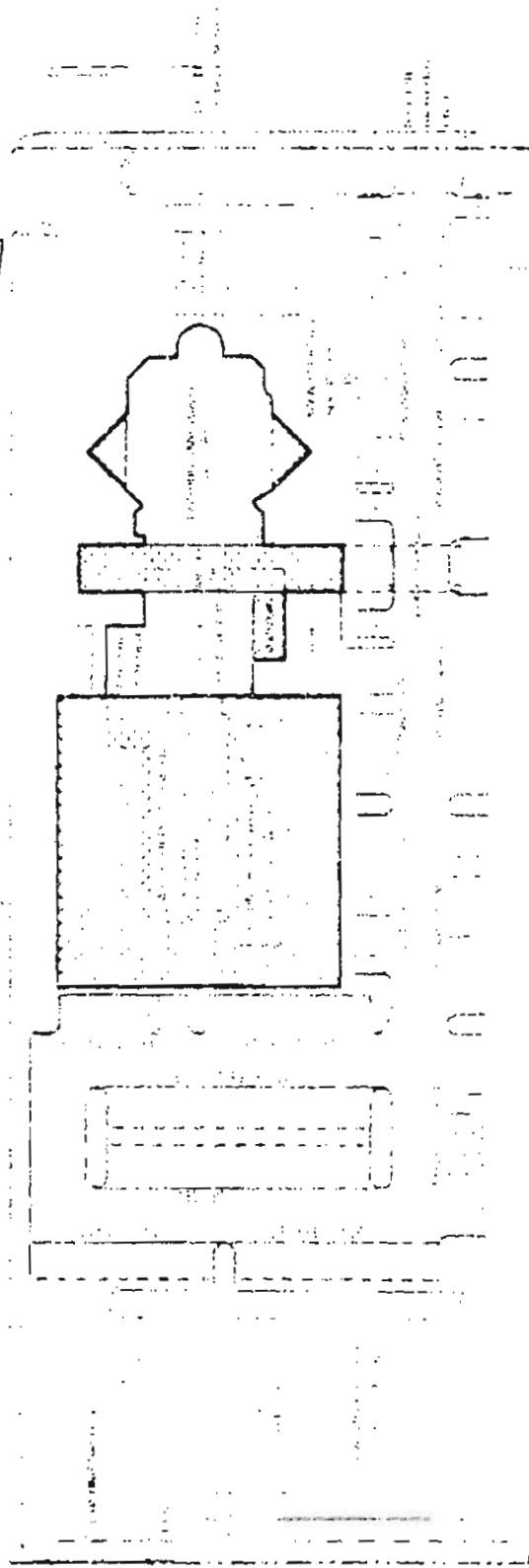
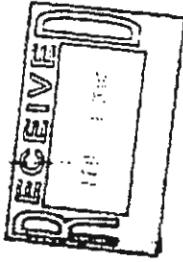
*Nora Patterson*  
Chair

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. Hintman*  
Deputy Clerk

EXHIBIT "A"



Development Concept Plan  
 Banding

1 of 1

Project Name  
**FAITH LUTHERIAN  
 CHURCH**

