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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1144505



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

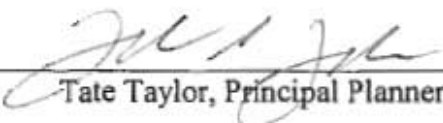
Carol McConway, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

✓ 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 south of University Parkway and approximately 1600 feet west of Longwood Run Boulevard in Sarasota County, Florida, owned by Luis Solari, and described in Resolution No. 2009-008 attached hereto, to allow a Place of Worship with Child Care Facilities, Private Elementary and Middle School, Adult Congregate Living Facility (ACLF) and an increase in steeple height, in an RSF-1 (Residential, Single Family, 2.5 units/acre) zone district, pursuant to Special Exception Petition No. 1667 filed by Robert J. Medred, Agent, and granted by Sarasota County on January 14, 2009, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

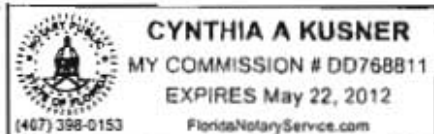
(Stipulations and limitations are those described in Section B of Resolution No. 2009-008, attached hereto)



Tate Taylor, Principal Planner II

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Principal Planner I, 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 he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 22nd day of JANUARY, 2009.




Notary Public
State of Florida at Large

This instrument prepared by: cm

RESOLUTION NO. 200~~8~~⁹-008
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1667

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1667 requesting that a special exception be granted to allow a Place of Worship with child care facilities, a private elementary and middle school, an Adult Congregate Living Facility (ACLF), and a steeple height increase, located on the south side of University Parkway, approximately 1600 feet west of Longwood Run Boulevard, in the RSF-1 zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 6th day of November, 2008, to consider said Special Exception Petition No. 1667, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1667 be granted;

WHEREAS, this Board, after due public notice, did on the 14th day of January, 2009, 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. 1667 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;

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SARASOTA COUNTY, FL

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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. 1667 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: south of University Parkway and approximately 1600 feet west of Longwood Run Boulevard.

Being more particularly described as follows:

The West 1163.0 feet of the East 3/4 of that part of the East 1/2 of Section 3, Township 36 South, Range 18 East, lying North of DeSoto Road, LESS that portion thereof described as follows:

A tract of land in the NE 1/4 of Section 3, Township 36 South, Range 18 East, Sarasota County, Florida, described as follows: Commence at the NE corner of said NE 1/4 of Section 3; thence North 89° 04' 08" West along the North line of said NE 1/4 of Section 3, 858.00'; thence South 0° 46' 00" West along the East line of the Tract described in O.R. Book 1227, Page 672, of the Public Records of Sarasota County, Florida, 382.33' to the P.O.B.; thence continue South 0° 46' 00" West, 930.00'; thence North 89° 13' 00" West, 290.00'; thence North 0° 46' 00" East, 930.00'; thence South 89° 13' 00" East, 290.00' to the P.O.B.

and the same is hereby approved to allow a Place of Worship with child care facilities, a private elementary and middle school, an Adult Living Congregate Facility (ALCF), and an increase in steeple height, 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, September 9, 2008, and attached hereto as Exhibit "A". All buffers

shall be as shown on the Development Concept Plan. This does not imply nor confer any variances from applicable zoning or land development regulations.

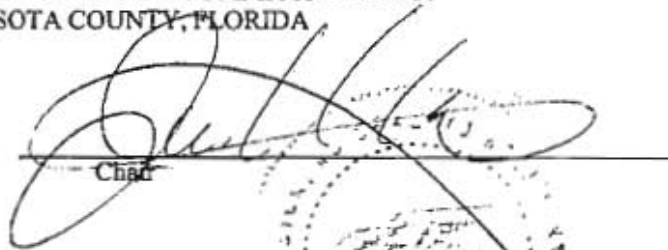
2. Enrollment in grades K-8 combined shall be limited to a maximum of 750 students.
3. Refuse and loading areas shall be visually screened in accordance with Section 11.6.f. of the Zoning Ordinance. Refuse and loading areas for the ACLF shall be setback at least 150 feet from the property line and all other refuse and loading areas shall be setback at least 50 feet from the property line.
4. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets. Outdoor recreation areas shall not be illuminated after 10 p.m.
5. Prior to or concurrent with development of the subject parcel, the developer shall construct an ADA Accessible Bus Stop Pad and Shelter Facility. The facility shall be connected to the public sidewalk. The facility shall be located along the frontage on Desoto Road. The exact location and design of the facility will be determined during the Site and Development Plan review process in coordination with Sarasota County Area Transit (SCAT).
6. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
7. Maximum steeple height shall not exceed sixty (60) feet from finished grade.

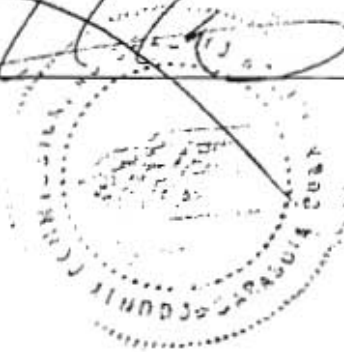
C. This Resolution shall take effect immediately upon its adoption. It supersedes Resolution No. 98-059, approving Special Exception No.1422.

PASSED AND DULY ADOPTED this 14th day of January, 2009.

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.

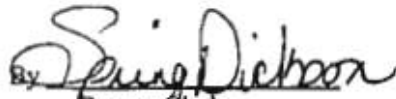
By 
Deputy Clerk

Exhibit "A"

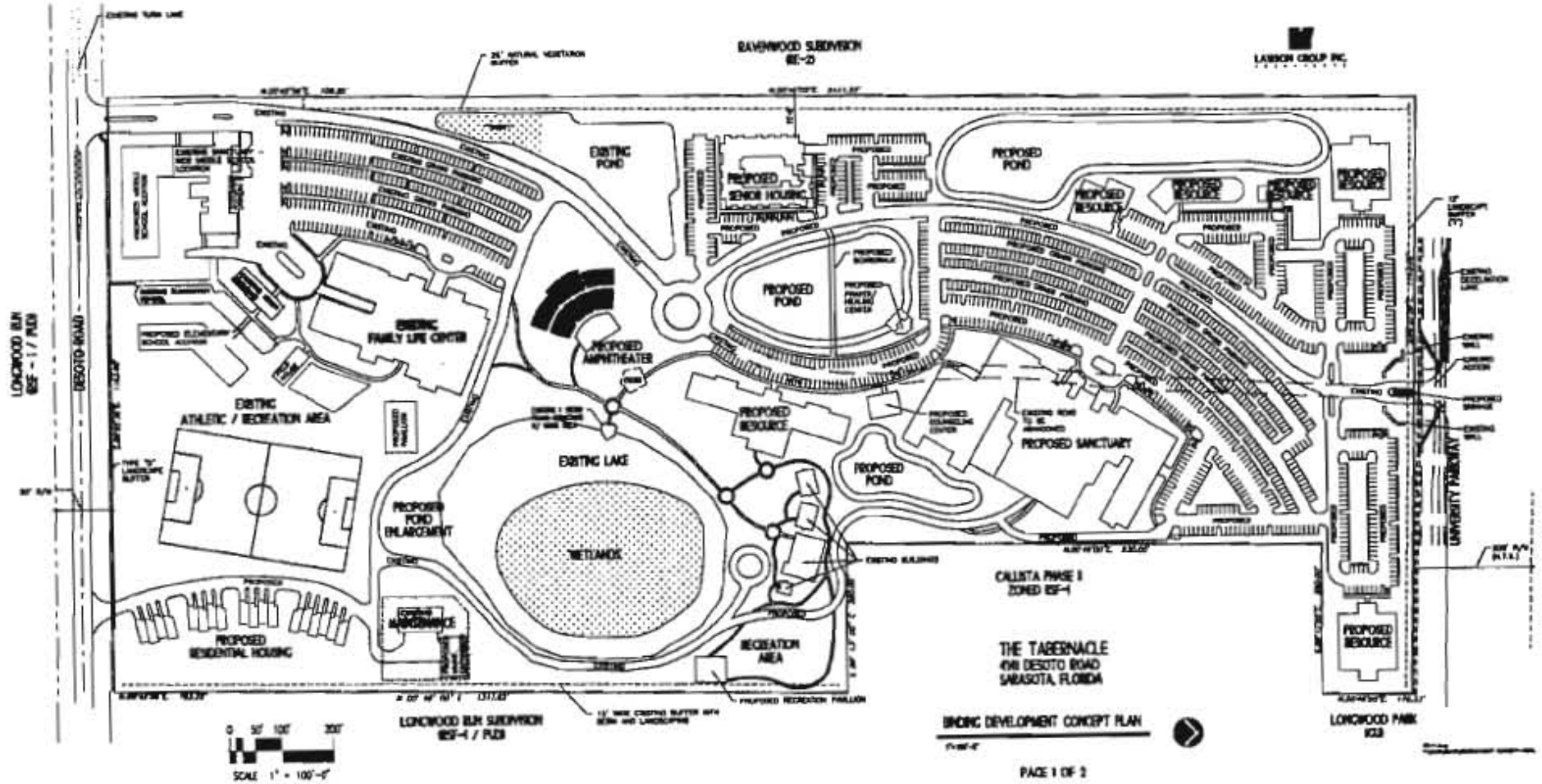


Exhibit "A"

1. OWNER: THE TABERNACLE, INC.
4141 DeSOTO ROAD
SARASOTA, FLORIDA 34335
941-355-8858
2. TOTAL SITE AREA: 61.55 ACRES ±
3. EXISTING ZONING: RSF-1

EXISTING USE: CHURCH WITH SUPPORT FACILITIES
PRIVATE ELEMENTARY AND MIDDLE SCHOOL

EXISTING BLDG S.F.: 95,800 S.F.
PROPOSED NEW BLDG S.F.: 169,550 S.F.
MAXIMUM HEIGHT ON STRUCTURES: 35 FT.
4. PREVIOUS EXCEPTION: SPECIAL EXCEPTION NO. 1422 FOR CHURCH AND SUPPORT
FACILITIES INCLUDING CHILD CARE FACILITY AND CLUSTER HOUSING
APPROVED IN 1998.
5. PROPOSED USE: CHURCH WITH RESOURCE SUPPORT FACILITIES (169,550 S.F.)
(1,000 UP TO 1,800 SEAT SANCTUARY)
PRIVATE ELEMENTARY AND MIDDLE SCHOOL
(750 STUDENTS)
ADULT CONGREGATE LIVING FACILITY - 135 EDU. UNITS
18 UNIT STAFF HOUSING (TOWNHOMES)
DENSITY CALCULATION: (61.55 X 2.5 UNITS/ACRE = 153 UNITS)
6. UTILITIES: WATER - SARASOTA COUNTY
SEWER - SARASOTA COUNTY
7. SURROUNDING LAND USES: NORTH - UNIVERSITY PARKWAY / MANATEE COUNTY
SOUTH - RESIDENTIAL / LONGWOOD RUN SUBDIVISION
EAST - RESIDENTIAL / LONGWOOD RUN SUBDIVISION / GOVERNMENTAL / LONGWOOD PARK
WEST - RESIDENTIAL / RAVENWOOD SUBDIVISION
8. HABITAT: DEVELOPED FEATURES
PINE FLATWOODS
ONE ISOLATED WETLAND
9. ROADWAYS: PRIVATE ROADWAYS
PARKING CALCULATIONS FOR NEW SANCTUARY (1800 SEAT MAX.)
600 SPACES REQUIRED (1800 SEATS @ 1 SPACE PER 3 SEATS)
635 SPACES PROPOSED

ALF PARKING: 1 SPACE PER UNIT
135 SPACES PROVIDED FOR 135 UNITS
10. BUILDING COVERAGE: 35% MAXIMUM ALLOWED (934,474 S.F. MAX. OF 2,669,926 S.F. TOTAL)
10% PROPOSED (265,350 S.F.)
11. STEEPLE: MAXIMUM STEEPLE HEIGHT SHALL NOT EXCEED 60 FEET.

THE TABERNACLE
4141 DESOTO ROAD
SARASOTA, FLORIDA

BINDING DEVELOPMENT CONCEPT PLAN

N/A


LAWSON GROUP INC.