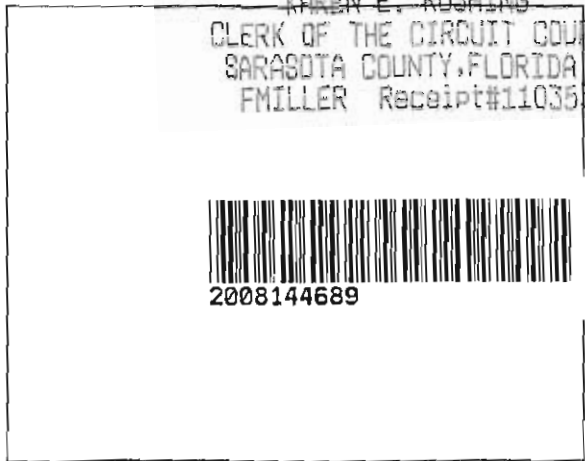


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2008144689 6 PGS  
2008 NOV 03 10:53 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1103555

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 approximately 500 feet south of Fruitville Road at the intersection of Sarasota Center Boulevard and approximately 550 feet west of Debrecen Road in Sarasota County, Florida, owned by William Stehr, and described in Resolution No. 2008-143 attached hereto, to permit a place of worship in the OUE-1(Open Use Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1668 filed by Robert J. Medred, Agent, and granted by Sarasota County on the 9<sup>th</sup> day of July, 2008, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

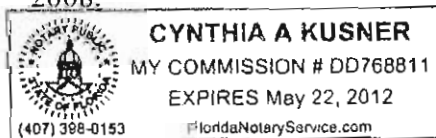
(Stipulations and limitations are those described in Section B of Resolution No. 2008-143, attached hereto)


  
Crystal Allred  
Current Planning Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Current Planning Manager, 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 she executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 31<sup>st</sup> day of October, 2008.



  
Cynthia A Kusner  
Notary Public  
State of Florida at Large

This instrument prepared by: cm

BOARD RECORDS  
FILED FOR RECORD

2008 AUG -1 AM 11:50 RESOLUTION NO. 2008-143  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1668

KAREN E. RUSHING  
CLERK OF COUNTY CLERK  
SARASOTA COUNTY, FLORIDA

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1668 requesting that a special exception be granted to allow a Place of Worship, located on the south side of Fruitville Road, approximately 550 west of Debrecen Road, 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 6th day of June, 2008, to consider said Special Exception Petition No. 1668, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1668 be granted, and

WHEREAS, this Board, after due public notice, did on the 9th day of July, 2008, 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. 1668 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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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. 1668 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: 500 feet ± south of Fruitville Road at the intersection of Sarasota Center Boulevard and 550 feet ± west of Debrecen Road, Sarasota County, Florida, being more particularly described as follows:

THAT PART OF PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2004200143 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD, 33.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY PER ROAD PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WITH THE WESTERLY LINE OF TRACT 37, PALMER FARMS, THIRD UNIT, RECORDED IN PLAT BOOK 3 AT PAGE 39 OF SAID PUBLIC RECORDS; THENCE S.00°24'05"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 499.79 FEET FOR THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°24'05"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 430.27 FEET TO THE NORTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 1246 AT PAGE 1183 OF SAID PUBLIC RECORDS; THENCE N.89°36'14"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 247.91 FEET TO THE WESTERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 3013 AT PAGE 290 OF SAID PUBLIC RECORDS; THENCE N.01°19'51"E., ALONG SAID WESTERLY LINE, A DISTANCE

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OF 428.66 FEET; THENCE S.90°00'00"W., A DISTANCE OF 260.88 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH**

THAT PART OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 3013 AT PAGE 290 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD PER ROAD PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WITH THE EASTERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2004200143 OF SAID PUBLIC RECORDS; THENCE S.01°19'51"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 502.28 FEET FOR THE **POINT OF BEGINNING**; THENCE CONTINUE S.01°19'51"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 428.66 FEET TO THE NORTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 1246 AT PAGE 1183 OF SAID PUBLIC RECORDS; THENCE N.89°36'14"E., ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #1998139510 OF SAID PUBLIC RECORDS, A DISTANCE OF 247.76 FEET TO THE WESTERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 997 AT PAGE 1729 OF SAID PUBLIC RECORDS; THENCE N.03°03'09"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 427.44 FEET; THENCE S.90°00'00"W., A DISTANCE OF 260.56 FEET TO THE POINT OF BEGINNING.

and the same is hereby approved to allow a 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 June 6, 2008, 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. Developer shall connect to central water either by extending the potable water line from Debrecen Road or by connecting to the water main installed as part of the Fruitville Road improvements depending on availability.
3. Prior to Construction Authorization that allows more than 14 PM Peak Hour trips, it shall be demonstrated that Fruitville Road from Tatum Road to Sarasota Center Boulevard has available

transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code).

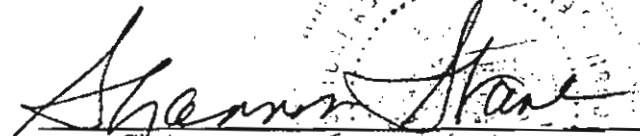
4. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan
5. Perimeter buffers shall be not less than 10 percent opacity.
6. No charter elementary, middle, or high school shall be permitted except by special exception.

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

PASSED AND DULY ADOPTED this 9th day of July, 2008.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

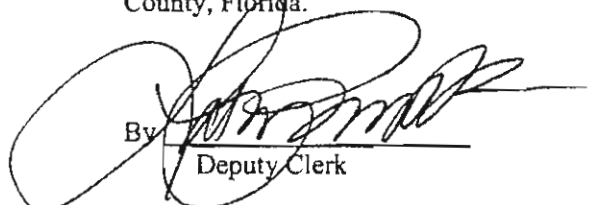
By

  
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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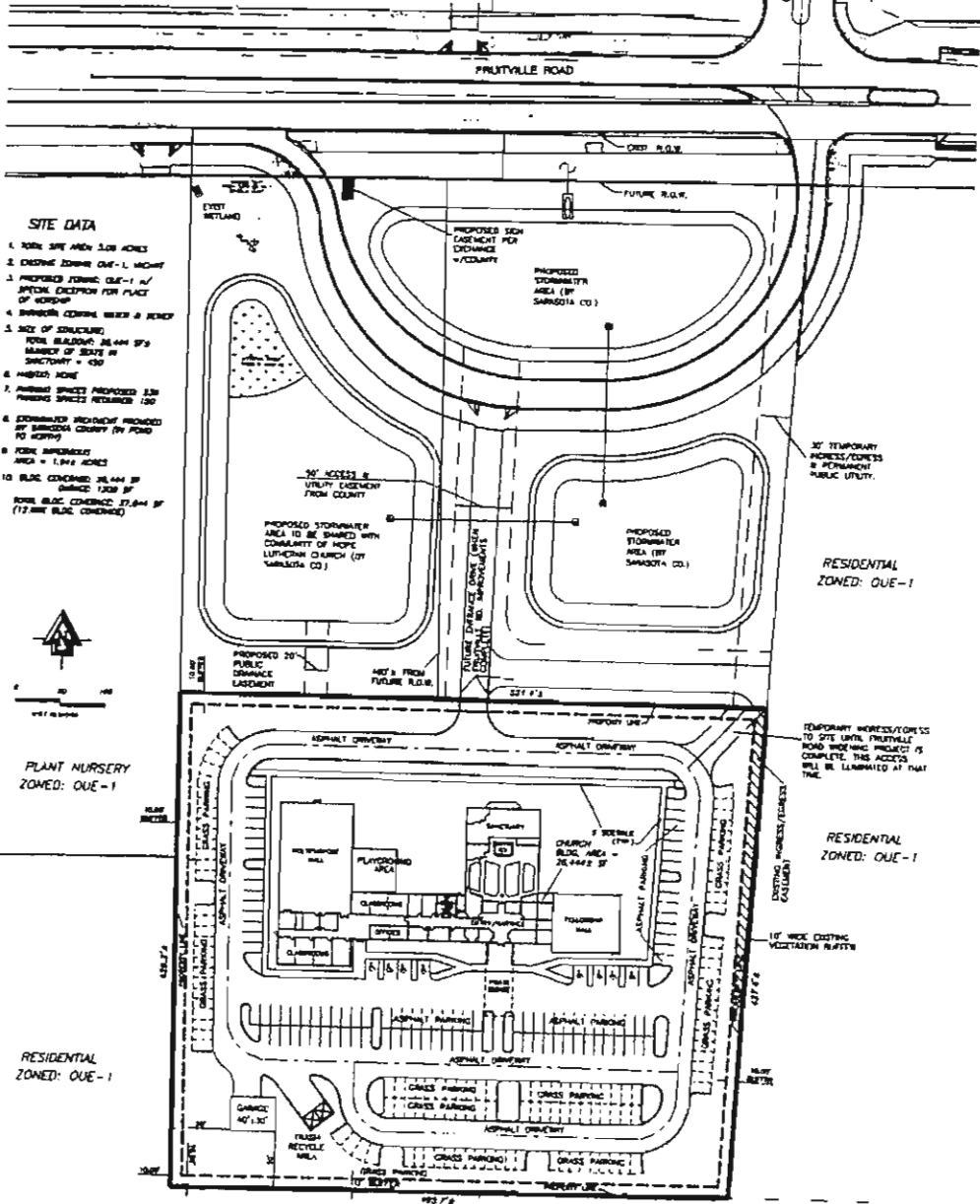


EXHIBIT "A"

RECEIVED  
JUN 6 2008  
151

INDUSTRIAL CONSTRUCTION SERVICES  
ZONED: I.W.

SARASOTA INDUSTRIAL TRADE CENTER  
ZONED: PIO



SITE DATA

1. TOTAL SITE AREA 3.08 ACRES
2. EXISTING ZONING OUE-1 (M)
3. PROPOSED ZONING OUE-1 (M) / SPECIAL EXCEPTION FOR PLACE OF WORSHIP
4. BOUNDARY CORNER MARKS & MONUMENTS
5. SIZE OF STRUCTURE: TOTAL BUILDING 26,444 SF; NUMBER OF SEATS 400; DIMENSIONS = 430'
6. PARKING SPACES: 130
7. PARKING SPACES PROVIDED FOR PUBLIC DRAINAGE 130
8. EXISTING WETLAND PROVIDED BY SARASOTA COUNTY BY FORD PD ZONING
9. PARK IMPROVEMENT AREA = 1.04 ACRES
10. BLDG COVERED 26,444 SF; GARAGE 1,300 SF; TOTAL BLDG COVERED 27,744 SF (17.8% BLDG COVERED)

PLANT NURSERY  
ZONED: OUE-1

RESIDENTIAL  
ZONED: OUE-1

RESIDENTIAL  
ZONED: OUE-1

COMMUNITY OF HOPE LUTHERAN CHURCH  
BINDING DEVELOPMENT CONCEPT PLAN

DECEMBER 2007

R2008-143