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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1193109



2009100590

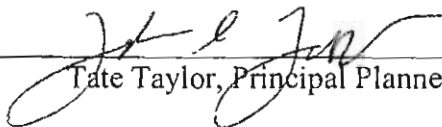
Please record and return to: **(Via Inter-Office Mail)**
Carol McConway, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

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 at the northwest corner of Lockwood Ridge Road and 61st Street in Sarasota County, Florida, owned by Donald Deburn, and described in Resolution No. 2009-159 attached hereto, to allow a Place of Worship in an RE-1 (Residential Estate, 1 unit/2 acres) zone district, pursuant to Special Exception Petition No. 1669 filed by Robert Medred, Agent, and granted by Sarasota County on July 22, 2009, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

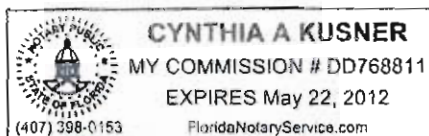
(Stipulations and limitations are those described in Section B of Resolution No. 2009-159, attached hereto).

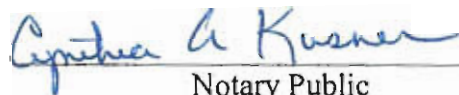

Tate Taylor, Principal Planner II

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Principal Planner II, 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 11th day of August, 2009.





Notary Public
State of Florida at Large

This instrument prepared by: cm

RECEIVED
JUL 23 2009
BY:

RESOLUTION NO. 2009- 159
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1669

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1669 requesting that a special exception be granted to permit a Place of Worship, located at the northwest corner of Lockwood Ridge Road and 61st Street, Sarasota County, Florida, in an RE-1 (Residential Estate, 1 unit/2 acres) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 18th day of June, 2009, to consider said Special Exception Petition No. 1669 and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1669 be granted, and

WHEREAS, this Board, after due public notice, did on the 22nd day of July, 2009, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

BOARD RECORDS
FILED FOR RECORD
JUL 23 2009
KAREN L. JENSEN
CLERK OF COUNTY COMMISSIONERS
SARASOTA COUNTY, FLORIDA

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. 1669 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.

R 2009-159

8. The Owner shall plant a 5 feet tall hedge of plant material along the north 50 feet of the west property line to provide buffering for the adjacent property to the west. These plantings shall be installed at the time of construction and shall be placed a minimum of 5 feet from the west property line.
9. The proposed stormwater retention pond shall be located at least 100 feet from the southern property line and at least 15 feet from the western property line.

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

PASSED AND DULY ADOPTED this 22nd day of July, 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