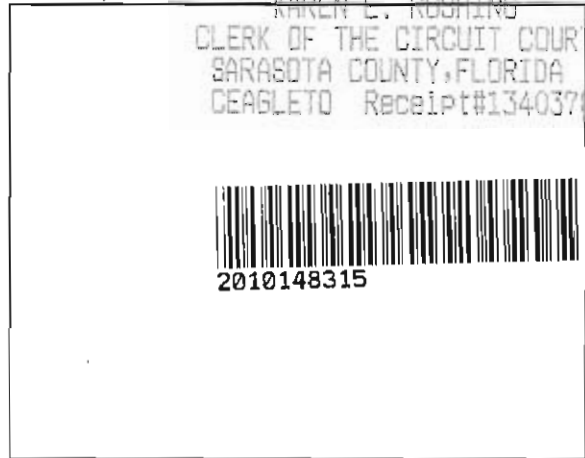


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010148315 6 PGS
2010 DEC 08 12:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETD Receipt#1340373

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 on the southeast corner of Lockwood Ridge Road and Jamaica Street, approximately 600 feet north of Proctor Road in Sarasota County, Florida, owned by Temple Sinai, and described in Resolution No. 2010-260 attached hereto, to allow expansion of an existing child care center in the RE-2 (Residential Estate, 1 unit/acre) zone district, pursuant to Special Exception Petition No. 1696 filed by Michael E. Siegel, Agent, and granted by Sarasota County on December 1, 2010, 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. 2010-260, attached hereto)

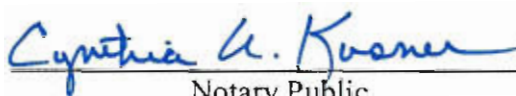

Tate Taylor, Operational Manager

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational 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 he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 7th day of December, 2010.




Cynthia A. Kusner
Notary Public
State of Florida at Large

This instrument prepared by: cm

BOARD RECORD
FILED FOR RECORD

RECORDED

KAREN E. BUSHING
CLERK OF COUNTY COMMISSIONERS

RESOLUTION NO. 2010-260
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1696

WHEREAS, Michael E. Siegel, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1696 requesting that a special exception be granted to allow expansion of an existing child care center in an RE-2 (Residential Estate, 1 unit/acre) zone district, located at the southeast corner of Lockwood Ridge Road and Jamaica Street, approximately 600 feet north of Proctor Road, Sarasota County, Florida, in an zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 21st day of October, 2010, to consider said Special Exception Petition No. 1696, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1696 be granted, and

WHEREAS, this Board, after due public notice, did on the 1st day of December, 2010, 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. 1696 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. 1696 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

Southeast corner of Lockwood Ridge Road and Jamaica Street, approximately 600 feet north of Proctor Road, being more particularly described as follows; Lot 7, Block 4, Sarasota — Venice Company Subdivision of Section 4, Township 37 South, Range 18 East, recorded in Plat Book 2, Page 18, Public Records of Manatee County, Florida, also recorded in Plat Book "A", Page 13, and in Plat Book "A", Page 75, Public Records of Sarasota County, Florida.

LESS THERE FROM: Begin at the N.W. corner of Lot 7 (said corner being 24' East of centerline of Lockwood Ridge Road), Block 4, Sarasota — Venice Company Subdivision of Section 4, Township 37 South, Range 18 East, recorded in Plat Book 2, Page 18, Public Records of Manatee County, Florida (also recorded in Plat Book "A", Page 13, Public Records of Sarasota County, Florida); thence Easterly along the North line of Lot 7, a distance of 132.0 feet; thence South and parallel to West line of said Lot 7, a distance of 339.0 feet; thence West and parallel to said North line of Lot 7, a distance of 132.0 feet to East line of Lockwood Ridge Road (48' wide RJW); thence North along said East line of Lockwood Ridge Road, 339.0 feet to the Point of Beginning.

and the same is hereby approved for Special Exception No. 1696, 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 August 16, 2010, and attached hereto as Exhibit "A", 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 Phillippi Creek Basin Master Plans.
3. All stormwater treatment shall be open and above ground.
4. Pursuant to Management Guidelines VI.A.2. (a) and (h), contained within the Environment Chapter of the Sarasota County Comprehensive Plan, the on-site wetland and associated buffer shall be designated as Preserve Area on submitted site and development plans, and maintained consistent with the Guiding Principles of the Sarasota County Comprehensive Plan. All activities including, but not limited to, filling, excavating, well drilling, altering vegetation (both trees and understory), and storing of materials shall be prohibited within the preserve area unless written approval is first

obtained from Resource Protection. Exception may be granted by Resource Protection to facilitate implementation of approved resource management plans or the removal of nuisance/invasive and exotic vegetation.

5. Refuse areas shall be set back at least 50 feet from any residentially zoned property line and visually screened in accordance with Section 7.3.19. of the Sarasota County Zoning Ordinance.
6. There shall be no outdoor loudspeaker or paging system.
7. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
8. Enrollment in the childcare facility shall be limited to eighty-nine (89) students.
9. Within 30 days of approval of the Special Exception, the owner shall pay for an additional 1.1 Equivalent Dwelling Units of Water Facilities Capacity Fee, Wastewater Facilities Capacity Fee and Wastewater Deferred Revenue Charge.

C. This Resolution supersedes and replaces Resolution No. 2003-316, which approved Special Exception No. 1575. It shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED this 1st day of December, 2010.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:

Chair

ATTEST:

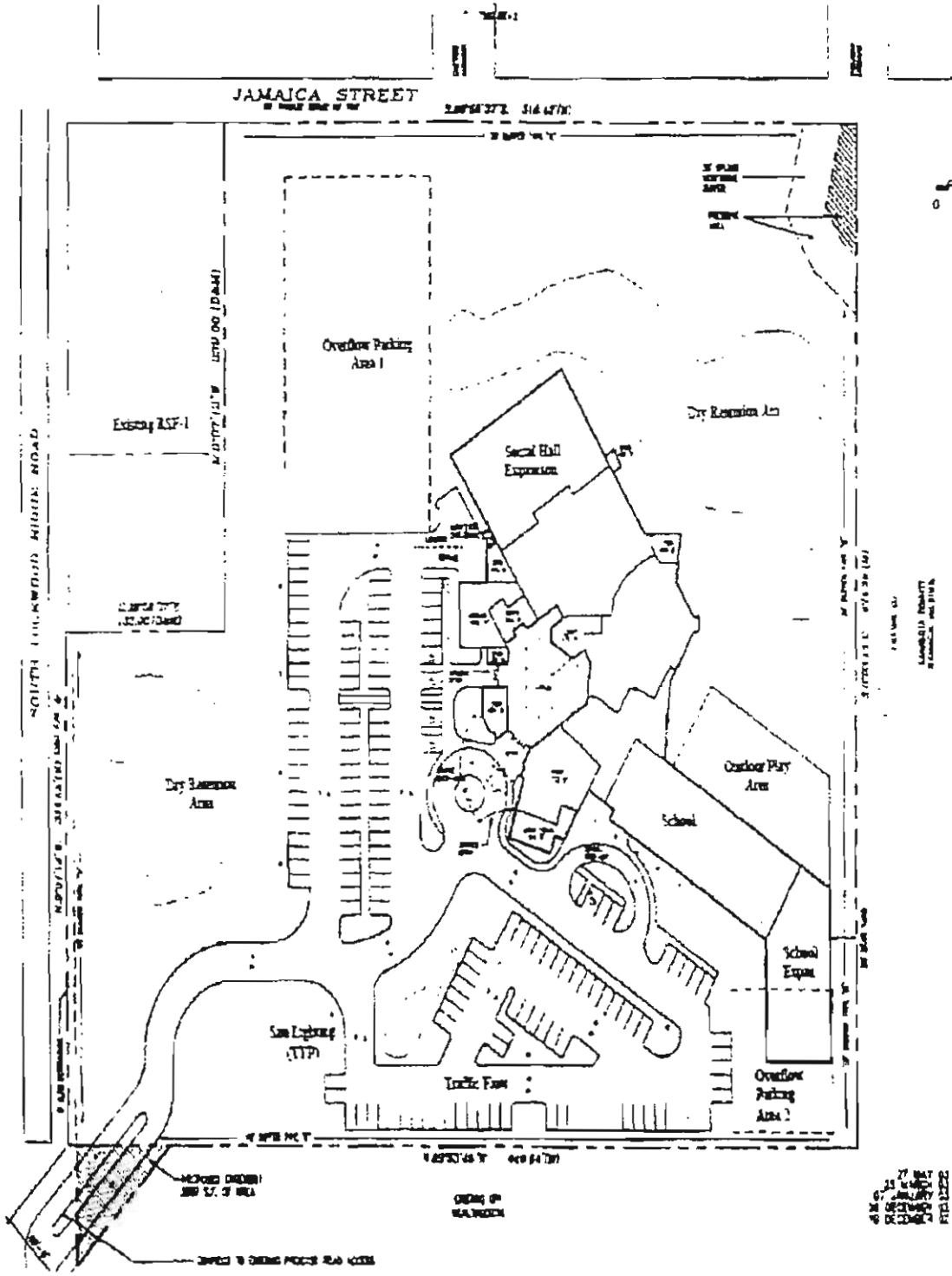
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota County, Florida.

By:

Paula Klintoman

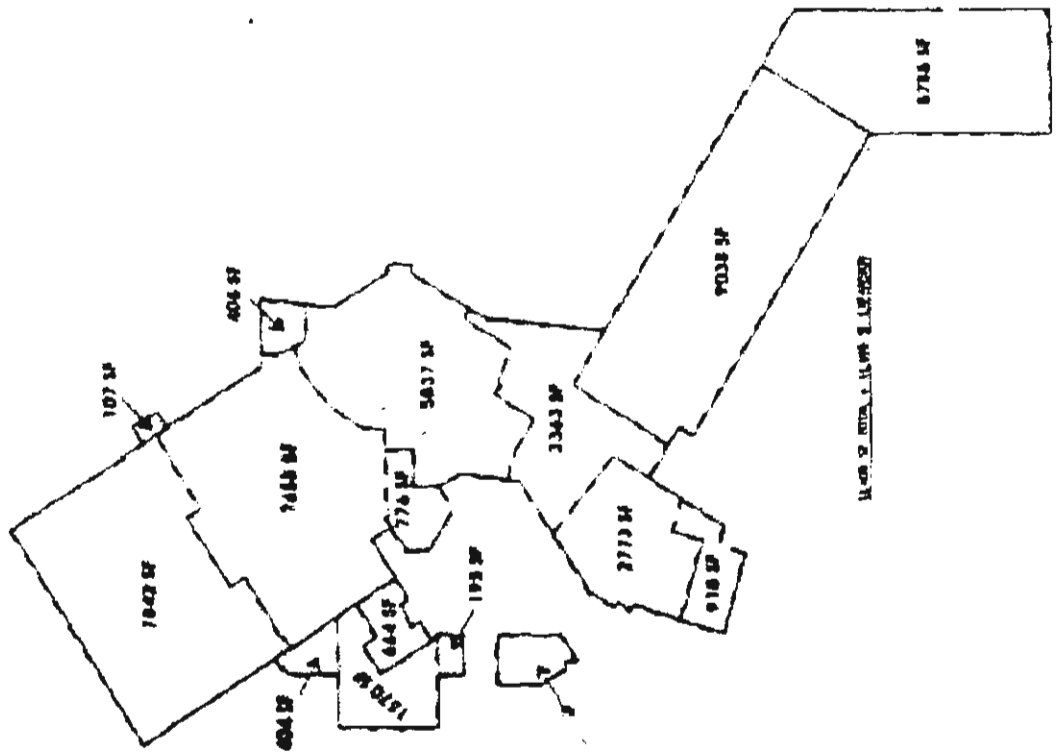
Deputy Clerk

EXHIBIT "A"
Binding Development Concept Plan
RECEIVED AUGUST 16, 2010



R2010-26A

PROPOSED SQUARE FOOTAGE BY USE



RECEIVED AUGUST 16, 2010

SITE DATA

TOTAL GROSS ACREAGE	9.03 Acres (393,645 SF)
EXISTING ZONING	RE-2
PROPOSED ZONING	RE-2 w/ Special Exception
EXISTING LAND USE	VACANT
PROPOSED LAND USE	HOUSE OF WORSHIP/SCHOOL
PROPOSED BUILDING FLOOR AREA	31,784 SF
PROPOSED FUTURE GROWTH	13,584 SF
TOTAL PROPOSED BUILDING AREA	45,368 SF
PROPOSED SEATS IN SANCTUARY	306 SEATS
PARKING REQUIRED @ 1/3 SEATS	103 SPACES
PARKING PROVIDED	103 SPACES
PROPOSED CLASSROOMS	13
PARKING REQUIRED @ 2/CLASSROOM	26 SPACES
PARKING PROVIDED	26 SPACES
TOTAL PARKING REQUIRED	129 SPACES
TOTAL PARKING PROVIDED	129 SPACES
BUILDING COVERAGE ALLOWED	118 SPACES
BUILDING COVERAGE PROPOSED	78,599 SF (20%)
	49,206 SF (12.5%)

NOTES

- 1 SITE IS LOCATED WITHIN FLOOD ZONE "X"
- 2 LIGHTING WITHIN 150' OF RESIDENTIAL USE WILL BE A MAXIMUM OF 15' IN HEIGHT AND DIRECTED AWAY FROM SAID RESIDENTIAL
- 3 WATER SERVICE IS AVAILABLE VIA CONNECTION TO AN EXISTING 8" MAIN AT THE SE CORNER OF THE PROPERTY
- 4 SANITARY SEWER SERVICE IS AVAILABLE VIA A 10 INCH FORCE MAIN ALONG PROCTOR ROAD