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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1537625



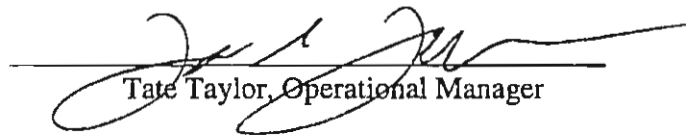
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Please record and return to: (Via Inter-Office Mail)
Kristin Pate, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

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 south side of State Road 72 (Clark Road) approximately 1 mile east of the Bee Ridge Extension intersection with SR 72, and just west of the Cow Pen Slough Bridge in Sarasota County, Florida, owned by All Saints Catholic Cemetery, Inc., and described in Resolution No. 2012-153 attached hereto, to allow a Catholic cemetery with a mausoleum complex, columbarium sites, grave sites and crypts; and ancillary uses and structures, such as an office, maintenance area and chapel in the OUE (Open Use Estate) zone district, pursuant to Special Exception Petition No. 1709 filed by Crystal Allred, Agent, and granted by Sarasota County on August 21, 2012, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

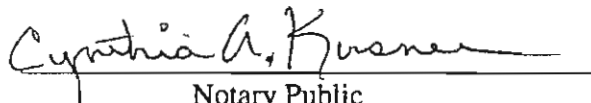
(Stipulations and limitations are those described in Section B of Resolution No. 2012-153, attached hereto)


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 10th day of September, 2012.


Notary Public
State of Florida at Large

This instrument prepared by:
kp



RESOLUTION NO. 2012-152
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1709

WHEREAS, Crystal Allred, agent for the owner of the hereinafter described real property, has filed Special Exception Petition No. 1709 requesting that a special exception be granted to permit a Catholic cemetery with a mausoleum complex, columbarium sites, grave sites and crypts; and ancillary uses and structures, such as an office, maintenance area and chapel, located on the south side of State Road 72 (Clark Road) approximately 1 mile east of the Bee Ridge Extension intersection with SR 72, and just west of the Cow Pen Slough Bridge, Sarasota County, Florida, in an OUE (Open Use Estate) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 21st day of June, 2012, to consider said Special Exception Petition No. 1709, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1709 be granted, and

WHEREAS, this Board, after due public notice, did on the 21st day of August, 2012, 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. 1709 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

BOARD RECORDS
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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. 1709 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N.00°10'30"E. ALONG THE WEST LINE OF SAID

SECTION 15, A DISTANCE OF 929.74 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE CENTERLINE OF CLARK ROAD-STATE ROAD 72 (A 100' WIDE PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID CENTERLINE, S.55°48'46"E., A DISTANCE OF 3,245.61 FEET; THENCE LEAVING SAID CENTERLINE, S.00°21'34"W., A DISTANCE OF 60.19 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLARK ROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S.55°48'46"E., A DISTANCE OF 1,090.80 FEET TO A POINT OF CURVATURE OF CURVE TO THE LEFT, HAVING: A RADIUS OF 1,959.86, A CENTRAL ANGLE OF 10°21'26", A CHORD BEARING OF S.60°59'22"E. AND A CHORD LENGTH OF 353.80 FEET; THENCE ALONG THE ARC OF SAID

CURVE, A DISTANCE OF 354.28 FEET; THENCE S.66°10'46"E., A DISTANCE OF 1,091.41 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH THE CENTERLINE

OF A DRAINAGE RIGHT-OF-WAY (160' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 527, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE LEAVING SAID

SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG SAID CENTERLINE, S.37°56'51"W., A DISTANCE OF 101.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 955.37 FEET, A CENTRAL ANGLE OF 36°57'09", A CHORD BEARING OF S.20°50'23"W. AND A CHORD LENGTH OF 605.54 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 616.16 FEET; THENCE

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S.00°59'53"W., A DISTANCE OF 988.80 FEET; THENCE LEAVING SAID CENTERLINE, WEST, A DISTANCE OF 1,932.91 FEET; THENCE N.00°21'34"E., A DISTANCE OF 800.54 FEET; THENCE N.88°44'44"E., A DISTANCE OF 64.57 FEET; THENCE N.01°15'16"W., A DISTANCE OF 20.00 FEET; THENCE S.88°44'44"W., A DISTANCE OF 64.00 FEET; THENCE N.00°21'34"E., A DISTANCE OF 2,039.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 102.1± ACRES, MORE OR LESS.

and the same is hereby approved for Special Exception No. 1709, 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.

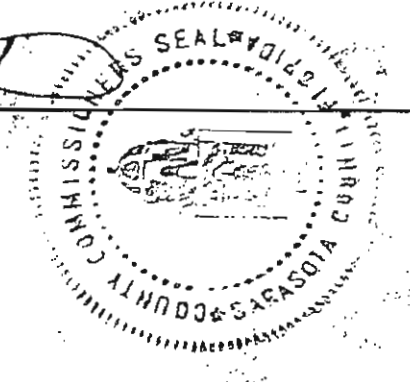
1. Development shall take place in substantial compliance with the Development Concept Plan date stamped March 30, 2012 (Sheet 2 revised and date stamped April 27, 2012), and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. The wetlands, mesic hammocks, and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection. Exception may be granted by Resource Protection to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
3. The Master Surface Water Management Plan shall be consistent with the Sarasota West Coast Watershed Plan.
4. The Developer shall design, construct and maintain an onsite irrigation system that includes the use of reclaimed water for meeting irrigation needs. Reclaimed water improvements may be constructed by phase or in accordance with an overall phasing plan. The onsite irrigation system shall utilize demand management strategies and water conservation measures that reduce the need for irrigation.
5. Prior to receiving a Certificate of Occupancy or Temporary Certificate of Occupancy for the first phase, the Developer shall enter into a Reclaimed Water Use Agreement with Sarasota County and will utilize reclaimed water for irrigation to the greatest extent possible.
6. Potable water shall not be used for irrigation, in ornamental fountains or in other water features.

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

PASSED AND DULY ADOPTED this 21 day of August, 2012

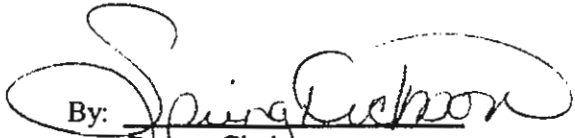
BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By: 
Chair



ATTEST:

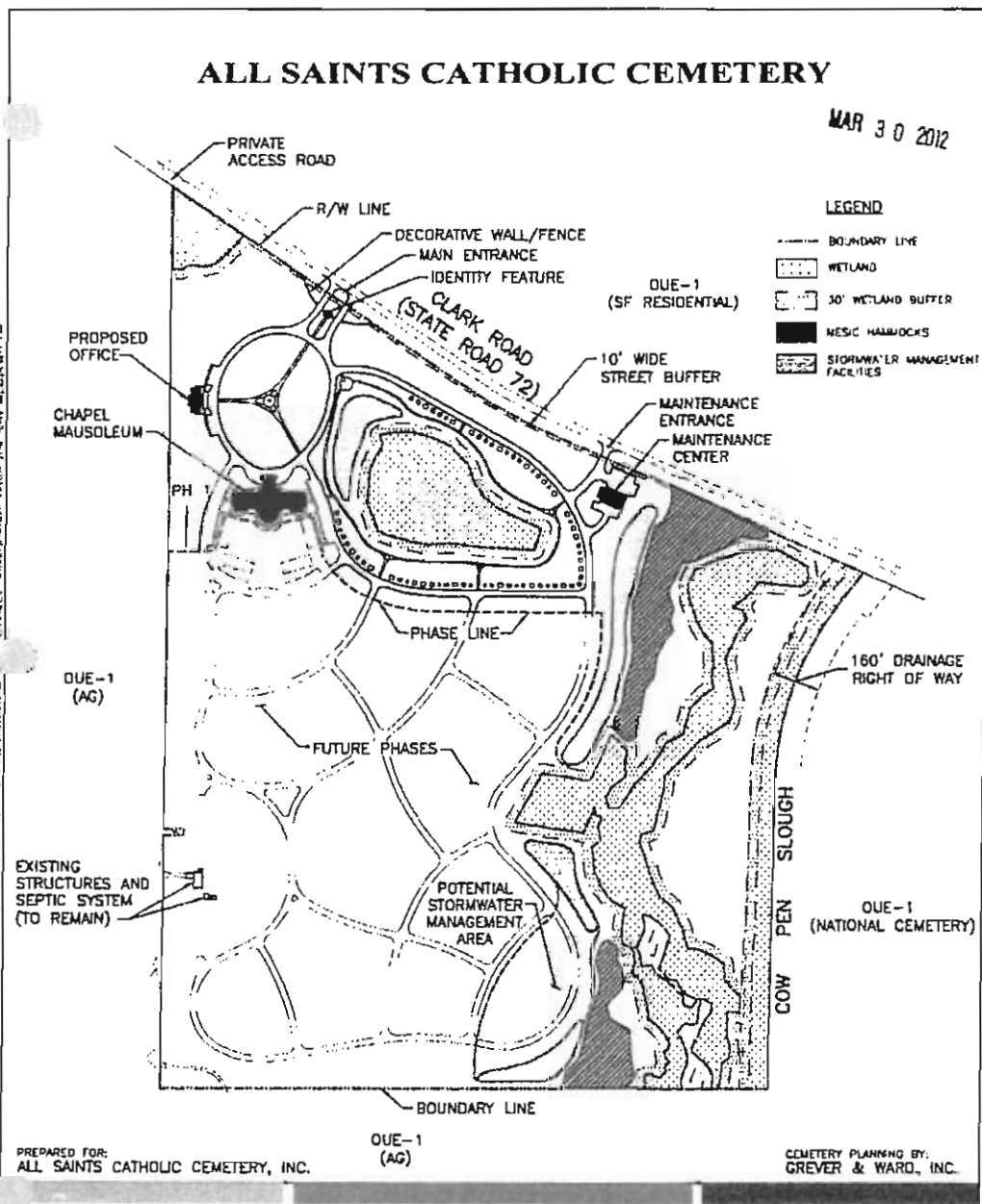
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By: 
Deputy Clerk

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ALL SAINTS CATHOLIC CEMETERY

MAR 30 2012

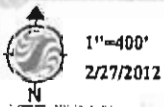


LEGEND

- BOUNDARY LINE
- [Stippled] WETLAND
- [Dotted] 30' WETLAND BUFFER
- [Solid Black] MESIC HAMMOCKS
- [Hatched] STORMWATER MANAGEMENT FACILITIES

PREPARED FOR:
ALL SAINTS CATHOLIC CEMETERY, INC.

CEMETERY PLANNING BY:
GREVER & WARD, INC.



DEVELOPMENT CONCEPT PLAN BINDING

SHT 1 OF 2



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 JUN 27 2012

Table 1 Acreage

Use	Acreage
Cemetery	67
Wetlands	13
30' Wetland Buffer	7
Mesic Hammocks	3
Stormwater Management Facilities	6
Other	8
Total	102

Table 2 Proposed Buildings

Building	Square Feet
Office	3,500
Chapel and Mausoleum	20,000
Maintenance	5,200

Table 3 Parking Calculations

Building	S.F. GLA	Parking Ratio	Required Parking
Office Building	3,500	1/ 250 sq. ft.	14
Chapel and Mausoleum	20,000	1/ 4 seats	38
Maintenance	5,200	N/A	N/A
Total			52

Notes:

1. Chapel/ mausoleum. The chapel will utilize temporary seating and can accommodate up to 150 temporary seats.
2. Parking for maintenance staff will be provided at the maintenance building.

Notes:

1. Mausoleums, columbaria, grave sites and crypts may be constructed within the area designated for future phases providing, however, no elevated structures (any structures that are higher than 12 inches above the finished grade), shall be located closer than 100 feet of the parcel boundary.
 Note: This does not include headstones.

2/27/2012

**DEVELOPMENT CONCEPT PLAN
 BINDING**

SHT 2 OF 2



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