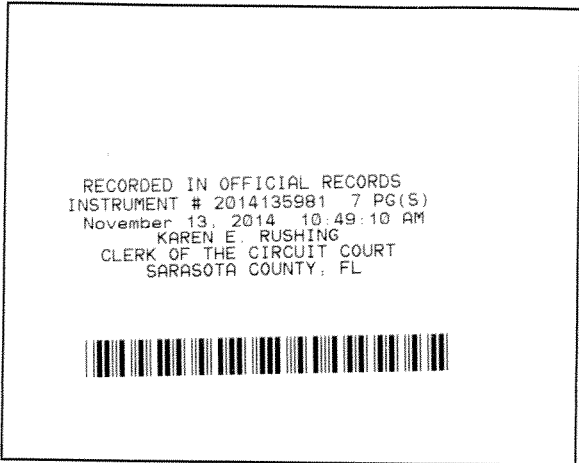


Please record and return to: *(Via Inter-Office Mail)*
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

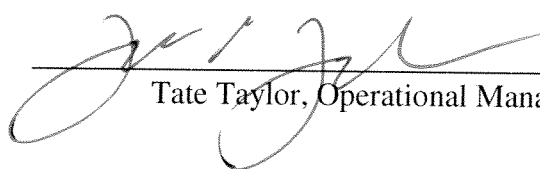
✓ Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489



**NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE**

The following property, located at 4405 Desoto Road in Sarasota County, Florida, owned by Community Haven for Adults and Children with Disabilities, Inc., represented by Marla Doss, and described in Resolution No. 2014-192 attached hereto, to allow for group homes, adult day care, child care, and a community service establishment in an RSF-2 (Residential, Single Family, 3.5 units/acre) zone district, pursuant to Special Exception Petition No. 1729 filed by Robert J. Medred, Agent, and granted by Sarasota County on October 21, 2014 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. 2014-192, attached hereto)

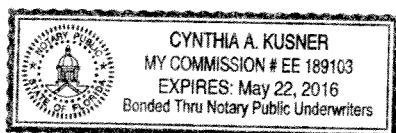


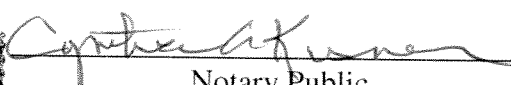
Tate Taylor, Operational Manager

**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 Nov, 2014.





Notary Public
State of Florida at Large

This instrument prepared by:

CMS

Handwritten text at the bottom of the page, possibly a signature or date, which is mostly illegible due to blurring and low contrast.

RESOLUTION NO. 2014-192
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION PETITION NO. 1729

WHEREAS, Robert Medred, agent for the Owner of the hereinafter described real property has filed Special Exception Petition No. 1729 requesting to allow for group homes, adult day care, child care, and a community service establishment in the proposed RSF-2 zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 18th day of September, 2014, to consider said Special Exception Petition No. 1729, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1729 be approved; and

WHEREAS, this Board, after due public notice, did on the 21st day of October, 2014, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition, and

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. 1729 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.1729 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

PARCEL 1:

The North 370 feet of the west $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, Sarasota County, Florida.

PARCEL 2:

The Southerly 30 feet of the North 400 feet of the West $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, Sarasota County, Florida, less and except the Easterly 30 feet thereof.

PARCEL 3:

Begin at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East and run North 0 Deg. 0'38" West, a distance of 921.73 feet; thence run South 89 Deg. 54'28" East, 1032.41 feet; thence run South 0 Deg. 05'27" West, 933.25 feet; thence run North 89 Deg. 16'02" West to Point of Beginning, less 2 acres in the Southwest corner of the above described property, more particularly described as: Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, for the Point of Beginning; thence North 0 Deg. 00'38" West, 264 feet; thence north 89 Deg. 16'02" East, 330 feet; thence South 0 Deg. 00'38" East, 264 feet; thence north 89 Deg. 16'02" West, 330 feet to the Point of Beginning, lying and being in Section 2, Township 36 South, Range 18 East, Public Records of Sarasota County.

PARCEL 4:

That portion of the West $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 South, Range 18 East, described as follows:

Begin at a 4 inch square concrete monument found at the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 2; thence North 00 Deg. 08'55" West along the West line of said Northeast $\frac{1}{4}$ a distance of 264.00 feet; thence South 89 Deg. 26'36" East and parallel to the South line of said Northeast $\frac{1}{4}$ a distance of 330.00 feet; thence South 00 Deg. 08'55" East and parallel to the West line of said Northeast $\frac{1}{4}$ a distance of 264.00 feet to the South line of said Northeast $\frac{1}{4}$; thence North 89 Deg. 26'36" West along said south line a distance of 330.00 feet to the Point of Beginning.

and the same is hereby approved for Special Exception Petition No. 1729, 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 July 15, 2014, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. In the event existing vegetation is removed from the east and west property boundaries where the RSF property abuts OUE zoned properties, a 15 foot wide buffer with a 30 percent opacity will be required to be installed within 60 days.
3. The wetlands and associated upland vegetative buffer 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, except where approved by Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
4. Mesic hammock areas proposed for alteration shall not exceed 25 percent of the total on-site mesic hammock area, subject to the review and approval by Environmental Permitting during preliminary plan submittal. Mesic hammock areas not approved for removal shall be preserved. All activities including filling, excavating, altering of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
5. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plans.
6. The Owner is required to enter into a County Water and Wastewater Utility Service Agreement prior to receiving construction plan approval for additional connections or expansion of the privately maintained onsite wastewater collection system. Prior to receiving the initial construction plan approval for additional connections or expansion of the existing onsite wastewater collection system the Owner is required to submit an engineering report to include cleaning and televising videos, system capacity and condition assessments, along with any recommended system repairs for review by the County. Construction plan approval will be contingent upon the completion of any recommended system repairs. The Utility Service Agreement will address any subsequent assessments or repair requirements.
7. The Owner is required to dedicate at no cost to the County a 30'x 30' utility easement adjacent to the existing on site County maintained lift station, along with an access easement to the lift station prior to placing any additional wastewater connections into service. Utility easements with a minimum width of 20 feet shall be dedicated at no cost to the County for the existing onsite forcemain.
8. Prior to issuance of a temporary certificate of occupancy or a certificate of occupancy that would cause the entire development to exceed a total of 19 equivalent dwelling units (EDU's) the end of the existing 6" water line on site is to be connected to the existing 12"

water line located on Desoto Road and placed into service. All portions of the water distribution system to be operated and maintained by Sarasota County up to the Point(s) of Delivery along with any appurtenances shall be deeded at no cost to the County. Utility easements with a minimum width of 20 feet shall be dedicated at no cost to the County for the existing 6" water line on site prior to receiving construction plan approval for additional connections or expansion of the privately maintained onsite water distribution system.

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

PASSED AND DULY ADOPTED this 21 day of October, 2014.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By: _____

Chair

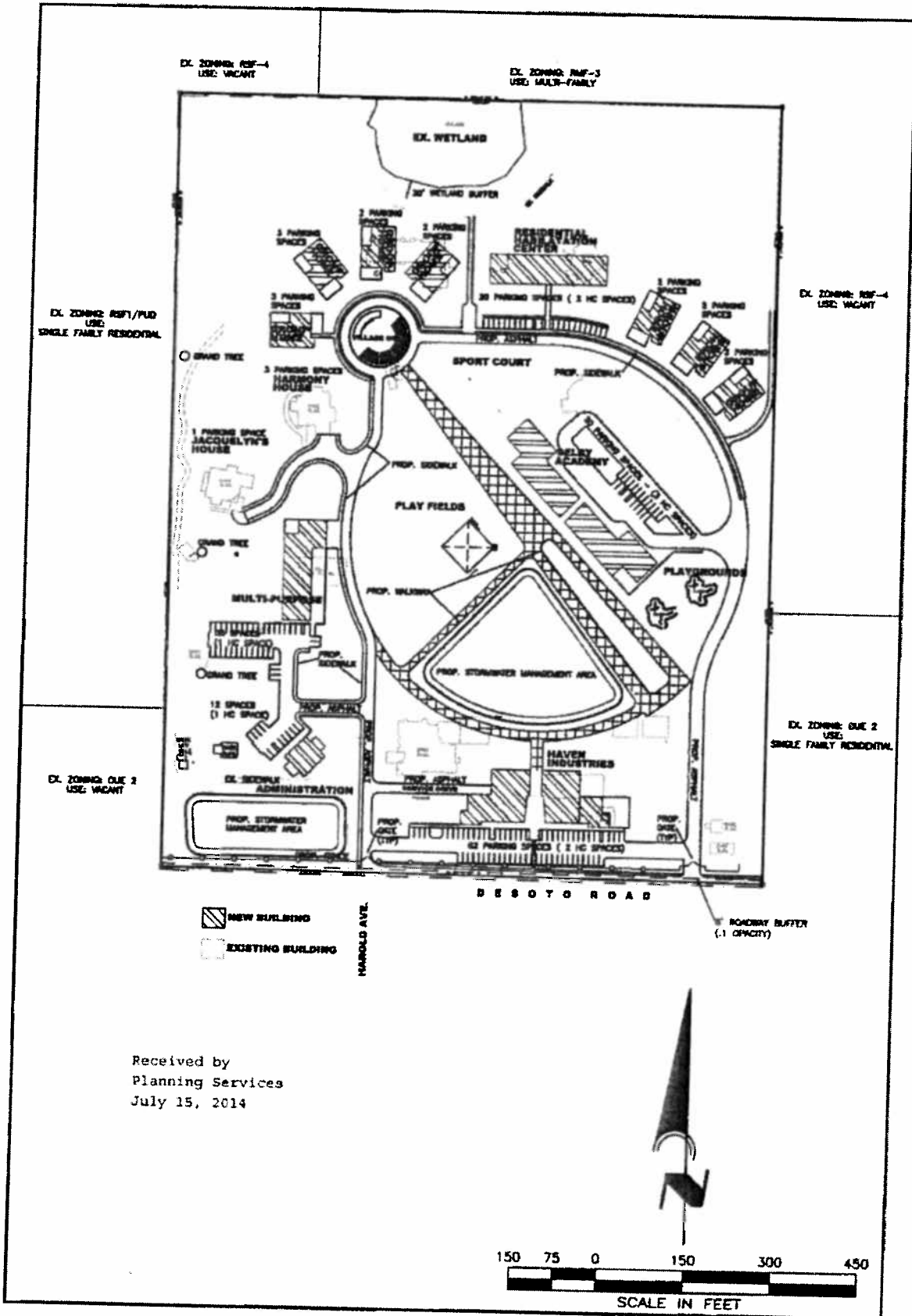
ATTEST:

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"



COMMUNITY HAVEN SITE DATA:

1. PARCEL SIZE: 31.4 ACRES
2. EXISTING ZONING: OUE-2 - PID# 0016020001
3. PROPOSED ZONING: RSF-2 WITH SPECIAL EXCEPTION FOR:
 - A. GROUP HOMES - HARMONY & JACQUELYN'S HOUSE,
7 GROUP HOMES PLUS RESIDENTIAL HABILITATION HOME
 - B. ADULT DAY CARE: SELBY ACADEMY
 - C. CHILD DAY CARE: SELBY ACADEMY
 - D. COMMUNITY SERVICE ESTABLISHMENT: HAVEN INDUSTRIES
& THRIFT STORE
 - E. ADMINISTRATION BLDG.
 - F. MULTI PURPOSE BLDG.
4. PROPOSED USE: EXPANSION OF GROUP HOMES, SELBY ACADEMY AND THE COMMUNITY SERVICE ESTABLISHMENTS OF HAVEN INDUSTRIES AND UPSCALE RESALE THRIFT STORE
5. PRIVATE DRIVEWAYS ARE EXISTING AND PROPOSED.
6. UTILITIES: SARASOTA COUNTY WATER AND SEWER.
7. STORMWATER RETENTION:
EXISTING STORMWATER MANAGEMENT CONSIST OF EX. SWALES AND DRY RETENTION AREAS.


PROPOSED STORMWATER MANAGEMENT WILL BE ON SITE RETENTION AREAS AND CONSISTENT WITH SARASOTA COUNTY AND SWFWMD REGULATIONS

8. PARKING:

9 GROUP HOMES -		
1 PARKING SPACE PER 3 RESIDENTS		
72 RESIDENTS/3	=	24 SPACES
ADMINISTRATION BLDG: 3,007 S.F., 1 SPACE/250 S.F.	=	12 SPACES
MULTI-PURPOSE BLDG: 8,832. S.F., 1 SPACE/250 S.F.	=	35 SPACES
HAVEN INDUSTRIES BLDG: 15,686 S.F./250 S.F.	=	63 SPACES
RESIDENTIAL HABILITATION CENTER: (SENIOR LIVING) 20 UNITS		
1 SPACE PER UNIT x 20 UNITS	=	20 SPACES
SELBY ACADEMY (SCHOOL): 10 ROOMS x 2 PER ROOM	=	20 SPACES
TOTAL PARKING SPACES REQUIRED:		174 SPACES
TOTAL PARKING SPACES PROVIDED:		174 SPACES
TOTAL HANDICAP SPACES REQUIRED AND PROVIDED		9 SPACES

NOTES:

1. EXISTING BUILDINGS TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION
2. FINAL ALIGNMENT OF INTERIOR ROADS, BUILDINGS AND CONFIGURATION OF STORMWATER MANAGEMENT AREAS SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL. PRIVATE ROADS MAY BE GATED.

	COMMUNITY HAVEN		Sheet No.
	SCALE: 1"=150'	APPROVED BY:	ISSUED BY: RWD
DATE: 7/15/14	D. SHANNY LEWIS, PE	FLORIDA CERTIFICATE NO: 41078	NO. FILE: HLFAR380CP
PROJECT:	COMMUNITY HAVEN		JOB NO. HLFAR0093
DESCRIPTION:	BINDING DEVELOPMENT CONCEPT PLAN		DATE: 7/15/14

R 2014-192