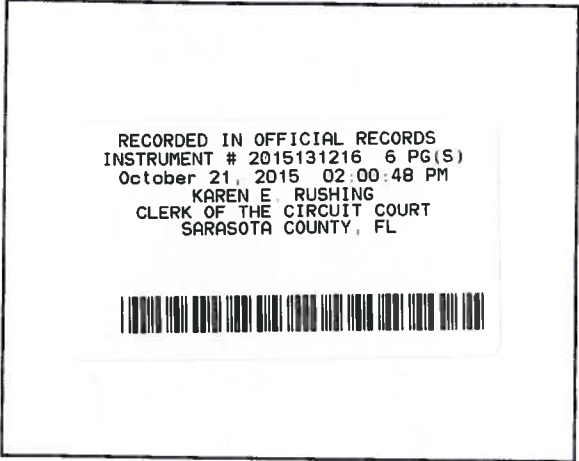


Please record and return to: **(Via Inter-Office Mail)**
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

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 north of Stewart Street and west of Elm Street in Englewood, Florida, in Sarasota County, Florida, owned by John Raab and described in Resolution No. 2015-190 attached hereto. To allow a place of worship in an OUE-2 (Open Use, Estate, 1 unit/2 acres) zone district, pursuant to Special Exception Petition No. 1738, filed by Brian Lichterman, Agent, and granted by Sarasota County on October 13, 2015 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 describe in Section B of Resolution No. 2015-190, 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 20 day of October, 2015.



Notary Public
State of Florida at Large

This instrument prepared by:
CMS

**RESOLUTION NO. 2015-190
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION PETITION NO. 1738**

WHEREAS, Brian Lichterman, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1738 requesting that a Place of Worship located north of Stewart Street and west of Elm Street, Englewood, Florida, in OUE-2 (Open Use, 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 6th day of August, 2015, to consider said Special Exception Petition No. 1738, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1738 be approved; and

WHEREAS, this Board, after due public notice, did on the 13th day of October, 2015, 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. 1738 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;

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BOARD RECORDS
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CLERK OF THE COUNTY
SARASOTA

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.

B. Special Exception Petition No.1738 is hereby granted for the following described property, said property being in Englewood, Florida, to-wit:

north of Stewart Street and west of Elm Street, and being more particularly described as follows:

PID #0496110017

THE SOUTH HALF OF LOT 54 & ALL OF LOT 64, PLAT OF ENGLEWOOD. ACCORDING TO THE PLAT HEREOF AS RECORDED IN PLAT BOOK "A" PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and the same is hereby approved for Special Exception Petition No. 1738, 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 within the Binding Concept Plan Area shall take place in substantial accordance with the Development Concept Plan, date-stamped Received May 21, 2015, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. The wetland 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 the Environmental Protection Division through a written Resource Management Plan for the project.
3. The Master Surface Water Management Plan shall be consistent with the Lemon Bay Basin Master Plan.

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

PASSED AND DULY ADOPTED this 13 day of October, 2015.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:

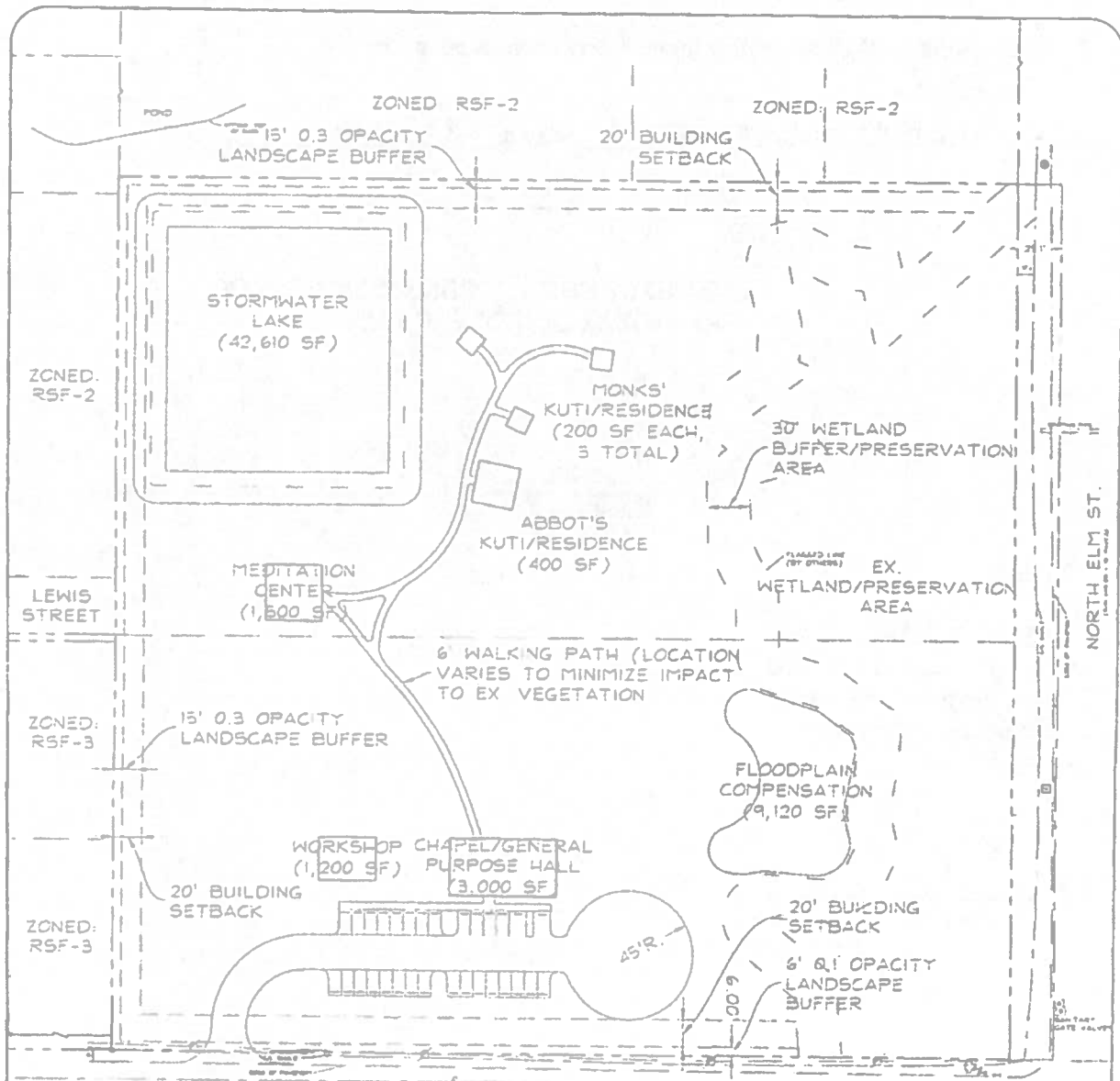
Carllyn J. Mason
Chair

ATTEST:

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

By:

Karen E. Rushing
Deputy Clerk



SARASOTA FOREST MONASTERY
BINDING DEVELOPMENT CONCEPT PLAN

Sheet 1 of 2

EXHIBIT A - Received 5-21-15

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No 8875
5824 Bee Ridge Road, Sarasota, FL 34233

(941) 927-3647
Fax: (941) 927-3646
email: info@cavoliengineering.com

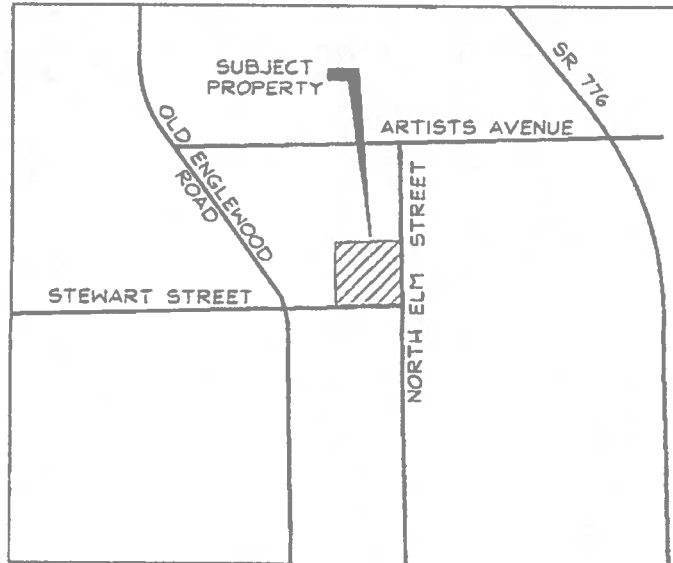
JOHN F CAVOLI, P.E.
FL REG. NO.: 48692
5/20/15
DATE

R2015-190

**SARASOTA FOREST MONASTERY
BINDING DEVELOPMENT CONCEPT PLAN**

SITE DATA

1. PARCEL ID NO.: 0496-11-0017
2. TOTAL ACREAGE: ±8.72 ACRES
3. EXISTING ZONING: OUE-2 (OPEN USE ESTATE-2, 1 DWELLING UNIT PER 2 AC)
4. PROPOSED USE: SPECIAL EXCEPTION FOR PLACE OF WORSHIP
5. TOTAL OPEN SPACE: 20% REQUIRED (MINIMUM); 30% PROVIDED
6. REQUIRED PARKING: 1 SPACE/3 SEATS (90 SEAT CHAPEL/GENERAL PURPOSE HALL)
 PROPOSED PARKING: 30 SPACES (24 GRASS PARKING) NOTE: 30 SPACES USED ONLY
 FOR SPECIAL EVENTS (APPROX. 7 TIMES PER YEAR)
7. MAXIMUM BUILDING HEIGHT: 25'
8. APPROXIMATE NEW IMPERVIOUS COVERAGE:
 BUILDING: 2%
 PAVING: 3%
9. STORM WATER MANAGEMENT: 0.77 ACRES (8.8%)
10. PRESERVATION AREA:
 WETLAND: 1.612 ACRES (18.5%)
 WETLAND BUFFER: 0.787 ACRES (9.0%)



**LOCATION MAP
(N T S)**

Sheet 2 of 2

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert of Auth. No. 8875
 5824 Bee Ridge Road, Sarasota, FL 34233

(941) 927-3647
 Fax: (941) 927-3646
 email: info@cavoliengineering.com

EXHIBIT A - Received 5-21-15

JOHN F CAVOLI, P.E.
 FL REG. NO. 48692
 5/20/15
 DATE