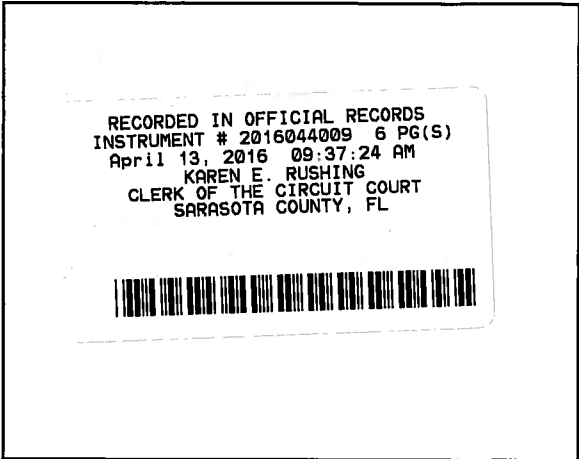


Please record and return to: **(Via Inter-Office Mail)**
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

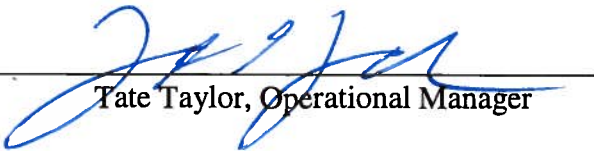
Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489



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

The following property, located at 8893 Fruitville Road, in Sarasota County, Florida, owned by Yeshua's Love Biblical Fellowship of Sarasota, Florida and described in Resolution No. 2016-042 attached hereto. To amend a Binding Development Concept Plan and to allow a place of worship in an OUE-1 (Open Use Estate, 1 unit/5acres) zone district pursuant to Special Exception Petition No. 1743, filed by Donald Neu, Agent, and granted by Sarasota County on March 23, 2016 is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

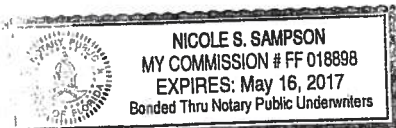
(Stipulations and limitations are those described in Section B of Resolution No. 2016-042, attached hereto.)



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 12 day of April, 2016.




Notary Public
State of Florida at Large

This instrument prepared by:
cms

RESOLUTION NO. 2016-042
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION PETITION NO. 1743

BOARD RECEIVED
FILED FOR THE RECORD
2016 MAR 23 AM 11:30
KAREN E. RUSSELL
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FLORIDA

WHEREAS, Don Neu, agent for the owner of the hereinabove described real property has filed Special Exception Petition No. 1743 requesting to amend a Binding Development Concept Plan and to allow a place of worship, located at 8893 Fruitville Road, Florida, in OUE-1 (Open Use Estate, 1 unit/5 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 February, 2016, to consider said Special Exception Petition No. 1743, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1743 be approved, and

WHEREAS, this Board, after due public notice, did on the 23rd day of March, 2016, 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. 1743 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,

R 2016-042

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.1743 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

Commence at the Northwest corner of Section 22, Township 36, South, Range 19 East; thence continue North 89°10'30" East, 1826.59 feet for a Point-of-Beginning; thence continue North 89°10'30" East along North Line of said Section 22, 820.25 feet; thence South 00°31'15" West, 1263.45 feet to the North right-of-way line of Sarapalmbee Trail (66 feet wide); thence South 89°08'00" West, along said right-of-way line, 820.1 feet; thence North 00°31'15" East, 1258.95 feet to the Point-of-Beginning. Being and lying in Section 22, Township 36 South, Range 19 East, Sarasota County, Florida; LESS any portion thereof lying within road right-of-way dedeed to the State of Florida by deed recorded in O.R. Book 852, Page 295 of Public Records of Sarasota County, Florida

and the same is hereby approved for Special Exception Petition No. 1743, 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.

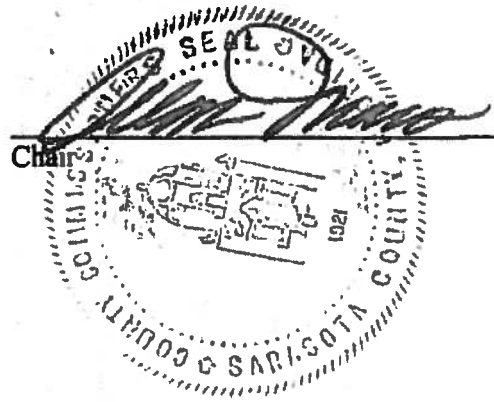
1. Development shall take place in substantial compliance with the Development Concept Plan date stamped January 28, 2016, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.

C. This Resolution supersedes and replaces Resolution No. 94-045, approving Special Exception No. 1326. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 23rd day of March, 2016.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:



ATTEST:

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

By:

Moana Pile
Deputy Clerk

EXHIBIT "A" (Page 2 of 2)
January 28, 2016

SITE NOTES:

1. ADDRESS: 8893 FRUITVILLE RD, SARASOTA, FL, 34240
- 2 P.I.D.: 0221013305
- 3 ZONING: OUE - OPEN USE ESTATE
4. EXISTING USE: CHURCH
5. GROSS PARCEL AREA: 1,031,849 S.F. (23.688 AC±)
6. EXISTING PARKING
 GRASS - 258 SPACES
 PAVED - 16 SPACES
7. EXISTING GRASS PARKING TO BE PAVED - 159 SPACES
8. EXISTING IMPERVIOUS:
 CHURCH BUILDING, DRIVEWAY & SIDEWALK: 155,506 S.F.±
9. PROPOSED ADDITIONAL IMPERVIOUS:
 NEW BLDG 's, DRIVEWAYS & PAVED PARKING: 107,209 S.F.±
10. MAXIMUM ALLOWABLE IMPERVIOUS: 262,715 S.F.± (25.4%)
 (EXISTING + PROPOSED IMPERVIOUS)

M	MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineers and Land Development Consulting <small>1415 International Parkway and 1415 International Parkway, Suite 2000 Sarasota, Florida 34234-2000</small>	TITLE SHEET NO. PLAN NO. DATE	Development Concept Plan - Binding Yeshua's Love Biblical Fellowship Sarasota County, Florida	SCALE PROJECT NO. SHEET NO.
		PROJECT NO. SHEET NO.		SCALE PROJECT NO. SHEET NO.

R2016-042

