

RESOLUTION NO. 2000-010
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1486

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1486 requesting that a special exception be granted to allow the property, located north of Ashton Road and 670' ± east of Swift Road, Sarasota County, Florida, to be used for House of Worship including Child Care in the RSF-3 (Residential, Single Family, 4.5 units/acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 4th day of November 1999, to consider said Special Exception Petition No. 1486, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1486 be granted, and

WHEREAS, this Board, after due public notice, did on the 12th day of January, 2000, 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. 1486 does make the following findings:

(1) The granting of the Special Exception will not adversely affect the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

(2) All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied;

(3) That the requirements of the District Regulations governing this Special Exception have been met; and

(4) The following standards have or have not been met as indicated:

a. The proposed use is consistent with the intent, goals, objectives, policies and programs of the Sarasota County comprehensive plan for the area in which the property is located;

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b. The intensity of the proposed use is consistent with the intended future use of the area in which the property is located, in accordance with the programs of the "Future Land Use Plan";

c. The proposed use singularly or in combination with other special exceptions does not change the character of the general vicinity, as shown on the locator map;

d. The intensity of the proposed use is harmonious with the character of other uses in the general vicinity, as shown on the locator map;

e. The height and orientation of the proposed structure(s) or use is compatible with the existing neighboring structures and uses;

f. The subject parcel is sufficient and adequate in shape and size to accommodate the proposed use, and would provide for the appropriate separation between neighboring uses;

g. The proposed use is adequately screened and buffered to effectively separate traffic, light and noise from the existing or intended abutting uses;

h. The loading and refuse areas would not impose negative visual, odor, or noise impacts on abutting uses and thoroughfares;

i. The size and location of the proposed sign(s) would conform to the character of existing neighboring uses;

j. The exterior lighting would be harmonious with the existing character of existing neighboring uses, in terms of glare;

k. The ingress and egress to the subject parcel and the structures involved, if any, would not adversely affect traffic flow, safety and control;

l. The access and internal circulation is adequate in case of fire or emergency;

m. The proposed use would not cause excessive traffic impacts on the surrounding roadway system;

n. The location, type and availability of potable water for the proposed use is compatible with neighboring uses;

o. The location, type and availability of the proposed wastewater system is compatible with neighboring uses; and

p. The proposed use would not cause or intensify flooding of neighboring uses.

B. Special Exception Petition No. 1486 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

North of Ashton Road and 670' ± east of Swift Road, more particularly described as follows:

Lot 9, Block 2, Less Tract in Southwest corner being 200' square to Hamilton and Less North 100' of South 300' of West 215', less Tract in O.R. Book 851 Page 926, to Tewes, Sarasota Venice Company Subdivision of Section 9, Township 37 South, Range 18 East as recorded in Plat Book 2, Page 8, of the Public Records of Sarasota (see note below) County, Florida.

(Description taken from Deed Recorded in O.R. Book 1062, Page 1019. Plat of Sarasota Venice Company's Subdivision is recorded in Plat Book 2, Page 8 of the Public Records of Manatee County, Florida and Plat Book A, Page 68 of the Public Records of Sarasota County, Florida.),

and the same is hereby approved for 1486, 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 September 13, 1999 and attached hereto as Exhibit "A," except as necessary to comply with the stipulations contained herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Direct access to Ashton Road shall be limited to two access points. The western access on Ashton Road shall align with Ruby Lane on the south side of Ashton Road. Prior to the issuance of any further certificates of occupancy the westernmost drive shall be eliminated.
3. Connection to central sewer must be made prior to any expansion or increase of wastewater flow.
4. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
5. Refuse areas shall be setback at least 50 feet of any residentially zoned property line and visually screened in accordance with Section 11.6 of the Sarasota County Zoning Ordinance.

6. The owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulation. At that time of final construction plan approval, the owner shall be required to record in the public records a notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

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

PASSED AND DULY ADOPTED this 12 day of January, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

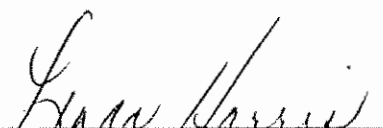
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Chairman

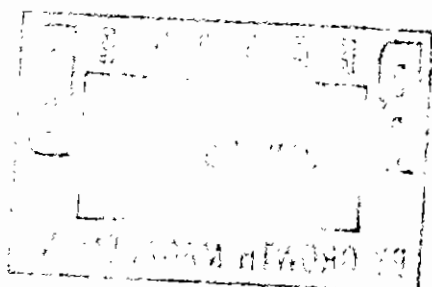
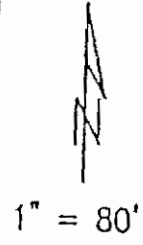
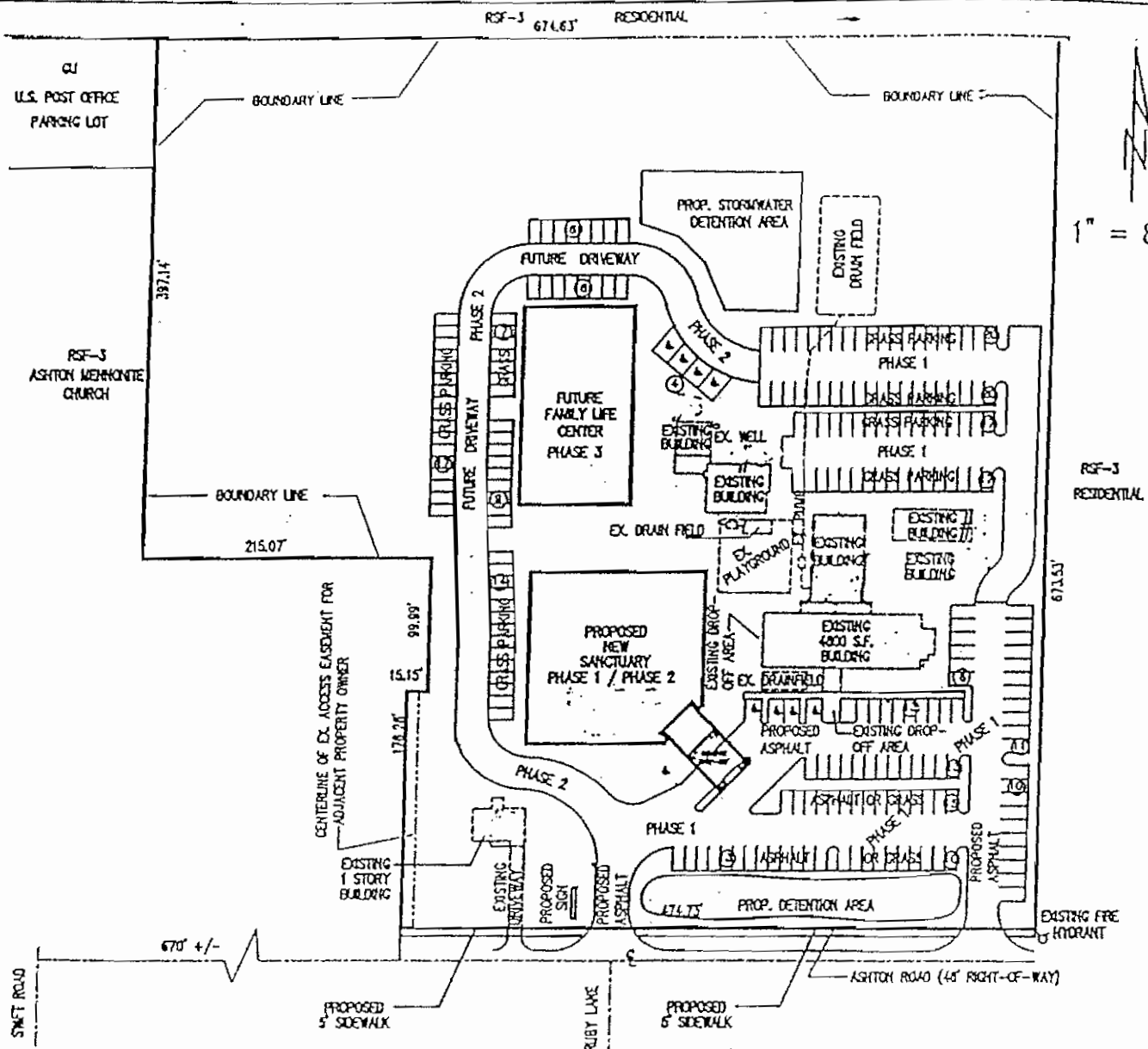
ATTEST:

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

By


Deputy Clerk

MAP SERIES/CONCEPT PLAN



Date received: Sept. 13, 1999