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

The following property located in Sarasota County, Florida, owned by James Treece, President of Church of Christ of Venice, Inc, and described in Resolution No 99-312 attached hereto, to allow a House of Worship in the RSF-3 (Residential, Single Family, 4 5 units/acre) zone district, pursuant to Special Exception Petition No 1491 filed by Robert J Medred, Agent, and granted by Sarasota County on December 14, 1999, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

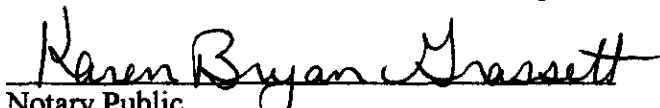
(Stipulations and limitations are those described in Section B of Resolution No 99-312, attached hereto)

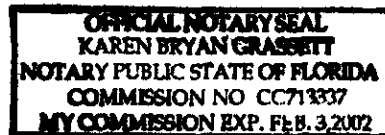

Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, 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 27th day of January
A D 2000


Notary Public
State of Florida at Large



✓ This instrument prepared by
Leigh Riley
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000011705 6 PGS
2000 JAN 31 03:54 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#007589

RESOLUTION NO. 99-312
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1491

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1491 requesting that a special exception be granted to allow the property, located east of SR 776 and 1600' ± south of U.S. 41, Sarasota County, Florida, to be used for a House of Worship 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. 1491, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1491 be granted, and

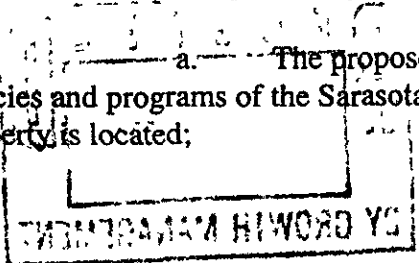
WHEREAS, this Board, after due public notice, did on the 14th day of December 1999, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

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. 1491 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;



SARASOTA COUNTY FL
CLERK OF CIRCUIT COURT
OFFICE

1999 DEC 20 AM 11:19

FILED FOR RECORD
BOOK NO. 10771

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. 1491 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

East of S.R. 776 and 1600' \pm south of U.S. 41, more particularly described as follows:

Begin at the Southeast corner of the Northeast $\frac{1}{4}$ of Section 33, Township 39 South, Range 19 East, Sarasota County, Florida; thence North $3^{\circ}38'16''$ East along the East boundary of said Northeast $\frac{1}{4}$ 242.51' to the Northerly R/W of State Road 776; thence North $32^{\circ}51'34''$ West along said Northerly R/W 1021.46' to the Point of Beginning; thence continue along said Northerly R/W of State Road 776, 298' \pm to a point; thence North $57^{\circ}10'35''$ East, 225'; thence South $32^{\circ}49'25''$ East, 56.70'; thence South $89^{\circ}59'35''$ East, 571.81' to the Easterly boundary of the said Northeast $\frac{1}{4}$ of Section 33, Township 39 South, Range 19 East, Sarasota County, Florida; thence Southerly on said Easterly boundary 300' \pm to a point; thence Westerly to the Point of Beginning. LESS that portion taken for R/W for State Road 776,

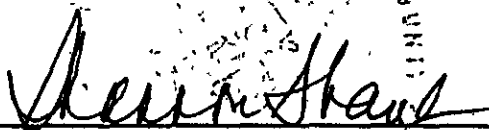
and the same is hereby approved for a House of Worship, subject to the stipulations as set forth below. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section B and their successors and assigns. Upon recording in the 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 7, 1999, and attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets
3. Refuse areas shall be setback at least 50 feet from any property line and shall be visually screened in accordance with Section 11.6.f of the Zoning Ordinance.
4. The Property 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 regulations. At the time of recording a plat or prior to final construction 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.
5. The subject property shall connect to central sewer prior to approval of Phase 2 or within ninety (90) days of availability and notification thereof

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

PASSED AND DULY ADOPTED this 14 day of December, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By 
Chairman

ATTEST:

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

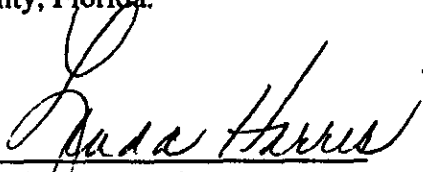
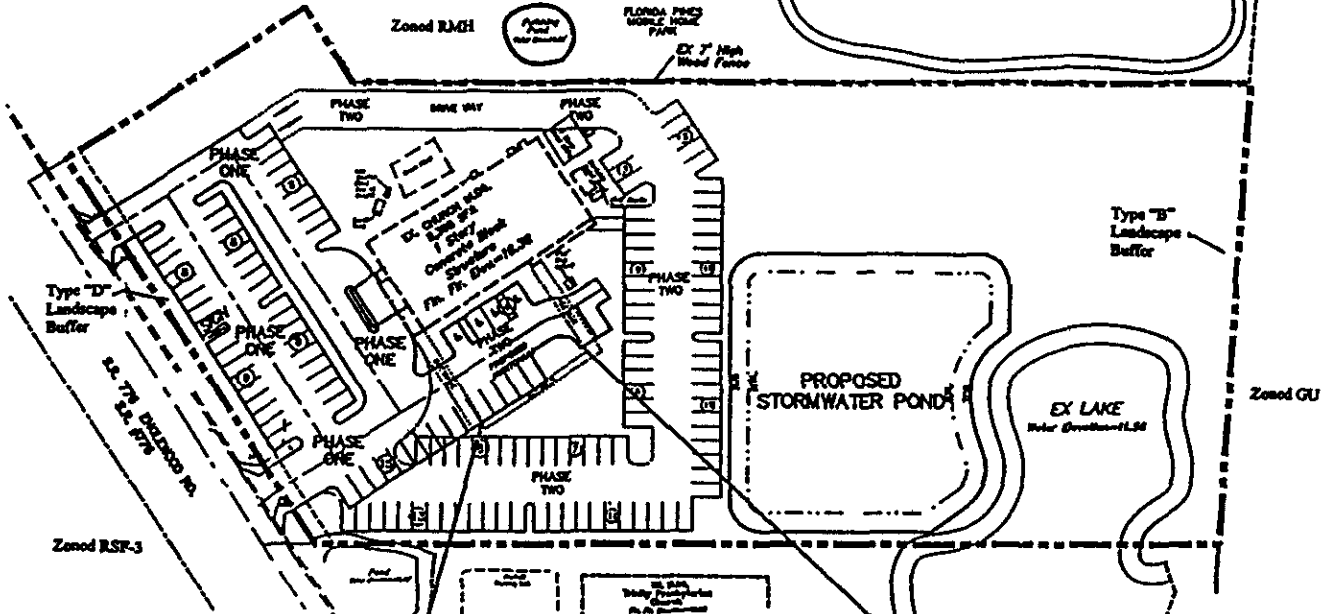
By 
Deputy Clerk

Exhibit A

Received By
Neighborhood Planning Services
September 7, 1999



PHASE TWO
PROPOSED AUDITORIUM
350 SEATS 5,600 SF

NOTE:
PARKING SPACES AND DRIVEWAY
TO BE REMOVED TO CONSTRUCT
NEW AUDITORIUM IN PHASE TWO.

