

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2000141353 7 PGS  
2000 NOV 06 02:42 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCOURSEY Receipt#087505

✓ Please record and return to Leigh Riley  
Growth Management Business Center  
1660 Ringling Boulevard, 5<sup>th</sup> Floor  
Sarasota, FL 34236



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 Richard Burger, Chairman of the Board of Trustees of the Grace Baptist Church of Sarasota, Inc , and described in Resolution No 2000-253 attached hereto, to allow a House of Worship with Child Care Center in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1511 filed by Robert J Medred, Agent, and granted by Sarasota County on October 25<sup>th</sup>, 2000, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

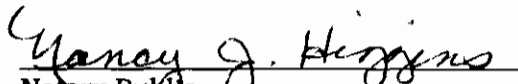
(Stipulations and limitations are those described in Section B of Resolution No 2000-053, attached hereto)

  
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 3rd day of November, A.D 2000

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
Nancy Higgins



Nancy J. Higgins  
Commission # CC 936530  
Expires May 15, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc

30A HURRICANES  
FILED FOR RECORD

2000 OCT 27 AM 10:46  
RESOLUTION NO 2000-253  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO 1511

OCT 30

CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No 1511 requesting that a special exception be granted to allow the property, located south of Bee Ridge Road and 1700 feet ± west of Bee Ridge Extension, Sarasota County, Florida, to be used for a House of Worship with Child Care Center in the 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 7<sup>th</sup> day of September, to consider said Special Exception Petition No 1511, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No 1511 be approved, and

WHEREAS, this Board, after due public notice, did on the 25th day of October, 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 1511 does make the following findings

- (1) The granting of the Special Exception will promote 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;

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 1511 is hereby approved for the following described property, said property being in Sarasota County, Florida, to-wit

South of Bee Ridge Road and 1700 feet  $\pm$  west of Bee Ridge Road extension, more particularly described as follows

That portion of Section 4, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows,

Commence at the northeast corner of said Section 4, thence along the north line of said Section 4 (Also being the centerline of Bee Ridge Road, a 100 feet wide public right-of-way), South  $88^{\circ}57'01''$  West, 1,619.06 feet, thence South  $01^{\circ}02'59''$  East, 50 00 feet to the south right-of-way line of said Bee Ridge Road for a "POINT OF BEGINNING" of land being described, thence continue South  $01^{\circ}02'59''$  East, 1,350.28 feet to the north right-of-way line of a 200 feet wide drainage right-of-way (Vegetable Relief Channel), as recorded in Official Records Book 867, Pages 876 et al., Public Records of Sarasota County, Florida, thence along said right-of-way line, North  $85^{\circ}30'35''$  West, 538 67 feet to the beginning of a tangential curve concave to the north, having a radius of 2,764.93 feet and a delta angle of  $11^{\circ}30'55''$ , thence along the arc of said curve in a clockwise direction, 555.69 feet, thence tangent to the last curve, North  $73^{\circ}59'40''$  West, 407 77 feet to the southeast corner of "Commercial Area" as shown on the Record Plat of Bent Tree Village Subdivision, recorded in Plat Book 23, Pages 12 thru 12 G, Public Records of Sarasota County, Florida, thence along the east line of said commercial area (Plat Bearing is North  $00^{\circ}01'45''$  West-Different Bearing Basis), North  $01^{\circ}02'59''$  West, 1,070 00 feet to the south right-of-way line of said Bee Ridge Road, thence along said right-of-way line, North  $88^{\circ}57'01''$  East, 1,470 00 feet to the POINT OF BEGINNING

and the same is hereby approved for a House of Worship with Child Care Center, 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. The on-site wetlands, including the slough located in the southeast corner of the subject parcel and associated upland vegetative buffers shall be maintained as a preserve and labeled as a preserve on all plans. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services.

- 2 The Applicant shall schedule a pre-application meeting with County Resource Protection staff prior to site and development plan submittal to discuss proposed easterly access point and associated wetland impacts Site access is a justifiable impact to wetlands in cases where no other reasonable alternative exists The Applicant shall show avoidance / minimization during plan review
- 3 Development shall take place in substantial compliance with the Development Concept Plan date stamped July 3, 2000 and attached hereto as Exhibit "A" except modified as necessary to comply with the stipulations contained herein This does not infer nor imply any variances from applicable zoning or land development regulations
- 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

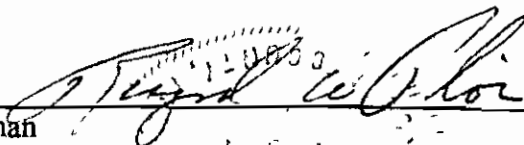
C This Resolution shall take effect immediately upon its adoption

PASSED AND DULY ADOPTED this 25th day of October, A D, 2000

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By

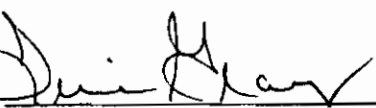
Chairman



ATTEST

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



By 

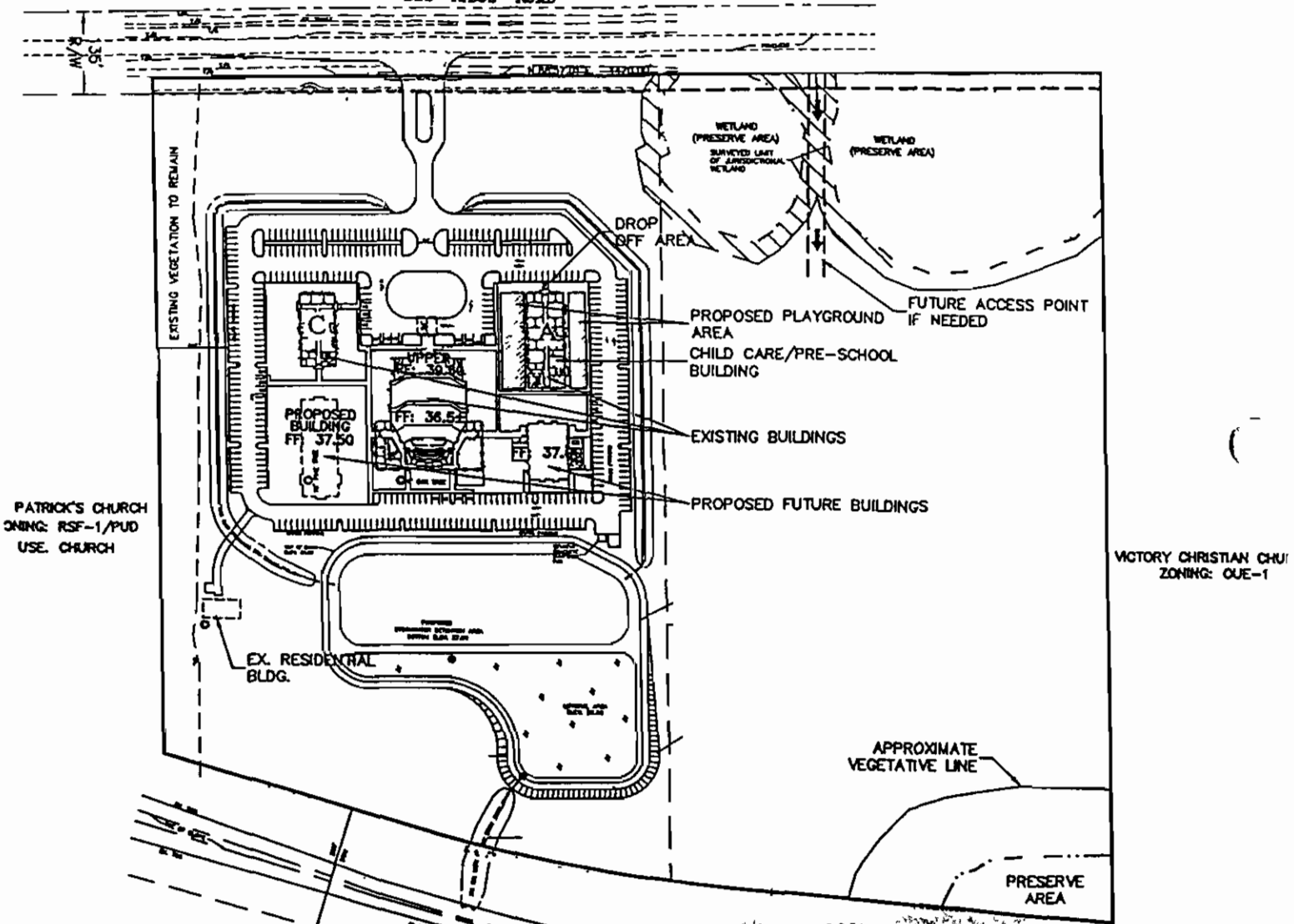
Deputy Clerk

EXHIBIT "A"

MAP SERIES/CONCEPT PLAN

ZONING RSF-1  
USE: THE HAMMOCKS SUBDIVISION

BEE RIDGE ROAD



PATRICK'S CHURCH  
ZONING: RSF-1/PUD  
USE: CHURCH

VICTORY CHRISTIAN CHURCH  
ZONING: OUE-1

ZONING: RSF-1  
USE: HERITAGE OAKS SUBDIVISION

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 10-27-00  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY FLORIDA  
BY *[Signature]*  
DEPUTY CLERK

R2000-253