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Please record and return to Karen Grasset
Growth Management Business Center ✓
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002132546 5 PAGES

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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 2 Receipt#205091

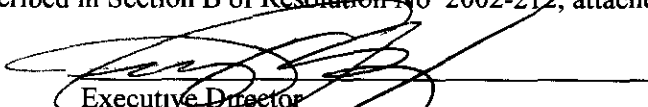


2002132546

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

The following property, located on the north side of Center Road and 500' ± east of Venice Golf and Country Club Boulevard, in Sarasota County, Florida, owned by Jack Kellogg, and described in Resolution No 2002-212 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 1556 filed by Robert Medred, Agent, and granted by Sarasota County on July 23, 2002, 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 2002-212, 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 12th day of August, A D 2002


Notary Public
State of Florida at Large

This instrument prepared by
SMA

OFFICIAL NOTARY SEAL
KAREN BRYAN GRASSETT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO DD117889
MY COMMISSION EXP MAY 14, 2006

6
SARASOTA COUNTY
FILED
2002 JUL 26 AM 10:03

RESOLUTION NO 2002-212
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO 1556

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No 1556 requesting that a special exception be granted to allow the property, located on the north side of Center Road and 500' + east of Venice Golf and Country Club Boulevard, 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 2nd day of May, 2002, to consider said Special Exception Petition No 1556, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No 1556 be granted, and

WHEREAS, this Board, after due public notice, did on the 23rd day of July, 2002, 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. 1556 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",

Handwritten: 1055 Street of Sarasota County

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 1556 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit

North side of Center Road and 500' ± east of Venice Golf and Country Club Boulevard, more particularly described as follows;

The East 417 feet of the South 1044.66 feet of Section 14, Township 39 South, Range 19 east, of the Public Records of Sarasota County, Florida. Containing 10.0 acres ±.

and the same is hereby approved for Special Exception 1556, 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 dated February 6, 2002 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
- 2 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 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
- 3 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets No outdoor sports facility shall be illuminated after 8 00 P M
- 4 Refuse areas shall be set back at least 50 feet from any residentially zoned property line and visually screened in accordance with Section 11 6 f of the Sarasota County Zoning Ordinance

C This Resolution shall take effect immediately upon its adoption

PASSED AND DULY ADOPTED this 28th day of JULY, A D , 2002

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By *Nora Patterson*
Chairman

ATTEST

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

By *Claudia G. [Signature]*
Deputy Clerk

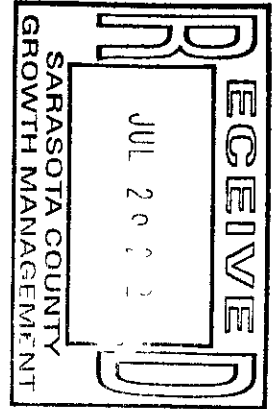
MAP SERIES/CONCEPT PLAN

EXHIBIT "A"

VENICE GOLF AND COUNTRY CLUB
GOLF COURSE
DRIVING RANGE

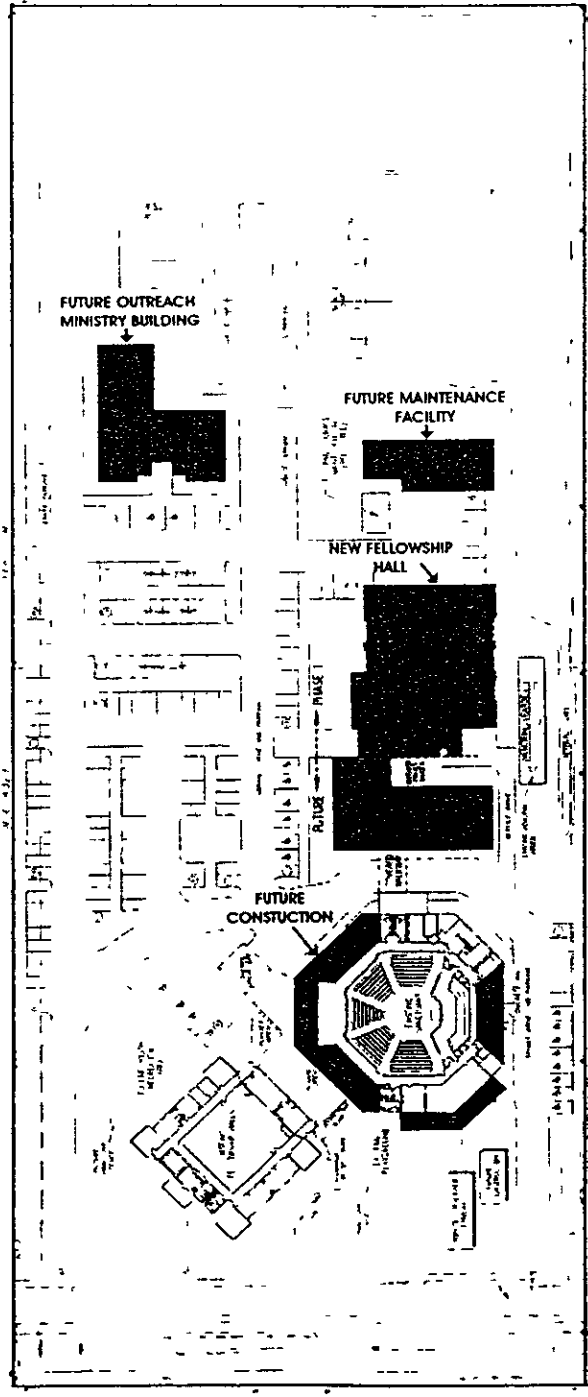
1-43 (D)02

EXISTING LAKE



VENICE GOLF AND COUNTRY CLUB

ZONED RS-1



1-43 (D)02

LEGEND

 INDICATES FUTURE CONSTRUCTION



CENTER ROAD

1-43 (D)02

THIS DOCUMENT RECEIVED BY
GROWTH MANAGEMENT ON
FEBRUARY 6, 2002