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2008 MAR 13 02:56 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBETHEL Receipt#1024819

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Please record and return to: **(Via Inter-Office Mail)**  
Carol McConway, Administrative Coordinator  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

**Charge to: Planning Services**  
**Account# 51800100500489**

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

2008034939  
**RECEIVED**  
MAR 19 2008  
BY: \_\_\_\_\_

The following property, located easterly of the Ocean Boulevard and Gleason Avenue intersection in Sarasota County, Florida, owned by Siesta Key Chapel, and described in **Resolution No. 2007-331** attached hereto, to allow a modification to an existing place of worship in the RE-2/SKOD (Residential Estate, 1 unit/acre, Siesta Key Overlay) zone district, pursuant to Special Exception Petition No. 1663 filed by Mark Smith, Agent, and granted by Sarasota County on December 19, 2007, 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. 2007-331, attached hereto)

Crystal Allred  
Crystal Allred, Manager  
Planning Services

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Manager, Planning Services, 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 she acknowledged before me that she executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 11<sup>th</sup> day of March, 2008.

Cynthia A. Kusner  
Commission #DD308088  
Expires: May 22, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

Cynthia A Kusner  
Notary Public  
State of Florida at Large

This instrument prepared by: cm

BOARD RECEIVED  
FILED FOR FILING

2007 DEC 20 PM 1:52

RESOLUTION NO. 2007-331

OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1663

WHEREAS, Todd Yeoman, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1663 requesting that a special exception be granted to allow the property, located easterly of the Ocean Boulevard and Gleason Avenue intersection, Sarasota County, Florida, to allow a modification to an existing place of worship, on 3.33 acres ± in a RE-2/SKOD (Residential Estate, 1 unit/acre, Siesta Key Overlay) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 18th day of October, to consider said Special Exception Petition No. 1663, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1663 be granted, and

WHEREAS, this Board, after due public notice, did on the 19<sup>th</sup> day of December, 2007, 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. 1663 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, 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. 1663 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

The legal description of said property in Sarasota County, Florida, being: Lot 10, Block "A", replat of Ocean Beach, as per plat thereof, recorded in Plat Book 5, page 91, Public Records of Sarasota County, Florida, being more particularly described as follows:

Parcel A: Begin at the NE corner of U.S. Gov't Lot 7; thence north 71.8 feet; thence S. 89 degrees 32'W., 563 feet to a P.O.B.; thence north 2.6 feet; thence S. 88 degrees 41'W., 110 feet; thence S. 49 degrees 51'W., 104 feet; thence south 20 degrees 02' E., 221 feet; thence S. 10 degrees 55' E., 95 feet; thence north 77 degrees 44' E., 96.5 feet to a point on the west line of, and 23.8 feet south of the NW corner of Lot 8, Block A; thence north 352.8 feet to P.O.B., all lying in Ocean Beach Sub., Section 1, Township 37 South, Range 17 East, Book 1, page 278, Manatee County Records, Manatee County, Florida and Book A, Page 48, Sarasota County Records, Sarasota County, Florida.

Parcel B: Tract marked "Zachery" on plat of Ocean Beach, as recorded in Plat Book "A", page 48, of the public records of Sarasota County, Florida, less tract to Power. And Lots 81 and 82 in aforesaid Ocean Beach, less tract to Farrell as described in Deed Book 287, page 348, of the public records of Sarasota County, Florida. And that portion of Browning Street, now vacated, adjacent to the aforesaid property, all of the above more particularly described as follows:

Begin at the NE corner of U.S. Govt. Lot 7, Section 1, Township 37 South, Range 17 East; thence north 71.8 feet; thence S. 89 degrees 32' W., 563 feet; thence N. 2.6 feet; thence S. 88 degrees 41' West 110 feet; thence S. 49

degrees 51' West, 104 feet to a P.O.B., thence S. 20 degrees 02' E., 221 feet; thence S. 10 degrees 55' E., 95 feet; thence North 77 degrees 44' E., 33 feet; thence S. 0 degrees 16' E., 204.9 feet to the N'LY R/W of Reid St., as shown on replat of Ocean Beach as recorded in Plat Book 5, page 91, public records of Sarasota County, Florida; thence S. 78 degrees 31' West, 110.3 feet, along said N'LY R/W to the NE'LY R/W of Gleason St.; thence N. 34 degrees 11' West, 285.5 feet along said NE'LY R/W to the SE'LY R/W of Ocean Blvd.; thence NE'LY along said SE'LY R/W, 320 feet more or less to the P.O.B., being in Ocean Beach, Section 1, Township 37 South, Range 17 East. Less five (5) foot strip for County Road Right of Way off northwest side and less tract to Farrell as described in Deed Book 287, page 348, of the Public Records of Sarasota County, Florida.

Subject to easement reserved by Out-of-Door School, Inc., a Florida Corporation, in warranty deed recorded August 14, 1972 at O.R. 970, page 431, Public Records of Sarasota County, Florida, by which that grantor reserved unto itself an easement for the purpose of its students traversing the subject property by foot to and from its property to the east of the subject property and to the west of the subject property, which easement shall exist for so long as that grantor owns property both to the east and to the west and both of its said properties are being used for school purposes, and thereafter this easement shall be terminated.

and the same is hereby approved for Special Exception 1663, 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.

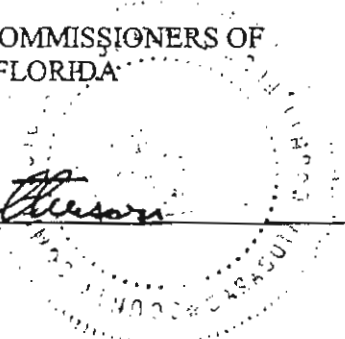
1. Development shall be in substantial conformance with the binding Development Concept Plan stamped received June 11, 2007, and attached hereto as Exhibit A. This does not imply or confer any variances from applicable zoning or land development regulations.

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

PASSED AND DULY ADOPTED this 19<sup>th</sup> day of December, 2007.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By: Nora Patterson  
Chair



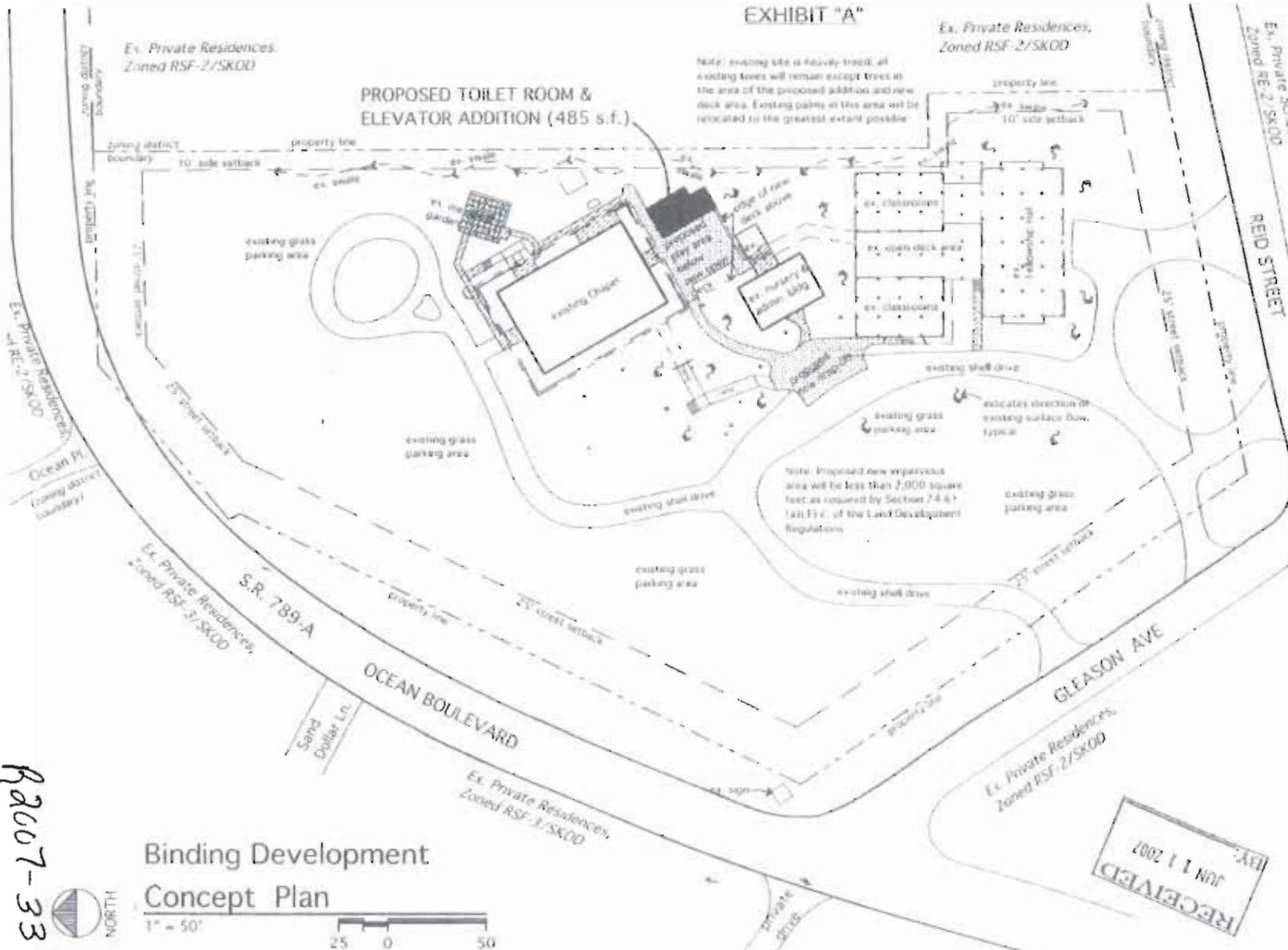
ATTEST:

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

By: [Signature]  
Deputy Clerk

R2007-331

EXHIBIT "A"



General Notes

Project Description

The proposed Project consists of a new 2-story restroom and storage building, including a new elevator and a new elevated deck area.

Zoning Information

Address: 4615 Gleason Avenue, Sarasota, FL 34242  
 Sarasota Parcel ID: 0079-11-0002  
 Current Zoning: R-2  
 Total Lot Area: 144,993 sq ft  
 Flood Zone: AL 12 (SL 11,12)

Development Standards

Max. Height: 35 feet  
 Min. Street Yard Setback: 25 feet  
 Min. Side Yard Setback: 10 (20 feet comb.)  
 Min. Rear Yard Setback: 20 feet  
 Max. Building Coverage: 25% (36,248 s.f. max.)  
 Max. Impervious Coverage: 50% (72,496 s.f. max.)  
 Min. Open Space: 20% (28,999 s.f. min.)  
 Use: Church  
 Occupancy Type: Assembly  
 Occupancy Classification: Assembly for worship

Site Data

Exist. Height: +/- 33 feet (Chapel peak)  
 Proposed Addition Height: +/- 20 feet (New Elev.)  
 Exist. Building Coverage: 9.2% (13,277 s.f.)  
 Proposed Building Coverage: 9.7% (14,010 s.f.)  
 Exist. Impervious Coverage: 37.6% (18,523 s.f.)  
 Proposed Imperv. Coverage: 43.9% (47,285 s.f.)  
 (see calculations below)  
 Exist. Open Space: 24.5% (107,959 s.f.)  
 Proposed Open Space: 22.8% (105,538 s.f.)

Impervious Surface Calculations

Existing Impervious Area:	18,523 sq ft
Existing Impervious Area to be Removed:	2,352 sq ft
	= 16,171 sq ft
Proposed New Impervious Area:	= 314 sq ft
Proposed Total Impervious Area:	= 17,285 sq ft
Net Decrease of Impervious:	= 1,238 sq ft

Parking Analysis

Total Occupant Load: 397 seats actual  
 Total Seating Area: 3,674 s.f. net  
 Required Parking: [3,674 s.f. / 7 s.f. net = 525]  
 525 / 3 = 175 spaces required  
 Spaces Provided: 214 spaces actual

Key

- Proposed New Pervious Paving Area
- Proposed New Addition
- Existing conc. walks to be removed and replaced with pervious surface

Binding Development  
 Concept Plan



SIESTA KEY CHAPEL  
 4615 GLEASON AVENUE  
 SIESTA KEY FLORIDA 34242

SMITH ARCHITECTS  
 5032 CALLE MINORGA SARASOTA FLORIDA 34242  
 941.346.7205 AA0003161

28 JUNE 07

R2007-331

