

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2009072298 5 Pgs  
2009 JUN 16 10:04 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBETHEL Receipt#1173508



Please record and return to: **(Via Inter-Office Mail)**  
Carol McConway, Administrative Specialist  
Planning Services  
1660 Ringling Boulevard  
Sarasota, FL 34236

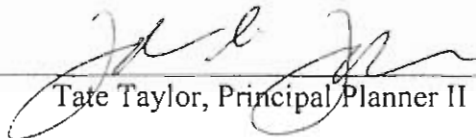
**Charge to: Planning Services**  
**Account# 51800100500489**

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

The following property, located south of Gulf Gate Drive and west of Anchor Way in Sarasota County, Florida, owned by Bishop Frank J. DeWane, Bishop of the Diocese of Venice, and described in Resolution No. 2009-124 attached hereto, to amend a Development Concept Plan for an existing Place of Worship and to allow a height increase for proposed roof ornamentation in a RSF-3 (Residential, Single Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1680 filed by Julian Norman-Webb Riba, Agent, and granted by Sarasota County on June 10, 2009, 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. 2009-124, attached hereto)

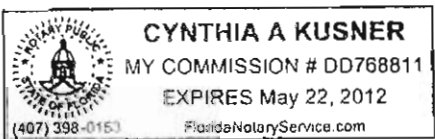
(Stipulations and limitations are those described in Section B of Resolution No. 2009-124, attached hereto)

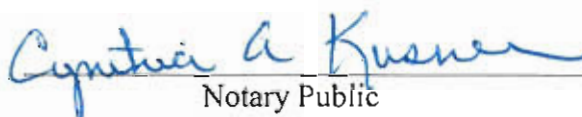
  
Tate Taylor, Principal Planner II

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Principal Planner II, 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 15<sup>th</sup> day of JUNE, 2009.



  
Notary Public  
State of Florida at Large

This instrument prepared by: cm

RESOLUTION NO. 2009-124  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1680

WHEREAS, Julian Norman Webb, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1680 requesting that a special exception be granted to allow the property, located south of Gulf Gate Dr. and west of Anchor Way, Sarasota County, Florida, to expand an existing Place of Worship and allow a height increase for a proposed roof ornamentation in a 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 7th day of May, 2009, to consider said Special Exception Petition No. 1680;

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1680 be granted, and

WHEREAS, this Board, after due public notice, did on the 10th day of June, 2009, 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. 1680 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.

BOARD RECORDS  
FILED FOR RECORD  
JUN 1 11:39 AM  
PLANNING  
KATE  
CLERK OF COURT  
SARASOTA COUNTY, FL

2009-1741

8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1680 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

SOUTH OF GULF GATE DR. AND WEST OF ANCHOR WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM AN "X" FOUND CHISELED IN THE DECK OF A BRIDGE WHERE BISPHAM ROAD CROSSES MATHNEY CREEK, SAID "X" BEING THE S.W. CORNER OF THE S.W. ¼ OF THE SW ¼ OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PUBLISHED BY THE SARASOTA COUNTY PUBLIC WORKS DEPARTMENT, RUN N 00d 00'37"E, ALONG THE WEST LINE OF THE SAID SW ¼ OF THE SW ¼, A DISTANCE OF 669.47 FEET TO THE OCCUPIED SW CORNER OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼ AND S 89d18'24"E, ALONG THE OCCUPIED SOUTH LINE OF SAID NORTH ½ OF THE SW ¼ OF THE SW ¼, A DISTANCE OF 697.12 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S89d18'24"E, ALONG THE SAID OCCUPIED SOUTH LINE OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼, A DISTANCE OF 645.23 FEET TO THE S.E. CORNER THEREOF, BEING ALSO IN THE WEST LINE OF GULF GATE SUBDIVISION, UNIT 7, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 12, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N 00d05'47"E, ALONG THE EAST LINE OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼, A DISTANCE OF 671.04 FEET TO THE NE CORNER THEREOF, BEING ALSO THE SE CORNER OF GULF GATE SUBDIVISION, UNIT 4, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N89d28'44"W, ALONG THE NORTH LINE OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼, A DISTANCE OF 645.71 FEET, THENCE S 00d03'12"W, A DISTANCE OF 669.11 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:

FROM AN "X" CHISELED IN THE DECK OF A BRIDGE WHERE BISPHAM ROAD CROSSES MATHNEY CREEK, SAID "X" BEING THE SW CORNER OF THE SW1/4 OF THE SW ¼ OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PUBLISHED BY THE SARASOTA COUNTY PUBLIC WORKS DEPARTMENT, RUN N00d00'37"E, ALONG THE WEST LINE OF THE SAID SW ¼ OF THE SW ¼ A DISTANCE OF 669.47 FEET TO THE OCCUPIED SW CORNER OF THE NORTH ½ OF THE SAID SW ¼ OF THE SW ¼; AND S 89d18'24"E, ALONG THE OCCUPIED SOUTH LINE OF THE SAID NORTH ½ OF THE SW ¼ OF THE SW ¼, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF A 50 FOOT RIGHT OF WAY OF THE

GULF GATE SUBDIVISION UNIT 4, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 89d28'44"W, ALONG THE SAID NORTH LINE OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼, A DISTANCE OF 647.60 FEET TO THE ABOVE MENTIONED EAST LINE OF A 50 FOOT RIGHT OF WAY FOR MATHNEY CREEK; THENCE S 00d00'37" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.17 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:

Lots 4, 5 and 6, BLOCK 25, GULF GATE SUBDIVISION, UNIT # 7, SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY PLAT BOOK 17, PAGE 12.

TOGETHER WITH:

LOT 1, BLOCK 10, GULF GATE SUBDIVISION, UNIT # 4, SECTION 16, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY PLAT BOOK 13, PAGE 17.

and the same is hereby approved for Special Exception 1680, 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 Master Surface Water Management Plans shall be consistent with the Matheny Creek Basin Master Plan.
2. The Owner shall comply with a resource management plan approved by Resource Protection that maintains the functions and values of the on-site 5.4 acre pine flatwoods conservation area, and is consistent with the Habitat Protection Principles of the Comprehensive Plan
3. Development shall take place in substantial compliance with the Development Concept Plan date stamped March 13, 2009 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. The maximum height of the proposed bell tower shall be eighty (80) feet above finished grade. It shall have a maximum footprint of two hundred and fifty (250) square feet.
5. The owner shall provide a twenty foot (20') wide 0.05 opacity landscape buffer for a distance of 225' feet east of the Gulf Gate driveway entrance along the northern property boundary.

C. Resolution No. 2004-078, approving Special Exception No. 1578, is hereby rescinded as unnecessary.

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

PASSED AND DULY ADOPTED this 10<sup>th</sup> day of JUNE, 2009.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By:

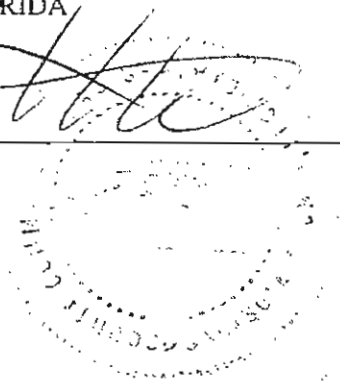
Chair

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



RESIDENTIAL  
RSF-3

GULF GATE DRIVE

**PROPOSED CHURCH  
EXPANSION**

SANCTUARY (+/- 1,400 SEATS)  
MAX. BLDG. HEIGHT: 35' (AS PER EXISTING)  
BUILDING AREA: 16,000 SF + 4,000 SF CANOPY

**PROPOSED  
BELL TOWER**

MAX. BLDG. HEIGHT: 67'  
BUILDING AREA: 250 SF

BUFFER ZONE PLANTING TO REMAIN AS-IS,  
SUBJECT TO CONSERVATION AREA  
MANAGEMENT PLAN

+/- 178'-8" 0.3  
OPACITY BUFFER

+/- 80'-1" 0.3 OPACITY BUFFER / NO MIN BUFFER DEPTH

BUFFER ZONE  
PLANTING TO  
REMAIN AS-IS

INDICATES  
APPROXIMATE  
LOCATION OF  
ADJACENT  
PROPERTY LINE TYP

EXISTING CONSERVATION AREA

EXISTING  
LAKE

EXISTING  
CHURCH

EXISTING  
SPIRIT BLDG

EXISTING  
PARISH  
LIFE  
CENTER

INDICATES PROPOSED  
PAVED PEDESTRIAN  
PATH

INDICATES BOUNDARY  
OF CONSERVATION AREA

INDICATES NEW  
HANDICAP  
PARKING SPACES

INDICATES PROPOSED  
EXPANSION  
OF EXISTING  
LAKE

EXISTING ASPHALT PAVEMENT

EXISTING ASPHALT PAVEMENT

PARKING SPACES 9'X18' TYP.

EXISTING ASPHALT PAVEMENT

BUFFER ZONE PLANTING  
TO REMAIN AS-IS,  
SUBJECT TO  
CONSERVATION AREA  
MANAGEMENT PLAN

INDICATES REDORGANIZED EXISTING GRASS PARKING  
SPACES AND ADDITIONAL GRASS PARKING SPACES IN LIEU  
OF EXISTING RETENTION AREA

15' DEEP 0.3 OPACITY BUFFER

RESIDENTIAL MULTI-FAMILY  
RMF-2

INDICATES EXTENDED  
MAIN ENTRANCE WALK

20' EVERGREEN  
LANDSCAPE  
BUFFER

RESIDENTIAL  
RSF-3

ANCHOR WAY  
10' EVERGREEN LANDSCAPE BUFFER

**RELEASED**

MAR 13 2009

BY: RESIDENTIAL MULTI-FAMILY  
RMF-2

NORTH

SCALE: 1"= 150'



0 100' 200' 300'

**ST. THOMAS MORE CATHOLIC CHURCH**  
SARASOTA, FLORIDA

CONCEPTUAL ARCHITECTURAL SITE PLAN - 2 MARCH 09  
SHEET 1 OF 2

CARL ABBOTT FAIA + ASSOCIATE ARCHITECT / PLANNERS PA  
2401 RIVER CHASE DRIVE, SARASOTA, FLORIDA 34231  
www.cafadefirm.com

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