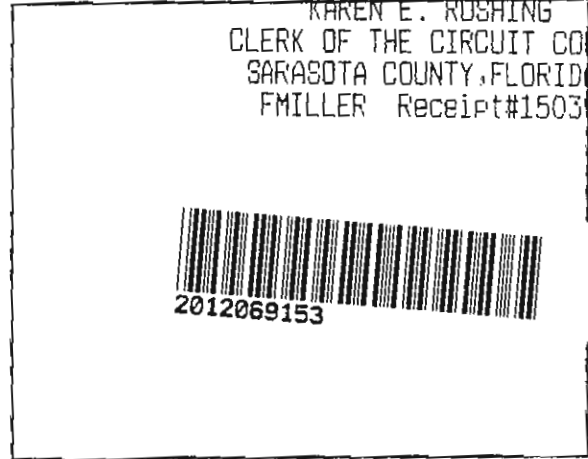


RECEIVED  
JUN 01 2012

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2012069153 8 PGS  
2012 MAY 31 09:28 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1503908

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

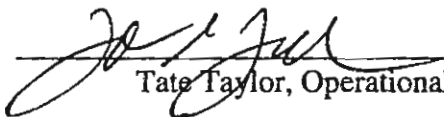


Charge to: Planning Services  
Account# 51800100500489

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

The following property, located in the southeast quadrant of I-75 and Jacaranda Boulevard in Sarasota County, Florida, owned by First Baptist Church of Venice, and described in Resolution No. 2012-049 attached hereto, to allow a Place of Worship in the RMF-2 (Residential Multi-Family, 9 dwelling units per acre) zone district, pursuant to Special Exception Petition No. 1703 filed by Anne Merrill and AMDS, Inc., Agent, and granted by Sarasota County on March 13, 2012, 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. 2012-049, attached hereto)

  
Tate Taylor, Operational Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, 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 25<sup>th</sup> day of May, 2012.

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
kp



RESOLUTION NO. 2012- 049  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1703

JAN 15 11 09 22

WHEREAS, Anne L. Merrill, agent for the owner of the hereinafter described real property, has filed Special Exception Petition No. 1703 requesting that a special exception be granted to permit a Place of Worship located in the northeast and southeast quadrants of Jacaranda Boulevard and I-75, Sarasota County, Florida, in a zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of November 2011, to consider said Special Exception Petition No. 1703, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1703 be granted, and

WHEREAS, this Board, after due public notice, did on the 10<sup>th</sup> day of January 2012, 7<sup>th</sup> day of February 2012, and 13<sup>th</sup> day of March 2012, hold public hearings 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. 1703 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).

3. The maximum height of the single proposed roof ornament, as described in Section 6.2.4.e. of the Zoning Ordinance, shall be sixty-five (65) feet above finished grade and no more than 30 feet above the finished structure.
4. Prior to or concurrent with the development of the subject parcel, the Owner shall construct an emergency access connecting a paved portion of Executive Drive to Venice Avenue or Wading Bird Drive. The emergency access shall be constructed as a 15-foot wide stabilized surface with a frangible barrier at the access' ingress/egress location.
5. Prior to issuance of a Certificate of Occupancy for the place of worship or education/administration building, the owner shall provide a 20 foot wide street buffer achieving a 60 percent opacity six feet high atop a four foot high earthen berm near the East property boundary, but immediately West of the proposed Executive Drive right-of-way as shown on the Development Concept Plan.

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

PASSED AND DULY ADOPTED this 15<sup>th</sup> day of MARCH, 2012.

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

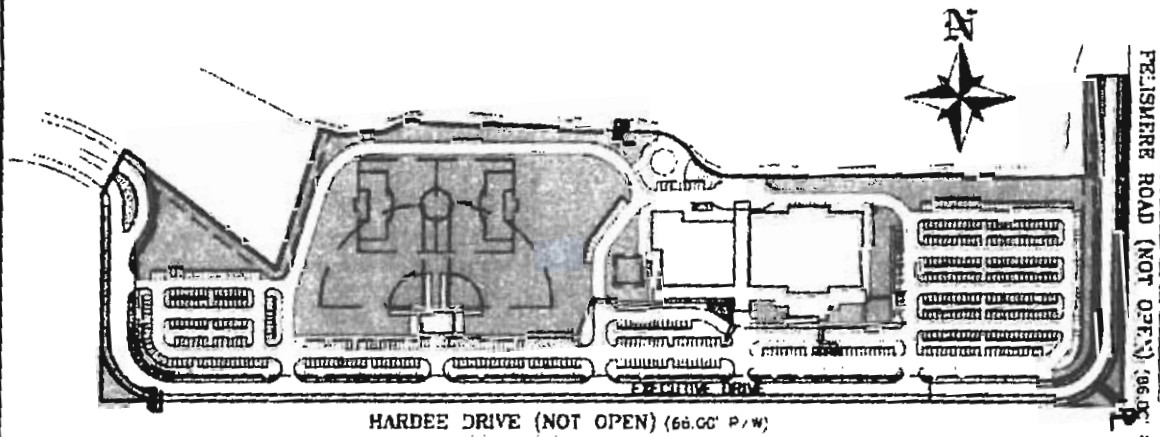
R2012-049

**SITE DATA:**

SITE AREA: 933,013 SF 21.4 ACRES  
 BUILDING COVERAGE: 56,000 SF 6.0%  
 OPEN SPACE REQUIRED: 4.28 AC 20%  
 OPEN SPACE PROVIDED: 7.82 AC 36.5%  
 IMPERVIOUS AREA: 337,554 SF 36.2%  
 PERVIOUS AREA: 595,459 SF 63.8%  
 PARKING REQUIRED: 1 PARKING SPACE PER 3 SEATS IN AUDITORIUM  
 1,250 SEAT AUDITORIUM / 3 SEATS = 417 SPACES REQUIRED  
 PARKING PROVIDED: 615 SPACES (533 ARE PERVIOUS PARKING SPACES)  
 EXISTING USE: VACANT  
 PROPOSED USE: PLACE OF WORSHIP  
 EXISTING ZONING: RMF-2/OFFICE, MULTI-FAMILY, RESIDENTIAL  
 PROPOSED ZONING: RMF-2/SPECIAL EXCEPTION

**NOTES:**

1. ALL STORMWATER RUNNOFF WILL BE DIRECTED TO EXISTING MASTER STORMWATER LAKE
2. ALL STANDARD PARKING SPACES ARE 9'X18'
3. HANDICAPPED PARKING SPACES ARE 12'X18' WITH A 5' ACCESS AISLE
4. ALL PROPOSED DRIVE AISLES ARE 24' IN WIDTH (MIN.)



**OPEN SPACE DETAIL**

SCALE: 1" = 300'

Received  
 JAN 26 2012

**BANKS ENGINEERING**  
 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
 SERVING THE STATE OF FLORIDA  
 1913 30th AVENUE, SUITE 100 - S.W.  
 MIAMI, FLORIDA 33135  
 PHONE: (305) 896-1100 FAX: (305) 896-1101  
 WWW.BANKS-ENG.COM

DEVELOPMENT CONCEPT PLAN BINDING							
FIRST BAPTIST CHURCH OF VENICE							
SARASOTA COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGNER	DRAWN	CHECKED	SCALE	SHEET
28 7/07	38-A	JCP-02	RLR	RLZ	CWR	N.T.S.	2 of 2

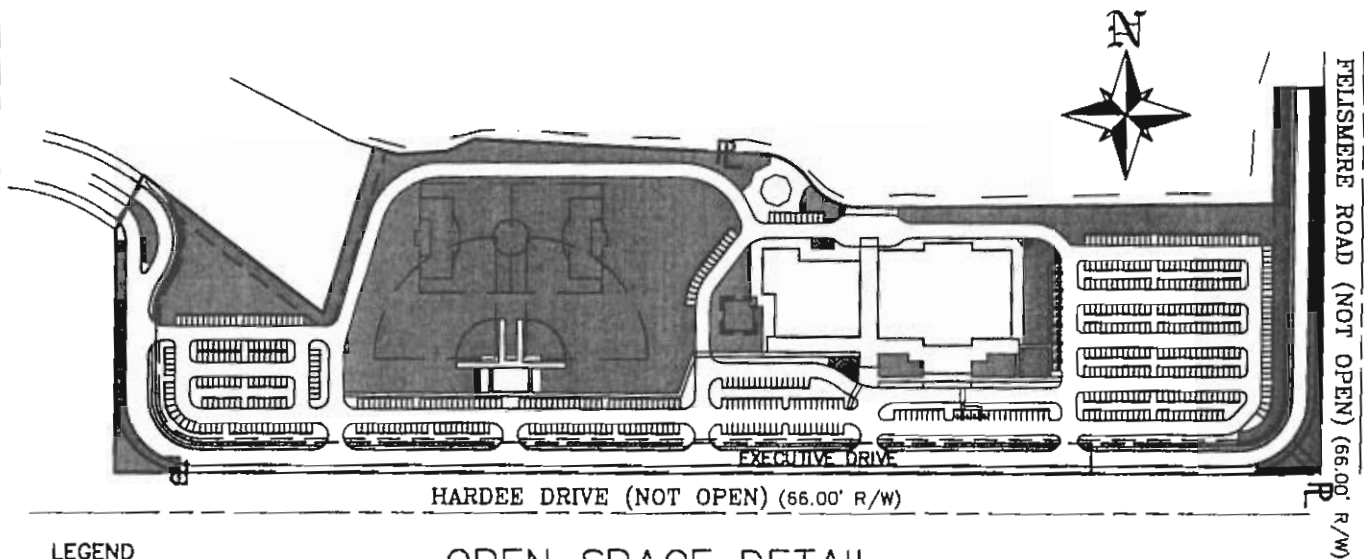
R 2012-049

**SITE DATA:**

SITE AREA: 933,013 SF 21.4 ACRES  
 BUILDING COVERAGE: 56,000 SF 6.0%  
 OPEN SPACE REQUIRED: 4.28 AC 20%  
 OPEN SPACE PROVIDED: 7.82 AC 36.5%  
 IMPERVIOUS AREA: 337,554 SF 36.2%  
 PERVIOUS AREA: 595,459 SF 63.8%  
 PARKING REQUIRED: 1 PARKING SPACE PER 3 SEATS IN AUDITORIUM  
 1,250 SEAT AUDITORIUM / 3 SEATS = 417 SPACES REQUIRED  
 PARKING PROVIDED: 615 SPACES (533 ARE PERVIOUS PARKING SPACES)  
 EXISTING USE: VACANT  
 PROPOSED USE: PLACE OF WORSHIP  
 EXISTING ZONING: RMF-2/OFFICE, MULTI-FAMILY, RESIDENTIAL  
 PROPOSED ZONING: RMF-2/SPECIAL EXCEPTION

**NOTES:**

1. ALL STORMWATER RUNNOFF WILL BE DIRECTED TO EXISTING MASTER STORMWATER LAKE
2. ALL STANDARD PARKING SPACES ARE 9'X18'
3. HANDICAPPED PARKING SPACES ARE 12'X18' WITH A 5' ACCESS AISLE
4. ALL PROPOSED DRIVE AISLES ARE 24' IN WIDTH (MIN.)



**LEGEND**

PROPOSED OPEN SPACE

**OPEN SPACE DETAIL**

SCALE: 1"=300'

Received  
 JAN 26 2012

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

12853 SW COUNTY ROAD 798 - SUITE B  
 LAKE BUZZY, FLORIDA 34289  
 PHONE: (941) 825-1180 FAX: (941) 825-1188  
 ENGINEERING LICENSE # EB 8490  
 SURVEY LICENSE # LS 9890  
 WWW.BANKSENG.COM

DEVELOPMENT CONCEPT PLAN BINDING  
**FIRST BAPTIST CHURCH OF VENICE**  
 SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1-23-2012	3814	_DCP-02	RJE	RJE	CWR	N.T.S.	2 of 2