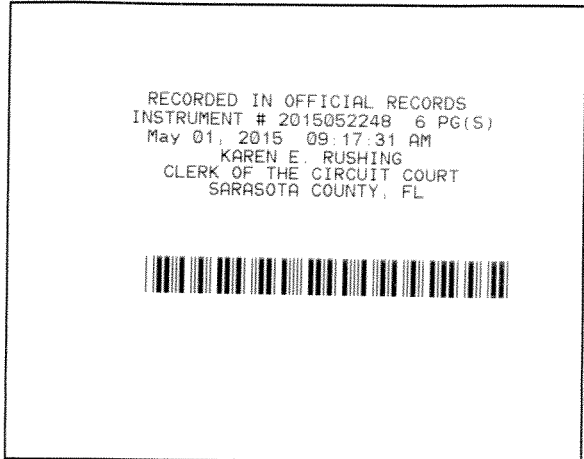


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Please record and return to: **(Via Inter-Office Mail)**
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236




Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489



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

The following property, located at 4041 Bahia Vista Street, in Sarasota County, Florida, owned by Bahia Vista Mennonite Church, Inc. and described in Resolution No. 2015-084 attached hereto, to allow for a place of worship on a parcel in the RE-2 (Residential Estate, 1 unit/acre) zone district, pursuant to Special Exception No. 1735 filed by Robert J. Medred, Agent, and granted by Sarasota County on April 22, 2015, 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. 2015-084)


Tate Taylor, Operational Manager

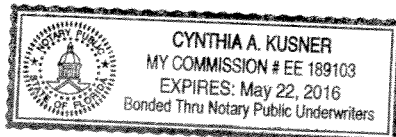
**STATE OF FLORIDA
COUNTY OF SARASOTA**

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 30th day of April, 2015.


Notary Public
State of Florida at Large

This instrument prepared by:
CMS



RESOLUTION NO. 2015- 084
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION PETITION NO. 1735

WHEREAS, Robert Medred, agent for the Owner of the hereinafter described real property has filed Special Exception Petition No. 1735 requesting to allow for a place of worship on a parcel in the RE-2 (Residential Estate, 1 unit/acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 5th day of March, 2015, to consider said Special Exception Petition No. 1735, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1735 be approved, and

WHEREAS, this Board, after due public notice, did on the 22nd day of April, 2015, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition, and

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. 1735 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;

BOARD OF COUNTY COMMISSIONERS
FILED FOR THE RECORD
2015 APR 24 AM 8
KARL J. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FL

R 2015-084

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.1735 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

North of Bahia Vista Street and 2700' +/- East of Beneva Road, more particularly described as follows:

The West 343.2' of the Southwest ¼ of the Northeast ¼ of Section 27, Township 36S, Range 18E, Sarasota County, Florida.

and the same is hereby approved for Special Exception Petition No. 1735, 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 Binding Development Concept Plan date stamped February 23, 2015 and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
3. 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.
4. An ADA accessible bus shelter, pad, and path connecting the pavement of Bahia Vista Street to the pad and the building entrance shall be included in the construction plans for the project and constructed concurrently with development of the parcel. The shelter shall be a standard SCAT Brasco Shelter (TL412). The pad shall be concrete and a minimum of 145 square feet, and shall include rack space for two bicycles. The County Engineer may approve alternative designs that are of equivalent durability, capacity, and safety. If the bus shelter pad is proposed to be constructed on private property, a fully executed easement agreement with Sarasota County is required prior to construction.

C. This Resolution supersedes and replaces Resolution No. 97-156, approving Special Exception No. 1403. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 22 day of April, 2015.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:

Carolyn J. Mason
Chair

ATTEST:

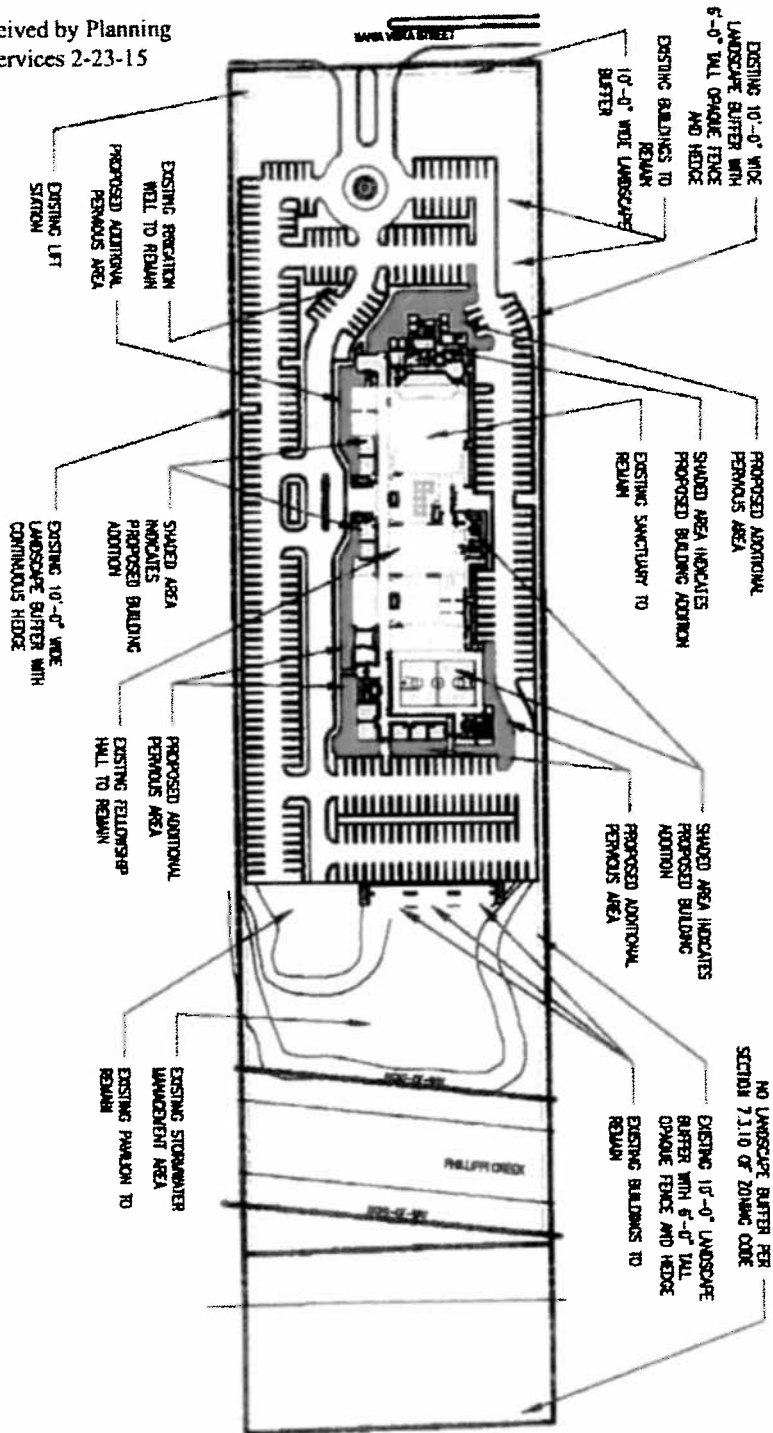
KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By:

Charles Hubert
Deputy Clerk

EXHIBIT "A" (Page 1 of 1)

Received by Planning Services 2-23-15



DCP	BASIC DEVELOPMENT CONCEPT PLAN	BAHÁ VSTA CHURCH 104 BAHÁ VISTA STREET GAITHERSBURG, MARYLAND 20878			
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R2015-084

Received by Planning
Services 2-23-15



LAWSON GROUP
ARCHITECTS, INC

4910 Lakewood Ranch Blvd., Suite 100, Sarasota, Florida 34240
Telephone: 941-366-4006
Fax: 941-366-0297

Bahia Vista Site Data Information

1. EXISTING SITE CONDITIONS

- a) Total gross site acreage is 9.7± Ac.
- b) PID No. 0052-10-0001
- c) The site is located as shown, existing zoning is "RE-2 with SE w/ stips for House of Worship". The proposed zoning is "RE-2 with SE w/ amended stips for House of Worship"
- d) The existing adjacent site zonings are: North "RSF-3" (Single Family residential), East "RSF-1" (Single Family residential), South "RSF-3" (Single Family residential), West "RMH" (Mobile Home Park).
- e) Existing/ Proposed Use: House of Worship with support services.

2. PROPOSED SITE DESIGN

- a) Existing Building Area: 44,187 s.f.
- b) Proposed Building Area: 65,062 s.f.
- c) Due to existing Impervious Areas around existing Building being removed and converted to grassed Pervious Areas, the total Impervious Area of the Site is Reduced.
- d) CHURCH
 - Spaces Required
 - 1/3 seats in principal room of worship =
 - 1/3 (800 seats) = 267 spaces required
 - Spaces Provided
 - Total of 330 Parking Spaces provided.

3. SUPPLEMENTAL INFORMATION

- a) Existing onsite well will continue to be used for irrigation.

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