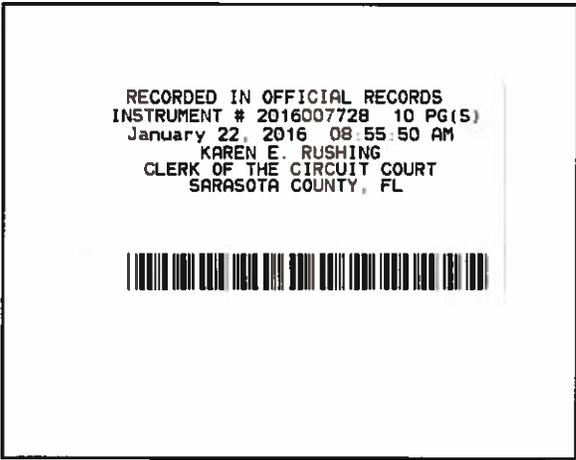


Please record and return to: (Via Inter-Office Mail)  
Cynthia Spraggins, Administrative Specialist  
Planning Services  
1660 Ringling Boulevard  
Sarasota, FL 34236

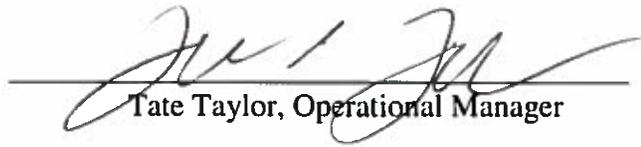
Customer ID# 5223  
Charge to: Planning Services  
Account# 51810000500489



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

The following property, located at 3224 Bee Ridge Road in Sarasota County, Florida, owned by Church of the Palms Presbyterian USA, Inc., and described in Resolution No. 2016-007 attached hereto. Is requesting to amend a Binding Development Concept Plan and to allow a place of worship located at the southeast quadrant of Bee Ridge Road and S. Lockwood Ridge Road, in Sarasota County, Florida in RSF-3 (Residential, Single-Family, 4.5 units/acre) zone district, pursuant to Special Exception Petition No. 1741, filed by Shawn A. Dressler, PLA, Agent, and granted by Sarasota County on January 13, 2016, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

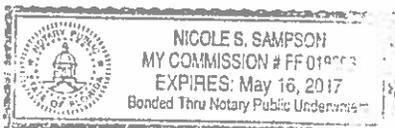
(Stipulations and limitations are those describe in Section B of Resolution No. 2016-007, attached hereto.)

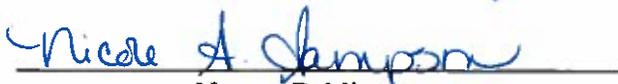
  
Tate Taylor, Operational Manager

**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 20<sup>th</sup> day of January, 2016.



  
Nicole A. Sampson  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS



**RESOLUTION NO. 2016-007**  
**OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF SARASOTA COUNTY, FLORIDA**  
**SPECIAL EXCEPTION PETITION NO. 1741**

BOARD OF COUNTY COMMISSIONERS  
FILED FOR THE RECORD  
NOV 15 AM 8:11  
RENE E. FUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

WHEREAS, Shawn Dressler, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1741 requesting to amend a Binding Development Concept Plan and to allow a place of worship, located at the southeast quadrant of Bee Ridge Road and S. Lockwood Ridge Road, Sarasota County, Florida, in 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 5th day of November, 2015, to consider said Special Exception Petition No. 1741, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1741 be approved, and

WHEREAS, this Board, after due public notice, did on the 13th day of January, 2016, 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. 1741 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.1741 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

South of Bee Ridge Road, east of South Lockwood Ridge Road, Sarasota, and being more particularly described as follows:

**PARCEL 1**

BEGIN AT NORTHEAST CORNER OF LOT 5, BLOCK 1, SARASOTA VENICE SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED ON PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (ALSO RECORDED IN PLAT BOOK A, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA), SAID CORNER BEING ON THE CENTER LINE OF BEE RIDGE ROAD

-50 FEET WIDE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5, 485.27 FEET; THENCE WITH AN ANGLE OF 89°58' TO THE LEFT, RUN SOUTHERLY 435.6 FEET; THENCE WITH A DEFLECTION ANGLE OF 0°32' TO THE LEFT, RUN SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 5, 135 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID LOT 5, 489.3 FEET TO EAST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 5, 570.6 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS: PARTS OF THE ABOVE DESCRIBED PARCEL DEEDED TO THE STATE ROAD DEPARTMENT AND FOR BEE RIDGE ROAD RIGHT OF WAY.

AND

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK H, DIXIE HEIGHT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT 1, PAGE 147, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS: PARTS OF THE ABOVE DESCRIBED PARCEL DEEDED TO THE STATE ROAD DEPARTMENT AND FOR BEE ROAD RIGHT OF WAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT NORTHEAST CORNER OF LOT 5, BLOCK 1, SARASOTA VENICE COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, PER PLAT THEREOF OF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (ALSO RECORDED IN PLAT BOOK A, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA), SAID CORNER BEING ON THE CENTER LINE OF BEE RIDGE ROAD-50 FEET WIDE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5, 485.27 FEET; THENCE WITH AN ANGLE OF 89°58' TO THE LEFT, RUN SOUTHERLY 570.6 FEET TO AN IRON PIPE FOR POINT OF BEGINNING; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID LOT 5, 188.37 FEET TO THE EASTERLY R/W LINE OF LOCKWOOD RIDGE ROAD; THENCE NORTHERLY ALONG THE EASTERN R/W LINE OF LOCKWOOD RIDGE ROAD 20 FEET, THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID LOT 5, 188.37 FEET; THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOT 5, BLOCK 1, SARASOTA-VENICE COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 13, OF PUBLIC RECORDS OF SARASOTA, COUNTY, FLORIDA.

LESS: BEGIN AT NORTHWEST CORNER OF LOT 5, BLOCK 1 SARASOTA VENICE SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS

PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (ALSO RECORDED IN PLAT BOOK A, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA), SAID CORNER BEING ON THE CENTER LINE OF BEE RIDGE ROAD-50 FEET WIDE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5, 485.27 FEET; THENCE WITH AN ANGLE OF 89°58' TO THE LEFT, RUN SOUTHERLY 435.6 FEET; THENCE WITH A DEFLECTION ANGLE OF 0°32' TO THE LEFT, RUN SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID 5, 135 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID LOT 5, 489.3 FEET TO EAST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 5, 570.6 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS: PART OF THE ABOVE DESCRIBED PARCEL DEEDED TO THE STATE ROAD DEPARTMENT AND TAKEN FOR BEE RIDGE ROAD R/W.

LESS: THE SOUTH 95 FEET OF LOT 5 AND ALL OF LOT 6, LESS THE SOUTH 200 FEET OF THE WEST 225 FEET OF LOT 6, BLOCK 1, SARASOTA-VENICE COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

**PARCEL 3**

THE SOUTH 95 FEET OF LOT 5 AND ALL OF LOT 6, LESS THE SOUTH 200 FEET OF THE WEST 225 FEET OF LOT 6, BLOCK 1, SARASOTA-VENICE COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA, COUNTY, FLORIDA.

and the same is hereby approved for Special Exception Petition No. 1741, 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 accordance with the Development Concept Plan, date-stamped December 15, 2015, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Prior to the submittal of any site and development plans to the County the applicant shall provide a Southwest Florida Water Management District (SWFWMD) wetland jurisdictional determination confirming the status of the historic wetland on-site. If wetlands are confirmed on-site by the SWFWMD a wetland mitigation, monitoring, and maintenance plan (consistent with the LDR Environmental Technical Manual) must be submitted to the Environmental Protection Division Prior to or concurrent with a site and development plan submittal.
3. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
4. The southernmost access on Nelson Avenue shall be restricted to Emergency only.
5. The binding Development Concept Plan depicts a single-story "Proposed Early Childcare Center," hereinafter identified as the "new building," and a two-story "Education 13,395 SF/Early Childcare Center 13,395 SF (Existing)," hereinafter identified as the "existing building." The Development Concept Plan shows the day care facility as being in the new building. Accordingly, the owner shall move its day care facility to the new building within ninety (90) days of receipt of a Certificate of Occupancy for the new building.

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

PASSED AND DULY ADOPTED this 13<sup>th</sup> day of January, 2016.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

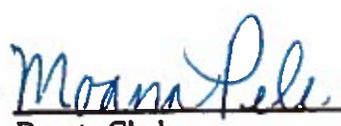
By:

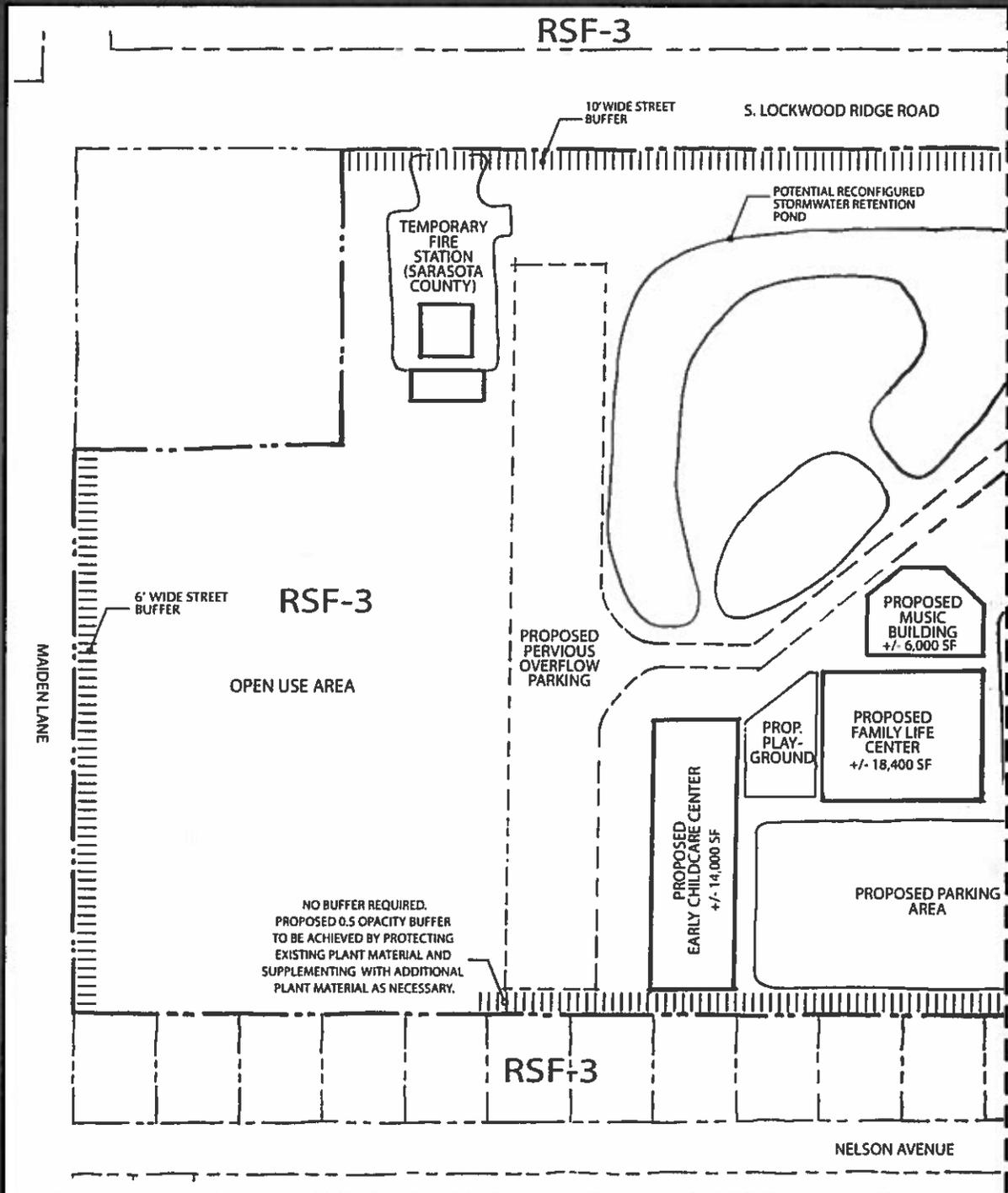
  
Chair

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



MATCH LINE - SEE SHEET 2

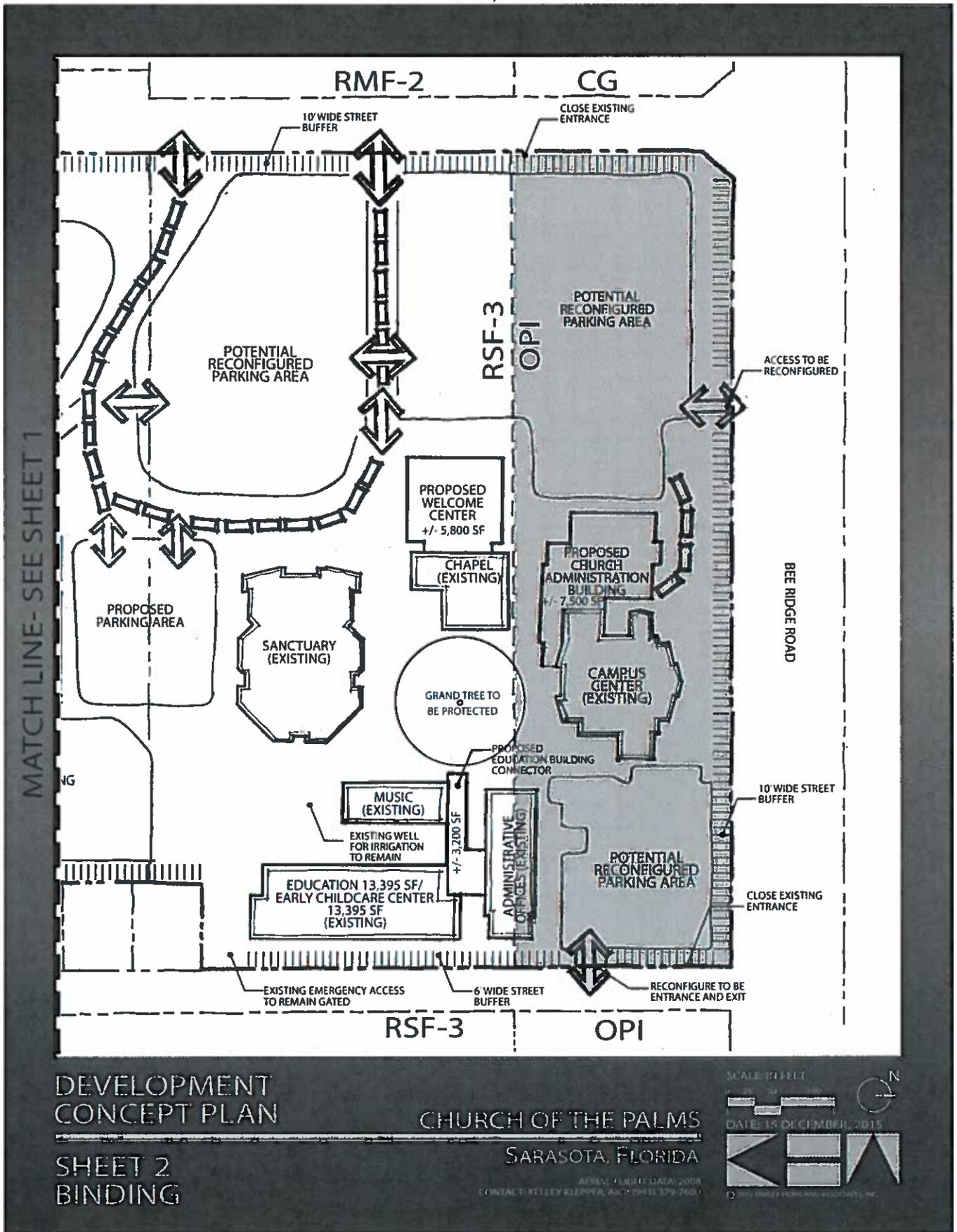
DEVELOPMENT  
CONCEPT PLAN

CHURCH OF THE PALMS  
SARASOTA, FLORIDA

SHEET 1  
BINDING

AERIAL 11 INCH DATA, 2008  
CONTACT: REBECCA CLIPPER, AICP (941) 579-7600

SCALE: IN FEET  
0 25 50 100  
DATE: 15 DECEMBER, 2015  
N  
[North Arrow and Scale Bar]



DEVELOPMENT  
CONCEPT PLAN

CHURCH OF THE PALMS

SHEET 2  
BINDING

SARASOTA, FLORIDA

APRIL 1, 2015 (1) DATA: 2008  
CONTACT: KELLEY KLEPPER, AICP (941) 379-7601

SCALE: 1/8" = 1'-0"



DATE: 15 DECEMBER, 2015



## SITE DATA TABLE

TOTAL SITE AREA:	+/- 19.0 AC.
REQUIRED PARKING:	442 SPACES
PARKING REQUESTED:	
IMPERVIOUS:	442 SPACES
PERVIOUS (25%):	111 SPACES
TOTAL:	553 SPACES
EXISTING ZONING:	OPI/RSF-3
PROPOSED IMPERVIOUS AREA:	+/- 243129 sq. ft

## NOTES

1. PEDESTRIAN CONNECTIONS WILL BE FINALIZED/DESIGNED DURING SITE PERMITTING.
2. TEMPORARY FIRE STATION TO BE REMOVED AFTER 2 YEAR PERIOD.
3. SEE SHEET 3 FOR SITE DATA TABLE
4. THE PROPOSED IMPROVEMENTS WITHIN THE GRAY AREA SHOWN ALONG BEE RIDGE ROAD, WITHIN OPI ZONING ARE ALLOWED BY RIGHT AND ARE NON-BINDING. THESE IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

DEVELOPMENT  
CONCEPT PLAN

SHEET 3

CHURCH OF THE PALMS

SARASOTA, FLORIDA

DATE: 15 DECEMBER, 2015



SERIAL PLOT DATA: 2008  
CONTACT: KELLY H. PHIPPS, INC. (813) 379-7600

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