


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006177880 6 PGS  
2006 OCT 05 02:33 PM

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

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
ASAMS Receipt#836703



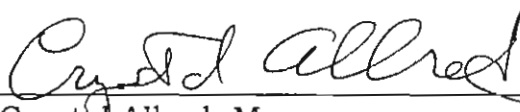
2006177880

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 Sarasota County, Florida, owned by Randolph E. Burt, and described in Resolution No. 2006-178 attached hereto, to allow a place of worship with accessory buildings and uses in the OUE-1 (Open Use Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1608 filed by Robert Medred, Agent, and granted by Sarasota County on August 22, 2006, 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. 2006-178, attached hereto)

  
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.

4<sup>th</sup> Witness my hand and official seal at Sarasota County, Florida, this day of October, 2006.



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

  
Notary Public  
State of Florida at Large

This instrument prepared by sfc

OCT 10 2006

RESOLUTION NO. 2006-178  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1608

BOARD RESOLUTION  
FILED FOR THE RECORD

AUG 25 11:12:17

CLERK OF COUNTY COMMISSIONERS  
SARASOTA COUNTY, FLORIDA

WHEREAS, Robert Medred, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1608 requesting that a special exception be granted to allow the property, located south of US 41 and 600' east of Taylor Ranch Trail, Sarasota County, Florida, to be used for a place of worship in the OUE (Open Use Estate, 1 unit/5 acres) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 1st day of June, 2006, to consider said Special Exception Petition No. 1608, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1608 be granted, and

WHEREAS, this Board, after due public notice, did on the 22nd day of August, 2006, 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. 1608 does make the following findings:

1. The granting of the Special Exception will promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;
2. All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied;
3. That the requirements of the District Regulations governing this Special Exception have been met; and
4. The proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
5. The proposed use is compatible with the existing land use pattern and designated future uses;
6. 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;
7. 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;

8. The proposed use will be adequately buffered to effectively separate traffic, visual impact and noise from existing or intended nearby uses;

9. The subject parcel is adequate in shape and size to accommodate the proposed use; and

10. The ingress and egress to the subject parcel and internal circulation will not adversely affect traffic flow, safety or control.

B. Special Exception Petition No. 1608 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: located south of US 41 and 600' east of Taylor Ranch Trail and more particularly described as follows:

(PARCEL 1)

A Parcel lying in Section 36, Township 39 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 36, Township 39 South, Range 19 East, Sarasota County, Florida; thence S 01°19'34" W, along the East Line of said Section 36, a distance of 129.16' to a point on the Southerly Right of Way Line of US Highway No.41, (Tamiami Trail); thence the following four (4) courses along said Southerly Right of Way Line, (1) thence S 84°38'16" W, a distance of 31.05'; (2) thence N 89°38'21" W, a distance of 60.05'; (3) thence N 83°54'59" W a distance of 100.29'; (4) thence N 89°38'21" W, a distance of 469.25', to the POB; thence S 01°19'34" W, along a line parallel to the aforementioned East Line of Section 36, a distance of 662.06'; thence N 89°38'21" W, a distance of 658.04', thence N 01°19'34" E, along a line parallel to the aforementioned East Line of Section 36, a distance of 662.06' to a point on the aforementioned Southerly Right of Way Line of US Highway No.41, thence S 89°38'21" E, along said Southerly Right of Way Line, a distance of 658.04' to the POB.

(PARCEL 2)

A Parcel of lying in Section 36, Township 39 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 36, Township 39 South, Range 19 East, Sarasota County, Florida; thence S 01°19'34" W, along the East Line of said Section 36, a distance of 129.16' to a point on the Southerly Right of Way Line of US Highway No. 41, (Tamiami Trail) for a POB; thence continue S 01°19'34" W, along the East Line of said Section 36, a distance of 655.16'; thence N 89°38'21" W leaving said east Line of Section 36, a distance of 660.09'; thence N 01°19'34" E, along a line

parallel to the aforementioned East Line of Section 36, a distance of 662.06' to a point on the aforementioned Southerly Right of Way Line of US Highway No.41; thence the following four (4) courses along said Southerly Right of Way Line, (1) thence S 89°38'21" E a distance of 469.25'; (2) thence S 83°54'59" E a distance of 100.29'; (3) thence S 89°38'21" E, a distance of 60.05'; (4) thence N 84°38'16" E, a distance of 31.05' to the POB.

and the same is hereby approved for Special Exception No. 1608, 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. Prior to or concurrent with development of the proposed access to Taylor Ranch Trail, of the subject parcel, the developer shall construct a northbound to westbound left-turn lane on Taylor Ranch Trail at Tamiami Trail (US 41). The left-turn lane shall be designed in accordance with Indexes 301 and 526 of the Florida Department of Transportation's Roadway and Traffic Design Standards. The improvements shall be included in the construction plans for the subject development.

2. Prior to any development on the subject parcel that cumulatively generates more than 101 PM peak hour net new trips, a traffic study shall be prepared consistent with the Standard Traffic Methodology, as adopted by Resolution No. 98-169. The traffic study shall identify the necessary capacity, operation, and safety-related improvements to significantly impacted roads and intersections that are needed to accommodate the proposed development. The improvements determined to be necessary by the study shall be constructed prior to or concurrent with the construction of the infrastructure (i.e. roadways, parking areas) for the parcel.

3. The Master Surface Water Management Plan shall be consistent with the Myakka River Basin master plan.

4. Development shall take place in substantial accordance with the Development Concept Plan dated January 9, 2006 and attached hereto as Exhibit A. This does not imply or confer any variances from applicable zoning or land development regulations.

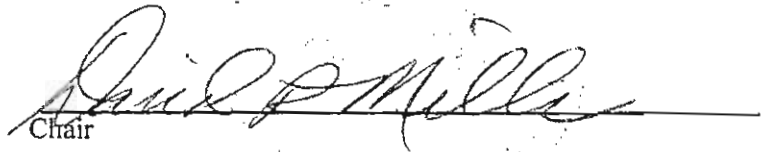
C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 22nd day of August, 2006.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By

Chair



A handwritten signature in cursive script, appearing to read "David P. Mills", is written over a horizontal line. The signature is positioned to the right of the word "By" and above the word "Chair".

ATTEST:

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

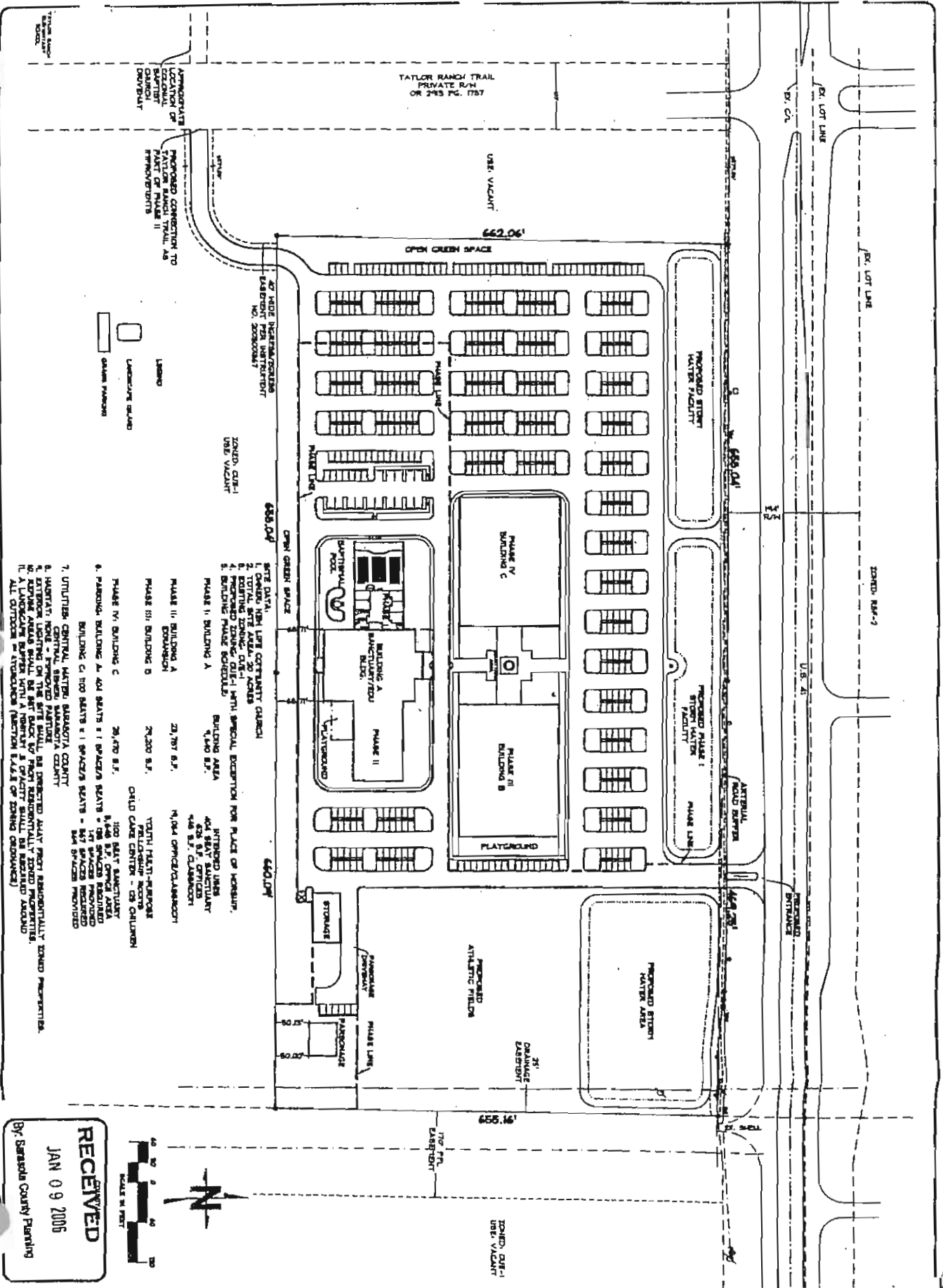
By

Deputy Clerk

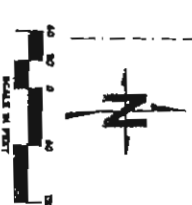


A handwritten signature in cursive script, appearing to read "Paula J. Weston", is written over a horizontal line. The signature is positioned to the right of the word "By" and above the words "Deputy Clerk".

# Exhibit A



- SITE DATA:**
1. OWNER: NEW LIFE COMMUNITY CHURCH
  2. TOTAL SITE AREA: 20 ACRES
  3. PROPOSED ZONING: CUI-1 WITH SPECIAL EXCEPTION FOR PLACE OF WORSHIP
  4. BUILDING PHASE SCHEDULE:
- PHASE I: BUILDING A**  
 BUILDING AREA: 1,500 S.F.  
 INTERIOR UNDER CONSTRUCTION  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE II: BUILDING B**  
 21,787 S.F.  
 1,000 OFFICE/CLASSROOM
- PHASE III: BUILDING C**  
 21,200 S.F.  
 1,000 OFFICE/CLASSROOM
- PHASE IV: BUILDING D**  
 28,070 S.F.  
 1,000 OFFICE/CLASSROOM
- PHASE V: BUILDING E**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE VI: BUILDING F**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE VII: BUILDING G**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE VIII: BUILDING H**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE IX: BUILDING I**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE X: BUILDING J**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XI: BUILDING K**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XII: BUILDING L**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XIII: BUILDING M**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XIV: BUILDING N**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XV: BUILDING O**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XVI: BUILDING P**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XVII: BUILDING Q**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XVIII: BUILDING R**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XIX: BUILDING S**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM
- PHASE XX: BUILDING T**  
 400 S.F. OFFICES  
 400 S.F. CLASSROOM



**RECEIVED**  
 JAN 09 2006  
 By Sarasota County Planning

NO.	DATE	BY	REVISION
1			

NO.	DATE	BY	REVISION
1	12/15/05	JAVOLI	PRELIMINARY
2	1/10/06	JAVOLI	REVISED
3	1/10/06	JAVOLI	REVISED
4	1/10/06	JAVOLI	REVISED
5	1/10/06	JAVOLI	REVISED
6	1/10/06	JAVOLI	REVISED
7	1/10/06	JAVOLI	REVISED
8	1/10/06	JAVOLI	REVISED
9	1/10/06	JAVOLI	REVISED
10	1/10/06	JAVOLI	REVISED

**WORSHIP CONCEPTS**  
**NEW LIFE COMMUNITY CHURCH**  
**BINDING DEVELOPMENT CONCEPT PLAN**

**JAVOLI Engineering, Inc.**  
 Consulting Civil Engineers  
 170 International Plaza, Suite 200, Sarasota, FL 34230  
 (941) 552-2222  
 www.javoliengineering.com

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