

ORDINANCE NO. 2007 - 066

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 06-25, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from District RE-1 (Residential Estate, 1 unit/2 acres) to District RSF-4 (Residential Single Family, 5.5. units/1 acre) for the following described property located in Sarasota County, Florida:

BOARD ROOM
1100 1st FLOOR
2007 OCT 25 11:3:29

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2007 OCT 29 11:3:16
FILED

02007-066

The legal description of said property in Sarasota County, Florida, being: Lot 2, Skelton Subdivision, according to the map or plat thereof as recorded in Plat Book 32, Page 18 and 18A of the Public Records of Sarasota County, Florida; together with easement recorded in O.R. 1817, Page 1512, Public Records of Sarasota County, Florida.

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. Access to Laurel Road shall be via the private roadway located within adjacent 19 acre ± parcel to the west.
2. The Master Surface Water Management Plan shall be consistent with the Cow Pen Slough Basin Master Plan.
3. Development shall connect to central water and sewer. The developer shall extend the existing gravity sewer system from the 19 acre ± parcel to the west to serve the proposed development. The developer shall extend and loop the water line with the 19 acre ± parcel to the west.
4. Development shall occur in substantial accordance with the Development Concept Plan date stamped May 3, 2007 with respect to the percentage of open space to be provided, number of dwelling units, general location of the dwelling units and lot configuration along the west property line.
5. The Owner shall record in the public records a written notice to prospective lot purchasers as to the existence of a commercial animal boarding kennel and pet cemetery operating on the OUE zoned property east of the subject parcel which notice shall be recorded at time of the recording of the final record plat or condominium plat/survey and which recording information shall be set forth within such plat.
6. Design features to specifically accommodate gopher tortoise crossings shall be considered during Site and Development review.

Section 4. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 23rd day of OCTOBER, 2007

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nora Patterson
Chair

ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: Candice Powell
Deputy Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILED
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE 10/25/07
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: Candice Powell
DEPUTY CLERK

