

**ORDINANCE NO. 2007 - 058**

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.

BOARD RECORDS  
FILED FOR RECORD  
2007 JUL -2 AM 7:39  
MERRILL ROSS, CLERK OF CIRCUIT COURT, SARASOTA COUNTY, FL

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.07-02, 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 OUE-1 (Open Use Estate, 1 unit/5 acres) to District GU (Government Use) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being: a five (5) +/- Acre parcel of land located at the NE Corner of Fruitville Rd. & Vic Edwards Drive, Section 13, Township 36 South Range 19 East, represents portion of parcel 0225-00-2010 and being more particularly described as follows:

Commence at the northwest corner of section 24-36-19; thence S. 02°02'32"W, 677.38 feet for the point of beginning; thence S. 88°00'15"E, 778.67 feet; thence N. 01°43'14"E, 102 feet more or less to the southwest corner of lands described in official records book 2527, page 2179; thence S. 87°23'16"E, 20 feet; thence S. 01°43'32"W, 665.79 feet; thence N. 87°23'16"W, 210.88 feet; thence northwesterly along a curve to the left, 590.96 feet; thence N, 02°02'32"E, 559.99 feet to the point of beginning.

Less a portion of the above described land and being more particularly described as follows:

Commence at the northwest corner of said section 24-36-19; thence S, 02°02'32" 677.38 feet; thence S, 88°00'15"E, 389.34 feet to the point of beginning of lands to be lessed out; thence continue S, 88°00'15" E, 389.33 feet; thence N, 01°43'14"E, 102 feet more or less to the southwest corner of lands described in official records book 2527, page 2179; thence S, 87°23'16"E, 20 feet; thence S, 01°43'32"W, 665.79 feet; thence N, 87°23'16"W, 210.88 feet to the beginning of a curve to the left; thence in a northwesterly direction along the arc of said curve, having a radius of 34,421.49 feet and a central angle of 0°19'52", 198.94 feet; thence, leaving said curve, N, 01°46'16"E, 560.20 feet to the point of beginning.

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. An emergency traffic signal shall be installed at the subject parcel's access onto Fruitville Road if traffic warrants are met.
2. Prior to or concurrent with development of the subject parcel, Vic Edwards Road shall be widened to two 11-foot wide travel lanes and resurfaced over the entire roadway width from Fruitville Road to the subject parcel's northern access. Transition from the improved cross section shall occur north of the parcel's northern access. The improvements shall be included in the construction plans for the development.
3. If the warrants for a left turn lane are met, prior to or concurrent with development of the subject parcel, the developer shall construct an eastbound to northbound left turn lane at the intersection of Fruitville Road and Vic Edwards Road. The improvements shall be included in the construction plans for the development.
4. If the warrants for a right turn lane are met, prior to or concurrent with development of the subject parcel, the developer shall construct a westbound to northbound right turn lane at the intersection of Fruitville Road and Vic Edwards Road. The improvements shall be included in the construction plans for the development.

5. The Master Surface Water Management Plan shall be consistent with the Cow Pen Slough Basin Master Plan.
6. A 20 foot landscape buffer with a sixty (60) percent opacity shall be located along the Vic Edwards Drive property frontage.
7. Development shall comply with the Standards of the Sarasota County Green Building Program as outlined in Sarasota County Resolution No. 2005-048.

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.

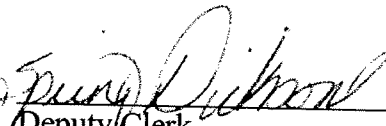
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 27th day of June, 2007

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
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:   
Deputy Clerk

