

ORDINANCE NO. 2008 - 050

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; PROVIDING FOR THE ADOPTION OF AN AMENDMENT TO THE S.R.776 CORRIDOR PLAN; 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. 07-12, 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 OUE-2 (Open Use Estate, 1 unit/2 acres) and RSF-2 (Residential, Single Family, 3.5 units/acre) to PED (Planned Economic Development) and from RSF-2 (Residential, Single Family, 3.5 units/acre) to OPI (Office, Professional and Institutional) zone district. for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being west of S.R. 776, east of Elm Street and north of Artist Avenue and being more particularly described as follows:

TRACT A (PED District)

A portion of the Southeast 1/4 of Section 24, and the Northeast 1/4 of Section 25, Township 40 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Center of Section 24, Township 40 South, Range 19 East, Sarasota County, Florida; thence S.00°31'17"W., along the West line of the Southeast 1/4 of Section 24, Township 40 South, Range 19 East, Sarasota County, Florida, a distance of 2045.70 feet for a POINT OF BEGINNING, same being the Northwest corner of lands described in Official Records Book 2694, Page 2432, Public Records of Sarasota County, Florida; thence S.00°31'17"W., along the West line of said lands described in Official Records Book 2694, Page 2432, and said West line of the Southeast 1/4 of said Section 24, a distance of 663.56 feet the Southwest corner of said lands described in Official Records Book 2694, Page 2432, same being the Southwest corner of the Southeast 1/4 of said Section 24; thence S.88°49'35"E., along the South line of said lands described in Official Records Book 2694, Page 2432, and the South line of the Section 24, a distance of 10.00 feet to the Northwest corner of a 10.00 foot wide vacated street right of way per Official Records Instrument #2002201758, Public Records of Sarasota County, Florida; thence S.00°33'06"W., along the West line of said 10.00 foot wide vacated street right of way per Official Records Instrument #2002201758, a distance of 10.00 feet to the Northwest Corner of lands described in Official Records Book 2742, Page 2456, Public Records of Sarasota County, Florida; thence along the boundary of said lands described in Official Records Book 2742, Page 2456, and the East Right of way line of Elm Street, the following three (3) courses: (1) S.00°33'06"W., a distance of 333.46 feet; (2) thence S.88°43'31"E., a distance of 10.00 feet; (3) thence S.00°33'06"W., a distance of 273.46 feet to the Southwest corner of said lands described in Official Records Book 2742, Page 2456; thence S.88°34'25"E., along the South line of lands described in Official Records Book 2742, Page 2456 and the North Right of Way line of Artist Avenue, a distance of 641.47 feet to the Southeast corner of said lands described in Official Records Book 2742, Page 2456; thence N.00°40'51"E., along the East line of said lands described in Official Records Book 2742, Page 2456, a distance of 609.20 feet to the Northeast corner of said lands described in Official Records Book 2742, Page 2456, same being the South line of said 10.00 foot wide vacated street right of way per Official Records Instrument #2002201758; thence S.88°49'35"E., along the South line of said 10.00 foot wide vacated street right of way, a distance of 662.84 feet to the Southeast corner of said 10.00 foot wide vacated street right of way; thence N.00°38'41"E., along the East line of said 10.00 foot wide vacated street right of way and the East line of the West 1/2 of the Southwest 1/4 of section 24, a

distance of 303.32 feet to the Westerly Right of Way line of State Road 776 (Indiana Avenue, 100 foot wide public right of way); thence N.37°49'56"W., along said Westerly right of way line of State Road 776, a distance of 474.19 feet to the Northeast corner of lands described in Official Records Book 2694, Page 2432; thence N.88°43'49"W., along the North line of said lands described in Official Records Book 2694, Page 2432, a distance of 1032.07 feet to the POINT OF BEGINNING.

TRACT B (OPI District)

A portion of Lot 36, PLAT OF ENGLEWOOD, recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida, lying in Section 25, Township 40 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Center of Section 24, Township 40 South, Range 19 East, Sarasota County, Florida; thence S.00°31'17"W., along the West line of the Southeast quarter of said Section 24, a distance of 2709.26 feet to the Northwest corner of the Northeast quarter of Section 25, Township 40 South, Range 19 East, and the Northwest corner of a 10.00 foot wide vacated street Right of Way per Official Records Instrument #2002201758, Public Records of Sarasota County, Florida; thence S.88°49'35"E., along the North line of Northeast quarter of said Section 25, and the North line of said 10.00 foot wide vacated street Right of Way, a distance of 662.84 feet; thence S.00°40'51"W., a distance of 10.00 feet to the Northwest Corner of Lot 36, said PLAT OF ENGLEWOOD, for the POINT OF BEGINNING; thence S.88°49'35"E., along the North line of said Lot 36 and the South line of said 10 foot wide Vacated Street Right of Way, a distance of 652.89 feet to the Northeast corner of said Lot 36, same being the West Right of Way line of North McCall Road, per said PLAT OF ENGLEWOOD; thence S.00°48'25"W., along the East line of said Lot 36 and the West Right of Way line of said North McCall Road, a distance of 611.21 feet to the North Right of Way line of Artist Avenue (60' wide Public Right of Way), as described in Deed Book 234, Page 245; thence N.88°338'23"W., along the North line of said Artist Avenue, a distance of 651.53 feet to a point on the West line of said Lot 36 same being the Southeast corner of lands described in Official Records Book 2742 Page 2456; thence N.00°40'51"E., along the West line of said Lot 36 and the East line of said lands described in Official Records Book 2742 Page 2456, a distance of 609.20 feet to the POINT OF BEGINNING.

DESCRIPTION: Tract B, Parcel III (Per Official Records Book 2034, Page 0587)

Grove Lot 36, PLAT OF ENGLEWOOD, lying and being in Section 25-40-19, Plat Book A, Page 29, 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:

General Stipulations Applicable to the Entire Parcel

1. Development of the subject property shall be consistent with all applicable conditions of the S.R. 776 Corridor Plan.
2. Prior to or concurrent with the development of the subject parcel, Artist Avenue shall be improved to Sarasota County local road standards and resurfaced over the entire roadway width. The improvement shall be completed between McCall Road and S.R. 776. Transition from the improved cross section to the existing pavement shall occur west of McCall Road. The improvements shall be included in the construction plans for the proposed development.
3. Prior to or concurrent with the development of the subject parcel, the developer/owner shall construct a southbound to westbound right-turn lane on S.R. 776 at the project's access driveway. The improvement shall be included in the construction plans for the subject development.
4. Prior to or concurrent with the development of the subject parcel, the developer/owner shall construct a northbound to westbound left-turn lane on S.R. 776 at the project access driveway. The improvement shall be included in the construction plans for the subject development.
5. The Master Surface Water Management Plan shall be consistent with the Gottfried Creek Basin Master Plan.
6. At the time of Site and Development Plan / Construction Plan Approval, above ground stormwater treatment shall be provided.
7. The development will be certified by the Florida Green Building Coalition, Inc. The plat or deed shall include "green" site provisions consistent with the Florida Green Building Coalition, Inc. certification.
8. Prior to or concurrent with the development of the subject parcel, the developer/owner shall construct at no cost to the County, interconnected traffic signals at the intersections of S.R. 776 and the project driveway and S.R. 776 and Artist Avenue, when warranted. The improvements shall be included in the construction plans for the subject development. The signals are subject to FDOT approval.
9. The developer/owner shall provide an ADA-accessible bus stop pad, bus stop shelter, and bus pull-off/bus bay along the subject parcel's S.R. 776 frontage, subject to FDOT approval. The transit facilities shall be included in the construction plans for the subject development.
10. Prior to or concurrent with the development of the subject parcel, McCall Road shall be constructed to local road standards between Artist Avenue and the proposed access.

Transition from the new construction to the existing condition shall occur north of the proposed access. The improvements shall be included in the construction plans for the proposed development.

11. The Pedestrian Greenway Buffer along the entire width of Elm Street and Artist Avenue, except at designated access points depicted within the Development Concept Plan, shall be a minimum of 15 feet in width or greater as otherwise committed by the Applicant, involving required and proffered perimeter buffers, sidewalks and portions of adjacent yards within a recorded easement. Two main layers or strata of this Pedestrian Greenway Buffer shall consist of a "Shrub and Small Tree" layer with a minimum opacity of 0.8 up to 6 feet in height and a "Canopy Tree" layer with a minimum opacity of 0.5 above 6 feet in height. This buffer shall include a diverse array of native plants, representative of various native habitats is intended to provide increased ecological and interpretative benefits and increase screening for enhanced neighborhood compatibility, consistent with Plant Palette, attached hereto as Exhibit B.
12. Ingress/egress access to Artist Avenue and McCall Road by commercial truck deliveries shall be prohibited.

Stipulations Applicable to the PED Parcel

1. Development shall take place in substantial accordance with the Development Concept Plan dated September 23, 2008 and attached hereto as Exhibit A (Pages 1-4), except as may be necessary to comply with the conditions herein. The PED modifications as depicted on Exhibit "D" (Pages 1-3) are approved.
2. The developer/owner shall provide an emergency access with a frangible barrier to Artist Avenue or Elm Street. The emergency access shall be included in the construction plans for the proposed development. The exact location of the emergency access shall be determined at the time of Site and Development plan approval.
3. Any changes to the Binding Development Concept Plan date stamped September 23, 2008, including but not limited to lot size, designation and design of streets, off street parking, building frontage from adjacent building types, internal and external compatibility, pedestrian connectivity, transit accessibility, or any other specific standards contained in the PED regulations shall be reviewed and approved by the Zoning Administrator in accordance with Article 3 of the Zoning Regulations, as amended.
4. The residential structures located within 50 feet of North Elm Street shall be limited to 17 feet in height, consistent with the S.R. 776 Corridor Plan.
5. Notwithstanding the maximum height of a building for each Block Type listed in Article 11.1.6.b. of the Zoning Ordinance, the maximum height of each building depicted within the Development Concept Plan date stamped September 23, 2008 shall be as stated in Sheet C.6.1., attached hereto as Exhibit C.

6. Any portion of either of the two multi-family buildings depicted within the Development Concept Plan date stamped September 23, 2008 to be located on the north of the property adjacent to the Residential Zone Districts having 36 to 45 feet in height shall have a minimum setback of 50' from the north property boundary, in accordance with Section 11.1.6.e.5.viii.(b)(2)(ii) of the Zoning Ordinance.
7. Prior to site and development plan or preliminary subdivision plan approval of each portion of the development, the developer shall record an easement, in a form acceptable to the County Attorney, providing or continuing vehicular and pedestrian cross access to the adjacent parcels to the south and north that front S.R. 776, consistent with the requirements of the S.R. 776 Corridor Plan. Each access shall be depicted on the Site and Development Plans for the portions of the project that abut these adjacent parcels. The developer/owner shall construct the access to the parcel to the south prior to or concurrent with its development. The developer/owner shall construct the access to the parcel to the north within 90 days after a matching access receives Site and Development plan approval on the abutting property to the north.
8. As required by and pursuant to Sections 54-586 and 54-589 of the Sarasota County Code of Ordinances, because setting aside the space necessary to protect certain Grand Trees would unreasonably prevent the development of the developer's lot, the developer shall apply for a tree permit to replace the two Grand Trees identified for removal on the binding Development Concept Plan on site, and meet all other requirements of the Tree Protection Code. The Grand Tree replacement trees shall be in addition to any tree plantings that are required pursuant to the Tree Protection Code and the Zoning Code. All other Grand Trees located on the property shall be preserved, unless it is determined by staff that the removal would be consistent with the provisions of the Tree Protection Code.

Stipulations Applicable to the OPI Parcel

1. The landscape and building facades as shown on the Development Concept Plan date stamped September 23, 2008 shall be binding, except as may be necessary to comply with the conditions herein.
2. Should Tract B, or any portion thereof be sold, a Shared Parking Agreement(s) will be required in accordance with Section 7.1.11.d. of the Zoning Ordinance, as amended, to ensure that the minimum parking requirements are met on all sites.
3. Residential dwelling units within the OPI Tract shall be limited to 74 units.
4. The southerly "A Street" and the adjacent linear park shall be constructed and provided in the locations as depicted on the Development Concept plan date stamped September 23, 2008.
5. Any Buildings constructed east of the existing wetland shall be located no closer than 200 feet from the southerly property line of Tract B.

Section 4. Adoption of an amendment to the S.R.776 Corridor Plan. Pursuant to the Sarasota County Comprehensive Plan and the Critical Area Planning Regulations adopted by Sarasota County

Ordinance No. 97-074, Article IV, Chapter 94 of the Sarasota Code, and Section 11.3.16 of the Sarasota County Zoning Ordinance and based upon the evidence and testimony and forgoing findings, the Board hereby adopts the attached "Figure 6-2 Amendment to S.R. 776 Corridor Plan," date stamped September 23, 2008, as an amendment to S.R. 776 Corridor Plan.

Section 5. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 28 day of October, 2008.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

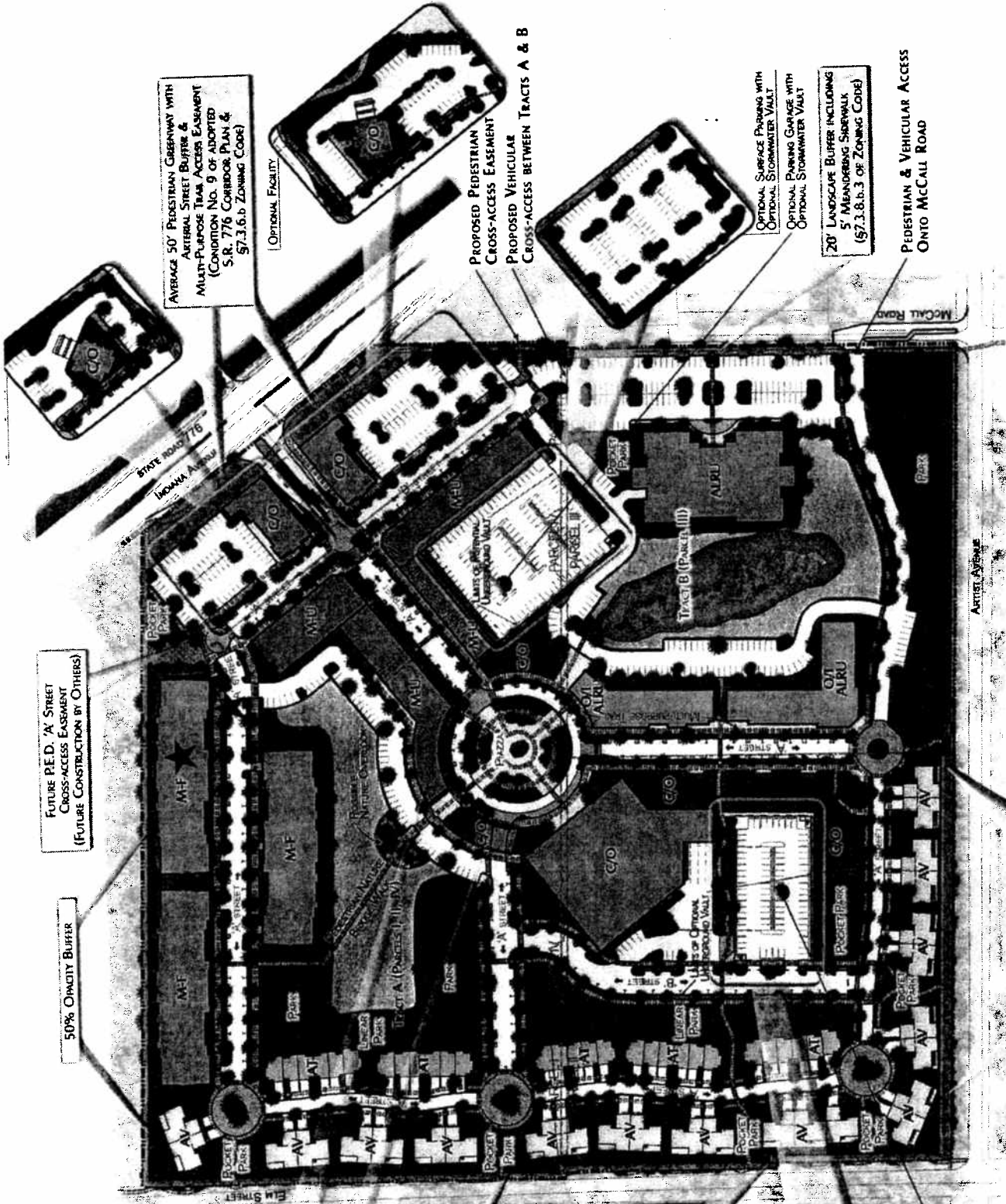

Chair

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

Exhibit A (1 of 4)



PARCEL LOCATION KEY



Date Received:
September 23, 2008

BINDING DEVELOPMENT CONCEPT PLAN FOR
P.E.D. MIXED-USE CENTER TRACT A [PARCELS I, II, IV]
CONCEPT PLAN FOR O.P.I. MEDICAL PARK TRACT B [PARCEL III]
ENGLEWOOD INVESTMENT GROUP, LLC
14000 140th Avenue, Suite 1000, Englewood, CO 80150
0 25 100



LAWSON GROUP, INC.

LEGEND

M-U	P.E.D. MIXED-USE DEVELOPMENT
C/O	P.E.D. COMMERCIAL/OFFICE DEVELOPMENT
M-F	P.E.D. MULTI-FAMILY DEVELOPMENT
AT	P.E.D. ATTACHED TOWNHOMES & ACCESSORY RESIDENTIAL DEVELOPMENT
AV	P.E.D. ATTACHED VILLAS & ACCESSORY RESIDENTIAL DEVELOPMENT
O/I	O.P.I. OFFICE/INSTITUTIONAL AREA
ALRU	O.P.I. ASSISTED LIVING UNITS & RESIDENTIAL UNITS OVER INSTITUTIONAL



















	PROPERTY LINE
	PARCEL LINE
	BUFFER LINE
	LIMITS OF EXISTING WETLAND
	LIMITS OF BUFFER & WETLAND PRESERVE
	GATED ENTRANCE FEATURE
	MULTI-PURPOSE TRAIL
	INTERNAL PEDESTRIAN CIRCULATION
	OPEN SPACE NATURE WALK
	MEANDERING SIDEWALK
	MASS TRANSIT SHELTER & INFORMATION KIOSK
	FUTURE LOW-SPEED LOCAL TRANSIT & INFORMATION KIOSK
	PEDESTRIAN MID-BLOCK CROSSING
	VEHICULAR MID-BLOCK CROSSING
	TREE
	GRAND TREES AS DISCOVERED IN AUGUST 2008
	FUTURE TRAFFIC SIGNAL
	STORMWATER MANAGEMENT FACILITY

Exhibit A (3 of 4)

PROPERTY TABULATIONS

TOTAL SITE AREA _____ 37.40 AC.
NORTHERN ANCHOR TRACT A _____ 28.26 AC.
(P.E.D./PARCEL I, P.E.D./PARCEL II & P.E.D./PARCEL IV)
FORMER TRACY TRACT B _____ 9.14 AC.
(O.P.I./PARCEL III)

TOTAL LAND USE

EXISTING USE _____ VACANT
PROPOSED USE _____ MIXED-USE CENTER & MEDICAL PARK
EXISTING ZONING _____ OUE-2, OPEN USE ESTATE, 1 UNIT/2 ACRES) &
RSF-2 (RESIDENTIAL SINGLE FAMILY, 3.5 UNITS/ACRE)
PROPOSED ZONING _____ P.E.D. & O.P.I.
TOTAL RESIDENTIAL UNITS _____ 306 UNITS
COMMERCIAL/OFFICE & RESIDENTIAL BUILDING COVERAGE _____ 8.55 ACRES, 22.87%
IMPERVIOUS AREA _____ MAXIMUM 60.00%
OPEN SPACE (PERVIOUS AREA) [GREENWAY, LAKES, WETLAND, BUFFERS, PUBLIC/CIVIC SPACE, PARKS,
XERIC OAK AND ASSOCIATED UNDERSTORY, AND OTHER OPEN SPACE AREAS] _____ MINIMUM 40.00%
CIVIC OPEN SPACE AREA (MIN. 5% WITHIN P.E.D. DISTRICT) _____ 5.00%

TOTAL LAND USE BY TRACT

NORTHERN ANCHOR TRACT A
COMMERCIAL/OFFICE LEASABLE AREA _____ 223,590 S.F.
RESIDENTIAL UNITS _____ 232 UNITS
DENSITY _____ 8.2 UNITS/ACRE
CIVIC OPEN SPACE AREA (MIN. 5% WITHIN P.E.D. DISTRICT) _____ MIN. 5.00%
FORMER TRACY TRACT B
OFFICE/INSTITUTIONAL LEASABLE AREA _____ 36,300 S.F.
ASSISTED LIVING UNITS & UNITS OVER INSTITUTIONAL _____ 74 UNITS
DENSITY _____ 8.2 UNITS/ACRE

PARKING TABULATIONS

TOTAL REQUIRED PARKING SPACES _____ 1565 SPACES
TOTAL PROVIDED PARKING SPACES (INCLUDING PERVIOUS SURFACE PARKING) _____ 1565 SPACES

ENVIRONMENTAL TABULATIONS

TOTAL EXISTING NATIVE HABITAT (WETLAND & BUFFER) _____ 26,410 S.F.
TOTAL PRESERVED NATIVE HABITAT (WETLAND & BUFFER) _____ 26,410 S.F., 100% PRESERVED



BINDING DEVELOPMENT CONCEPT PLAN FOR
P.E.D. MIXED-USE CENTER TRACT A [PARCELS I, II, IV]
CONCEPT PLAN FOR O.P.I. MEDICAL PARK TRACT B [PARCEL III]
ENGLEWOOD INVESTMENT GROUP, LLC
ENGLEWOOD, FLORIDA | AUGUST 2008

GENERAL NOTES

1. LOCATION OF DESIGNATED SPECIAL EVENT PARKING AREA TO BE DETERMINED BY AN AGREEMENT WITH OLDE ENGLEWOOD VILLAGE ASSOCIATION (OEVA) OR OTHERS FOR THE BENEFIT OF THE DEARBORN STREET BUSINESSES.
2. PEDESTRIAN CONNECTIVITY WITH ADJACENT PARCELS WILL BE PROVIDED BY MULTI-PURPOSE TRAIL WITHIN AN AVERAGE 50-FOOT WIDE PEDESTRIAN GREENWAY ALONG S.R. 776 FRONTAGE ON THE NORTHERN ANCHOR PARCEL. THE FINAL LOCATION OF MULTI-PURPOSE TRAIL WILL BE DETERMINED DURING FIRST SITE AND DEVELOPMENT PLAN APPROVAL AND RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY.
3. IN ADDITION TO PEDESTRIAN CONNECTIVITY WITH THE MULTI-PURPOSE TRAIL ALONG S.R. 776, ADDITIONAL PEDESTRIAN CONNECTIVITY SHOWN ON THE DEVELOPMENT CONCEPT PLAN INCLUDING THE FOLLOWING:
 - 3.1. EXTENSION OF MULTI-PURPOSE TRAIL FROM S.R. 776 ALONG THE CENTRAL "A" STREET CONNECTING WITH THE OPI PARCEL AND ARTIST AVENUE.
 - 3.2. SIDEWALK OF 5 FEET IN WIDTH FROM THE NORTHERN ANCHOR PARCEL TO PROPERTY BOUNDARY WITH CI ZONED PARCEL TO THE EAST.
 - 3.3. SIDEWALK OF 5 FEET IN WIDTH FROM TRANSIT SHELTER ALONG S.R. 776 FRONTAGE WITHIN THE EASTERN PROPERTY BOUNDARY BUFFER AND EXTENDING TO ANY ADULT (ASSISTED) LIVING BUILDING OR OTHER BUILDING WITH A PERMITTED, LIMITED OR SPECIAL EXCEPTION USE ALLOWED WITHIN THE OPI PARCEL.
 - 3.4. LOCATIONS OF WALKWAYS DESCRIBED HEREIN MAY BE RELOCATED BASED ON RECORDED ACCESS EASEMENTS.
4. IN ADDITION TO PEDESTRIAN CONNECTIVITY AS DESCRIBED IN GENERAL NOTE 3, VEHICULAR CONNECTIVITY SHOWN ON THE DEVELOPMENT CONCEPT PLAN WILL BE PROVIDED AS FOLLOWS:
 - 4.1. VEHICULAR CONNECTIVITY FROM THE "A" STREET INTERSECTIONS WITHIN THE NORTHEAST PORTION OF PARCEL I TO THE SOUTHERN PROPERTY BOUNDARY OF THE NORTHERN ADJACENT PARCEL WITH CONSTRUCTION TO BE DONE BY OTHERS.
 - 4.2. VEHICULAR CONNECTIVITY FROM THE "B" STREET WITHIN THE NORTHEAST PORTION OF PARCEL I TO THE NORTHERN PROPERTY BOUNDARY OF THE EASTERN PORTION OF THE OPI PARCEL PARKING LOT (PARCEL III).
5. FINAL LOCATIONS OF PROPOSED VEHICULAR CROSS-ACCESSES DESCRIBED IN GENERAL NOTE 4 MAY BE RELOCATED BASED ON RECORDED ACCESS EASEMENTS.
6. DESIGN DETAILS ARE TO BE DETERMINED DURING SITE AND DEVELOPMENT PLAN APPROVAL PROCESS INCLUDING:
 - 6.1. LIGHTING DETAILS FOR OFF-STREET PARKING, TRANSIT SHELTERS AND PEDESTRIAN SYSTEMS.
 - 6.2. DECORATIVE BRICK MEDALLIONS OR STAMPED CONCRETE SHALL BE INSTALLED AT THE COMMERCIAL ENTRANCE ON S.R. 776 INTERSECTION AND BRICK PAVERS OR STAMPED CONCRETE WITHIN PEDESTRIAN WALKWAYS IN COORDINATION WITH FDOT PRIOR TO OR AT THE TIME OF CONSTRUCTION OF THE FUTURE SIGNALIZED INTERSECTION OF THE S.R. 776 ENTRANCE.
 - 6.3. RESPECTING EACH DEVELOPMENT BLOCK, AT TIME OF SITE AND DEVELOPMENT PLAN SUBMITTAL, THERE SHALL BE DEMONSTRATED COMPLIANCE WITH THE PED DISTRICT REGULATIONS, INCLUDING BUT NOT LIMITED TO, BLOCK SIZE, DESIGNATION AND DESIGN OF "A" AND "B" STREETS, OFF-STREET PARKING, BUILDING FRONTAGE, FORM, ADJACENT BUILDING TYPES, SOLID WASTE STORAGE AREA, FENCES, OPEN STORAGE, UTILITIES, DEMONSTRATION OF INTERNAL AND EXTERNAL COMPATIBILITY, PEDESTRIAN CONNECTIVITY, TRANSIT ACCESSIBILITY AND OTHER SPECIFIC DEVELOPMENT BLOCK STANDARDS CONTAINED IN THE P.E.D. REGULATIONS EXCEPT FOR P.E.D. MODIFICATIONS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
7. PROPOSED ACCESS ON ARTIST AVENUE SHALL BE PROVIDED SUCH THAT THE ACTUAL LOCATION IS SUBJECT TO SARASOTA COUNTY APPROVAL.
8. PARKING AREA MAY BE COVERED.
9. ALL PARKING AREA MAY BE DESIGNATED FOR MIXED USE PURPOSES.



LAWSON GROUP, INC. BINDING DEVELOPMENT CONCEPT PLAN FOR
P.E.D. MIXED-USE CENTER TRACT A [PARCELS I, II, IV]
CONCEPT PLAN FOR O.P.I. MEDICAL PARK TRACT B [PARCEL III]
ENGLEWOOD, FLORIDA | AUGUST 2008

MIXED DEVELOPMENT CRITERIA

1. DEVELOPMENT CONCEPT PLAN FOR PED ZONING DISTRICT SHALL BE BINDING TO THE EXTENT COMMITTED BY THIS PLAN.
2. MULTI-PURPOSE TRAIL WITHIN AN AVERAGE 50-FOOT WIDE PEDESTRIAN GREENWAY ALONG S.R. 776 FRONTAGE SHALL BE PROVIDED CONSISTENT WITH THE S.R. 776 CORRIDOR PLAN (ORDINANCE NO. 2003-049, AS MAY BE AMENDED).
3. NATIVE TREES WITHIN THE SPECIFIED BUFFER ALONG S.R. 776 AND OTHER PROJECT BOUNDARY BUFFER SHALL BE PROTECTED AND SUPPLEMENTED WITH NATIVE VEGETATION. AS TO ELM STREET BUFFER DEPICTED ON THE BINDING DEVELOPMENT CONCEPT PLAN, A MINIMUM OF 3 TREES PER 100' SHALL BE PROVIDED WITH A CREDIT FOR EXISTING TREES PER (§7.3.3.6). THE PEDESTRIAN GREENWAY BUFFER, CONSISTING OF PLANTS REPRESENTATIVE OF VEGETATIVE ASSOCIATIONS WITHIN THE AREA, SHALL BE PLANTED ALONG THE ENTIRE LENGTH OF PED FRONTS OF ELM STREET AND ARTIST AVENUE AND SHALL BE A MINIMUM OF 15 FEET IN WIDTH, INVOLVING PROFFERED PERIMETER BUFFERS, SIDEWALK AND PORTIONS OF ADJACENT YARDS WITHIN A RECORDED EASEMENT. TWO MAIN LAYERS OR STRATA OF THE PEDESTRIAN GREENWAY BUFFER SHALL CONSIST OF A "SHRUB AND SMALL TREE" LAYER WITH A MINIMUM OPACITY OF 0.8 UP TO 6 FEET IN HEIGHT AND A "CANOPY TREE" LAYER WITH A MINIMUM OPACITY OF 0.5 ABOVE 6 FEET IN HEIGHT. THE DIVERSE ARRAY OF NATIVE PLANTS, REPRESENTATIVE OF VARIOUS NATIVE HABITATS, IS INTENDED TO PROVIDE INCREASED ECOLOGICAL AND INTERPRETATIVE BENEFITS AND INCREASED SCREENING FOR ENHANCED NEIGHBORHOOD COMPATIBILITY.
4. PEDESTRIAN SIDEWALK AND VEHICULAR CONNECTIVITY WITH THE ADJACENT OPI ZONING DISTRICT (FORMER TRACY PROPERTY) SHALL BE PROVIDED. AS PROVIDED IN GENERAL NOTE 3, ACCESS EASEMENT FOR MULTI-PURPOSE TRAIL ALONG ONE SIDE OF "A" STREET TO PROVIDE CONNECTIVITY BETWEEN S.R. 776 AND ARTIST AVENUE SHALL BE ADDRESSED DURING FIRST SITE AND DEVELOPMENT PLAN APPROVAL AND RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY.
5. STREET TREES ON INTERNAL STREETS AND PARKING LOTS SHALL COMPLY WITH SECTION 11.1.7 OF PED ZONING DISTRICT.
6. ONLY PARKING, LANDSCAPING, CIVIC OPEN SPACE AND CIRCULATION REQUIREMENTS SHALL LIMIT BUILDING COVERAGE CONSISTENT WITH THE PED REGULATIONS (§11.1.3.a).
7. MIX OF RESIDENTIAL, OFFICE AND RETAIL COMMERCIAL SHALL BE PROVIDED SUCH THAT NO SINGLE USE SHALL CONSTITUTE MORE THAN 60% OF THE TOTAL LAND AREA OF THE PED ZONING DISTRICT.
8. ATTACHED RESIDENTIAL UNITS (VILLAS) NOT EXCEEDING 17 FEET IN HEIGHT SHALL BE LOCATED ALONG PED FRONTS OF ELM STREET AND ARTIST AVENUE.
9. RESIDENTIAL USES WILL NOT EXCEED 25% OF THE TOTAL AREA OF THE DEFINED BOUNDARIES OF THE ARTIST AVENUE/S.R. 776 VILLAGE CENTER.
10. INGRESS AND EGRESS TO AND FROM ARTIST AVENUE BY COMMERCIAL TRUCK DELIVERIES ARE PROHIBITED. NO VEHICULAR ACCESS IS ALLOWED TO AND FROM ELM STREET OR ARTIST AVENUE WESTERLY OF McCALL ROAD.
11. NATIVE TREES WITHIN REQUIRED OPI EASTERN PROPERTY BOUNDARY BUFFER SHALL BE PROTECTED AND SUPPLEMENTED WITH NATIVE VEGETATION. AS PROVIDED IN GENERAL NOTE 3.3, THE PEDESTRIAN SIDEWALK WITHIN SAID BUFFER WILL MEANDER TO AVOID THESE TREES.
12. ACCESS LOCATION AND MEDIAN OPENING ON S.R. 776 SHALL BE COORDINATED WITH THE EXISTING COMMERCIAL GENERAL (CG) ZONED PARCEL LOCATED TO THE EAST OF THE SUBJECT SITE SUCH THAT ACTUAL LOCATION AND SIGNALIZATION ARE DETERMINED BY FDOT PERMITTING.
13. NATIVE UPLAND VEGETATION (INCLUDING A PORTION OF THE XERIC OAK CLUSTER) LOCATED WITHIN THE SOUTHWESTERN PORTION OF THE OPI ZONING DISTRICT SHALL CONSIST OF A MINIMUM OF 2,500 SQUARE FEET. THE ACTUAL LOCATION AND CONFIGURATION SHALL BE DETERMINED AT SITE AND DEVELOPMENT PLAN STAGE.
14. THE DEVELOPMENT SHALL SEEK TO QUALIFY FOR A FLORIDA GREEN BUILDING COALITION, INC. DESIGNATION AT SITE AND DEVELOPMENT PLAN STAGE.
15. UPON SEPARATE OWNERSHIP OF THE OPI PARCEL, A PARKING AGREEMENT WITH THE PED PARCEL OWNER IS REQUIRED CONSISTENT WITH SECTION 7.1.1.D OF THE ZONING CODE.
16. SIMILAR BUILDINGS TYPES WITHIN OPI ZONING DISTRICT SHALL FACE ACROSS THE "A" STREET AS DEPICTED IN THE OPI DEVELOPMENT CONCEPT PLAN.
17. THE "A" STREET SHALL BE CONSTRUCTED IN THE LOCATION AS DEPICTED IN THE OPI DEVELOPMENT CONCEPT PLAN.

EXHIBIT B

PLANT PALETTE FOR NEW PEDESTRIAN GREENWAY BUFFER ALONG ELM STREET, ARTIST AVENUE AND S.R. 776 FRONTAGES

NORTHERN ANCHOR RZ07-12

CANOPY LAYER

Live Oak (*Quercus virginiana*)
Redbay (*Persea borbonia*)
Pignut Hickory (*Carya glabra*)
Florida Elm (*Ulmus americana floridana*) - a tribute to Elm Street

Other Substitute Trees

Slash Pine (*Pinus elliottii*)
Cabbage Palm (*Sabal palmetto*)

MIDDLESTORY/SHRUB AND SMALL TREE LAYER

Seagrape (*Coccoloba uvifera*)
Silver Buttonwood (*Conocarpus erectus*)
Wax Myrtle (*Myrica cerifera*)
Southern Red Cedar (*Juniperus silicicola*)
Magnolia (*Magnolia grandiflora*)
Simpson Stopper (*Myrcianthes fragrans*)
Walters Viburnum (*Viburnum obovatum*)
Saw Palmetto (*Serenoa repens*)

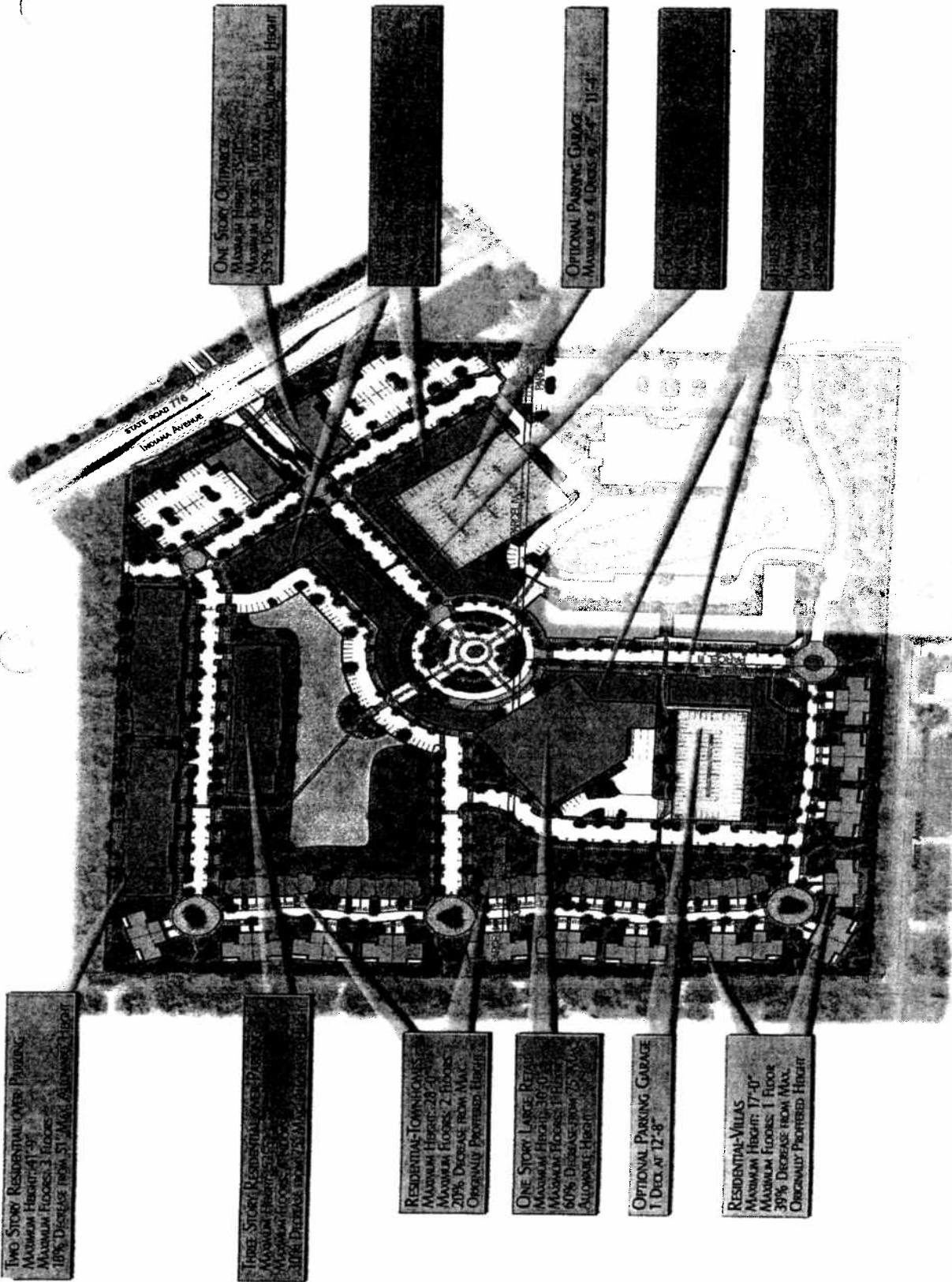
INTERMITTENT GROUNDCOVER BEDS

Fakahatchee grass (*Tripsacum floridana*)
Muhly Grass (*Muhlenbergia spp.*)
Sand Cordgrass (*Spartina bakeri*)
Florida Coontie (*Zamia pumila*)
Beautyberry (*Callicarpa americana*)
Wild Coffee (*Psychotria nervosa*)
Boston fern (*Nephrolepis exaltata*)

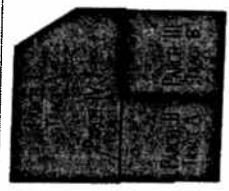
Species selection subject to change based on availability and site specific conditions. The final landscape plan, prepared by a professional landscape architect and a professional environmental scientist, will be provided as part of the site and development plan submittal.

EXHIBIT C
Maximum Height in PED

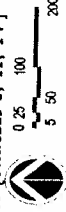
C-6.1



PARCEL LOCATION KEY



P.E.D. HEIGHT RELATIONSHIP PLAN TRACT A [PARCELS I, II, IV]
 ENGLEWOOD INVESTMENT GROUP, LLC
 ENGLEWOOD, FLORIDA | AUGUST 2008

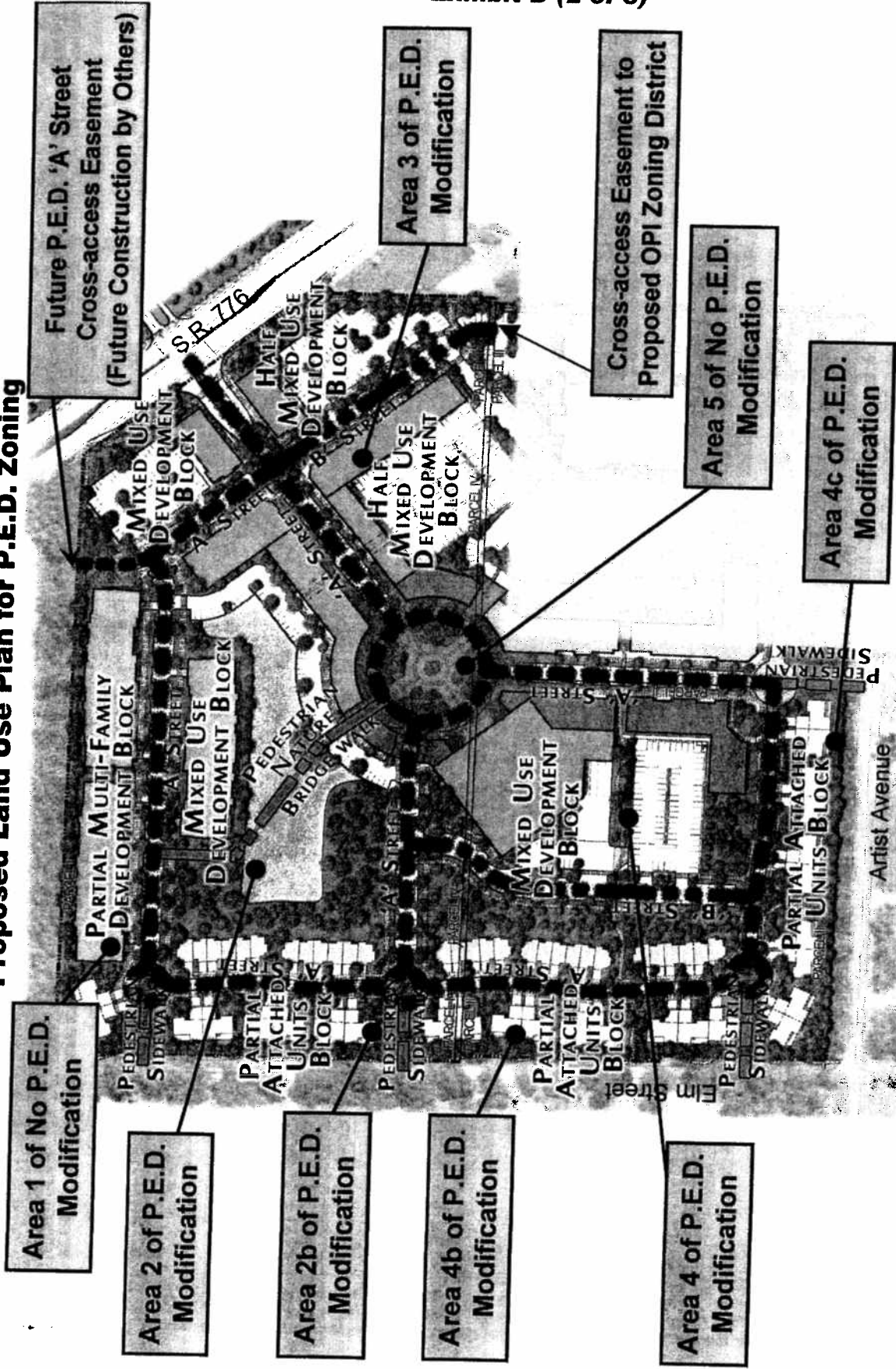


LAWSON GROUP, INC.

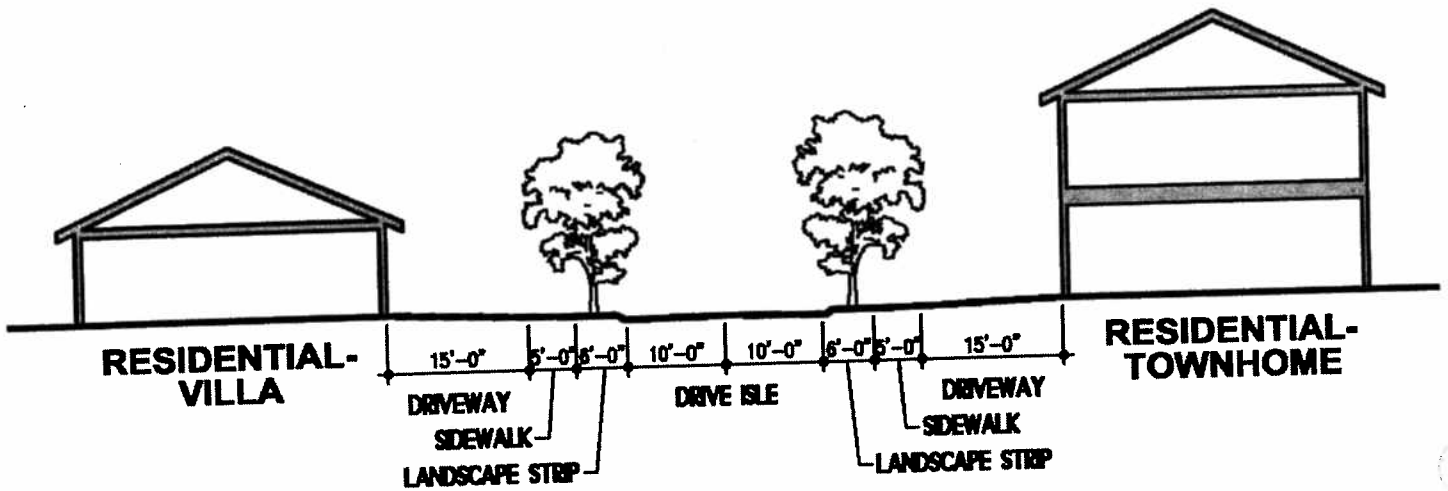
Exhibit D (1 of 3)

<p>Exhibit D</p> <p>Northern Anchor, RZ07-12, Twelve PED Modifications</p>	
<p>PED Requirements</p>	<p>PED Modifications</p>
<p>Area 2: Section 11.1.6.e.1.ii</p>	<p>Increased Mixed Use Development Block Size between "A" Streets for increased open space and parks toward the outer fringe of the PED parcel.</p>
<p>Areas 2 and 4: Section 11.1.6.e.5.i</p>	<p>Decreased building frontage along "A" Street to improve neighborhood compatibility.</p>
<p>Areas 2 and 4: Section 11.1.7.a.3</p>	<p>Change vehicular design specifications to pedestrian design for two "B" Streets and three "A" Streets from Elm Street and Artist Avenue and convert realigned westerly and southerly "A" Street to a modified Residential "A" Street for improved neighborhood compatibility.</p>
<p>Areas 2b, 4b and 4c: Section 11.1.6.b</p>	<p>Decreased minimum height from 24 to 17 feet for Villas along Elm Street and Artist Avenue.</p>
<p>Area 3: Section 11.1.6.e.5.i</p>	<p>Decreased building frontage to allow outparcels at Main Entry and maintain open space experience for Greenway.</p>
<p>Area 3: Section 11.1.6.e.5.iii</p>	<p>Change from similar facing buildings to allow outparcel buildings at Main Entry and pedestrian connectivity.</p>
<p>Area 3: Section 11.1.7.a.3</p>	<p>Change from parking lanes (parallel parking) at Main Entry for pedestrian and vehicle safety. Allow parking lots bordering on "A" Streets and Greenway to allow Outparcel buildings at Main Entry and maintain open space experience within Greenway.</p>
<p>Area 3: Section 11.1.7.b.3</p>	<p>Allow parking lots bordering on "A" Street and Greenway to allow outparcel buildings at Main entry and maintain open space experience within Greenway.</p>

Proposed Land Use Plan for P.E.D. Zoning



- 'A' Streets that are pedestrian-friendly shown in red
- 'B' Streets are more service oriented and shown in blue
- 'A' Streets along all four sides to create a full Development Block
- Areas 1 and 5 require no P.E.D. Modifications.



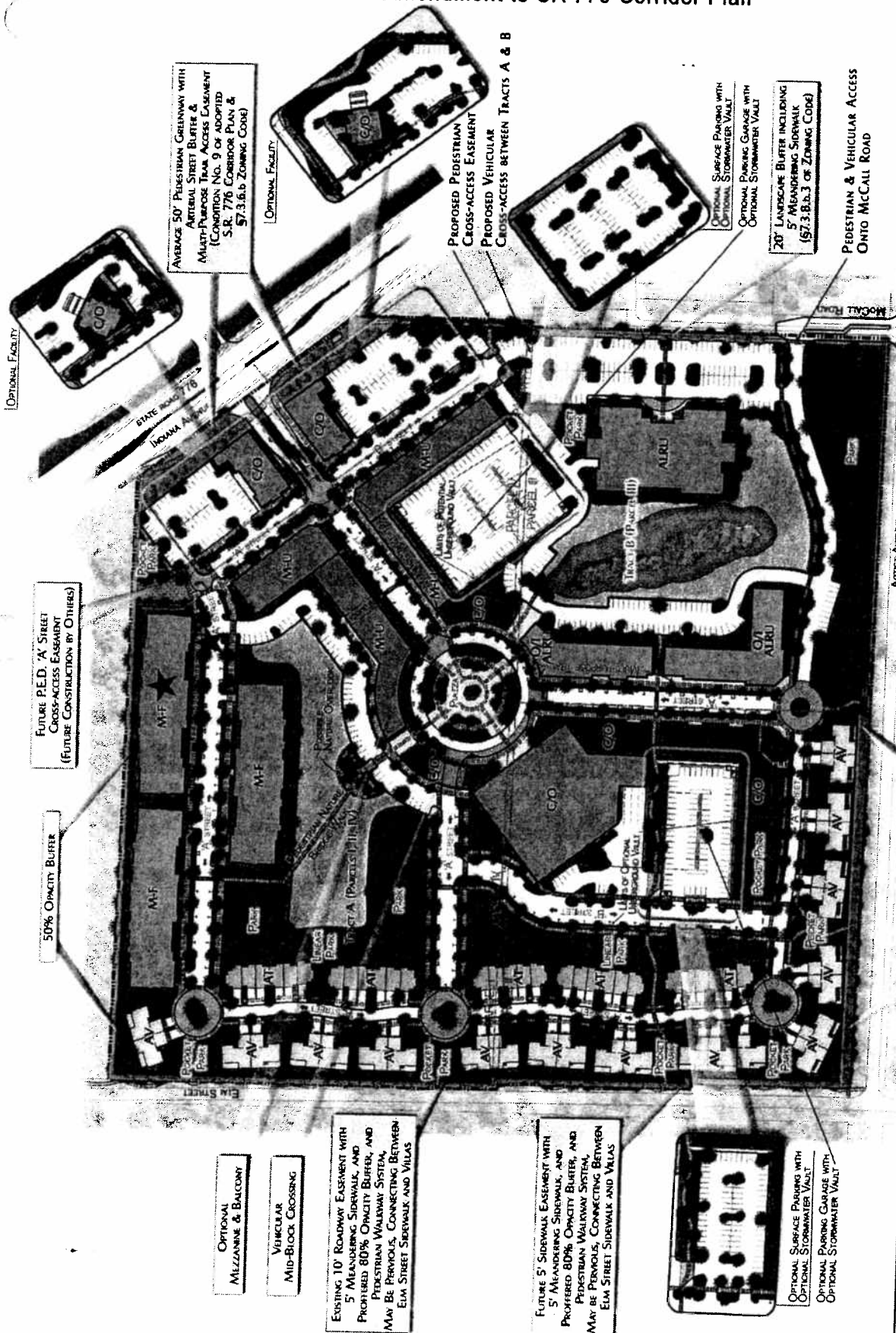
**NEW SECTION OF PROPOSED MODIFIED RESIDENTIAL
'A' STREET AND VILLAS/TOWNHOMES**

CONCEPTUAL

N.T.S

NORTHERN ANCHOR
TYPICAL BUILDING SECTIONS

Figure 6-2
Amendment to SR 776 Corridor Plan



50% Opacity Buffer
Future P.E.D. 'A' Street Cross-Access Easement (Future Construction by Others)

Average 50' Pedestrian Greenway with Arterial Street Buffer & Multi-Purpose Trail Access Easement (Condition No. 9 of Adopted S.R. 776 Corridor Plan & S.R. 776 Zoning Code)

Optional Facility

Proposed Pedestrian Cross-Access Easement
Proposed Vehicular Cross-Access Between Tracts A & B

Optional Surface Parking with Optional Stormwater Vault
Optional Parking Garage with Optional Stormwater Vault

20' Landscape Buffer including 5' Pedestrian Sidewalk (S.R. 776.3 of Zoning Code)

Pedestrian & Vehicular Access onto McCall Road

EXIST. 6' SIDEWALK EASEMENT AND PROFFERED 80% OPACITY BUFFER AND PEDESTRIAN WALKWAY SYSTEM, MAY BE PREVIOUS, CONNECTING BETWEEN ARTIST AVENUE SIDEWALK AND VILLAS

Optional Mezzanine & Balcony
Vehicular Mid-Block Crossing

EXISTING 10' ROWWAY EASEMENT WITH 5' MEANDERING SIDEWALK, AND PROFFERED 80% OPACITY BUFFER, AND PEDESTRIAN WALKWAY SYSTEM, MAY BE PREVIOUS, CONNECTING BETWEEN ELM STREET SIDEWALK AND VILLAS

FUTURE 5' SIDEWALK EASEMENT WITH 5' MEANDERING SIDEWALK, AND PROFFERED 80% OPACITY BUFFER, AND PEDESTRIAN WALKWAY SYSTEM, MAY BE PREVIOUS, CONNECTING BETWEEN ELM STREET SIDEWALK AND VILLAS

Optional Surface Parking with Optional Stormwater Vault
Optional Parking Garage with Optional Stormwater Vault

Date Received:
September 23, 2008



LAWSON GROUP, INC.
A B C H I T E C T S

BINDING DEVELOPMENT CONCEPT PLAN FOR
P.E.D. MIXED-USE CENTER TRACT A [PARCELS I, II, IV]
CONCEPT PLAN FOR O.P.I. MEDICAL PARK TRACT B [PARCEL III]
ENGLEWOOD INVESTMENT GROUP, LLC
ENGLEWOOD, FLORIDA | AUGUST 2008

0 25 100
5 50 200

PARCEL LOCATIONS (SEE FLORIDA COUNTY OF SARASOTA)

PARCEL I TRACT A
PARCEL II TRACT A
PARCEL III TRACT B
PARCEL IV TRACT A

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN THIS OFFICE WITH MY HAND AND OFFICIAL SEAL.
10/20/08
[Signature]
COUNTY CLERK, SARASOTA COUNTY, FLORIDA

