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BY:

**ORDINANCE NO. 2008 - 001**

2008 JAN 28 PM 1:56  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED  
BOARD RECORDS

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. 07-19, 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 CG (Commercial General) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being: west of South River Road and northeast of Pine Street and being more particularly described as follows:

Lots F, G and H, ENGLEWOOD GARDENS, Unit 6, as recorded in Plat Book 4, Page 74, Public Records of Sarasota County, Florida.

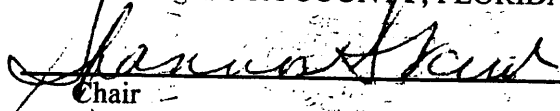
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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. Development shall be in substantial accordance with the Development Concept Plan, attached hereto labeled Exhibit A. This does not imply or confer any variances from applicable zoning or Land Development Regulations.
2. Development of the subject parcel shall be consistent with all applicable conditions of the Pine Street, Dearborn Street, and South River Road Sector Plan (Ordinance No. 93-059).
3. Prior to or concurrent with the development of the subject parcel, the Access Road as shown on the development concept plan shall be constructed to Sarasota County local road standards with two 11-foot wide travel lanes. Transition from the improved cross section shall occur northwest of the parcel's northwestern most access. The improvements shall be included in the construction plans for the proposed development.
4. Prior to or concurrent with the development of the subject parcel, the developer shall construct a northeast to northwest left turn lane at the Access Road on South River Road. 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 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. No stormwater pond shall be located within the 30 foot wetland buffer.
7. Concurrent with development of the subject parcel, a multi-purpose trail shall be constructed and interconnect with adjacent parcels along South River Road.

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 22nd day of JANUARY, 2008.

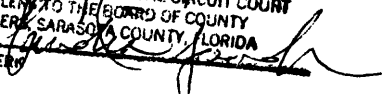
BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
Chair

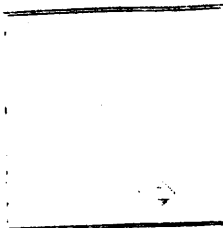
ATTEST:

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

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 1/23/08  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY   
DEPUTY CLERK

LOCATION MAP



DEVELOPMENT CONCEPT PLAN

PINE STREET PARK VILLAGE  
ENCINO WOOD, FLORIDA

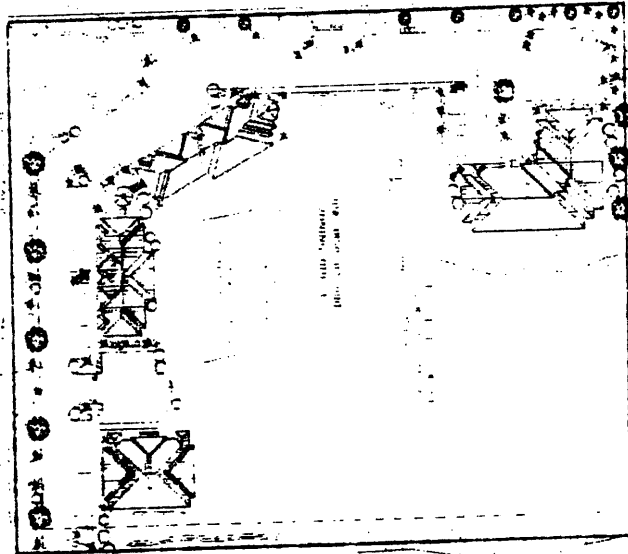
**SIVITZ**

10000 SIVITZ BLVD  
SUITE 100  
ENCINO, FLORIDA 32043  
TEL: 407-298-1111  
WWW.SIVITZ.COM



CONTINUED

1" = 10' IN PLAN



PROJECT NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.  
3. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.  
4. ALL EXISTING TREES TO BE MAINTAINED AND PROTECTED.  
5. ALL EXISTING STRUCTURES TO BE DEMOLISHED AND RELOCATED AS SHOWN ON THIS PLAN.  
6. ALL EXISTING DRIVEWAYS TO BE MAINTAINED AND PROTECTED.  
7. ALL EXISTING DRIVEWAYS TO BE RELOCATED AS SHOWN ON THIS PLAN.  
8. ALL EXISTING DRIVEWAYS TO BE WIDENED AS SHOWN ON THIS PLAN.  
9. ALL EXISTING DRIVEWAYS TO BE RECONSTRUCTED AS SHOWN ON THIS PLAN.  
10. ALL EXISTING DRIVEWAYS TO BE REPAIRED AS SHOWN ON THIS PLAN.  
11. ALL EXISTING DRIVEWAYS TO BE REGRADED AS SHOWN ON THIS PLAN.  
12. ALL EXISTING DRIVEWAYS TO BE REPAVED AS SHOWN ON THIS PLAN.  
13. ALL EXISTING DRIVEWAYS TO BE RECONCRETE AS SHOWN ON THIS PLAN.  
14. ALL EXISTING DRIVEWAYS TO BE REPAVED WITH CURBS AS SHOWN ON THIS PLAN.  
15. ALL EXISTING DRIVEWAYS TO BE RECONCRETE WITH CURBS AS SHOWN ON THIS PLAN.  
16. ALL EXISTING DRIVEWAYS TO BE REPAVED WITH CURBS AND SIDEWALKS AS SHOWN ON THIS PLAN.  
17. ALL EXISTING DRIVEWAYS TO BE RECONCRETE WITH CURBS AND SIDEWALKS AS SHOWN ON THIS PLAN.  
18. ALL EXISTING DRIVEWAYS TO BE REPAVED WITH CURBS AND SIDEWALKS AND TREES AS SHOWN ON THIS PLAN.  
19. ALL EXISTING DRIVEWAYS TO BE RECONCRETE WITH CURBS AND SIDEWALKS AND TREES AS SHOWN ON THIS PLAN.  
20. ALL EXISTING DRIVEWAYS TO BE REPAVED WITH CURBS AND SIDEWALKS AND TREES AND LANDSCAPING AS SHOWN ON THIS PLAN.  
21. ALL EXISTING DRIVEWAYS TO BE RECONCRETE WITH CURBS AND SIDEWALKS AND TREES AND LANDSCAPING AS SHOWN ON THIS PLAN.  
22. ALL EXISTING DRIVEWAYS TO BE REPAVED WITH CURBS AND SIDEWALKS AND TREES AND LANDSCAPING AND LIGHTING AS SHOWN ON THIS PLAN.  
23. ALL EXISTING DRIVEWAYS TO BE RECONCRETE WITH CURBS AND SIDEWALKS AND TREES AND LANDSCAPING AND LIGHTING AS SHOWN ON THIS PLAN.  
24. ALL EXISTING DRIVEWAYS TO BE REPAVED WITH CURBS AND SIDEWALKS AND TREES AND LANDSCAPING AND LIGHTING AND SIGNAGE AS SHOWN ON THIS PLAN.  
25. ALL EXISTING DRIVEWAYS TO BE RECONCRETE WITH CURBS AND SIDEWALKS AND TREES AND LANDSCAPING AND LIGHTING AND SIGNAGE AS SHOWN ON THIS PLAN.