

SARASOTA COUNTY GOVERNMENT
Planning & Development Services Business Center

MEMORANDUM

TO: Herman Weinberg, P.E.
1487 Second Street
Sarasota, FL 34236

Emergency Services, Fire Department (Rick Fulwider)
Environmental Services, Utilities (Mike Mylett)
Environmental Services, Water Resources (Joe Kraus)
Health/Human Services (Rich Cantin)
History Center (Dan Hughes)
Planning & Development Services, Code Enforcement (Jim LeGay)
Planning & Development Services, Teri Owen
Planning & Development Services, Land Dev. (Raz Alexe)
Planning & Development Services, Landscape (Martha Horton)
Planning & Development Services (Steve Brown)
Planning & Development Services, Res. Protection (Todd Hershfeld)
Planning & Development Services, Zoning (Brad Bailey)
Planning & Development Services, Zoning (Donna Thompson)
Property Appraiser (Jim Todora)
Public Works, Watershed (Candace Hendrickson)
Public Works, Transportation (Rick Musior)
School Board (Micki Ryan)
SCAT (Elise Cohen)

FROM: Carol McConway

SUBJECT: RZ 07-24

DATE: June 19, 2008

PLANNER: Ed Wolfe

PID#: 0022-02-0004

ORD. #: 2008-051

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On the 2nd day of June, 2008, the Sarasota County Board of County Commissioners approved Rezone Petition No. 07-24 to rezone approximately 2.29 acres, located approximately 300 feet south of University Parkway and approximately 300 feet east of Shade Avenue, Sarasota County, Florida, from RE-1 (Residential Estate, 1 unit/2 acres) to OPI/PD (Planned Office, Professional and Institutional) zone district.

A copy of **Ordinance No. 2008-051** is attached for your information.

ORDINANCE NO. 2008 - 051

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 REC'DPT.
2008 JUN -3 AM 9:01
KAREN E. PUGHING
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. 07-24, 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 OPI/PD (Planned Office, Professional and Institutional) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being: south of University Parkway and 300 feet ± east of Shade Avenue and being more particularly described as follows:

Commence at the North ¼ corner of Section 5, Township 36, Range 18 East; Thence S89d 36'30"E a distance of 334.47 feet to a point, Thence S00d 46'22"W a distance of 33.00 feet to the South Right-of-way line of University Parkway for a POINT OF BEGINNING; Thence continuing S00d 46'22"W a distance of 308.01 feet to a point; S89d 36'03"E a distance of 334.49 feet to a point, Thence N00d 46'22"W a distance of 308.01 feet to the South Right-of-way line of University Parkway; Thence S89d 36'30"E along the South Right-of-way of University Parkway a distance of 334.47 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. Development shall occur in substantial accordance with the Development Concept Plan date stamped January 15, 2008, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variance from applicable zoning or land development regulations.
2. All development shall be consistent with the adopted University Parkway Corridor Plan – West No. 92-01-SP-West (Ordinance No. 96-076).
3. Access to the subject parcel shall be temporary until such time as a connection to a permanent right-in/right-out access is constructed, consistent with the University Parkway Interlocal Agreement. Thirty (30) days after the permanent access becomes available on the property to the east, the temporary access as shown on the Development Concept Plan date stamped January 15, 2008, shall be eliminated at no cost to the County. The temporary access is contingent upon the approval of an amendment to the University Parkway Interlocal Agreement by both Sarasota and Manatee County Board of County Commissioners.
4. The developer shall provide a 30 foot wide cross access easement to the parcels to the west and east of the subject parcel, consistent with the University Parkway Interlocal Agreement.

5. Parking lot lighting shall not exceed fifteen (15) feet in height.
6. Prior to Construction Authorization for this project, the developer shall ensure approvals and permits required to construct the water and sewer main extensions to service this project have been issued by the required regulatory authorities. The developer shall be responsible for extending the existing 12-inch water main along University Parkway across the full frontage of this property.

Section 4. 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 2ND day of JUNE, 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

