

FILED  
2008 JUN -2 PM 2:07  
TALLAHASSEE, FLORIDA

**ORDINANCE NO. 2008 - 035**

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. 07-34, 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.

BOARD RECORDS  
FILED FOR RECORD  
2008 MAY 29 AM 11:23  
KAREN E. JOHNSON  
CLERK OF COUNTY COMMISSIONERS  
SARASOTA COUNTY, FLORIDA

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 RMF-4 (Residential, Multifamily, 18 units/acre) 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 the southeast side of Stickney Point Road, approximately 300 feet north of Avenue "D" and being more particularly described as follows:

From the intersection of the southwesterly line of the 66 foot right of way of the Tamiami Trail (U.S. 41) and the southeasterly line of the 66 foot right of way of Stickney Point Road, run southwesterly along the southeasterly line of Stickney Point Road, 1955 feet to an iron pipe for a point of beginning; thence angle of 90° to the left run southeasterly 140 feet; thence angle of 90° to the right, run southwesterly 100 feet; thence angle of 90° right, to the right of way of Stickney Point Road; thence angle of 90° to right, run northeasterly along the southeasterly line of the right of way of Stickney Point Road, 100 feet to the point of beginning; less state road right of way as set out in official record book 641, page 139, of the public records of Sarasota County Florida being and lying in the southeast ¼ section 17, township 37 South, Range 18 East.

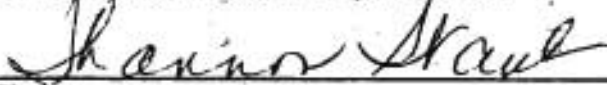
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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 take place in substantial accordance with the Development Concept Plan, date-stamped November 20, 2007, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Access to Stickney Point Road shall be restricted to right-in/right-out only.

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.

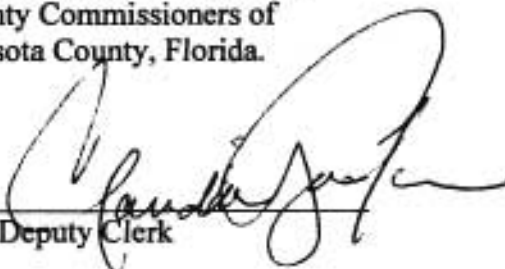
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 20<sup>th</sup> day of MAY, 2008.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

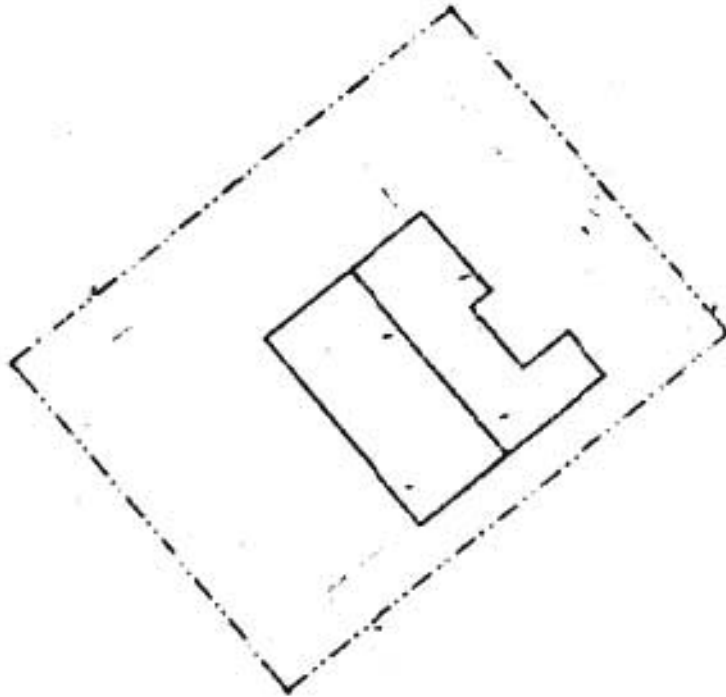
  
\_\_\_\_\_  
Chair

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"**



Received November 20, 2007

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 11/29/08  
KAREN E. [Signature] CLERK OF THE CIRCUIT COURT  
[Signature] OF COUNTY  
COMMISIONER COUNTY FLORIDA  
[Signature]

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