

# COUNTY OF SARASOTA, FLORIDA

Board of County Commissioners  
Sarasota County Planning and Development Services Business Center

**Date: February 28, 2008**

## MEMORANDUM TO:

Nancy Cason  
Syprett, Meshad, Resnick & Lieb  
1900 Ringling Boulevard  
Sarasota, FL 34236

Community Services, Parks & Recreation (Bill Wisniewski)  
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 (Kim Stafford)  
School Board (Micki Ryan)  
SCAT (Elise Cohen)

**SUBJECT: RZ 07-38**

**PLANNER: Timothy Lampkin**

**ORDINANCE NO.: 2008-014**

**PID#: 0414-07-0001; 0414-07-0002; 0414-07-0004;  
0414-08-0002; 0414-08-0004; 0414-09-0001; 0414-10-0004;  
0414-08-0001**

## **ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:**

On the 22<sup>nd</sup> day of January, 2008, the Sarasota County Board of County Commissioners APPROVED Rezone Petition No. 07-38 to rezone 80 acres ±, located on the southwest and southeast corner of East Venice Avenue and Jacaranda Boulevard, Sarasota County, Florida, from District CSC/CG/RMF-1 (Commercial Shopping Center, Commercial General, Residential, Multifamily, 6 units/acre) with stipulations to District CSC/CG/RMF-1 (Commercial Shopping Center, Commercial General, Residential, Multifamily, 6 units/acre) with amended stipulations.

A copy of **Ordinance No. 2008-014** is attached for your information.



RECEIVED  
FEB 05 2008  
BY:

**ORDINANCE NO. 2008 - 014**

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.

2008 JAN 28 PM 2:00  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED

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 Rezone Petition No. 07-38, 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 CSC/CG/RMF-1 (Commercial Shopping Center, Commercial General, Residential, Multifamily, 6 units/acre) with stipulations to District CSC/CG/RMF-1 (Commercial Shopping Center, Commercial General, Residential, Multifamily, 6 units/acre) with amended stipulations for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being in the southwest and southeast corner of East Venice Avenue and Jacaranda Boulevard and being more particularly described as follows:

**RMF-1 WITH STIPULATIONS TO RMF-1 WITH AMENDED  
STIPULATIONS**

**COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N.89°45'49"W., ALONG THE SOUTH LINE OF SAID SECTION 10 TO THE WESTERLY RIGHT-OF-WAY OF JACARANDA BOULEVARD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 840.73 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, SAME BEING THE CENTER LINE OF VACATED BREVARD ROAD PER OFFICIAL RECORDS BOOK 1543, PAGE 372, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.89°45'49"W ALONG SAID SOUTH LINE OF VACATED BREVARD ROAD, A DISTANCE OF 479.97 FEET TO THE INTERSECTION OF THE CENTERLINE OF VACATED DELRAY ROAD PER OFFICIAL RECORDS BOOK 1543, PAGE 372, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.0038'16"E. ALONG SAID CENTER LINE OF DELRAY ROAD, A DISTANCE OF 731.57 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF TRACT 42 VENICE FARMS PER OFFICIAL PLAT BOOK 2, PAGE 179, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.89°20'42"W., ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 657.76 FEET TO TIE. WEST LINE OF SAID TRACT 42; THENCE N.00°33'10"E., ALONG THE WEST LINE OF TRACTS 42 & 43 OF SAID PLAT OF VENICE FARMS. A DISTANCE OF 688.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 43; THENCE N.89°22 '50"W., ALONG THE SOUTH LINE OF TRACT 44 OF SAID PLAT OF VENICE FARMS, A DISTANCE OF 316.50 FEET TO THE WEST LINE OF SAID TRACT 44; THENCE N.00°27'17"E.. ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 659.38 FEET TO THE SOUTH RIGHT- OF-WAY LINE OF EAST VENICE AVENUE PER ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1835, PAGE 1475, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°21'47"E ., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 634.01 FEET TO A POINT ON THE WEST LINE OF TRACT 46 OF SAID PLAT OF VENICE FARMS; THENCE S.00°31'08"W., ALONG ME WEST LINE OF SAID TRACT 46, A DISTANCE OF 659.19 FEET TO THE SOUTH LINE OF SAID TRACT 46; THENCE S.89°22' 50"E., ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 341.24 FEET TO THE CENTER LINE OF SAID VACATED DELRAY ROAD PER MONUMENTATION; THENCE S. 00°23'34"E., ALONG SAID CENTER LINE, A DISTANCE OF 6.71 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK**

1833, PAGE 1331, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°27'07"E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331, A DISTANCE OF 194.86 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331; THENCE N.00°38'02"E., ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331, A DISTANCE OF 220.31 FEET; THENCE S.89°2'23"E., A DISTANCE OF 484.41 FEET; THENCE S. 00°47'08"W., A DISTANCE OF 576.77 FEET; THENCE S.89°12'52"E. TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY OF JACARANDA BOULEVARD, A DISTANCE OF 586.90 FEET SAID POINT BEING ON A CURVE TO THE RIGHT WHICH THE RADIUS LIES N.72°24'42"W., SAID CURVE HAVING A RADIUS OF 1357.39 FEET, A CENTRAL ANGLE OF 25°29'45", A CHORD BEARING OF S.30°20'11"W. AND A CHORD LENGTH OF 599.05 FEET: THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF JACARANDA BOULEVARD ALONG THE ARC OF SAID CURVE, A ARC LENGTH OF 604.02 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF JACARANDA BOULEVARD S.43°05'08"W., A DISTANCE OF 721.96 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL. BEGIN AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.89°25'23"W. ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331, AND ITS WESTERLY EXTENSION, A DISTANCE OF 194.97 FEET TO THE CENTER LINE OF VACATED DELRAY ROAD PER OFFICIAL RECORDS BOOK 1543. PAGE 372 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°32'08"E. ALONG SAID CENTER LINE OF VACATED DELRAY ROAD, A DISTANCE OF 369.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST VENICE AVENUE PER ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1835, PAGE 1475, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S.89°21'23"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 195.60 FEET; THENCE S.00°38'02"W. TO THE SAID NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331, A DISTANCE OF 369.50 FEET TO THE POINT OF BEGINNING.

RMF-2 WITH STIPULATIONS TO RMF-1 WITH AMENDED STIPULATIONS STARTING AT THE SOUTH ROW LINE OF E. VENICE AVE PER ORDER OF TAKING SARASOTA COUNTY OR BOOK 1835, PAGE 1475, AT INTERSECTION WITH EAST ROW LINE OF CLERMONT ROAD, THEN S 89°21'47"E ALONG SAID

SOUTH ROW LINE A DISTANCE OF 317.04 FEET; THEN S 00°27'17"W ALONG THE WEST LINE OF TRACT 36, A DISTANCE OF 659.38 FEET; THEN N89°22' 50"W ALONG THE SOUTH LINE OF TRACT 36, A DISTANCE OF 316.54 FEET; THEN N00°24'39" E ALONG EAST ROW OF CLERMONT RD., A DISTANCE OF 659.48 FEET TO POINT OF BEGINNING.

CG WITH STIPULATIONS TO CG WITH AMENDED STIPULATIONS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST. SARASOTA COUNTY, FLORIDA; THENCE N. 89°45'49"W,, ALONG THE SOUTH LINE OF SAID SECTION 10, TO THE WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA A DISTANCE OF 840.73 FEET; THENCE N43°05'08"E., ALONG THE SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD A DISTANCE OF 721.96 FEET TO A POINT ON A CURVE TO THE LEFT WHICH THE RADIUS LIES N.46°54 '57"W., SAID CURVE HAVING A RADIUS OF 1357.39 FEET. A CENTRAL ANGLE OF 42°20'46", A CHORD BEARING OF N.21°54'40"E. AND A CHORD LENGTH OF 980.54 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 100322 FEET THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD N.00°47'08"E. TO THE SOUTH RIGHT OF WAY LINE OF EAST VENICE AVENUE PER ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1835, PAGE 1475, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; A DISTANCE OF 630.00 FEET; THE FOLLOWING (3) CALLS ARE ALONG THE SAID SOUTH RIGHT OF WAY LINE OF EAST VENICE AVENUE; THENCE N.89°22'35"W.,A DISTANCE OF 234.27 FEET; THENCE N.00°07'44"E, A DISTANCE OF 4.00 FEET; THENCE N.89°21'23"W., A DISTANCE OF 410.54 FEET FOR A POINT OF BEGINNING; THENCE S.00°47'08"W., A DISTANCE OF 449.07 FEET: THENCE N.89°21 '23"W. TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 1331, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 484.41 FEET; THENCE N.00°38' 02"E ALONG SAID EAST LINE TO THE SAID SOUTH RIGHT OF WAY LINE OF EAST VENICE AVENUE A DISTANCE OF 449.07 FEET; THENCE S.89°21'23"E. ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 485.60 FEET TO THE POINT OF BEGINNING.

CSC WITH STIPULATIONS TO CSC WITH AMENDED STIPULATIONS COMMENCE AT THE SOUTHEAST CORNER OF

SECTION 10 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N89°45'49"W., ALONG THE SOUTH LINE OF SAID SECTION 10 TO THE WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 27. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 840.73 FEET; THENCE N.43°05'08"E.. ALONG THE SAID WESTERLY PER ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1835, PAGE 1475, OF THE PUBLIC RECORDS OF SARASOTA COUNTY. FLORIDA; A DISTANCE OF 1025.84 FEET: THE FOLLOWING (3) CALLS ARE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF EAST VENICE AVENUE; -THENCE S89°21'23"E.. A DISTANCE OF 410.54 FEET; THENCE S00°07'44" W., A DISTANCE OF 4.00 FEET; THENCE S.89°22'35"E. TO THE SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD A DISTANCE OF 234.27 FEET; THENCE S.00°47'08" W. ALONG SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD A DISTANCE OF 630.00 FEET TO A POINT ON A CURVE TO THE RIGHT, WHICH THE RADIUS LIES N.89°15'43"W., SAID CURVE HAVING A RADIUS OF 1357.39 FEET, A CENTRAL ANGLE OF 16°51'01", A CHORD BEARING OF S.09°09'47"W., AND A CHORD LENGTH OF 397.76 FEET: THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 399.20 FEET TO THE POINT OF BEGINNING. RIGHT OF WAY OF JACARANDA BOULEVARD A DISTANCE OF 721.96 FEET TO A POINT ON A CURVE TO THE LEFT THE RADIUS LIES N.46°54 '57"-W.SAID CURVE RAVING A RADIUS OF 1357.39 FEET, A CENTRAL ANGLE 0' F 25'29'45", A CHORD BEARING OF N.30°20'11"E, AND A CHORD LENGTH OF 599.05 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF JACARANDA BOULEVARD ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 604.02 FEET FOR A POINT OF BEGINNING; THENCE N.89°12 '52"W ., A DISTANCE OF 5 86.50 FEET; THENCE N.00°47 '08"E. TO THE SOUTH RIGHT OF WAY LINE OF EAST VENICE AVENUE

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:

C2008-014

### **General Conditions Applicable to the Entire Parcel**

1. Development of the subject parcel shall comply with the Venice Avenue Corridor Plan (Ordinance No. 89074) and shall adhere to the urban design conditions contained in the "Gateway to Venice Urban Design District," adopted by Ordinance No. 94-074.
2. All development shall be consistent with the Jacaranda Boulevard/Venice Avenue Village Activity Center Sector Plan (Ordinance No. 90-90).
3. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
4. The Master Surface Water Management Plans shall be consistent with the Curry Creek and Hatchett Creek Basin Master Plans.
5. The site plan shall demonstrate how the exchange of flood waters between the Curry Creek and Hatchett Creek Basins will occur.
6. The Master Surface Water Management Plans incorporating stormwater management facilities on the Florida Power and Light (FPL) easement shall be reviewed and approved by FPL before construction on the subject parcel will be authorized.
7. Pursuant to management guidelines contained within the Environment Chapter of *Apoxsee*, all native habitats and associated buffer areas not approved for impact shall be designated as Preserve Areas on submitted site and development plans, and maintained consistent with the Guiding Principles of *Apoxsee*. All activities including, but not limited to, excavating, filling, stockpiling, well drilling, altering of vegetation (including trimming of both trees and understory), and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services. Exception may be granted by Resource Protection Services to facilitate implementation of approved resource management plans or the removal of nuisance/invasive vegetation.
8. In accordance with Policy 5.5.11 of *Apoxsee*, a resource management plan, which maintains the functions and values of all preserved and conserved native habitats, and is consistent with the Guiding Principles of *Apoxsee*, shall be submitted to Resource Protection Services with site and development plans. The plan needs to address removal of nuisance/invasive plant species from the areas, any proposed planting of native trees and/or understory, and shall be consistent with Section E of the Environmental Technical Manual contained within Sarasota County's Land Development Regulations.



9. A wetland hydroperiod maintenance and monitoring plan, which is consistent with Section C of the Environmental Technical Manual, shall be submitted to Resource Protection Services with site and development plans.
10. All site and development plans shall include a breakdown of the types of open space provided, and the amount of native habitat areas that will be maintained to fulfill open space requirements. Open space requirements shall first be met with on-site wetlands and xeric hammock.
11. Any site and development plans submitted for the subject property shall depict lot alignments in such a manner as to avoid any impacts to on-site protected habitats and buffer areas.
12. In accordance with Policy 5.6.5 of *Apoxsee*, during development of the subject property, all nuisance/invasive plant species shall be removed from the site. Any removal of vegetation from a Preservation Area shall be done in accordance with an approved resource management plan. All removed vegetation shall be disposed of in a County-approved landfill or by another method approved by Resource Protection Services.
13. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
14. Prior to or concurrent with the development of the subject parcel, the improvements to the Jacaranda Boulevard and Venice Avenue intersection (the "Improvements") as contained in the County's Capital Improvements Plan shall meet the criteria to find the Improvements have available transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code). Upon the County's approval of an enforceable Development Agreement guaranteeing the Improvements, the intersection shall be found to have adequate capacity to support the transportation impacts of the development.
15. Prior to approval of development orders that would allow cumulative development generating more than 600 net new pm peak hour trips, a traffic impact analysis shall be performed consistent with Sarasota County traffic impact analysis procedures. The study shall identify any improvements needed to mitigate the concurrency and operational impacts of cumulative development on the subject property within the study area. Necessary mitigation, as identified by the approved study, shall be provided prior to or concurrent with approval of construction plans for development generating greater than 600 net new pm peak hour trips.
16. Access to the subject development on Jacaranda Boulevard shall be located and limited to the following:
  - a. A right-turn in/right-turn out or directional left turn in shall be permitted, 2500 to 2600 feet south of Venice Avenue (RMF-1 parcel). \*

- b. An unrestricted full median opening access point shall be permitted 1300 to 1400 feet south of Venice Avenue (RMF-1 and CSC parcels). \*
- c. A right-turn in/right-turn out or directional left-turn in shall be permitted, 600 to 700 feet south of Venice Avenue (CSC parcel). \*
- d. A right-turn out only shall be permitted, 300 to 400 feet south of Venice Avenue (CSC parcel).\*

Note: \* Distances shall be measured centerline to centerline. No other access to Jacaranda Boulevard shall be permitted.

17. Access to the subject development on Venice Avenue shall be located and limited to the following:

- a. An unrestricted full median opening access point shall be permitted approximately 2830 feet west of Jacaranda Boulevard, aligning with South Clermont Road (RAH-1 parcel). \*
- b. An unrestricted full median opening access point shall be permitted 1000 to 1200 feet west of Jacaranda Boulevard (CG parcel). \*
- c. A right-turn in/right-turn out or directional left-turn in shall be permitted, 600 to 700 feet west of Jacaranda Boulevard (CSC parcel). \*
- d. A right-turn in only shall be permitted, 300 to 400 feet west of Jacaranda Boulevard (CSC parcel).

Note: \* Distances shall be measured centerline to centerline. No other access to Venice Avenue shall be permitted

**Conditions Applicable to the RMF-1 Parcel in Addition to the General Conditions**

- 18. Prior to or concurrent with development of the subject parcel, Clermont Road shall be widened to 22 feet and resurfaced over the entire width of the road, from Venice Avenue to the subject parcel's access. The improvements shall be included in the construction plans.
- 19. Access to the subject development on Clermont Road shall be located and limited to an unrestricted access opening on Clermont Road, 300 to 400 feet south of Venice Avenue, as measured centerline to centerline. No other access to Clermont Road shall be permitted.
- 20. Outdoor refuse areas shall be set back a minimum of 50 feet from the property lines and shall be screened in accordance with Section 1 1.6.f of the Zoning Ordinance.
- 21. Outdoor recreation areas shall not be illuminated from 10:00 p.m. to 7:00 a.m. Sunday through Thursday, and from 11:00 p.m. to 7:00 a.m. Friday and Saturday.
- 22. No structures in excess of thirty-five feet (35'), including any level used for parking, shall be located within one hundred-fifty feet (150') of the southern property line.

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**Conditions Applicable to CG & CSC Parcels in Addition to the General Conditions**

23. All access to outparcels shall be internal to the development.
24. Access to outparcels or parking area drive aisles:
  - a. Access driveways shall be no closer than 200 feet from the adjacent public roadway.
  - b. Directional median opening access driveways shall be no closer than 150 feet from the adjacent public roadway. \*
  - c. Right-in/right-out only access driveways shall be no closer than 100 feet from the adjacent public roadway. \*

Note: \* Distances shall be measured along the access driveway from the inside edge of pavement of the internal access to the inside edge of pavement of the adjacent roadway.

25. At site and development, the parking lot design shall meet the Zoning Ordinance Section 12.19.b.(3) standards. (A minimum 7' wide, curbed grass median is required between rows of cars. No more than 15 parking spaces in a row without a landscaped island.)
26. The design of structures on outparcels shall be coordinated with the main structure on the subject parcel. All buildings shall reflect a "Mediterranean" style architecture. For the purposes of this stipulation, "Mediterranean" style architecture shall include features on buildings such as stucco finishes, tile roofs, and arched openings. Similar colors and materials shall be used on exterior surfaces, and compatibility in roof shape and material and signage is required.

**Conditions Applicable to the CSC Parcel in Addition to the General Conditions**

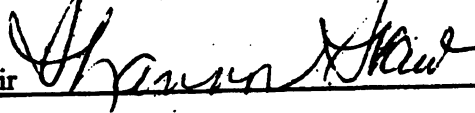
27. Development on the CSC zoned portion of the subject parcel shall occur in substantial accordance with the Development Concept Plan dated October 16, 2002, and attached hereto as Exhibit "A", except modified as necessary to comply with the stipulations contained herein. This does not imply or confer any variances from applicable zoning or land development regulations.

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 22<sup>nd</sup> 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:

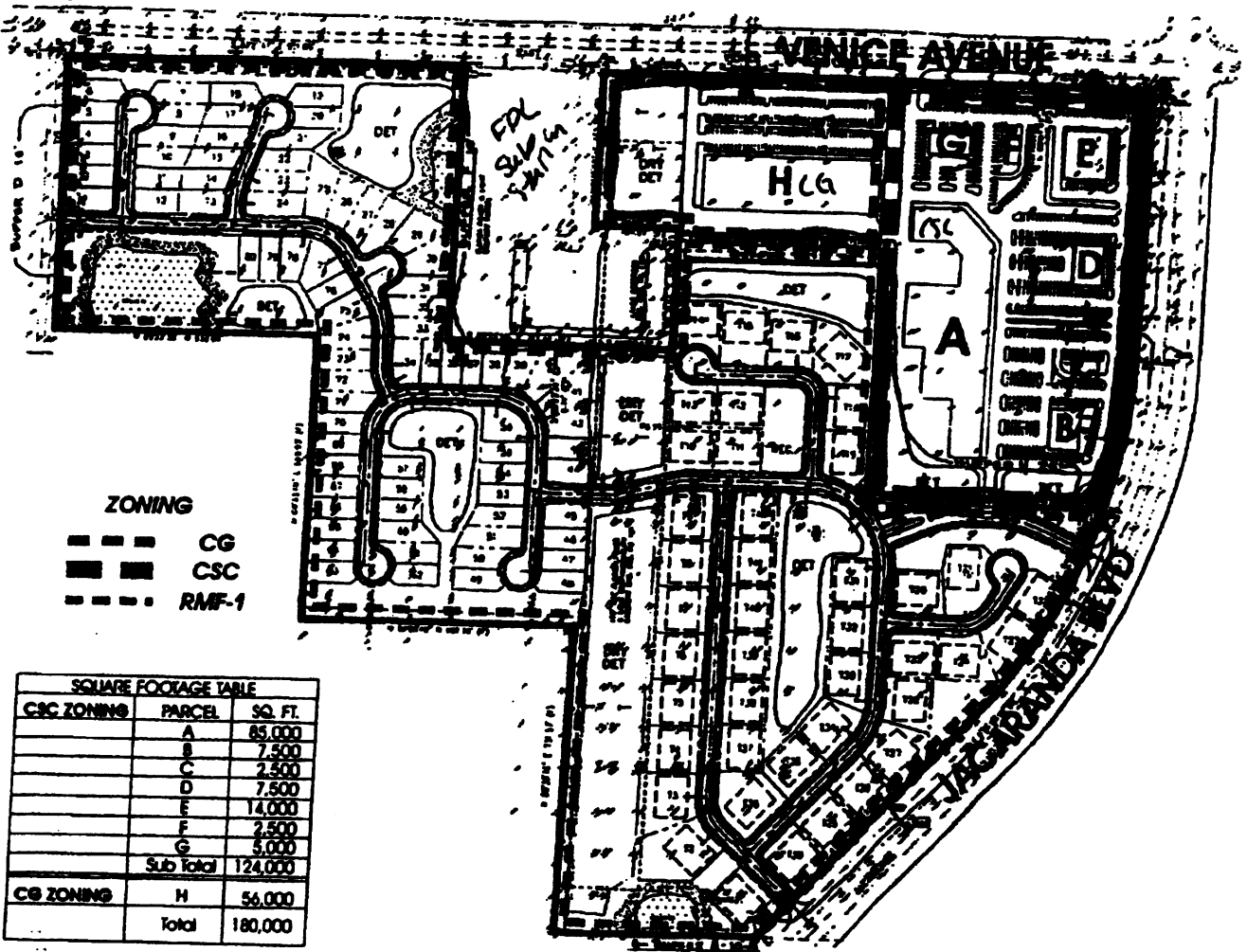


Deputy Clerk

# MAP SERIES/CONCEPT PLAN

EXHIBIT "A"

INSTRUMENT # 2003239104  
10 PGS



SQUARE FOOTAGE TABLE		
CSC ZONING	PARCEL	SQ. FT.
	A	85,000
	B	7,500
	C	2,500
	D	7,500
	E	14,000
	F	2,500
	G	5,000
	Sub Total	124,000
CG ZONING		
	H	56,000
	Total	180,000

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILES  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL

SEAL THIS DATE 7/24/2003  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: Paula Y. Robinson  
DEPUTY CLERK

**RECEIVED**  
AUG 24 2007  
BY: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILES  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 11/23/08  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: [Signature]  
DEPUTY CLERK

