

SARASOTA COUNTY GOVERNMENT
Planning & Development Services Business Center

MEMORANDUM

TO: Matthew White
1460 S. McCall Road
Englewood, FL 34223

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 07-39

DATE: June 20, 2008

PLANNER: Adriana Trujillo-Villa

PID#: 0044-14-0003

ORD. #: 2008-031

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. 07-39 to rezone approximately 0.968 acres, located on the S ½ of the following beginning at NE corner of SW ¼ of S, Sarasota County, Florida, from RSF-2 (Residential, Single Family, 3.5 units/acre) to OPI (Office, Professional and Institutional) zone district.

A copy of **Ordinance No. 2008-031** is attached for your information.

ORDINANCE NO. 2008 -031

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 FRUITVILLE ROAD CORRIDOR PLAN NO 88-01-SP; AND PROVIDING AN EFFECTIVE DATE.

2008 JUN -3 AM 9: 06

BOARD RECORDS
FILED FOR RECORD

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. 07-39, 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 RSF-2 (Residential, Single Family, 3.5 units/acre) to District OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida:

07008-031

2008 JUN 3 AM 9:06
FILED
TALAMON, CLAYTON
COUNTY CLERK
SARASOTA, FLORIDA

The legal description of said property in Sarasota County, Florida, being the S 1/2 of the following beginning at NE corner of SW 1/4 of S and being more particularly described as follows:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY, BEGIN AT THE N.E. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST, THENCE WEST 110 YARDS TO A POINT OF BEGINNING, THENCE WEST 66 EAST THENCE SOUTH 220 YARDS TO A POINT OF BEGINNING, AND A STRIP OF LAND DESCRIBED IN O.R. BOOK 1524, PAGE 1499, LESS RIGHT-OF-WAY IN CASE NO.86-4711-CA-01. AS RECORDED IN OFFICIAL RECORDS BOOK 2537, PAGE 638, OF THE 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 of the subject property shall be in conformance with the Fruitville Road Corridor Plan No. 88-01-SP (Ordinance No. 96-082 as amended).
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
3. At the time of Site and Development Plan / Construction Plan Approval, above ground stormwater treatment shall be provided.
4. The development shall connect to a central wastewater system for sewer service.
5. Consistent with the Development Concept Plan date stamped August 31, 2007 a minimum of 25 percent of open space shall be provided.

Section 4. Adoption of an Amendment to the Fruitville Road Corridor Plan No 88-01-SP. 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 County Code and based upon the evidence and testimony and forgoing findings, the Board hereby redesignates the subject parcel from Moderate Density Residential (4.6 units per Acre) to Professional Office Institutional and adopts the revised "Figure 1."

Section 5. 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 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

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 6/3/08
 KAREN E. HUGHES, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK OF THE BOARD OF COUNTY
 COMMISSIONERS, COUNTY OF SARASOTA, FLORIDA
 BY: *[Signature]*
 DEPUTY CLERK

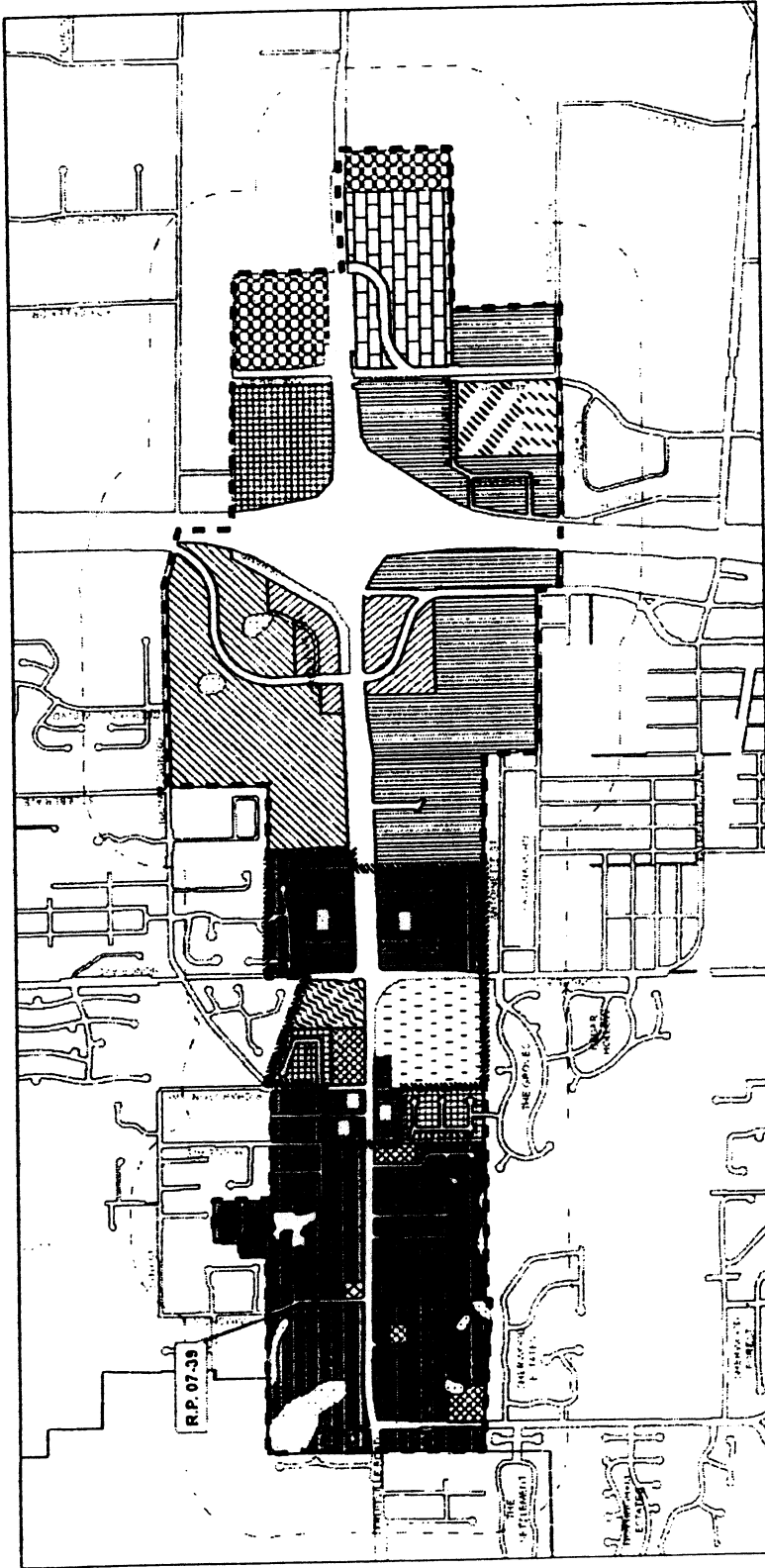


FIGURE 1
 FRUITVILLE ROAD CORRIDOR STUDY
 (NO. 88-01-SP)
 AMENDED FUTURE LAND USE PLAN MAP

- STUDY AREA BOUNDARY
- IMPACT AREA BOUNDARY
- CITY LIMITS
- RZ07-39

0 400 800
 Feet

- VERY LOW DENSITY RESIDENTIAL
(MAXIMUM 1.0 DU/2.0 AC)
- LOW DENSITY RESIDENTIAL
(1.0 TO 4.5 DU/AC)
- MODERATE DENSITY RESIDENTIAL¹
(4.6 TO 6.0 DU/AC)
- PLANNED COMMERCE DEVELOPMENT
- COMMERCIAL HIGHWAY INTERCHANGE
- NATIVE HABITAT AREAS
(refer to conditions no. 4, 5, and 6)
¹ denotes voluntary mitigation areas
- CEMETERY
- UTILITY
- RECREATIONAL FACILITY
- LIGHT OFFICE
- PROFESSIONAL OFFICE/INSTITUTIONAL
- COMMERCIAL (commercial shopping center, general commercial)
- MAJOR EMPLOYMENT CENTER²
- GOVERNMENT USE
- VILLAGE ACTIVITY CENTER BOUNDARY

NOTE

- 1 RESIDENTIAL DENSITY MAY BE HIGHER THAN INDICATED ON THIS MAP.
- 2 MAJOR EMPLOYMENT CENTER SITES ARE LOCATED IN THE SOUTHEAST QUADRANT OF THE FRUITVILLE ROAD CORRIDOR STUDY REFER TO SHEET PLAT 07-23 IN SF.