

BOARD RECORDS
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2009 JAN 28 PM 12:46

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY FL

ORDINANCE NO. 2009-004

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. 08-18, 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 OUE-1 (Open Use Estate 1, 1 unit/5acres) to zone district RSF-1 (Residential Single Family 1, 2.5 units/acre).on the following described property located in Sarasota County, Florida:

02009-004

The legal description of said property in Sarasota County, Florida, being north of Venice Avenue and east of Wading Bird Drive and being more particularly described as follows:

Tract 111, VENICE FARMS, according to the plat thereof recorded in Plat Book 2, Page 179, of the Public Records of Sarasota County, Florida. Less those lands conveyed to Sarasota County, a political subdivision in Instrument number 2004171667, 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. Gross density shall not exceed 1.99 dwellings units per acre.
2. Prior to Construction Authorization, the improvements to the Jacaranda Boulevard and Venice Avenue intersection (the "improvements") as contained in the County's Capital Improvements Plan shall have available transportation facility capacity consistent with the Concurrency Management Regulations.
3. Access will be limited to right-in/right-out once Venice Avenue is widened to a four-lane divided roadway. The access restriction shall be included in the recorded plat for the subdivision.
4. Prior to receiving Construction Authorization, Developer shall have a Water Quality Plan, approved by Sarasota County, that will demonstrate how the development will maintain compliance with applicable water quality standards within the development without the need for flushing of the water lines.
5. Prior to receiving Construction Authorization, Developer shall submit a Lift Station Plan and hydraulic model of the wastewater collection system, if existing wastewater infrastructure is inadequate to serve the proposed development, then the lift station plans would be required. Developer shall be responsible for any off-site improvements necessary to accommodate the additional flows within the wastewater system.

6. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plan.
7. Access to the parcel to the north shall be provided at the time of construction.

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 27th day of January, 2009.

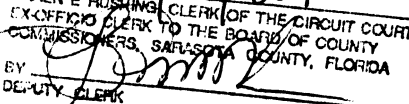
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


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 FILES
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE 1/27/2009
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: 
DEPUTY CLERK

