

BOARD RECORDS  
FILED FOR RECORD

SUBSTITUTE ORDINANCE NO. 2008-128 <sup>2009</sup> JAN -9 A- 10: 55

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. 08-23, 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 unit/5 acres) to RSF-4/PUD (Residential, Single-Family, 5.5 units/acre with a Planned Unit Development) and OUE/PUD (Open Use Estate, 1 unit/5 acres with a Planned Unit Development) zone district for the following described property located in Sarasota County, Florida:

This petition relates to the property described below:

THE NORTH AND SOUTH SIDES OF MEDICAL BOULEVARD,  
APPROXIMATELY 2,640 FEET EAST OF PINE STREET AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**RSF-4/PUD (Residential, Single-Family, 5.5 units per acre/Planned  
Unit Development)**

17000-108

**North and South Parcels:**

THE SOUTH 3/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

LESS PINE STREET RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 1176, PAGE 1892, OFFICIAL RECORD BOOK 1472, PAGE 1430, AND OFFICIAL RECORD BOOK 1488, PAGE 1248, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THE RIGHT OF WAY FOR MEDICAL BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 1822, PAGE 2649, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE WEST 180 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTH 286.20 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTH 286.20 FEET OF THE WEST 180 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

AND LESS THE NORTH 30 FEET THEREOF.

AND LESS THE PORTIONS THEREOF CONVEYED BY DEEDS RECORDED AS INSTRUMENT NO. 1999057866 AND INSTRUMENT NO. 2003020017, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**OUE/PUD (Open Use Estate, 1 unit per 5 acres/Planned Unit Development)**

**YMCA Parcel**

4,000 FEET ± EAST OF PINE STREET AND SOUTH OF MEDICAL BOULEVARD, ENGLEWOOD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING A CONCRETE MONUMENT AS DESCRIBED IN FLORIDA DEPARTMENT OF NATURAL RESOURCES DOCUMENT #34041; THENCE NORTH 89°15'27" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 (THE SOUTH QUARTER OF SAID SECTION 32, BEING A 3 INCH IRON PIPE & NAIL AS DESCRIBED IN FLORIDA DEPARTMENT OF NATURAL RESOURCES (D.N.R.) DOCUMENT NO. 34028, WHICH BEARS NORTH 89°15'27" WEST, A DISTANCE OF 2,665.00 FEET FROM THE POINT OF BEGINNING), A DISTANCE OF 1,356.58 FEET; THENCE NORTH, A DISTANCE OF 1,152.32 FEET TO THE SOUTHERLY RIGHT-OF-WAY

LINE OF MEDICAL BOULEVARD, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1822, PAGES 2549 THRU 2652 OF THE PUBLIC RECORDS OF SARASOTA COUNTY; THENCE SOUTH 89°25'20" EAST ALONG A PORTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,411.82 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 32-40-20; THENCE SOUTH 02°44'19" WEST ALONG SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 1,156.98 FEET TO THE POINTS OF BEGINNING.

LESS AND EXCEPT STATE OF FLORIDA SOVEREIGNTY SUBMERGED LANDS COMMONLY KNOWN AS AINGERS CREEK LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING A CONCRETE MONUMENT AS DESCRIBED IN FLORIDA DEPARTMENT OF NATURAL RESOURCES (D.N.R.) DOCUMENT #34041; THENCE NORTH 89°15'27" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 (THE SOUTH QUARTER OF SAID SECTION 32, BEING A 3 INCH IRON PIPE AND NAIL AS DESCRIBED IN DEPARTMENT OF NATURAL RESOURCES DOCUMENT #34028, WHICH BEARS NORTH 89°15'27" WEST, A DISTANCE OF 2,665.00 FEET FROM THE POINT OF COMMENCEMENT); A DISTANCE OF 805.88 FEET TO THE POINT OF BEGINNING (POINT "A"), SAID POINT BEING THE WESTERLY MEAN HIGH WATER LINE OF AINGERS CREEK (SAID MEAN HIGH WATER LINE BEING ESTABLISHED AT ELEVATION 1.00 N.G.V.D. 1929 AS DETERMINED FROM A RANGE RATION STUDY AND MEAN HIGH WATER SURVEY PERFORMED BY FORESIGHT SURVEYORS, INC. ON DECEMBER 10, 1999 UNDER DIRECTION FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION); THENCE NORTHERLY AND WESTERLY ALONG SAID WESTERLY MEAN HIGH WATER LINE A DISTANCE OF 1,628.89 FEET TO THE INTERSECTION OF SAID WESTERLY MEAN HIGH WATER LINE OF AINGERS CREEK AND THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 32, SAID POINT LYING NORTH 46°00'03" EAST, A DISTANCE OF 1,175.18 FEET FROM POINT "A"; THENCE SOUTH 02°44'19" WEST ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 55.03 FEET TO POINT "B", SAID POINT BEING ON THE EASTERLY MEAN HIGH WATER LINE OF SAID AINGERS CREEK; THENCE ALONG SAID EASTERLY MEAN HIGH WATER LINE, A DISTANCE OF 1,709.85 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY MEAN HIGH WATER LINE

OF AINGERS CREEK AND THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT LYING SOUTH 40°22'54" WEST, A DISTANCE OF 1,002.79 FEET FROM POINT "B"; THENCE NORTH 89°15'27" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 193.06 FEET TO THE POINT OF BEGINNING.

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the terms "Applicant" or "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:

**A. General Stipulations Applicable to the Entire Parcel:**

1. At the time warrants are met, the owner/developer shall construct an eastbound to southbound right turn lane at the intersections of Medical Boulevard and both of the development's access locations. The right turn lanes shall be designed in accordance with Indexes 301 and 526 of the Florida Department of Transportation's *Roadway and Traffic Design Standards*. The improvements shall be included in the construction plans for the proposed development.
2. Pursuant to Section 6.11.2.f, Zoning Ordinance, a modification to the requirements of Section B.3 of the Subdivision Technical Manual and Appendix C6A of the Land Development Regulations is hereby granted to allow public and private local roads with closed drainage to provide 40-foot right-of-way width with 20-foot pavement width provided that it can be demonstrated at Preliminary Plat or Site and Development plan approval that no segment of such local roads carry more than 1,000 average daily vehicle trips. The cross sections, locations, and final alignment of the internal roadways within the project shall be reviewed and approved by Sarasota County Public Works as part of the Preliminary Subdivision or Site and Development plan review process.
3. The Master Surface Water Management Plan shall be consistent with the Ainger Creek Basin Master Plan.
4. All Grand Trees designated by Resource Protection staff shall be preserved, unless Resource Protection determines that the trees adversely affect the public's health, safety and welfare.
5. All native habitats protected through the Binding Development Concept Plan shall be preserved and managed in perpetuity in accordance with a County-approved Resource Management Plan that is consistent with the Land Development Regulations and the Environmental Technical Manual.
6. No stormwater management facilities shall be located within the Conservation Areas.

7. Development shall occur in substantial accordance with the Development Concept Plan date stamped November 5, 2008, and attached hereto as Exhibit "A"(sheets 1 through 5) ("the Development Concept Plan"), except as provided herein.
8. The size and location of stormwater facilities shall be determined as part of the site and development plan or preliminary subdivision plan review process subject to engineering analysis being reviewed and approved by the Sarasota County Water and Regulatory Services.
9. A bus transit stop location(s) shall be provided, in addition to the approved stop depicted at the entrance to the project along Medical Boulevard. A public transit plan shall be developed by the Applicant in coordination with SCAT and submitted to and approved by Sarasota County prior to the submittal of the Site and Development plan for the project. The transit plan shall address, at a minimum, the ADA-accessible bus stop locations, bus stop shelter and bike racks, proximity to pedestrian walkways, an area for a bus pull-off/dwell lane, and turning radii to determine bus turnaround feasibility based on future bus routing. Additional detail may be required if the bus stop location(s) is revised from the Development Concept Plan.
10. Development shall comply with the Pine Street, Dearborn Street, South River Road Sector Plan (No. 89-01-SP).

**B. Stipulations Applicable to the RSF-4/PUD Parcels**

1. The South Parcel Mixed-Use area shall contain a minimum of two of the following uses: office, commercial, public and civic, and/or residential uses. The North Mixed-Use area may be developed with any one or more of the following uses: office, commercial, public and civic, and/or residential uses.
2. The applicant shall provide an access point(s) from the project to the Ainger Creek ESLPP parcel as part of the site and development plan or preliminary subdivision approval process. The location of such an access point(s) shall be subject to review and approval by the Sarasota County Natural Resources Department during the site and development plan or preliminary subdivision approval process.
3. A Notice of Proximity shall be recorded for all land management activities occurring on the Ainger Creek ESLPP site through an appropriate legal instrument as part of the site and development plan or preliminary subdivision approval process. The Notice of Proximity shall be recorded in all Deed Restrictions for the residential areas within the North Parcel and the South Parcel. The Notice of Proximity shall contain language approved by the Sarasota County Natural Resources Department regarding land management activities (e.g. prescribed burning, the use of heavy machinery and equipment, roller chopping, timber thinning, exotic control, the use of herbicides, etc.) occurring on the Ainger Creek ESLPP site.

4. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.d.2 is granted to allow the Mixed Use areas to be located within the project as shown on the Development Concept Plan.
5. The project may contain up to 100,000 square feet of commercial uses consistent within the CN (Commercial, Neighborhood) District classification. The CN uses shall be located within the area identified as Mixed Use on the Development Concept Plan. The CN uses may be located entirely within the North Parcel Mixed Use area or entirely within the South Parcel Mixed Use area or may be distributed within both. No individual retail use shall exceed 10,000 square feet of gross leasable area. The residential uses permitted within the Mixed Use areas shall be those allowed within the Residential areas listed in Stipulation No. 6 of the Stipulations Applicable to the RSF-4/PUD Parcels.
6. The areas identified as Residential on the Development Concept Plan may contain any combination of residential housing types allowed under Sections 6.7 and 6.11.2, Zoning Ordinance, and/or assisted living facility uses. The Residential areas, not including Single Family Residential, may also contain the following nonresidential uses: private clubs, community centers, civic and social organization facilities, parks, playgrounds, tennis clubs, public utility facilities and child care centers.
7. Single-family detached houses shall be the only housing type allowed within the areas identified as Single Family Residential on the Development Concept Plan.
8. The Mixed-Use areas, Residential areas and Single Family Residential areas may include greenspace, preserve areas, conservation areas, stormwater facilities and/or open space.
9. The maximum height of all buildings within the project shall be 35 feet, with the exception of buildings located within the areas identified on the Development Concept Plan for 45 feet maximum building height. Pursuant to Section 6.11.2.f. of the Zoning Ordinance, a modification to Section 6.11.2.d.4.iii. is granted to allow the CN uses within the Mixed Use areas to be located in structures which comply with these maximum building heights.
10. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.e.2 is granted to allow any buildings in excess of 35 feet to be located a minimum of 25 feet from the boundary of the PUD. If, however, the project is developed in conjunction with lands lying within the Englewood Medical Center subdivision, no building setbacks or minimum yards shall be required along the common boundary of the Englewood Medical Center subdivision and the North Parcel.
11. The north boundary of the North Parcel and the west boundary of the South Parcel shall have the increased buffers as shown on the Development Concept Plan. The balance of the project's boundaries shall comply with the landscaping and buffer requirements of Section 7.3, Zoning Regulations. Because the project embraces the YMCA parcel, no project boundary buffer shall be required along the common boundary of the YMCA parcel and the Mixed Use area within the South Parcel. Additionally, if the project is developed in conjunction with lands lying within the Englewood Medical Center subdivision, no project

boundary buffer shall be required along the common boundary of the Englewood Medical Center subdivision and the project.

12. Prior to Construction Authorization for more than 100 residential dwelling units within the North Parcel, a second fully functional access shall be provided. The exact location of the access shall be determined as part of the Site and Development plan approval process. The instrument establishing legal access must be provided to the County prior to or concurrent with the Site and Development plan approval process.
13. If a connection is provided to the Charlotte County parcel from the South Parcel, the exact location shall be established as part of the Site and Development plan approval process. The instrument establishing legal access must be provided to the County prior to or concurrent with the Site and Development plan approval process.
14. The project is approved for a total of 404 dwelling units (4.99 dwelling units/ acre) to be located within the North Parcel and South Parcel.
15. Prior to or concurrent with the first site and development plan or preliminary subdivision plan approval containing residential uses, the Applicant shall demonstrate that 30 percent of the dwelling units within the project shall constitute senior-living units or shall be units affordable to households earning from 80 percent to 120 percent of AMI pursuant to Future Land Use Policy 2.2.5 of the Comprehensive Plan. Consistent with this, concurrently with the first final plat or final construction plan approval for the project containing residential uses, the Applicant shall record an instrument in the public records of Sarasota County acceptable to the County Attorney memorializing the binding obligation to provide 30 percent of the dwelling units as either senior-living units or units affordable to households earning from 80 percent to 120 percent of AMI.
16. As part of the site and development plan or preliminary subdivision plan review process, the Applicant shall demonstrate that all dwelling units within the project are within a half-mile of a park, civic space, commercial use or non-residential area.
17. The streets within the project shall be public. None of the streets within the project shall be gated.
18. Thirty-five percent of the acreage within the North Parcel and the South Parcel (Special Planning Area 2) shall be designated as open space. Consistent with Section G.6 and G.7 of the Land Development Regulations' Environmental Technical Manual, such open space shall be comprised of the following habitats (which are depicted on the "North Parcel FLUCFCS Map" and "South Parcel FLUCFCS Map" prepared by Scheda Ecological Associates and date stamped November 5, 2008):
  - (a) 1.23 acres of willow-dominant wetlands (FLUCFCS Code 618);
  - (b) 2.87 acres of stream and lake swamp (FLUCFCS Code 615);
  - (c) 9.00 acres of hardwood conifer mixed (FLUCFCS Code 434);

- (d) 0.31 acre of xeric hammock (FLUCFCS Code 421);
- (e) 1.28 acres of scrubby flatwoods (FLUCFCS Code 4111);
- (f) 5.29 acres of palmetto prairie (FLUCFCS Code 321); and
- (g) 8.03 acres of pine flatwoods (FLUCFCS Code 411).

The open space shall be located in accordance with the Development Concept Plan provided that the precise location of the 5.29 acres of palmetto prairie and 8.03 acres of pine flatwoods habitats may be adjusted and relocated during the site and development plan or preliminary subdivision plan review process subject to review and approval by Sarasota County Resource Protection Services. In making such adjustments and relocations, a priority shall be placed on habitat function and value and connectivity. Additionally, minor adjustments to the precise acreages of all the listed habitats may be allowed subject to review and approval by Sarasota County Resource Protection Services during the site and development plan or preliminary subdivision plan review process.

19. The project's site design shall meet the applicable requirements of either the Florida Green Building Coalition ("FGBC") Development Standards or Leadership in Energy and Environmental Design ("LEED") Standards.
20. The buildings within the project shall meet the applicable requirements of either the FGBC Development Standards or LEED Standards.
21. All the residential units within the project shall be designed and constructed to withstand winds associated with Category 3 hurricanes (130mph). The minimum floor of all residential units shall also be elevated at or above the storm surge associated with Category 3 hurricanes (13 feet NGVD).
22. As part of the site and development plan or preliminary subdivision plan review process, the Applicant shall demonstrate that the portion of the project lying within Special Planning Area 2 (the North Parcel and South Parcel) is in compliance with Future Land Use Policy 2.2.5 of the Comprehensive Plan.
23. A Notice of Proximity shall be recorded for agricultural activities (bee keeping) north of the project through an appropriate legal instrument as part of the site and development plan or preliminary subdivision approval process. The Notice of Proximity shall be recorded in all deed restrictions for the Residential areas within the North Parcel. The Notice of Proximity shall contain language approved by the Sarasota County Attorney.

### **C. Stipulations Applicable to the OUE/PUD Parcel**

1. The wetland and associated upland vegetative buffer shall be maintained as a preserve and labeled a preserve on all plans. Existing mesic hammock adjacent to the wetland shall be preserved within an extended wetland buffer. All activities involving filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and



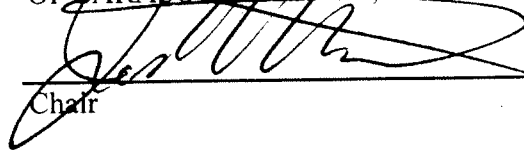
storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services. Exemption may be granted by Resource Protection Services to facilitate implementation of approved management plans or the removal of nuisance/invasive vegetation.

2. Existing native vegetation shall be retained within open space areas designated on the submitted Development Concept Plan. An Integrated Pest Management Plan for pesticides, herbicides and fertilizers shall be submitted at the time of Site and Development Plan filing.
3. A vegetative buffer shall be established between future development of the subject parcel and Ainger Creek. The buffer width shall be a minimum of 50 feet measured landward from the top of bank or extent of wetland vegetation.
4. Nuisance and invasive vegetation shall be removed from the property and properly disposed of in an approved landfill or other method approved by Resource Protection.
5. The Applicant shall utilize the Ainger Creek Watershed Model to demonstrate that no adverse increase in off site flood levels will result from this new development.
6. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
7. Outdoor refuse and loading areas shall be visually screened in accordance with Section 7.3 of the Zoning Ordinance.
8. 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, and 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 of Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
9. The YMCA parcel may contain a community recreational facility, senior center and youth-oriented community service uses and other uses that are accessory to these principal uses, including but not limited to playgrounds and parks.
10. Resolution No. 2001-309, approving Special Exception No. 1534, is hereby rescinded as unnecessary.

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 11th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
\_\_\_\_\_  
Chair

ATTEST:

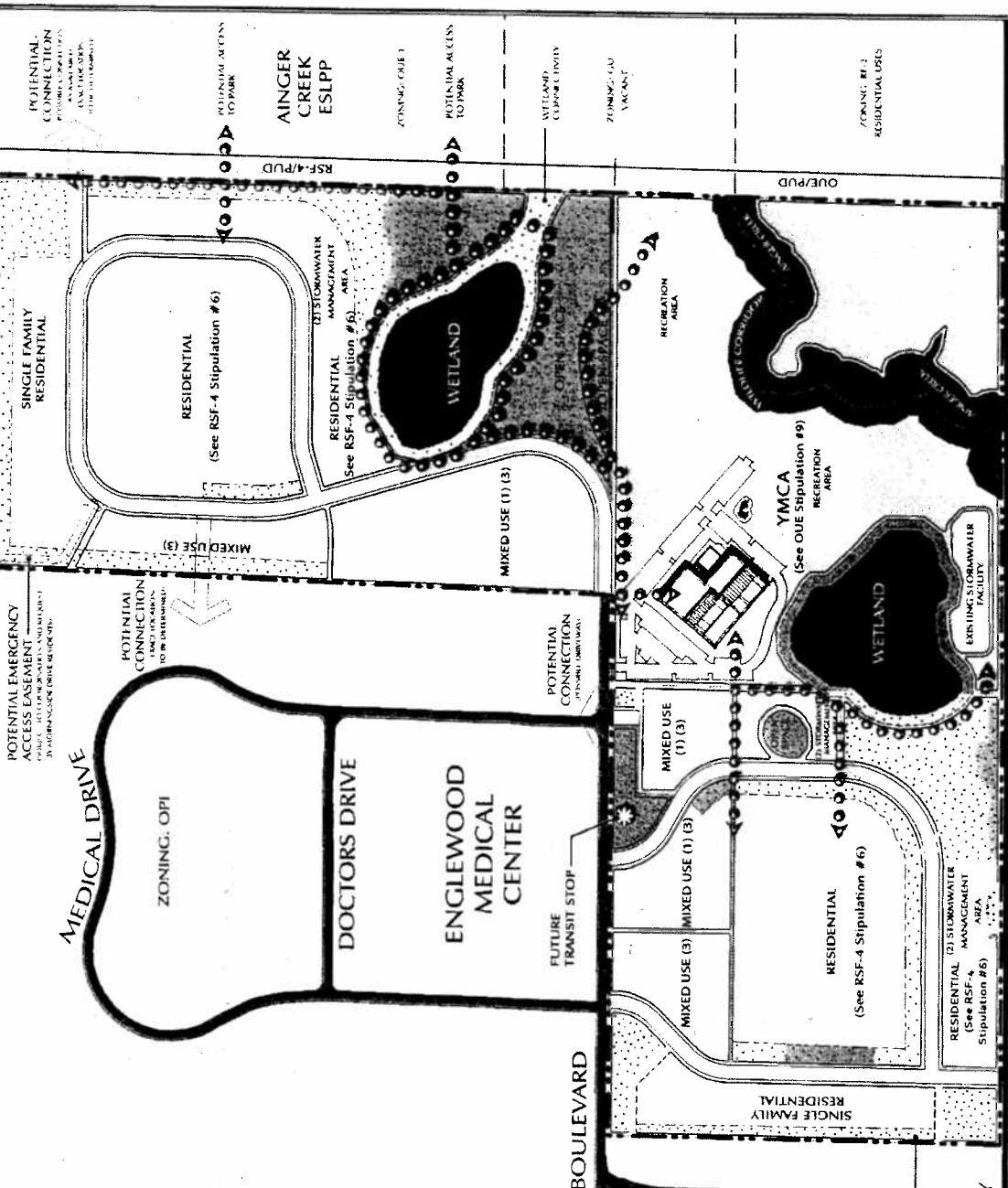
KAREN E. RUSHING, Clerk of  
the Circuit Court and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Sarasota County, Florida.

By: Paula J. Clinton  
Deputy Clerk

# EXHIBIT "A"

ZONING: OUE-1  
EXISTING USE: RESIDENTIAL

MORNINGSIDE DRIVE



### LEGEND

DEVELOPMENT AREAS AS NOTED

- PROJECT BOUNDARY
- (1) 45' MAXIMUM BUILDING HEIGHT
- (2) STORMWATER MANAGEMENT AREAS (ACTUAL SIZE AND/OR CONFIGURATION SUBJECT TO ENGINEERING ANALYSIS)
- (3) COMMERCIAL NEIGHBORHOOD USE AREAS (COMMERCIAL USES SHALL BE CONSISTENT WITH CN DISTRICT STANDARDS)
- (4) OPEN SPACE/Preservation Area (LOCATION FIXED PER STIPULATION 19 - RSF-4/PUD) 14.69 Acres
- (5) OPEN SPACE (LOCATION DETERMINED AT S&D PER STIPULATION 19 - RSF-4/PUD) 13.32 Acres
- ROADS
- PEDESTRIAN PATHS
- POTENTIAL CONNECTION ROAD

### SITE STATISTICS

EXISTING ZONING: OUE-1  
 PROPOSED ZONING: RSF-4/PUD, OUE/PUD  
 TOTAL SITE AREA: +/- 115.0 AC.  
 RESIDENTIAL AREA: +/- 31.2 AC.  
 MIXED USE: +/- 17.1 AC.

SINGLE FAMILY RESIDENTIAL AREA: +/- 9.7 AC.  
 YMCA PARCEL: +/- 34 AC.  
 TOTAL DWELLING UNITS: 404 DU.  
 (NO WELLS OR SEPTIC USE)

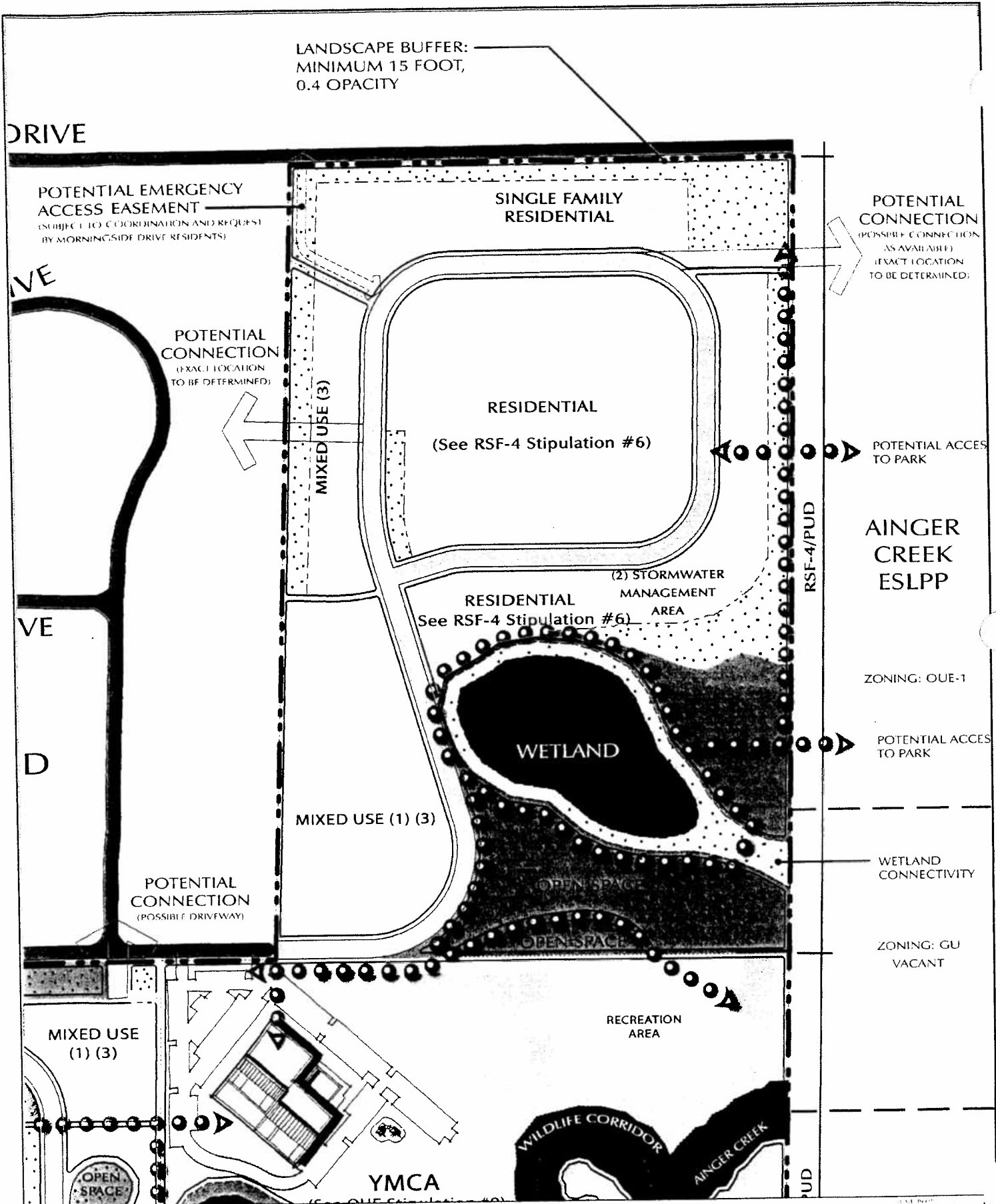
RESIDENTIAL DENSITY: 3.5 DU./AC.  
 (RSF-4/PUD ONLY) 4.9 DU./AC.

OPEN SPACE: 35%  
 RSF ZONING: 50%  
 OUE ZONING: 50%

LANDSCAPE BUFFER: MINIMUM 10 FOOT; 0.2 CAPACITY

SARASOTA COUNTY  
CHARLOTTE COUNTY





Medical Boulevard

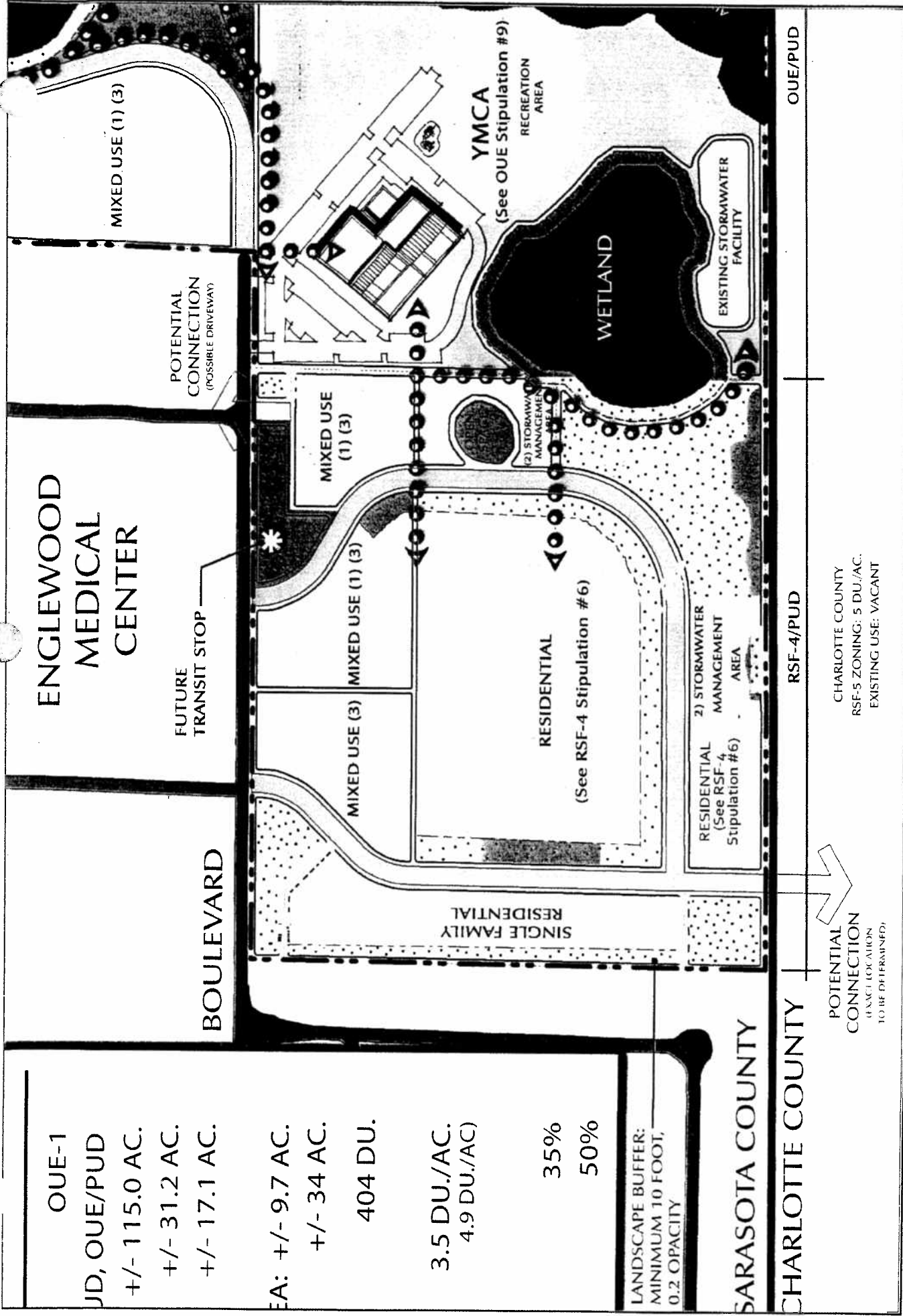
J & A, LLC

Development Concept Plan (Binding) - North Parcel sheet 2 of 5

SARASOTA COUNTY, FLORIDA

DATE: 11/17/17  
 11/17/17  
 11/17/17  
 11/17/17

**U R G**  
 URBAN RESOURCE GROUP



OUE-1  
 JD, OUE/PUD  
 +/- 115.0 AC.  
 +/- 31.2 AC.  
 +/- 17.1 AC.

EA: +/- 9.7 AC.  
 +/- 34 AC.  
 404 DU.

3.5 DU./AC.  
 4.9 DU./AC)

35%  
 50%

LANDSCAPE BUFFER:  
 MINIMUM 10 FOOT,  
 0.2 OPACITY

SARASOTA COUNTY

CHARLOTTE COUNTY

POTENTIAL  
 CONNECTION  
 (EXACT LOCATION  
 TO BE DETERMINED)

CHARLOTTE COUNTY  
 RSF-5 ZONING: 5 DU./AC.  
 EXISTING USE: VACANT

RSF-4/PUD

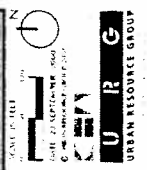
OUE/PUD

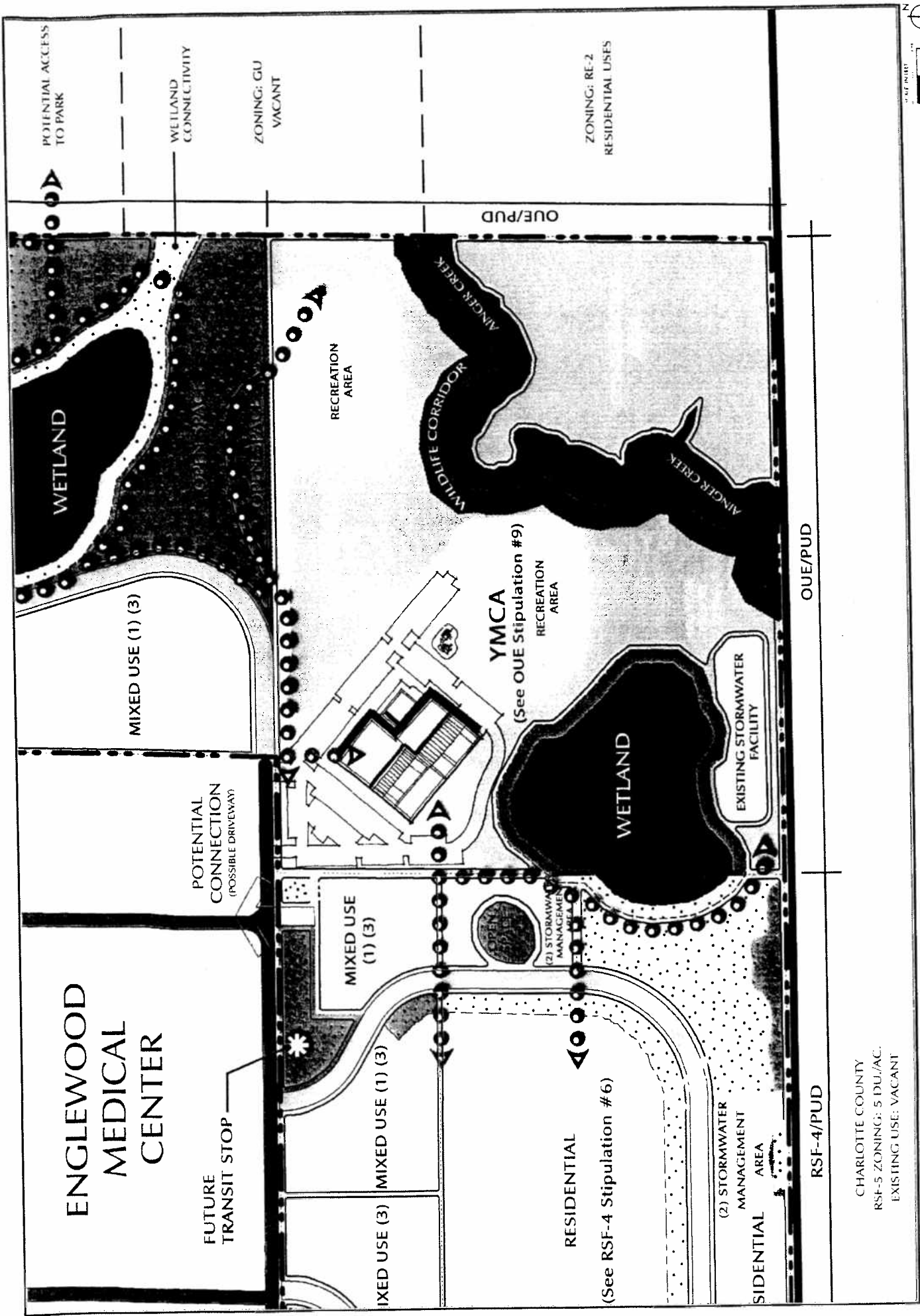
# Medical Boulevard

Development Concept Plan (Binding) - South Parcel Sheet 3 of 5

J & A, LLC

SARASOTA COUNTY, FLORIDA





CHARLOTTE COUNTY  
 RSF-5 ZONING: 5 DU./AC.  
 EXISTING USE: VACANT

**Medical Boulevard**  
 Developer: J & A, LLC  
 SARASOTA COUNTY, FLORIDA  
 J & A, LLC  
 AN RESOURCE GROUP

Sheet 1 of 5  
 14

### **Planned Unit Development Modifications**

Pursuant to Section 6.11.2.f, Zoning Regulations, a modification to Section 6.11.2.d.2 is granted to allow the Mixed-Use areas to be located within the project as shown on the Development Concept Plan.

Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section B.3 of the Subdivision Technical Manual and Appendix C6A of the Land Development Regulations is granted to allow local roads within the project with closed drainage to provide 40-foot right-of-way width with 20-foot pavement width provided that it can be demonstrated at site and development plan or preliminary subdivision plan approval that no segment of such local roads carry more than 1,000 average daily vehicle trips. The cross-sections, locations and final alignment of the internal roadways within the project shall be reviewed and approved by Sarasota County Public Works as part of the site and development plan or preliminary subdivision plan process.

Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.e.2 is granted to allow any building in excess of 35' to be located a minimum of 25' from the boundary of the PUD. If, however, the project is developed in conjunction with lands lying within the Englewood Medical Center subdivision, no building setbacks or minimum yards shall be required along the common boundary of the Englewood Medical Center subdivision and the North Parcel.

The maximum height of all buildings within the project shall be 35 feet, with the exception of buildings located within the areas identified on the Development Concept Plan for 45 feet maximum building height. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.d.4.iii. is granted to allow the CN uses within the Mixed Use areas to be located in structures which comply with these maximum building heights.

### **Additional standards applicable to the Binding Development Concept Plan**

The Residential areas (not including Single Family Residential areas) may also contain the following non-residential uses: private clubs, community centers, civic and social organization facilities, parks, playgrounds, tennis clubs, public utility facilities and child care centers.

The YMCA parcel may contain private clubs, community centers, civic and social organization facilities, parks, playgrounds, tennis clubs, child care centers, social service uses, community service uses and other uses that are accessory to these principal uses.

