

ORDINANCE NO. 2008 - 113

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. 08-24, 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 PID (Planned Industrial Development) with stipulations to PID (Planned Industrial Development) with amended stipulations for parcels A and B described below located in Sarasota County, Florida, and changing the zoning district classification from I (Industrial) to I (Industrial) with stipulations for parcel C described below located in Sarasota County, Florida:

Parcel A

A tract of land lying and being in the East half of the Northeast quarter of Section 15, Township 37 South, Range 18 East of Sarasota County, Florida and being more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of said Section 15; thence S00°-14'-47"W along the Westerly line of said Northeast Quarter a distance of 50.05 feet +/- to the Southerly line of

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SARASOTA COUNTY, FLORIDA

said Premises described in Warranty Deed dated February 1951 by Honore Palmer and wife to the State of Florida recorded in Deed Book 272, page 61 of the Public Records of Sarasota County, State of Florida; thence S89°-26'-19"E along said Southerly line a distance of 2664.84 feet +/- to a point, 24 feet West of the East line of Section 15 said East line also being centerline of McIntosh Road; thence S00°-16'-19"W along a line 24 feet Westerly of and parallel with said Easterly line of Section 15, a distance of 532.67 feet +/- to the Northeast corner of premises described in Special Warranty dated February 18, 1981 by Hugh F. Culverhouse to Winn-Dixie Stores, Inc. in Official Records Book 1423, page 1538 of said Public Records; thence N89°-26'-19"W along the northerly line of said premises so described in Official Records Book 1423, page 1538 a distance of 36.00 feet +/- to the Westerly line of premises conveyed to Sarasota County, recorded in Official Records Book 2644, page 1317 of said Public Records; thence S00°-16'-19"W along a line 60 feet westerly of and parallel with the aforementioned east line of Section 15 a distance of 2111.43 feet to an iron pin, lying N89°-38'-46"W a distance of 59.78 feet from a disk being the SE 1/4 of the NE 1/4 of Section 15, Township 37 South, Range 18 East which is the Point of Beginning. Thence running N89°-36'-08"W, a distance of 703.16 feet to point; thence N46°-32'-16"W, a distance 35.15 feet to a point; thence N46°-32'-16"W, a distance of 165.38 feet to a point; thence N55°-09'-18"W, a distance of 299.11 feet to a point; thence N82°-16'-08"W, a distance of 114.19 feet to a point; thence S62°-55'-29"W, a distance of 62.75 feet to point; thence N00°-14'-53"E, a distance of 1822.80 feet to a concrete monument passing a concrete monument at 28.04 feet; thence S89°-27'-41"E, a distance of 1010.66 feet to an iron pin; thence continuing S89°-27'-41"E, a distance of 254.7.3 feet to a PK Nail on the western boundary of McIntosh Road; thence running with McIntosh Road S00°-16'-19"W, a distance of 43.8 feet to a point; thence running eight (8) new courses through the original property to wit: N89°-43'-41"W, a distance of 369.39 feet to a point; thence S76°-13'-16"W, a distance of 91.07 feet to a point; thence S00°-00'-00"W, a distance of 437.86 feet to a point; thence S00°-16'-19"W, a distance of 860.40 feet to a point; thence N89°-43'-41"W a distance of 33.52 feet to a point; thence S00°-16'-19"W, a distance of 316.48 feet to a point; thence S85°-54'-50"E, a distance of 421.11 feet to a point; thence S89°-43'-41"E, a distance of 68.99 feet to a point on the western boundary of McIntosh Road; thence running with McIntosh Road S00°-16'-19"W, a distance of 402.77 feet to an iron pin which is the Point and Place of Beginning

Parcel B

A tract of land lying and being in the East half of the Northeast

quarter of Section 15, Township 37 South, Range 18 East of Sarasota County, Florida and being more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of said Section 15; thence $S00^{\circ}-14'-47''W$ along the Westerly line of said Northeast Quarter a distance of 50.05 feet +/- to the Southerly line of said Premises described in Warranty Deed dated February 1951 by Honore Palmer and wife to the State of Florida recorded in Deed Book 272, Page 61 of the Public Records of Sarasota County, State of Florida; thence $S89^{\circ}-26'-19''E$ along said Southerly line a distance of 2664.84 feet +/- to a point, 24 feet West of the East line of Section 15 said East line also being centerline of McIntosh Road; thence $S00^{\circ}-16'-19''W$ along a line 24 feet Westerly of and parallel with said Easterly line of Section 15, a distance of 532.67 feet +/- to the Northeast corner of premises described in Special Warranty dated February 18, 1981 by Hugh F. Culverhouse to Winn-Dixie Stores, Inc. in Official Records Book 1423, Page 1538 of said Public Records; thence $N89^{\circ}-26'-19''W$ along the northerly line of said premises so described in Official Records Book 1423, Page 1538 a distance of 36.00 feet +/- to the Westerly line of premises conveyed to Sarasota County, recorded in Official Records Book 2644, Page 1317 of said Public Records; thence $S00^{\circ}-16'-19''W$ along a line 60 feet westerly of and parallel with the aforementioned east line of Section 15 a distance of 43.80 feet to the Point of Beginning, passing a PK. Nail at 30.00 feet; thence continuing $S00^{\circ}-16'-19''W$, a distance of 1664.85 feet to a point; thence running a new line $N89^{\circ}-43'-41''W$, a distance of 68.99 feet to a point; thence $N85^{\circ}-54'-50''W$, a distance of 421.11 feet to a point; thence $N00^{\circ}-16'-19''E$, a distance of 316.48 feet to a point; thence $S89^{\circ}-43'-41''E$, a distance of 33.52 feet to a point; thence $N00^{\circ}-16'-19''E$, a distance of 860.40 feet to a point; thence $N00^{\circ}-00'-00''E$, a distance of 437.86 feet to a point; thence $N76^{\circ}-13'-16''E$, a distance of 91.07 feet to a point; thence $S89^{\circ}-43'-41''E$, a distance of 369.39 feet, passing a point at 114.98 feet to the Point and Place of Beginning.

Parcel C Description

Property described in Official Records Book 2781, page 1601, of the public records of Sarasota County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of Tract 402, as shown on the plat of Palmer Park of Commerce recorded in Plat Book 35, pages 32, 32A through 32E, of the public records of Sarasota County, Florida (the following five calls are along the Northerly line of Tract 402); thence North $89^{\circ}36'13''$ West a distance of 654.68 feet to the point of curve (PC) of a curve to the right having a radius of 428.34 feet and a central angle of $15^{\circ}00'00''$; thence Northwesterly along the arc a distance of 112.14 feet; thence North $74^{\circ}36'13''$ West a

distance of 64.38 feet; thence North 69°39'54" West a distance of 95.74 feet to the PC of a curve to the right of which the radius point lies North 22°32'57" East a radial distance of 428.34 feet; thence Northwesterly along the arc through a central angle of 55°44'38" a distance of 416.74 feet to the Southerly line of premises described in Official Records Book 1423 at page 1538 of said public records (the following three calls are along the Southerly lines of said premises); thence South 82°16'08" East a distance of 69.34 feet; thence South 55°09'18" East a distance of 299.11 feet; thence South 46°32'16" East a distance of 165.38 feet; thence South 00°23'47" West a distance of 24.00 feet to the Southerly line of the Northeast 1/4 of Section 15; thence South 89°36'08" East along said Southerly line a distance of 738.87 feet to the Westerly line of Tract 204 of said Palmer Park of Commerce; thence South 00°16'17" West along said Westerly line a distance of 56.00 feet to the point of beginning.

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 parcel shall be consistent with all applicable conditions of the Clark Road Corridor Plan (Ordinance No. 2000-016).
2. The Master Surface Water Management Plan shall be consistent with the Matheny Creek Basin Master Plan.
3. Development shall take place in substantial accordance with the Development Concept Plan, dated October 22, 2008. This does not imply or confer any variances from applicable zoning or land development regulations.
4. The applicant shall during Site and Development provide a tree planting plan for 338 trees, with a majority of the trees to be located on the northern side of the preservation area. Additional trees may be required to be planted per Tree Protection Code Section 54-587 during Site & Development review.
5. One point fifteen (1.15) acres of pine flatwoods shall be preserved as shown on the site plan.
6. Development will be required to connect to central water and sewer. The developer shall extend the existing gravity sewer system on the parcel to service the proposed office development. The developer shall provide water service to the parcel by means of an internal distribution system on the customer side of the existing master meter or on the customer side of a new master meter located as necessary to independently serve the office customers on the parcel.
7. Prior to or concurrent with development of the subject parcel, the developer/owner shall construct a southbound to westbound right turn lane on McIntosh Road, at the northern business center's access, ±1200 feet south of Clark Road, measured from center to center. The right turn lane 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.
8. Prior to or concurrent with the development of the subject parcel, the developer/owner shall construct a southbound to westbound right turn lane on McIntosh Road at the southernmost access, ±2300 feet south of Clark Road, measured from center to center. The right turn lane 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 development.
 9. Prior to or concurrent with development of the subject parcel, the developer/owner shall construct a northbound to westbound left turn lane on McIntosh Road, at the southern business center, school access, ±1830 feet south of Clark Road, measured center to center. The left turn lane 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.
 10. Prior to or concurrent with development of the subject parcel, the developer/owner shall construct a southbound to westbound right turn lane on McIntosh Road at the middle business center/school access, ±1830 feet south of Clark Road, measured center to center. The right turn lane 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 development.
 11. Access shall be allowed to the PID (Planned Industrial Development) parcel to the west for parking, loading, or truck maneuvering purposes, and the exterior buffer relocated accordingly, if use of that site is approved through the site and development process.

Section 4. Effective Date. This Ordinance shall take effect upon the filing of Ordinance No. 2008-112 with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 22 day of October, 2008.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: Sharon Staal

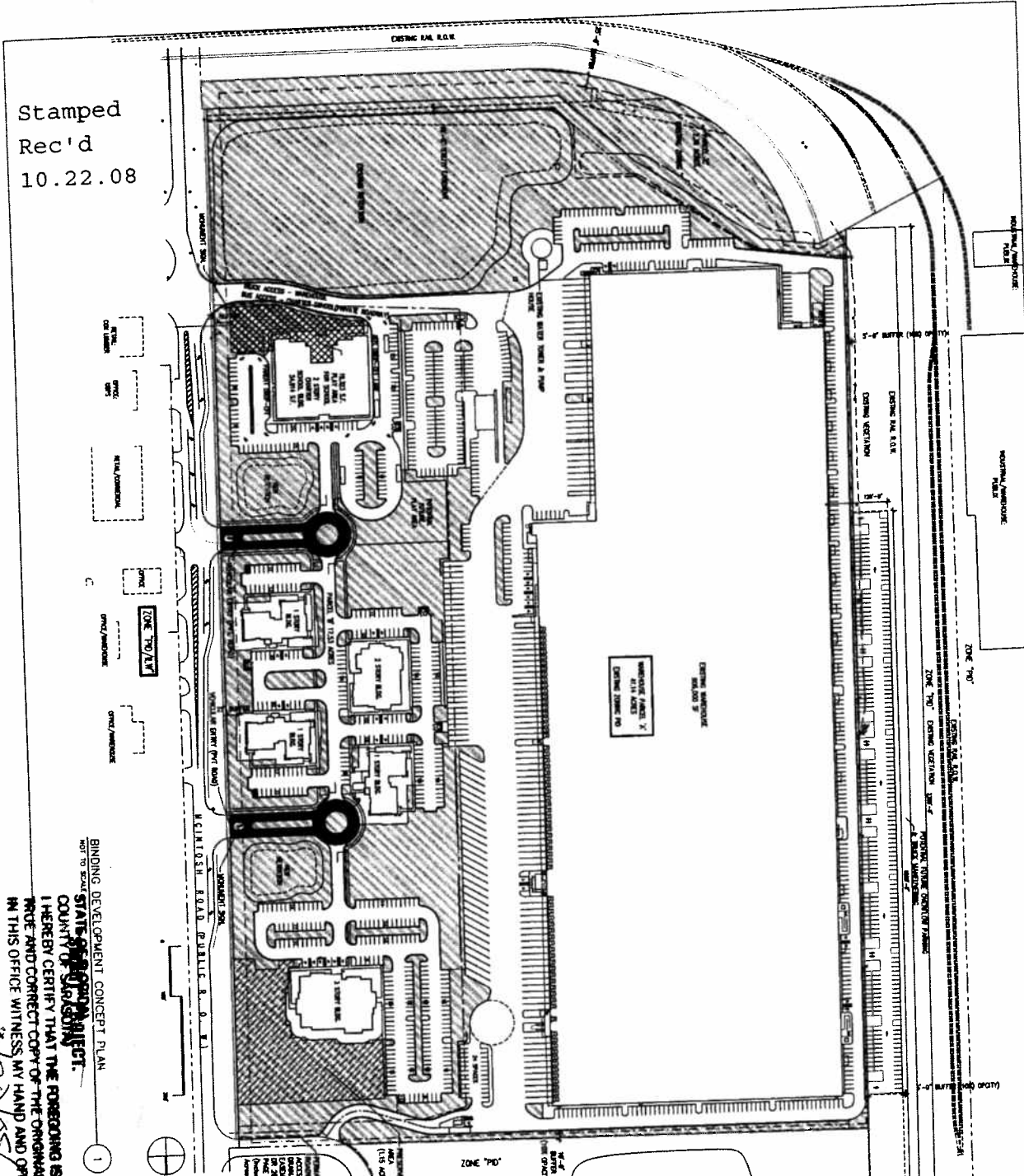
Chair

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

By: Karen E. Rushing

Deputy Clerk

Stamped
Rec'd
10.22.08



BINDING DEVELOPMENT CONCEPT PLAN
NOT TO SCALE
STATE OF FLORIDA
COUNTY OF SARASOTA
OFFICE OF PLANNING AND DEVELOPMENT
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SEAL THIS DATE
KAREN E. ROSS, CLERK OF THE CIRCUIT COURT
OFFICIAL CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
10/23/08

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

LEGEND	PROPOSED NEW STRUCTURES
	EXISTING INLETS (TO REMAIN)
	PROPERTY LINE
	OPEN SPACE AREA
	PRESERVE AREA
	CHARTER SCHOOL PLAY AREA

SITE DATA	
EXISTING ZONING	PO
PROPOSED ZONING	PO
MAXIMUM BUILDING HEIGHT	45'
PARCEL AREA	
WARRANTY PARCEL 'X'	41,114 ACRES
OTHER CORNO PARCEL 'Y'	17,533 ACRES
TOTAL ACRES	62,368 ACRES
EXISTING OPEN SPACE:	30%
TOTAL PARCEL AREA (61,004,150)	2,658,467 S.F.
EXISTING OPEN SPACE	803,818 S.F.
NEW OPEN SPACE	205,649 S.F.
TOTAL OPEN SPACE	1,009,467 S.F.
EXISTING WAREHOUSE:	906,000 S.F.
NEW WAREHOUSE:	21,304 S.F.
EXISTING OFFICE:	23,000 S.F.
NEW OFFICE:	48,285 S.F.
TOTAL OFFICE:	71,285 S.F.
EXISTING SCHOOL:	5,914 S.F.
NEW SCHOOL:	45 CLASSROOMS

GENERAL CALCULATION	
WAREHOUSE (1 PER 2000 SF)	453 REQUIRED
AUTO (250 + 700 (SHARED AREA))	802 PROVIDED
TRUCK (TOTAL)	377 PROVIDED
ADDITIONAL PARKING TO ACCOMMODATE OFFICE USE WITH WAREHOUSE	181 REQUIRED
OFFICE CORNO (1 PER 250 SF)	303 PROVIDED
SCHOOL (2 PER CLASSROOM)	90 PROVIDED

NOTES	
10 ADDITIONAL ENTRY SPACE, BUILDING SIGN, WALL SIGN, PAVEMENT SIGN, AND DIRECTORY SIGN AS REQUIRED BY ARTICLE 7.4 OF THE SARASOTA COUNTY ZONING CODE.	
20 PROJECT IS LOCATED IN FLOOD ZONE 'X' (AREAS OF SPECIAL FLOODING) AND A SMALL PORTION IN FLOOD ZONE 'A' (AREAS OF HIGH FLOOD POTENTIAL). SEE FLOOD HAZARD MAP, PARCEL NO. 123141500 & EFFECTIVE DATE: SEP. 1, 1992.	
1. PARKING WILL MEET THE REQUIREMENTS OF THE SARASOTA COUNTY ZONING CODE OR AN APPROVED ALTERNATE PARKING PLAN.	

Meridian
BUSINESS CENTER
CHARTER SCHOOL
2840 McIntosh Road
Sarasota, Florida

ARCHITECTURE
DESIGN
PLANNING

1101

TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS REQUIRING IN ACCORDANCE WITH CHAPTERS 550 AND 622, L.A.C. OF FLORIDA.