

ORDINANCE NO. 2010 - 039

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.

FILED
2010 JUN -1 11 30:45 AM
KAREN E. BUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL
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. 10-06, 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 RMF-2/PUD (Residential, Multifamily, 9 units/acre, Planned Unit Development Overlay) with stipulations to RMF-2/PUD (Residential, Multifamily, 9 units/acre, Planned Unit Development Overlay) zone district with amended stipulations for the following described property located in Sarasota County, Florida:

North of DeSoto Road and approximately 330 feet east of Honore Avenue and being more particularly described as follows:

S 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4 OF SEC 1-36-18, LESS DESOTO RD R/W AS DESC IN ORI 2007185094, SUBJ TO 10348 SF

DRAINAGE & SLOPE ESMT, 4743 SF UTILITY ESMT & 5950 LANDSCAPE ESMT AS DESC IN ORI 2007185094, ALL ESMTS GRANTED TO SARASOTA COUNTY, AND BEING IN 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:

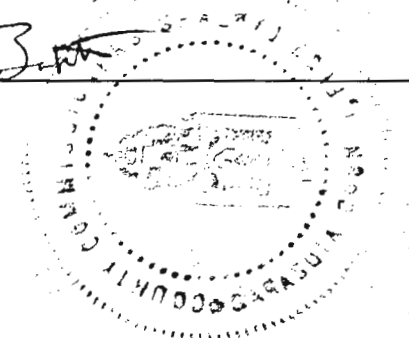
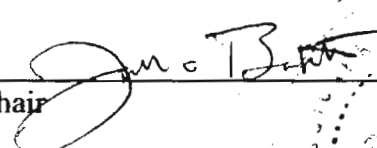
1. All future development shall be consistent with the adopted University Parkway Corridor Plan – East (No. 92-01-SP-East) as adopted by Ordinance No. 2001-027.
2. Development shall occur in substantial accordance with the Development Concept Plan date stamped April 12, 2010, attached hereto as Exhibit "A". This does not imply nor confer any variances from applicable zoning or land development regulations.
3. Development shall be limited to a maximum of 6.16 dwelling units per acre.
4. Access to Desoto Road shall be restricted to right-in/right-out.
5. Prior to or concurrent with the development of the subject parcel, the developer and/or owner shall construct an ADA Accessible Bus Stop Pad and Shelter Facility. The facility shall be connected to the public sidewalk and any adjacent development. The facility shall be located along the frontage of Desoto Road between the proposed access and the start of the westbound to northbound right turn lane. The exact location and design of the facility will be determined during the Site and Development review process in coordination with SCAT.
6. The Developer shall design and construct a sanitary sewer system to service the proposed project that connects to the central sewer system by means of a centrally located lift station.
7. The applicant shall submit and have approved a wetland mitigation plan to Resource Protection prior to or concurrent with the site & development plan submittal.
8. All stormwater treatment shall be open and above ground.

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 26 day of May, 2010.

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:

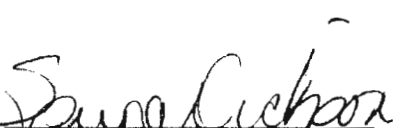
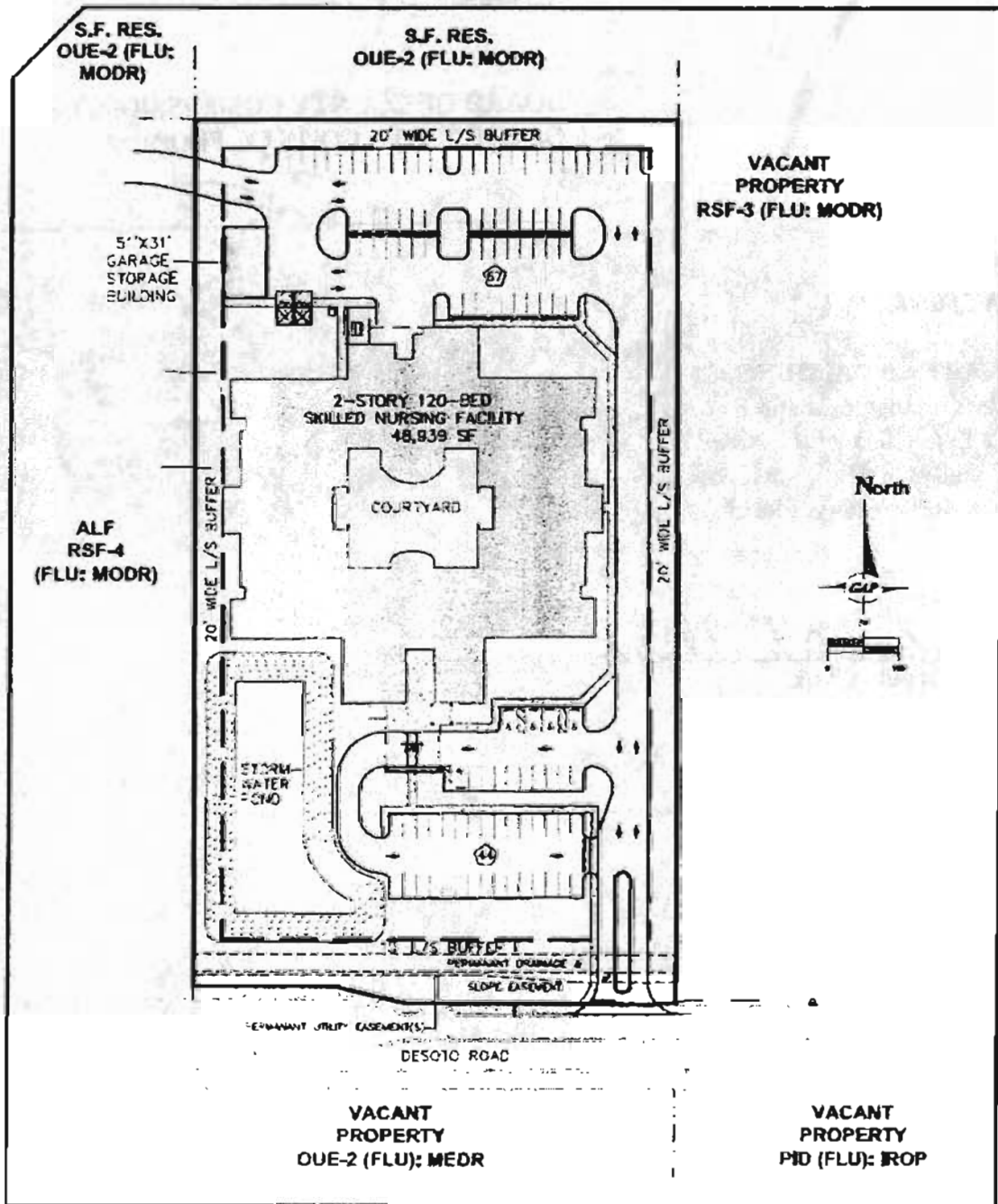

Deputy Clerk

EXHIBIT "A"
Received April 12, 2010



SECTION/RANGE	1/36S/18E
FIG. NO.	0114-00-2060
DATE	04/2010
SCALE	1"=100'
CLIENT NAME	SARASOTA SENIOR LIVING, LLC.

GAP ENGINEERING AND PLANNING, LLC
 5605 MARQUESAS CIRCLE
 SARASOTA, FL 34233
 Tel: 941-923-6900 Fax: 941-927-5154
 FL CA #28016

**HAWTHORNE MANOR
 DEVELOPMENT CONCEPT PLAN
 BINDING 2**

SARASOTA COUNTY, FLORIDA

SITE DATA

SITE AREA: 211,336 SF
 BUILDING COVERAGE: 48,939 SF 23.2%
 IMPERVIOUS AREA: 72,457 SF 34.3%
 PERVIOUS AREA: 69,574 SF 32.9%
 OPEN SPACE: 64,748 SF 30.6%
 RETENTION AREA: 20,368 SF 9.6%
 LANDSCAPED AREA: 51,170 SF 24.2%
 EXISTING USE: VACANT
 PROPOSED USE: SKILLED NURSING FACILITY
 EXISTING ZONING: RMF-2/ PUD W/ STIPS.
 PROPOSED ZONING: RMF-2/PUD W/ AMENDED STIPS.
 PROPOSED UNIT DENSITY: 6.16 D.U./ACRE (TOTAL 30 D.U.)
 FUTURE LAND USE (FLU): MEDR
 PARKING REQUIRED: 30 SPACES (1 PER 4 RESIDENTS)
 PARKING PROVIDED: 111 PARKING SPACES *
 MAX. BUILDING HEIGHT: 35 FT.

* PARKING MODIFICATION-
 DUE TO THE SKILLED NATURE OF THE FACILITY
 AND OVERLAPPING SHIFT CHANGES ADDITIONAL
 PARKING IS BEING PROPOSED.

SEC/TWP/RCE: 1/36S/18E	GAP ENGINEERING AND PLANNING, LLC	HAWTHORNE MANOR CONCEPT PLAN SITE DATA
BID NO: 0114-00-2060		BINDING 1
DWG DATE: 04/2010	5605 MARQUESAS CIRCLE	SARASOTA COUNTY, FLORIDA
DWG SCALE: 1"=100'	SARASOTA, FL 34233	
PROJECT OWNER: SARASOTA SENIOR LIVING, LLC.	Tel: 941-923-6900 Fax: 941-927-5154 FL CA #28016	

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 May 27, 2010
 KAREN E. FLUSHING, CLERK OF THE CIRCUIT COURT
 SENIOR OFFICE CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 BY [Signature]

