

ORDINANCE NO. 2012 - 001

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
2012 JAN 20 PM 1:12
DEPARTMENT OF COUNTY CLERK
TALLAHASSEE, FLORIDA

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. 11-07, 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 RSF-2/CG/EBD (Residential Single Family, 3.5 units/acre/Commercial General/Englewood Business District Overlay) to GU (Government Use) zone district for the following described property located in Sarasota County, Florida:

NORTHEAST CORNER, SOUTHWEST CORNER, AND WEST
OF THE W. DEARBORN STREET AND HARBOR LANE
INTERSECTION AND BEING MORE PARTICULARLY

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DESCRIBED AS FOLLOWS:

Lot 4, SOUTH WIND HARBOR, as per plat recorded in Plat Book 10, Page 44, Public Records of Sarasota County, Florida, and Lot 1, SUBDIVISION OF LOT 8, PLAT OF ENGLEWOOD PARK, as per plat thereof as recorded in Plat Book 1, Page 53, Public Records of Sarasota County, Florida; EXCEPT that portion described as follows:

Commence at the Northeast corner of Lot 1, SUBDIVISION OF LOT 8, PLAT OF ENGLEWOOD PARK, as per plat thereof as recorded in Plat Book 1, Page 53, Public Records of Sarasota County, Florida, as the POINT OF BEGINNING; thence traverse along the Easterly boundary line of said Lot 1, S 18° 07' 23" W., 76 feet more or less to a point on the Mean High Water Line of Lemon Bay; thence traverse in a Northwesterly direction along said Mean High Water Line and a sea wall line 122 feet more or less to a point of intersection with the South boundary line of Lot 4, South Wind Harbor, as per plat recorded in Plat Book 10, Page 44, Public Records of Sarasota County, Florida, also being the North Boundary line of said Lot 1; thence traverse along said North boundary line of Lot 1, 118 feet more or less, to the POINT OF BEGINNING.

AND

The West 1/3 of Lots 7 and 8, Block S, Plat of Englewood, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida;

Also all of Lot 2 and that portion of Lot 1, subdivision of Lot 8, Plat of Englewood Park, as per plat thereof recorded in Plat Book 1, Page 53, of the Public Records of Sarasota County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, of said subdivision of Lot 8, Plat of Englewood Park, as the Point of Beginning, thence traverse along the Easterly boundary line of said Lot 1, South 18° 07' 23" West, 76 feet more or less, to a point of the mean high water line of Lemon Bay, thence traverse in a Northwesterly direction along said mean high water line and a seawall line, 122 feet, more or less, to a point of intersection with the North boundary line of said Lot 1, same being the South boundary line of Lot 4, South Wind Harbor, as per plat thereof recorded in Plat Book 10, Page 44, of the Public Records of Sarasota County, Florida, thence traverse South 89° 49' 32" East, along said North

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boundary line of Lot 1, 118.00 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 shall take place in substantial compliance with the Development Concept Plan date stamped November 30, 2011, and attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development of the subject parcel shall be consistent with the Conditions for Development Approval contained in the Englewood Town Center Revitalization Plan No. 95-01-SP, Ordinance No. 2008-080.
3. The mangrove wetland shall be preserved and retained as part of the on-site watercourse buffer. Prior to site and development plan approval, a supplemental planting plan for the watercourse buffer shall be submitted for review by Natural Resources. To compensate for the remaining watercourse buffer area that cannot be located on the subject site, a watercourse buffer enhancement for the Cherokee Park plan consistent with LDR Site Development Design Technical Manual Section A.2.a. shall be submitted with the Veterans Memorial site and development plans.
4. The Landscape Architect shall use the Zoning Ordinance's Interactive Bufferyard Model to determine the planting requirements within the landscape buffer along the northern property line located west of Harbor Lane as depicted on the binding Development Concept Plan. The buffer shall have an opacity of 50 percent or greater and shall include an iron wrought fence. The fence shall be 4 feet in height from the Harbor Lane frontage west to within 20 feet of the mean high water setback line for the lot. The fence will then decrease in height to 30 inches and terminate at the walkway located around the boat slips.

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 10th day of JANUARY, 2012.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

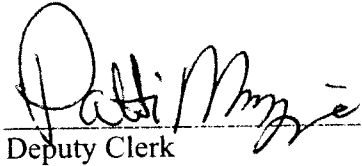


Chair

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

02012-001



SCALE:
1" = 40'

20 LF OF 2.5' HIGH
WROUGHT IRON FENCE

24 LF OF 4' HIGH
WROUGHT IRON FENCE

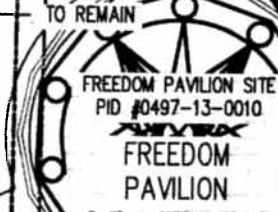
SLAB WITH ABOVE
GROUND CISTERN

LOT 5
SINGLE FAMILY RES.
ZONED RSF-2

42 LF OF 4' HIGH
WROUGHT IRON FENCE

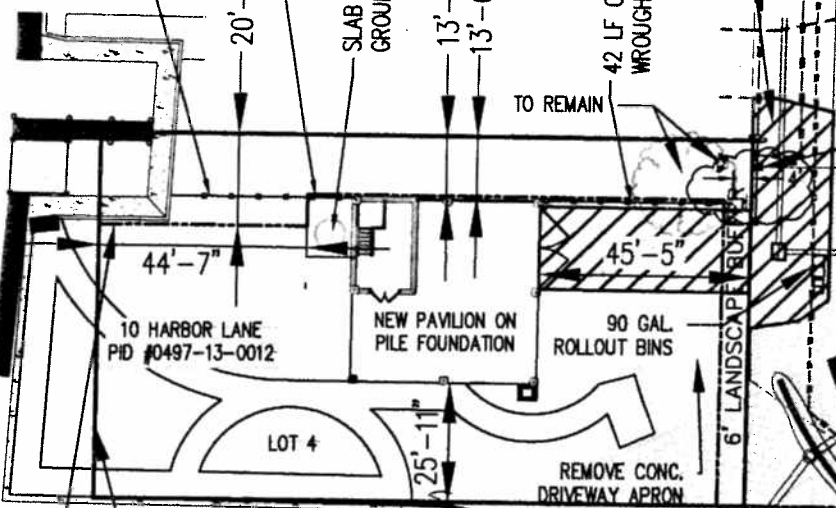
FIRE TRUCK PARKING AREA
WITH SIGN

TO REMAIN



FREEDOM PAVILION SITE
PID #0497-13-0010
FREEDOM
PAVILION

LOT 7&8
COMMERCIAL USE
ZONED CG

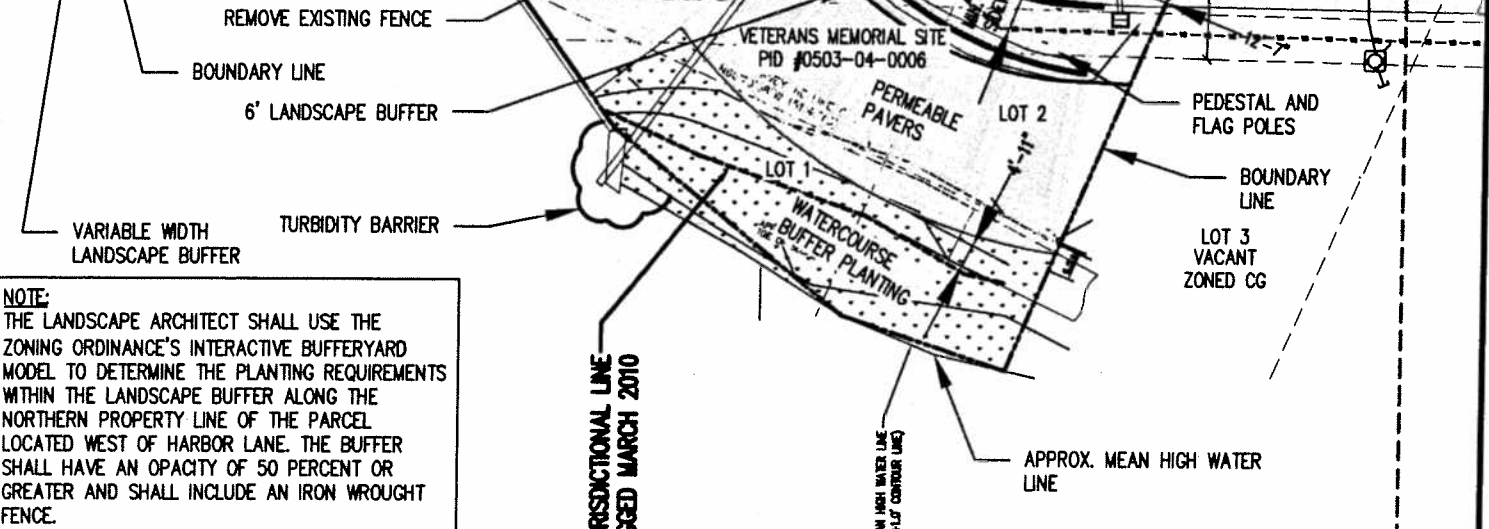


10 HARBOR LANE
PID #0497-13-0012

NEW PAVILION ON
PILE FOUNDATION

90 GAL
ROLLOUT BINS

REMOVE CONC.
DRIVEWAY APRON



VETERANS MEMORIAL SITE
PID #0503-04-0006

PEDESTAL AND
FLAG POLES

BOUNDARY LINE

LOT 3
VACANT
ZONED CG

APPROX. MEAN HIGH WATER
LINE

NOTE:
THE LANDSCAPE ARCHITECT SHALL USE THE
ZONING ORDINANCE'S INTERACTIVE BUFFERARYD
MODEL TO DETERMINE THE PLANTING REQUIREMENTS
WITHIN THE LANDSCAPE BUFFER ALONG THE
NORTHERN PROPERTY LINE OF THE PARCEL
LOCATED WEST OF HARBOR LANE. THE BUFFER
SHALL HAVE AN OPACITY OF 50 PERCENT OR
GREATER AND SHALL INCLUDE AN IRON WROUGHT
FENCE.

JURISDICTIONAL LINE
FLAGGED MARCH 2010

SITE DATA	10 HARBOR LN.	VETERANS MEMORIAL	FREEDOM PAVILION
EXISTING USE	STORAGE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE	OPEN PAVILION	MEMORIAL PARK	MEMORIAL PARK
EXISTING ZONING	RSF-2	CG	CG
PROPOSED ZONING	GU	GU	GU
SITE AREA	11,158 SF-0.26 AC.	8,017 SF-0.18 AC.	25,328 SF-0.58 AC.
BLDG. COVERAGE	1,600 SF-14.3%	NONE	2,912 SF-11.5%
IMP. AREA	4,016 SF-36.0%	4,783 SF-59.7%	11,708 SF-46.2%
PERV. AREA	7,142 SF-64.0%	3,234 SF-40.3%	13,620 SF-53.8%
PARKING REQ.	NONE (PARK)	NONE (PARK)	NONE (PARK)
PARKING PROV.	SEE FREEDOM PAV.	SEE FREEDOM PAV.	29 SPACES

EXHIBIT A - Development
Concept Plan received on
November 30, 2011

NOTE:
THE BALANCE OF THE
WATERCOURSE BUFFER PLANTING
WILL BE PROVIDED AT CHEROKEE
PARK

SHEET NO.
1
OF 2
DATE:
11/30/11

BINDING DEVELOPMENT CONCEPT PLAN
VETERANS MEMORIAL & 10 HARBOR LANE
EXISTING CONDITIONS PLAN



EIN 43-2078088
1016 NANTUCKET ROAD
VENICE FLORIDA
941-928-8106 34293
EMAIL: AXIS_ENGR@COMCAST.NET

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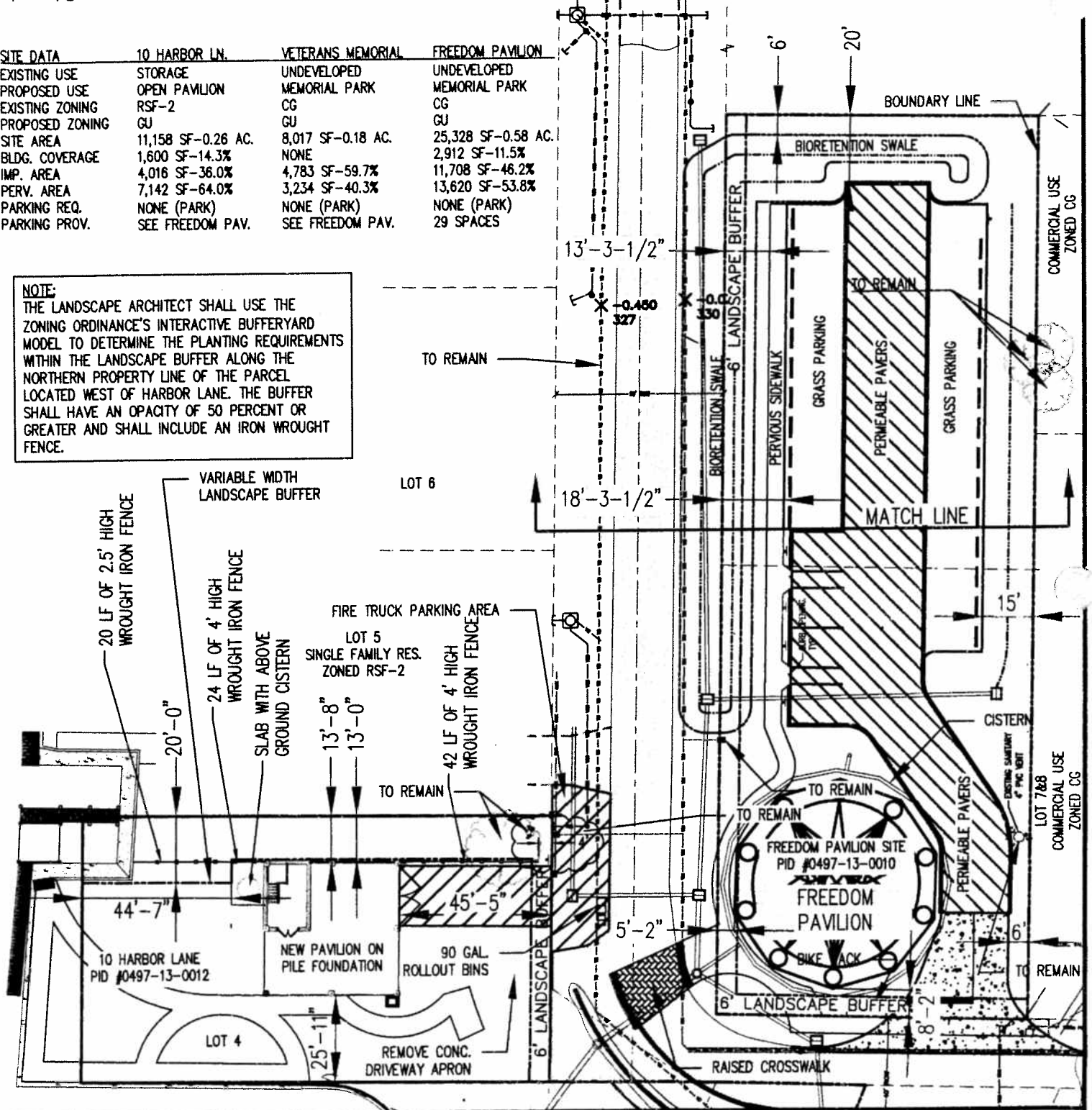
EXHIBIT A - Development Concept
Plan received on November 30, 2011

SCALE:
1" = 40'

SITE DATA	10 HARBOR LN.	VETERANS MEMORIAL	FREEDOM PAVILION
EXISTING USE	STORAGE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE	OPEN PAVILION	MEMORIAL PARK	MEMORIAL PARK
EXISTING ZONING	RSF-2	CG	CG
PROPOSED ZONING	GU	GU	GU
SITE AREA	11,158 SF-0.26 AC.	8,017 SF-0.18 AC.	25,328 SF-0.58 AC.
BLDG. COVERAGE	1,600 SF-14.3%	NONE	2,912 SF-11.5%
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PARKING REQ.	NONE (PARK)	NONE (PARK)	NONE (PARK)
PARKING PROV.	SEE FREEDOM PAV.	SEE FREEDOM PAV.	29 SPACES

SINGLE FAMILY RES.
ZONED RMF-1/RCTOD

NOTE:
THE LANDSCAPE ARCHITECT SHALL USE THE ZONING ORDINANCE'S INTERACTIVE BUFFERARY MODEL TO DETERMINE THE PLANTING REQUIREMENTS WITHIN THE LANDSCAPE BUFFER ALONG THE NORTHERN PROPERTY LINE OF THE PARCEL LOCATED WEST OF HARBOR LANE. THE BUFFER SHALL HAVE AN OPACITY OF 50 PERCENT OR GREATER AND SHALL INCLUDE AN IRON WROUGHT FENCE.



SHEET NO.
2
OF 2
DATE:
11/30/11

BINDING DEVELOPMENT CONCEPT PLAN
VETERANS MEMORIAL & 10 HARBOR LANE
EXISTING CONDITIONS PLAN

STATE OF FLORIDA
COUNTY OF SARRAS
I HEREBY CERTIFY THAT THE FOREGOING IS
TRUE AND CORRECT COPY OF THE ORIGINAL FILED
IN THIS OFFICE WITH MY HAND AND OFFICIAL
SEAL THIS DATE 1-13-2012
KAREN E. BUSHING, CLERK OF THE COUNTY COMMISSION
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARRAS COUNTY, FLORIDA
BY: *[Signature]*
DEPUTY CLERK

AXIS
AXIS ENGINEERING, PLC

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