

ORDINANCE NO. 2011 - 079

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING ORDINANCE NO. 2006-079 WHICH AMENDED 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.

RECEIVED
SARASOTA COUNTY
MAY 15 2011 9:01 AM

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. 12-01, 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 CG (Commercial General) and RMF-3/PUD (Residential Multi-family, 13 units/acre; Planned Unit Development) with Special Exception to CG (Commercial General) and RMF-3/PUD (Residential Multi-family, 13 units/acre; Planned Unit Development) zone district with amended stipulations and Special Exception for the following described property located in Sarasota County, Florida:

A PARCEL OF LAND BEING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, SOUTHWEST CORNER OF UNIVERSITY PARKWAY AND I-75. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

O2011-079

CG (COMMERCIAL GENERAL)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S.89°23'57"E. ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1, FOR 1353.05 FEET TO THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1; THENCE S.00°30'37"W., ALONG THE WEST LINE OF SAID FRACTION OF SECTION 1, FOR 161.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 610 – UNIVERSITY PARKWAY, AS SHOWN IN ROAD PLAT BOOK 2, PAGES 41E-41F, SARASOTA COUNTY PUBLIC RECORDS; THENCE N.82°30'15"E., ALONG SAID RIGHT OF WAY LINE FOR 101.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82°30'15"E., ALONG SAID RIGHT OF WAY LINE FOR 459.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5611.58 FEET, DELTA ANGLE OF 08°05'48", CHORD BEARING N.86°33'09"E., CHORD DISTANCE OF 792.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 792.99 FEET; THENCE S.89°23'57"E. ALONG SAID RIGHT OF WAY LINE FOR 7.67 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST ONE QUARTER OF SECTION 1; THENCE S.89°22'13"E. ALONG SAID RIGHT OF WAY LINE FOR 440.75 FEET TO THE END OF SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 610 - UNIVERSITY PARKWAY AND THE BEGINNING OF THE LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 93 – INTERSTATE I-75 AS SHOWN IN ROAD PLAT BOOK 2, PAGE 28B, SAID PUBLIC RECORDS; THENCE S.00°19'34"W. ALONG SAID RIGHT OF WAY LINE FOR 20.02 FEET; THENCE S.89°26'14"E. ALONG SAID RIGHT OF WAY LINE FOR 490.95 FEET; THENCE S.85°35'54"E. ALONG SAID RIGHT OF WAY LINE FOR 462.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 456.00 FEET, DELTA ANGLE OF 57°52'45", CHORD BEARING S.56°40'10"E., CHORD DISTANCE OF 441.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 460.64 FEET; THENCE S.27°45'49"E. ALONG SAID RIGHT OF WAY LINE FOR 566.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4489.66 FEET, DELTA ANGLE OF 12°56'53", CHORD BEARING S.21°18'05"E., CHORD DISTANCE OF 1012.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 1014.61 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 11084.25 FEET, DELTA ANGLE OF 00°10'30", CHORD BEARING S.14°44'13"E., CHORD DISTANCE OF 33.85 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 33.85 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, S.77°24'13"W. FOR 427.30 FEET; THENCE S.01°59'15"E. FOR 292.93 FEET; THENCE N.86°42'07"W. FOR 624.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 868.19 FEET, DELTA ANGLE OF 09°54'28", CHORD BEARING S.28°49'11"W., CHORD DISTANCE OF 149.94 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 150.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 860.74 FEET, DELTA ANGLE OF 17°46'37", CHORD BEARING S.42°00'07"W., CHORD DISTANCE OF 265.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 267.06 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 698.35 FEET, DELTA ANGLE OF 34°09'26", CHORD BEARING S.68°37'52"W., CHORD DISTANCE OF 410.19 FEET; THENCE ALONG THE ARC OF SAID CURVE

02011-079

FOR 416.32 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2497.46 FEET, DELTA ANGLE OF 08°54'38", CHORD BEARING N.87°29'29"W., CHORD DISTANCE OF 388.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 388.40 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 9037.50 FEET, DELTA ANGLE OF 02°19'22", CHORD BEARING N.84°19'12"W., CHORD DISTANCE OF 366.34 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 366.36 FEET; THENCE S.89°39'40"W. FOR 109.38 FEET; THENCE S.89°10'00"W. FOR 371.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1049.58 FEET, DELTA ANGLE OF 14°52'22", CHORD BEARING S.79°43'43"W., CHORD DISTANCE OF 271.68 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 272.45 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 661.23 FEET, DELTA ANGLE OF 26°49'24", CHORD BEARING S.81°06'06"W., CHORD DISTANCE OF 306.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 309.56 FEET; THENCE N.90°00'00"W. FOR 22.66 FEET; THENCE N.00°00'00"W. FOR 32.13 FEET; THENCE N.00°30'37"E. FOR 1503.28 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, DELTA ANGLE OF 56°30'21", CHORD BEARING N.27°44'33"W., CHORD DISTANCE OF 85.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 88.76 FEET; THENCE N.55°59'44"W. FOR 139.16 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, DELTA ANGLE OF 56°31'00", CHORD BEARING N.27°44'14"W., CHORD DISTANCE OF 71.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 73.98 FEET; THENCE N.00°31'16"E. FOR 803.30 FEET TO THE POINT OF BEGINNING.

RMF-3 (RESIDENTIAL MULTI-FAMILY, 13 UNITS/ACRE)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S.89°23'57"E. ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1, FOR 1353.05 FEET TO THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1; THENCE S.00°30'37"W., ALONG THE WEST LINE OF SAID FRACTION OF SECTION 1, FOR 161.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 610 – UNIVERSITY PARKWAY, AS SHOWN IN ROAD PLAT BOOK 2, PAGES 41E-41F, SARASOTA COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N.82°30'15"E., ALONG SAID RIGHT OF WAY LINE FOR 101.14 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, S.00°31'16"W. FOR 803.30 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, DELTA ANGLE OF 56°31'00", CHORD BEARING S.27°44'14"E., CHORD DISTANCE OF 71.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 73.98 FEET; THENCE S.55°59'44"E. FOR 139.16 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, DELTA ANGLE OF 56°30'21", CHORD BEARING S.27°44'33"E., CHORD DISTANCE OF 85.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 88.76 FEET; THENCE S.00°30'37"W. FOR 1503.28 FEET; THENCE S.00°00'00"E. FOR 32.13 FEET; THENCE N.90°00'00"E. FOR 22.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 661.23 FEET, DELTA ANGLE OF 26°49'24", CHORD BEARING N.81°06'06"E., CHORD DISTANCE OF 306.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 309.56 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1049.58 FEET, DELTA ANGLE OF 14°52'22", CHORD BEARING N.79°43'43"E., CHORD DISTANCE OF 271.68 FEET; THENCE ALONG

THE ARC OF SAID CURVE FOR 272.45 FEET; THENCE N.89°10'00"E. FOR 371.29 FEET; THENCE N.89°39'40"E. FOR 109.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9037.50 FEET, DELTA ANGLE OF 02°19'22", CHORD BEARING S.84°19'12"E., CHORD DISTANCE OF 366.34 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 366.36 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2497.46 FEET, DELTA ANGLE OF 08°54'38", CHORD BEARING S.87°29'29"E., CHORD DISTANCE OF 388.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 388.40 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 698.35 FEET, DELTA ANGLE OF 34°09'26", CHORD BEARING N.68°37'52"E., CHORD DISTANCE OF 410.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 416.32 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 860.74 FEET, DELTA ANGLE OF 17°46'37", CHORD BEARING N.42°00'07"E., CHORD DISTANCE OF 265.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 267.06 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 868.19 FEET, DELTA ANGLE OF 09°54'28", CHORD BEARING N.28°49'11"E., CHORD DISTANCE OF 149.94 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 150.13 FEET; THENCE S.86°42'07"E. FOR 624.66 FEET; THENCE N.01°59'15"W. FOR 292.93 FEET; THENCE N.77°24'13"E. FOR 427.30 FEET TO THE LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 93 – INTERSTATE I-75 AS SHOWN IN ROAD PLAT BOOK 2, PAGE 28B, SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11084.25 FEET, DELTA ANGLE OF 04°25'25", CHORD BEARING S.12°26'16"E., CHORD DISTANCE OF 855.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 855.80 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 7373.09 FEET, DELTA ANGLE OF 00°27'02", CHORD BEARING S.07°47'41"E., CHORD DISTANCE OF 58.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 58.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 1; THENCE LEAVING SAID RIGHT OF WAY LINE N.89°19'15"W. ALONG SAID SOUTH LINE FOR 2617.85 FEET TO THE CENTER OF SAID SECTION 1; THENCE S.00°31'52"W. ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 1 FOR 1336.26 FEET; THENCE N.89°14'16"W. ALONG THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 1 FOR 2029.36 FEET; THENCE N.00°30'52"E. ALONG THE WEST LINE OF EAST ONE HALF OF NORTHWEST ONE QUARTER OF SAID SOUTHWEST ONE QUARTER OF SECTION 1 FOR 1334.49 FEET; THENCE S.89°17'16"E. ALONG THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER OF SECTION 1 FOR 676.58 FEET; THENCE N.00°30'37"E. ALONG THE WEST LINE OF THE EAST ONE HALF OF SAID NORTHWEST ONE QUARTER OF SECTION 1 FOR 2509.53 FEET TO THE POINT OF BEGINNING.

Section 3. Modifications. Pursuant to Section 11.3.11.e of the Zoning Regulations, the Board approves the following modifications from Code provisions:

1. Waiver of perimeter structure setback and landscape buffers required pursuant to zoning ordinance section 6.11.2.e(1).

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2. Waiver within areas east of Cattlemen Road of the setback required pursuant to zoning ordinance section 6.11.2.e(2) for buildings between 35 feet and 85 feet in height.

Section 4. 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:

GENERAL

1. All development shall occur in substantial accordance with the Development Concept Plan date stamped November 8, 2011, which implements the project supplement entitled "New Urban Design Criteria for The Sarasota Interstate Park of Commerce (SIPOC)" date stamped June 1, 2007 and attached hereto as Exhibits "A-1," "A-2" and "B" respectively. This does not imply or confer any variance from applicable zoning or land development regulations.
2. All development on the subject property (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the Development Order for the Sarasota Interstate Park of Commerce (SIPOC) Development of Regional Impact (DRI), as amended.
3. At the time of the first Site and Development submittal a Master Sign Plan shall be required in accordance with the Zoning Ordinance.
4. The Master Surface Water Management Plan shall be consistent with the Braden River (Cooper Creek) Basin Master Plan.
5. Internal roadway landscaping shall meet or exceed the Landscape Cross-Sections submitted by the Applicant as part of the Sections or Architectural Elevations Exhibits, submitted with Rezone Petition No. 06-12 and dated July 26, 2006.
6. Along University Parkway, a variable width buffer of not less than 10 feet and containing not less than an average of 50 feet along University Parkway shall be maintained. Along I-75, a variable width buffer of not less than 20 feet for commercial uses and 50 feet for residential uses, and containing not less than an average of 25 feet along I-75 shall be maintained.
7. All development shall occur in substantial accordance with the Interlocal Agreement for University Parkway between Manatee County and Sarasota County, as amended.

RMF-3/PUD District

8. Residential units within the RMF-3/PUD zoning designation shall be restricted to a maximum of 1,265 units.
9. Commercial uses shall be consistent with CG (Commercial, General) uses including, but not limited to, Transient Accommodations (Hotel / Motel).
10. Pursuant to Section 6.11.2.e.(2) of the Zoning Ordinance the building setback line and landscape buffer along the southern property line adjacent to North Lake shall be 0 feet.
11. Pursuant to Section 6.11.2.a. of the Zoning Ordinance structures shall be limited to a maximum total height not to exceed 85 feet in the RMF-3/PUD district.

12. The vertical clearance requirement of not less than 13 feet 6 inches pursuant to (National Fire Protection Association) NFPA 1 Uniform Fire Code shall also include any emergency access roads running beneath residential structures.


CG District

13. Commercial development within the CG zoning designation will be limited to a maximum building coverage of 55.3 acres (1,900,000 square feet gross leasable areas). Off street parking and loading zones will be required to accommodate the commercial development in accordance with the Zoning Ordinance.

Section 5. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

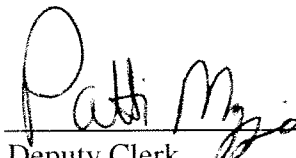
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 14 day of December, 2011.

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

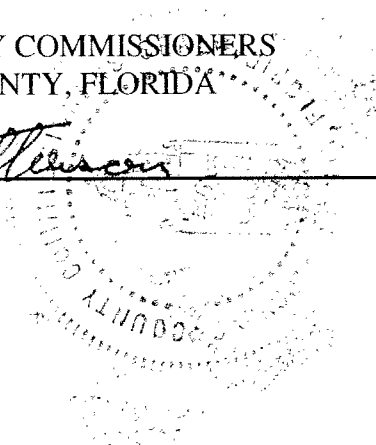


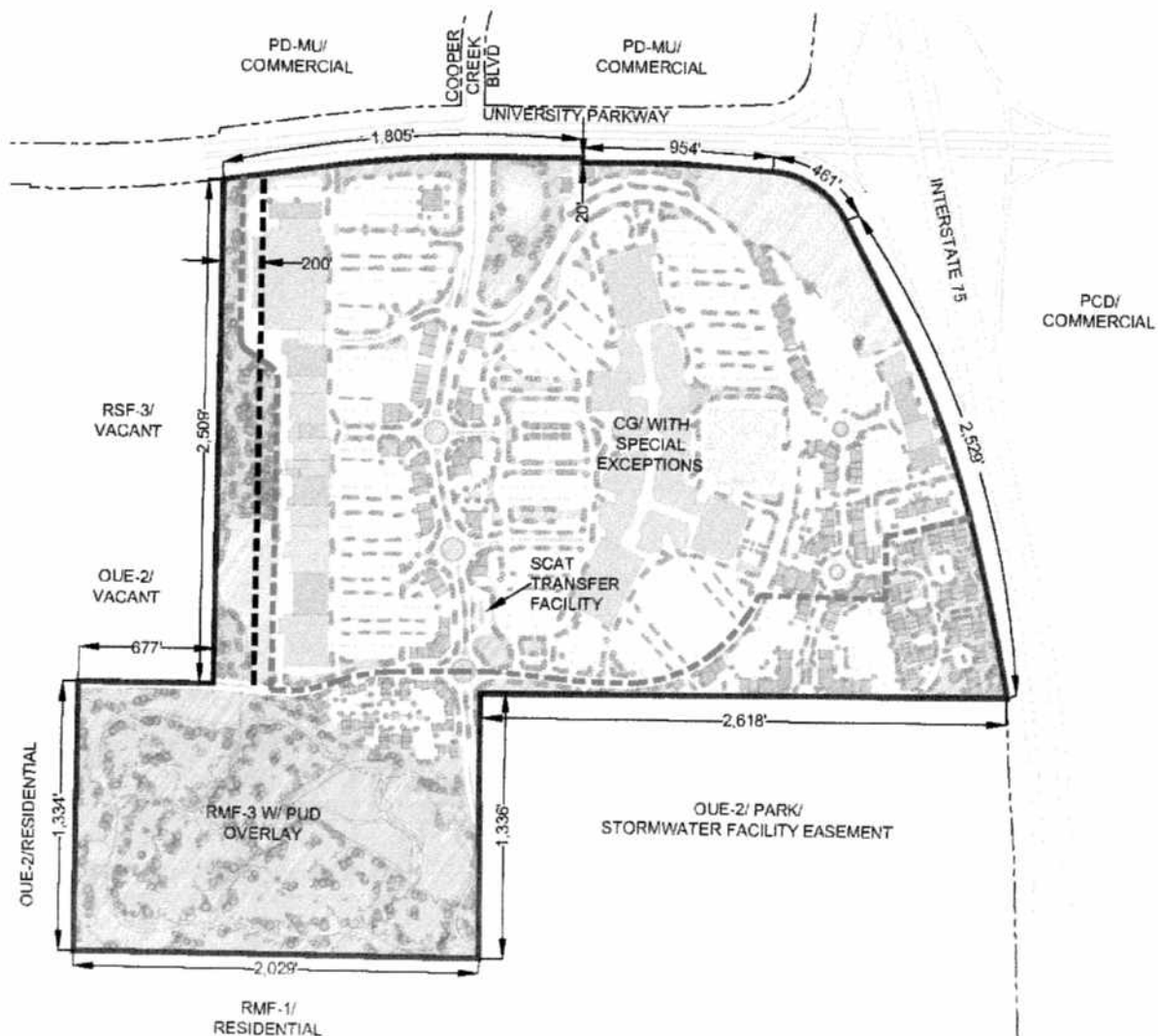
EXHIBIT "A"

SARASOTA INTERSTATE PARK OF COMMERCE DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN
SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

LEGEND

-  -PROPERTY LINE
-  -PROPOSED ZONING LINE



RECEIVED 11-8-11

DESIGNED BY
DRAWN BY
DATE: 10/22/11
JOB NO.: 1000
SCALE: AS SHOWN

DEVELOPMENT CONCEPT PLAN
EXHIBIT A-1
SARASOTA INTERSTATE PARK OF COMMERCE
SARASOTA COUNTY, FLORIDA

THE USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN APPROVAL OF BENDERSON DEVELOPMENT COMPANY, LLC IS PROHIBITED.

NO.	REVISION
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BENDERSON
DEVELOPMENT COMPANY, LLC
8441 COOPER CREEK BLVD., UNIVERSITY PARK, FL 34201
Phone: (941) 748-1100 Fax: (941) 748-1104
http://benderson.com

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EXHIBIT A-2
SARASOTA INTERSTATE PARK OF COMMERCE
 DEVELOPMENT CONCEPT PLAN, BINDING
 LOCATED IN: SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
 SARASOTA COUNTY, FLORIDA

PROPOSED ZONING CHART

CG W/SPECIAL EXCEPTIONS	178.99 ACRES
<u>RMF-3W / PUD OVERLAY (CG USES)</u>	<u>97.33 ACRES</u>
TOTAL	276.32 A.C.

SITE DATA

PROJECT ACREAGE	276.32 ACRES
STORMWATER FACILITY EASEMENT ACREAGE	101.8 ACRES (Park)
BLDG COVERAGE MAXIMUM	55.3 ACRES (20%)
MAX COMMERCIAL BLDG AREA W/IN RMF-3/PUD	9.733 ACRES (10%)
MIN. OPEN SPACE	82.9 ACRES (30%)
STORM WATER FACILITIES	3.0 ACRES
BUFFERS	7.5 ACRES
PRESERVATION AREA	73.2 ACRES
IMPERVIOUS AREA MAXIMUM	183.4 ACRES (70%)
PERVIOUS AREA MINIMUM	82.9 ACRES (30%)

EXISTING ZONING CG W/ SPECIAL EXCEPTIONS & RMF-3/PUD

PROPOSED USES

RETAIL / RESTAURANT	1,680,000 SF, GLA
OFFICE	220,000 SF, GLA
THEATER	1,700 SEATS
HOTELS	500 ROOMS WITH MICROWAVES
RESIDENTIAL	750 MINIMUM, 1,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS)
	<ul style="list-style-type: none"> • 1,265 UNITS MAX IN RMF-3 (13 UNITS / ACRE) • 485 UNITS MAX IN CG (2.7 UNITS / ACRE)

FLOOD ZONE "C" Panel Nos. 1251440075 D/1251440154 E

PARKING CALCULATIONS

USE	UNIT	REQ'D* / PROVIDED PARKING RATIO	REQ'D* / PROVIDED PARKING SPACES
RETAIL/OFFICE/RESTAURANT/ MIXED USE **	1,850,000 SF, GLA	4 SP/1000 SF	7,400
THEATER	1,700 SEATS	1 SP/3 SEATS	567
TRANSIENT ACCOMADATIONS	500 ROOMS	1 SP.ROOM PLUS 1 SP/10 ROOMS	550
RESIDENTIAL UNITS	1,750 UNITS	2 SP/UNIT PLUS 1 SP/5 UNITS	3,850
TOTAL PARKING SPACES REQUIRED			12,367
TOTAL PARKING SPACES PROVIDED			12,367

*THE PROJECT MAY PROVIDE PARKING PER SECTION 7.1.11 ALTERNATIVE PARKING PLANS
 **WHERE ANY INDIVIDUAL USE COMPRISING 20% OF THE TOTAL GROSS LEASABLE AREA SHALL BE
 CALCULATED SEPARATELY

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EXHIBIT A-2 (Cont'd)

CG W / SPECIAL EXCEPTIONS

(1) PERMIT TRANSIENT ACCOMMODATIONS (HOTEL/MOTEL); (2) PERMIT GARDEN CENTER WITH OUTSIDE MERCHANDISE; (3) PERMIT RETAIL SALES OVER 60,000 SQUARE FEET OF GROSS FLOOR AREA IN A SINGLE OCCUPANT BUILDING; (4) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, EXCEPT WITHIN 150 FEET OF THE WEST PROPERTY LINE; (5) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM; (6) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, EXCEPT WITHIN 200 FEET OF THE WEST PROPERTY LINE; (7) PERMIT ADDITIONAL BUILDING HEIGHT NOT TO EXCEED 85 FEET, AND (8) PERMIT WAIVER OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS.

RMF-3 / PUD W / SPECIAL EXCEPTIONS

(1) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; (2) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; AND (3) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD.

RMF-3 PUD MODIFICATIONS

(1) PERMIT WAIVER OF PERIMETER STRUCTURE SETBACK AND LANDSCAPE BUFFERS REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(1); (2) PERMIT WAIVER WITHIN AREAS EAST OF CATTLEMEN ROAD OF THE SETBACK REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(2) FOR BUILDINGS BETWEEN 35 FEET AND 85 FEET IN HEIGHT.

02011-079

EXHIBIT "B"
New Urbanism Design Criteria for
The Sarasota Interstate Park of Commerce (SIPOC)

The University Town Center will be a vibrant mixed use project that implements the guiding principles of New Urbanism as postulated by the Congress of New Urbanism and Stefanos Polyzoides. Use of the *Design Criteria* listed below will ensure the continuity of these principles into perpetuity.

1. Connectivity

- Street network is designed to reduce congestion and create a coherent system
- Pedestrian paths and sidewalks network is extensive and welcoming
- Bicycle use encouraged by safe street designs and amenities
- Regional and local transit are provided to reduce auto use

2. Figural Open Space

- Well-developed system of outdoor spaces encourages pedestrians
- Conservation areas are provided for recreation and natural resource preservation
- Public plazas and other social gathering spaces are widely distributed
- Buildings and spaces are well-linked for a coherent and holistic approach

3. Compactness

- Mixed-use and flex building fabric is the glue which holds the project together
- Community buildings are provided in logical, central locations
- Adjacency of services and housing to de-emphasize the automobile
- "Park-once" facilities reduce multiple auto trips

4. Diversity

- Quality architectural fabric reflects a range of regional traditions
- Variety of housing types and income levels
- Public spaces, variety of uses and activities offer vitality and a well-developed public realm
- Mixture of housing, retail & office to create economic vitality and a true residential community

5. Sustainability

- High capture rates for traffic, created by integration of transit and mixed use
- Stormwater and irrigation systems to capture and reuse water
- Drought-resistant native plants integrated to support outdoor networks
- Application for certification of site plan, by Florida Green Building Coalition
- Additional water conservation accomplished by installing high-efficiency plumbing fixtures
- On-site transit station along with internal trolley system promotes multi-model functions
- Bicycle and Pedestrian systems connect all land uses
- Bicycle racks provided throughout all land use groups

Received June 1, 2007

02011-079

EXHIBIT "A"

SARASOTA INTERSTATE PARK OF COMMERCE DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN
SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

LEGEND

- -PROPERTY LINE
- - - -PROPOSED ZONING LINE



RECEIVED 11-8-11

DESIGNED: JSC
DRAWN: JSC
DATE: 03/24/11
JOB NO.: 3008
SCALE: 1"=800'
SHEET:

DEVELOPMENT CONCEPT PLAN
EXHIBIT A-1
SARASOTA INTERSTATE PARK OF COMMERCE
SARASOTA COUNTY, FLORIDA

THE SOLE PURPOSE OF THIS DRAWING IS TO ILLUSTRATE THE APPROPRIATE DIMENSIONS AND LAYOUT OF THE DESIGNED PREMISES. NO OTHER WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ACCURACY THEREOF.

NO.	REVISION
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BENDERSON
DEVELOPMENT COMPANY, LLC
8441 COOPER CREEK BLVD., UNIVERSITY PARK, FL 34201
Phone (904) 358-8303 Fax (904) 358-8314
www.benderson.com

EXHIBIT A-2

SARASOTA INTERSTATE PARK OF COMMERCE

DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN: SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST

SARASOTA COUNTY, FLORIDA

PROPOSED ZONING CHART

CG W/SPECIAL EXCEPTIONS	178.99 ACRES
<u>RMF-3W / PUD OVERLAY (CG USES)</u>	<u>97.33 ACRES</u>
TOTAL	276.32 A.C.

SITE DATA

PROJECT ACREAGE	276.32 ACRES
STORMWATER FACILITY EASEMENT ACREAGE	101.8 ACRES (Park)
BLDG COVERAGE MAXIMUM	55.3 ACRES (20%)
MAX COMMERCIAL BLDG AREA W/IN RMF-3/PUD	9.733 ACRES (10%)
MIN. OPEN SPACE	82.9 ACRES (30%)
STORM WATER FACILITIES	3.0 ACRES
BUFFERS	7.5 ACRES
PRESERVATION AREA	73.2 ACRES
IMPERVIOUS AREA MAXIMUM	183.4 ACRES (70%)
PERVIOUS AREA MINIMUM	82.9 ACRES (30%)

EXISTING ZONING

CG W/ SPECIAL EXCEPTIONS & RMF-3/PUD

PROPOSED USES

RETAIL / RESTAURANT	1,680,000 SF, GLA
OFFICE	220,000 SF, GLA
THEATER	1,700 SEATS
HOTELS	500 ROOMS WITH MICROWAVES
RESIDENTIAL	750 MINIMUM, 1,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS)
	<ul style="list-style-type: none">1,265 UNITS MAX IN RMF-3 (13 UNITS / ACRE)485 UNITS MAX IN CG (2.7 UNITS / ACRE)

FLOOD ZONE "C"

Panel Nos. 1251440075 D/1251440154 E

PARKING CALCULATIONS

USE	UNIT	REQ'D* / PROVIDED PARKING RATIO	REQ'D* /PROVIDED PARKING SPACES
RETAIL/OFFICE/RESTAURANT/ MIXED USE **	1,850,000 SF, GLA	4 SP/1000 SF	7,400
THEATER	1,700 SEATS	1 SP/3 SEATS	567
TRANSIENT ACCOMADATIONS	500 ROOMS	1 SP.ROOM PLUS 1 SP/10 ROOMS	550
RESIDENTIAL UNITS	1,750 UNITS	2 SP/UNIT PLUS 1 SP/5 UNITS	3,850
TOTAL PARKING SPACES REQUIRED			12,367
TOTAL PARKING SPACES PROVIDED			12,367

*THE PROJECT MAY PROVIDE PARKING PER SECTION 7.1.11 ALTERNATIVE PARKING PLANS

**WHERE ANY INDIVIDUAL USE COMPRISING 20% OF THE TOTAL GROSS LEASABLE AREA SHALL BE CALCULATED SEPARATELY

EXHIBIT A-2 (Cont'd)

CG W / SPECIAL EXCEPTIONS

(1) PERMIT TRANSIENT ACCOMMODATIONS (HOTEL/MOTEL); (2) PERMIT GARDEN CENTER WITH OUTSIDE MERCHANDISE; (3) PERMIT RETAIL SALES OVER 60,000 SQUARE FEET OF GROSS FLOOR AREA IN A SINGLE OCCUPANT BUILDING; (4) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, EXCEPT WITHIN 150 FEET OF THE WEST PROPERTY LINE; (5) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM; (6) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, EXCEPT WITHIN 200 FEET OF THE WEST PROPERTY LINE; (7) PERMIT ADDITIONAL BUILDING HEIGHT NOT TO EXCEED 85 FEET; AND (8) PERMIT WAIVER OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS.

RMF-3 / PUD W / SPECIAL EXCEPTIONS

(1) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; (2) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; AND (3) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD.

RMF-3 PUD MODIFICATIONS

(1) PERMIT WAIVER OF PERIMETER STRUCTURE SETBACK AND LANDSCAPE BUFFERS REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(1); (2) PERMIT WAIVER WITHIN AREAS EAST OF CATTLEMEN ROAD OF THE SETBACK REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(2) FOR BUILDINGS BETWEEN 35 FEET AND 85 FEET IN HEIGHT.

EXHIBIT “B”
New Urbanism Design Criteria for
The Sarasota Interstate Park of Commerce (SIPOC)

The University Town Center will be a vibrant mixed use project that implements the guiding principles of New Urbanism as postulated by the Congress of New Urbanism and Stefanos Polyzoides. Use of the *Design Criteria* listed below will ensure the continuity of these principles into perpetuity.

1. Connectivity

- Street network is designed to reduce congestion and create a coherent system
- Pedestrian paths and sidewalks network is extensive and welcoming
- Bicycle use encouraged by safe street designs and amenities
- Regional and local transit are provided to reduce auto use

2. Figural Open Space

- Well-developed system of outdoor spaces encourages pedestrians
- Conservation areas are provided for recreation and natural resource preservation
- Public plazas and other social gathering spaces are widely distributed
- Buildings and spaces are well-linked for a coherent and holistic approach

3. Compactness

- Mixed-use and flex building fabric is the glue which holds the project together
- Community buildings are provided in logical, central locations
- Adjacency of services and housing to de-emphasize the automobile
- “Park-once” facilities reduce multiple auto trips

4. Diversity

- Quality architectural fabric reflects a range of regional traditions
- Variety of housing types and income levels
- Public spaces, variety of uses and activities offer vitality and a well-developed public realm
- Mixture of housing, retail & office to create economic vitality and a true residential community

5. Sustainability

- High capture rates for traffic, created by integration of transit and mixed use
- Stormwater and irrigation systems to capture and reuse water
- Drought-resistant native plants integrated to support outdoor networks
- Application for certification of site plan, by Florida Green Building Coalition
- Additional water conservation accomplished by installing high-efficiency plumbing fixtures
- On-site transit station along with internal trolley system promotes multi-modal functions
- Bicycle and Pedestrian systems connect all land uses
- Bicycle racks provided throughout all land use groups

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