

ORDINANCE NO. 2012-012

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.

CLERK OF THE BOARD OF COUNTY COMMISSIONERS
SARASOTA COUNTY, FLORIDA
JAN 20 11:00
RECEIVED

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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 12-04, requesting rezoning of the property described herein.
2. 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.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. 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) with stipulations to RMF-2/PUD (Residential, Multifamily, 9 units/ acre/ Planned Unit Development) with amended stipulations zone district for the following described property located in Sarasota County, Florida:

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North of Desoto Road, 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

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 January 31, 2012, 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. At such time that the traffic data warrants the need for corrective measures to be taken to maintain the safe operation of Desoto Road, the County Engineer and the developer shall discuss alternative solutions to remedy any operational issues. However, the County Engineer retains the right to determine whether to close the directional median opening and thereby limit access to and from the subject parcel to right-in/right-out only.
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 Owner 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 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.
9. The Owner shall construct an eastbound to northbound left turn on Desoto Road at the subject parcels access location. The left turn lane shall be designed in accordance with

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Indexes 301 and 526 of the Florida Department of Transportation's Roadway and Traffic Design Standards.

10. The Owner shall relocate and/or replace the landscaping in the existing median on Desoto Road with the same or equivalent vegetation within thirty (30) days of the completion of the left turn lane.
11. The required parking shall be 78 parking spaces.

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 27th day of March, 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.

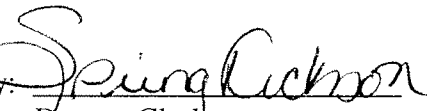
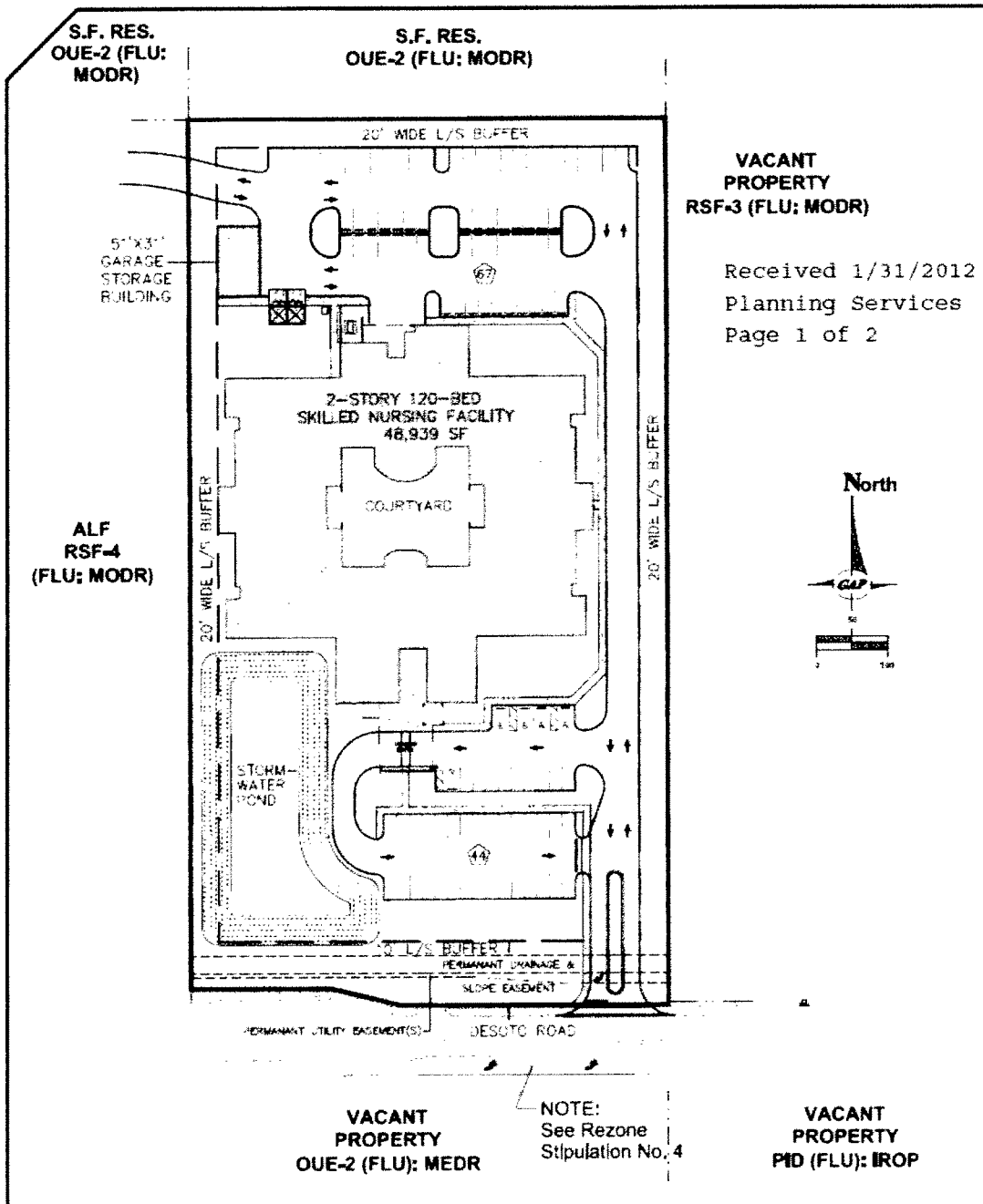
By: 
Deputy Clerk

EXHIBIT "A"
 Received January 31, 2012



VACANT
 PROPERTY
 RSF-3 (FLU; MODR)

Received 1/31/2012
 Planning Services
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VACANT
 PROPERTY
 OUE-2 (FLU); MEDR

NOTE:
 See Rezone
 Stipulation No. 4

VACANT
 PROPERTY
 PID (FLU); IROP

SEC/TWP/RCE	1/36S/18E	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 <u>2</u>
PID NO.	0114-00-2060		REVISIONS: 01/18/12 - Added left turn lane in Desoto Road (See Stip No. 4)
DWG DATE	04/2010		
DWG SCALE	1"=100'		
PROJECT OWNER:	SARASOTA SENIOR LIVING, LLC.		

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EXHIBIT "A"
 Received January 31, 2012

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: 20,366 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: 78 SPACES (0.65 SPACES PER BED)
 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.

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

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