

ORDINANCE NO. 2012-028

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.

BOARD RECORDS
FILED FOR THE RECORDS
2012 NOV -7 PM 3:30
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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. 12-05, 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 PCD (Planned Commerce Development) to RSF-4 (Residential Single Family – 5.5 dwelling units per acre maximum) with a PUD (Planned Unit Development) overlay zone district for the following described property located in Sarasota County, Florida: LOT 8 AND LOT 9. PALMER FARMS, FIRST UNIT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 216, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Section 3, Pursuant to Section 6.11.2.f of the Zoning Regulations, the Board approves the following modifications:

1. Modification of Appendix C6a of the Land Development Regulations, Chapter 74 of the County Code, which requires local roads with closed drainage to provide a minimum 50-foot right-of-way, to allow for a 40-foot right of way.
2. Modification of Zoning Ordinance Section 6.11.1.a.1, which requires a minimum of 30% open space based upon gross site acreage, to allow for a minimum of 25% open space.
3. Modification of Zoning Ordinance Section 6.11.2.e.3.i, which requires a 12-foot minimum building separation, to allow for a 10-foot minimum building separation.
4. Modification of Zoning Ordinance Section 7.3.8.b, Alternative 2 Mixed Perimeter Buffer, which requires a 20-foot wide buffer, to allow for a 15-foot wide buffer.

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 four (4) restrictions, stipulations and safeguards:


1. All development on the subject parcel shall occur in substantial accordance with the Development Concept Plan updated April 16, 2012 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 Fruitville Road Corridor Plan No. 88-01-SP, as amended.
3. Prior to Construction Authorization, the improvements to the Honore Avenue and Richardson Road intersection (the "improvements") as contained in the County's Capital Improvements Plan Project No. 95700 shall meet the criteria to find the improvements have available transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code).
4. Prior to or concurrent to the development of the subject parcel, the developer shall construct a westbound to southbound left-turn lane at the intersection of Richardson Road and the parcel's access. 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 subject development.

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 7 day of November, 2012.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

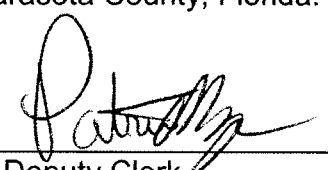
By: _____


Christine Robinson, Chair

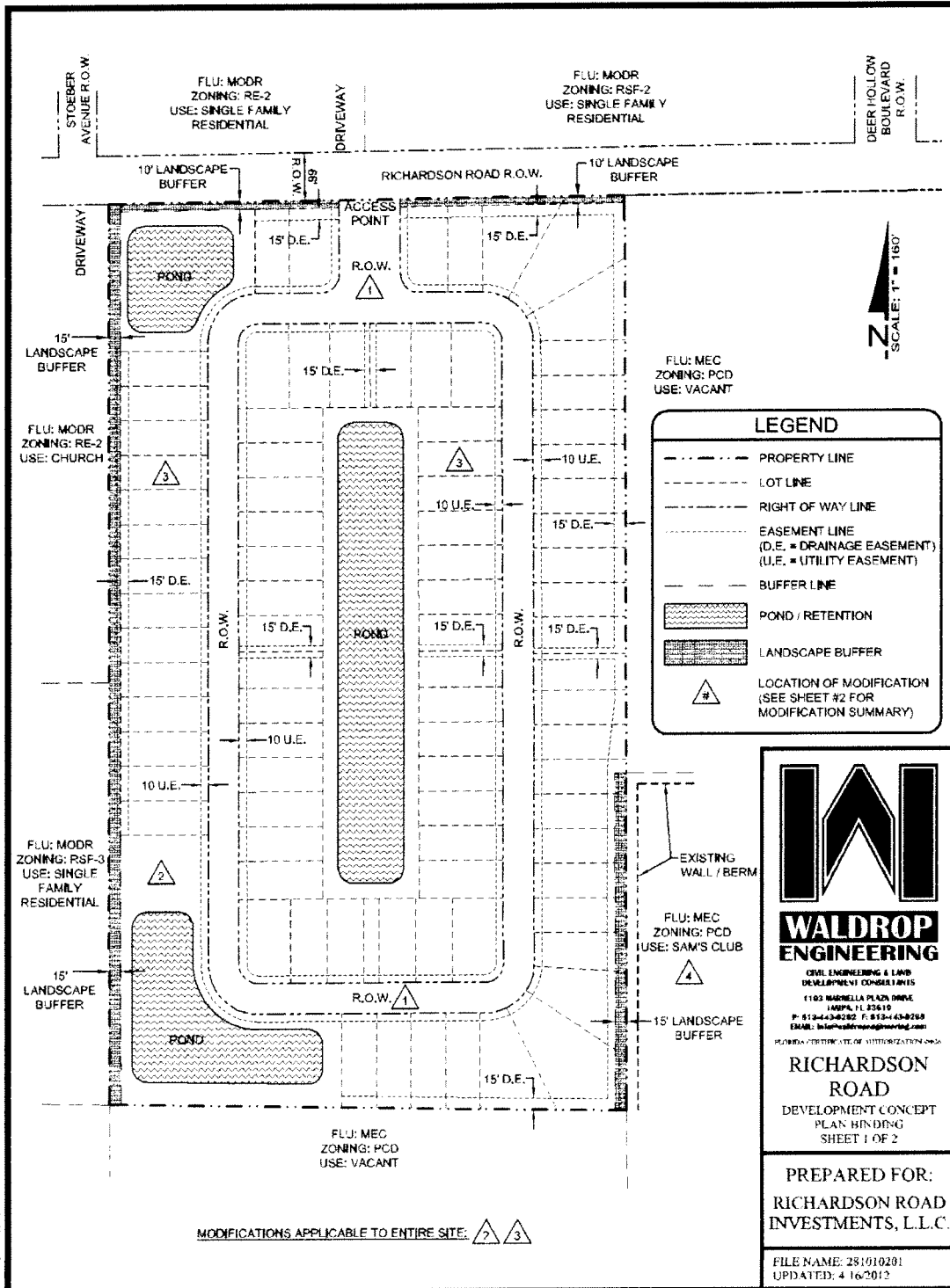
ATTEST:

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

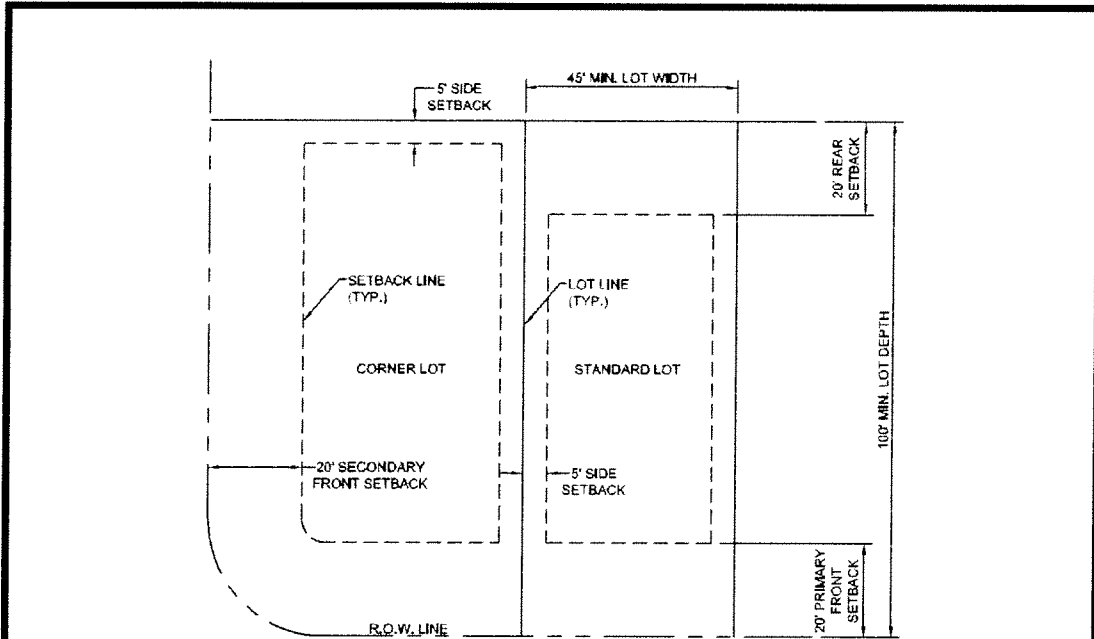
**EXHIBIT A
PUD DEVELOPMENT CONCEPT PLAN
UPDATED 4/16/2012**



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**EXHIBIT A
PUD DEVELOPMENT CONCEPT PLAN
UPDATED 4/16/2012**



TYPICAL LOT DETAIL

SCALE: 1" = 30'

| SITE DATA | |
|-----------------|------------------------------|
| PROJECT AREA | 18.41 ACRES |
| NUMBER OF LOTS | 86 |
| MIN. LOT SIZE | 4,500 S.F. |
| OPEN SPACE AREA | REQUIRED 30% PROVIDED 25% |
| IMPERVIOUS AREA | 7.61 ACRES |
| EXISTING ZONING | P/CO |
| PROPOSED ZONING | RSF-4 / PUD OVERLAY |
| EXISTING USE | VACANT |
| PROPOSED USE | SINGLE FAMILY RESIDENTIAL |

| MODIFICATION SUMMARY | |
|----------------------|--|
| 1 | MODIFICATION NO. 1: MODIFICATION OF APPENDIX C6A, WHICH REQUIRES LOCAL ROADS WITH CLOSED DRAINAGE TO PROVIDE A MINIMUM 50-FOOT RIGHT-OF-WAY, TO ALLOW FOR A 40-FOOT RIGHT OF WAY. |
| 2 | MODIFICATION NO. 2: MODIFICATION OF ZONING ORDINANCE SECTION 6.11.1.A.1, WHICH REQUIRES A MINIMUM OF 30% OPEN SPACE BASED UPON GROSS SITE ACREAGE, TO ALLOW FOR A MINIMUM OF 25% OPEN SPACE. |
| 3 | MODIFICATION NO. 3: MODIFICATION OF ZONING ORDINANCE SECTION 6.11.2.E.3.I, WHICH REQUIRES A 12-FOOT MINIMUM BUILDING SEPARATION, TO ALLOW FOR A 10-FOOT MINIMUM BUILDING SEPARATION. |
| 4 | MODIFICATION NO. 4: MODIFICATION OF ZONING ORDINANCE SECTION 7.3.8.B, ALTERNATIVE 2 MIXED PERIMETER BUFFER, WHICH REQUIRES A 20-FOOT WIDE BUFFER, TO ALLOW FOR A 15-FOOT WIDE BUFFER. |

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 EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF ACADEMIC QUALIFICATION

RICHARDSON ROAD
 DEVELOPMENT CONCEPT
 PLAN BINDING
 SHEET 2 OF 2

PREPARED FOR:
RICHARDSON ROAD INVESTMENTS, L.L.C.

FILE NAME: 281910202
 UPDATED: 4/16/2012

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