

ORDINANCE NO. 2012-026

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, AS AMENDED AND CODIFIED IN APPENDIX A OF 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.

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. 12-07, 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 4 of this Ordinance, adequate levels of service are anticipated to be available.

BOARD RECORDS
FILED FOR THE RECORD
2012 NOV 14 PM 2:54
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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 for 194 acres \pm from OUE to RSF-1/PUD for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being:

A TRACT OF LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N.89°51'22"E., ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 45.75 FEET TO THE EASTERLY LINE OF HONORE AVENUE AS RECORDED IN THE OFFICIAL RECORDS BOOK 3053, PAGE 2675 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°24'02"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 355.30 FEET TO A POINT ON THE SOUTH LINE OF SAID RECORDED RIGHT-OF-WAY FOR HONORE AVENUE; THENCE CONTINUE S.00°24'02"E., ALONG SAID LINE 51.00 FEET; THENCE N.89°35'58"E., A DISTANCE OF 12.00 FEET; N.46°14'09"E., A DISTANCE OF 23.73 FEET; THENCE CONTINUE N.46°14'09"E., A DISTANCE OF 50.55 FEET; THENCE N.89°35'58"E., A DISTANCE OF 1574.09 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY HAVING A RADIUS OF 1525.00 FEET; THENCE EASTERLY 1086.15 FEET, ALONG THE ARC OF THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°48'28", BEING SUBTENDED BY A CHORD THAT BEARS N.69°11'51"E. AT 1063.34 FEET; THENCE N.48°55'56"E., A DISTANCE OF 230.00 FEET; THENCE S.40°33'25"E., A DISTANCE OF 38.04 FEET TO THE POINT OF BEGINNING; THENCE S.40°33'25"E., A DISTANCE OF 2070.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93); THENCE N.11°58'08"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1069.51 FEET TO A POINT ON A NON-TANGENTIAL CURVE

CONCAVE WESTERLY HAVING A RADIUS OF 16240.22 FEET; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, 3080.68 FEET, ALONG THE ARC OF THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°52'07", BEING SUBTENDED BY A CHORD THAT BEARS N.06°32'48"E. AT 3076.06 FEET; THENCE N.01°06'32"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2562.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.89°38'51"W., A DISTANCE OF 856.87 FEET; THENCE S.00°22'04"W., A DISTANCE OF 2621.81 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE S.88°54'29"W., ALONG SAID NORTH LINE, A DISTANCE OF 1332.17 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S.00°01'29"W., ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE OF 1293.64 FEET; THENCE S.11°43'25"E., A DISTANCE OF 1169.56 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 194.115 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON NAD '83, 1990 ADJUSTMENT, THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA ZONE WEST AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93) AS BEARING S.01°06'32"W.

SECTION 3. Modifications. Pursuant to Article 6.11.2.f of the Sarasota County Zoning Ordinance, the Board approves the following PUD modifications:

1. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification of the Land Development Regulations Section A.3.a.3 (Minimum Street Design Standards) is granted for local roads 150 feet long or less to reduce their right-of-way to a minimum of 30 feet and to reduce their travel lanes to 10 feet.
2. Pursuant to Section 6.11.2.f of Sarasota County Zoning Regulations, a modification from the Land Development Section B.3.a.16, (Sidewalks and Bicycle Lanes) is granted to provide a 5 foot wide sidewalk on one side of local roads 150 feet long or less and having a reduced right-of-way width pursuant to the modification granted from Section A.3.a.3, Minimum Street Design Standards.

3. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification to the Zoning Regulations Section 7.8.2.e is granted to allow an increase in the maximum permitted wall height from 6 to 8 feet adjacent to I-75 right of way, as shown on the Development Concept Plan.

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:

1. All development on the subject parcel (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the Development Order for Increment XX of the Palmer Ranch Development of Regional Impact (DRI) and the amended and restated Palmer Ranch Master Development Order (MDO) Resolution No. 91-170, as amended.
2. All development shall occur in substantial accordance with the Development Concept Plan, dated November 7, 2012. This does not imply or confer any other deviations from applicable zoning or land development regulations, except as expressly listed in this rezoning ordinance and shown on Development Concept Plan.
3. Development of the subject property shall not exceed 267 total dwelling units.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

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

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:



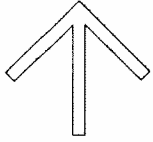
Deputy Clerk

Received by
 Planning Services
 November 7, 2012

SITE DATA	
LAND USE	AREA (AC)
RESIDENTIAL DEVELOPMENT	77.47±
LAKES/LITTORAL AREAS/MAN-MADE PIT	28.91±
UPLAND PRESERVATION - MESIC HAMMOCK	3.04±
PERIMETER BUFFERS/OTHER OPEN SPACE	30.56±
WETLAND PRESERVATION/MITIGATION	54.14±
	194.12±

NOTES

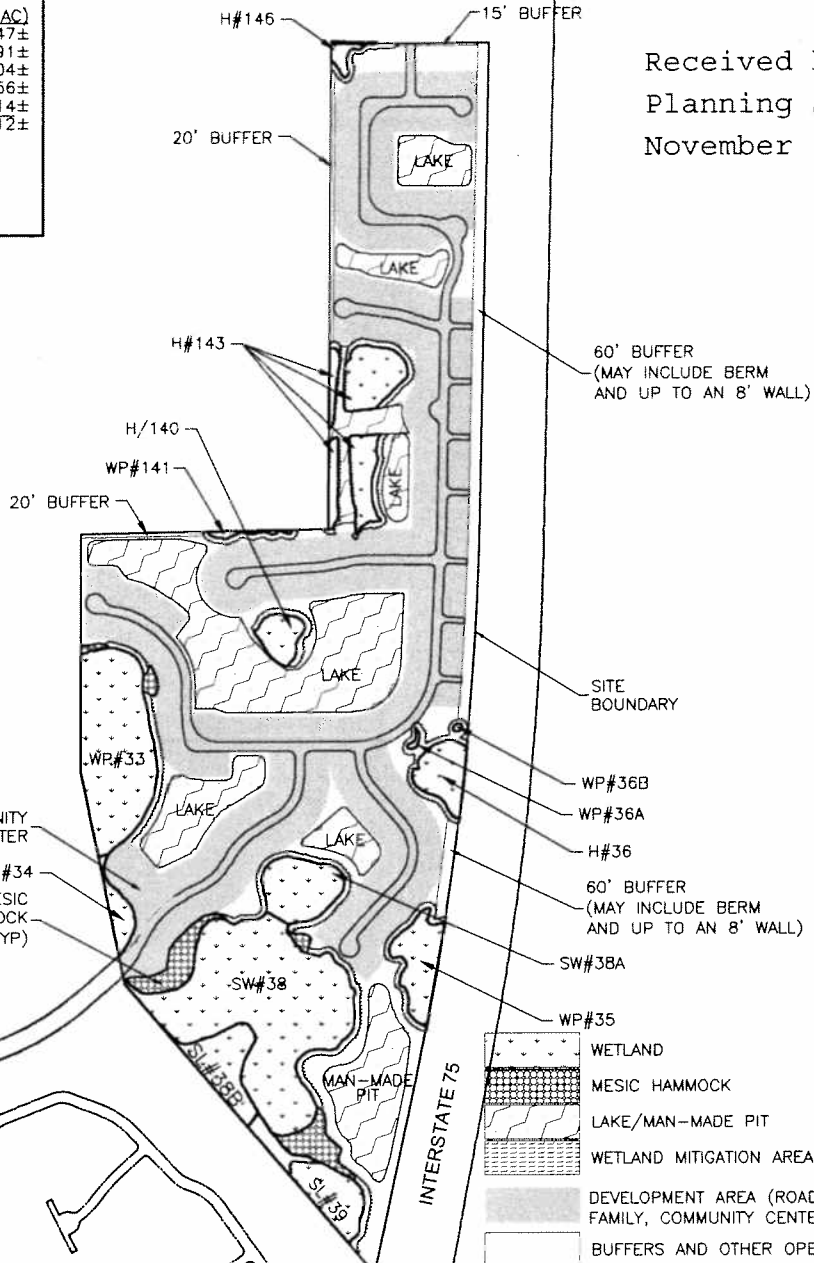
- Total number of residential units - 267
- Open space = 61%±
- Gross residential density = 1.38 du/ac.



NORTH

SCALE: 1" = 1000'

- NOTES
- Minor modifications to wetland jurisdiction limits, mitigation requirements and developed area may be allowed consistent with regulatory agency review and approval and final land planning.
 - Wetland buffers may be slightly modified to accommodate land planning subject to regulatory agency review and approval.
 - Slight alteration to mesic hammock may be required as a result of future land planning.
 - Pursuant to Section 6.11.2.c, of the Zoning Regulations, the development areas will contain single-family homes, a community center which may include parks, playgrounds, and other similar uses of an associated nature.
 - Buffer widths in locations where not extended by adjacent native habitat areas are 60' between I-75 and 20' in other areas.



Modifications per Section 611.2f Of The Sarasota County Zoning Code Allowing Modification To The Land Development Regulations Of The Subdivision Technical Manual.

- A modification of the Land Development Regulations Section A.3.a.3, (Minimum Street Design Standards) is granted for local roads 150 feet long or less to reduce their right-of-way to a minimum of 30 feet and to reduce their travel lanes to 10 feet.
- A modification from the Land Development Regulations Section B.3.a.16, (Sidewalks and Bicycle Lanes) is granted to provide a 5 foot wide sidewalk on one side of local roads 150 feet long or less and having a reduced right-of-way width pursuant to the modification granted from Section A.3.a.3, Minimum Street Design Standards.

Modifications per Section 611.2f Of The Sarasota County Zoning Code Allowing Modification To The Zoning Regulations.

- Section 7.8.2e - To allow an increase in maximum permitted wall height from 6 to 8 feet adjacent to I-75 right-of-way.

PROJECT: PALMER RANCH - INCREMENT XX (PARCELS U3,U4 and P4) REZONING
 CLIENT: TAYLOR MORRISON



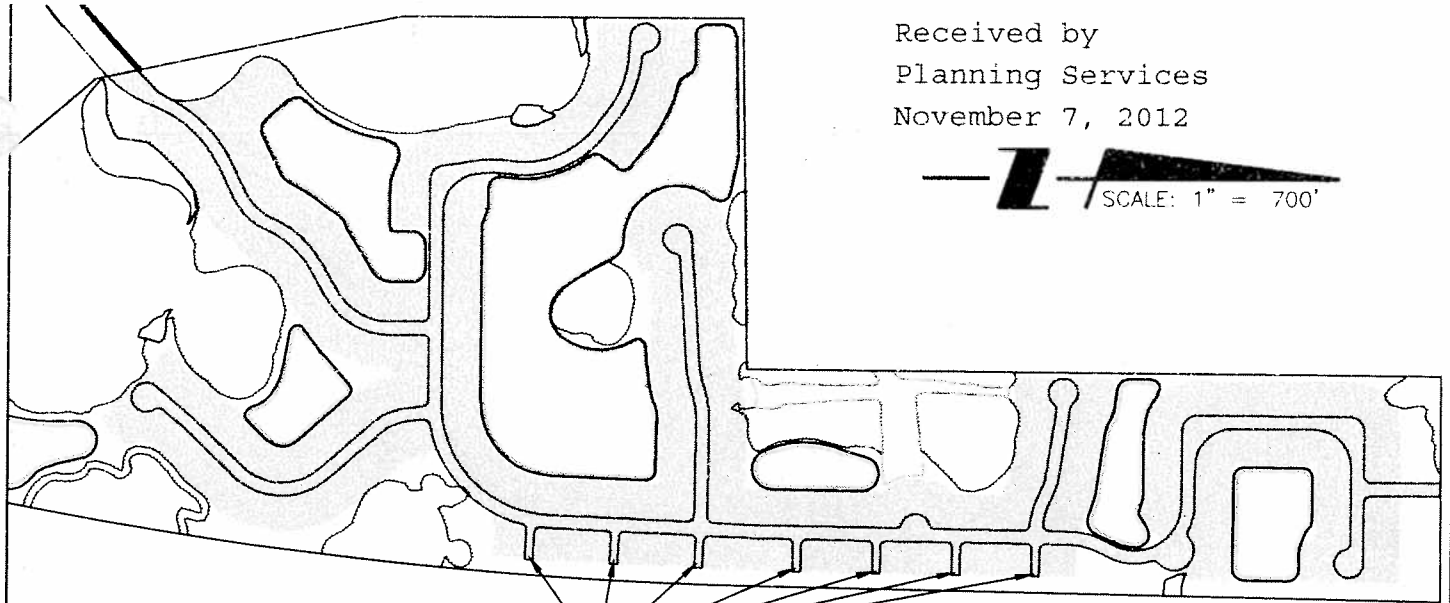
6900 Professional Parkway East, Sarasota, FL 34240
 Phone 941-907-6900 • Fax 941-907-6910

Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com

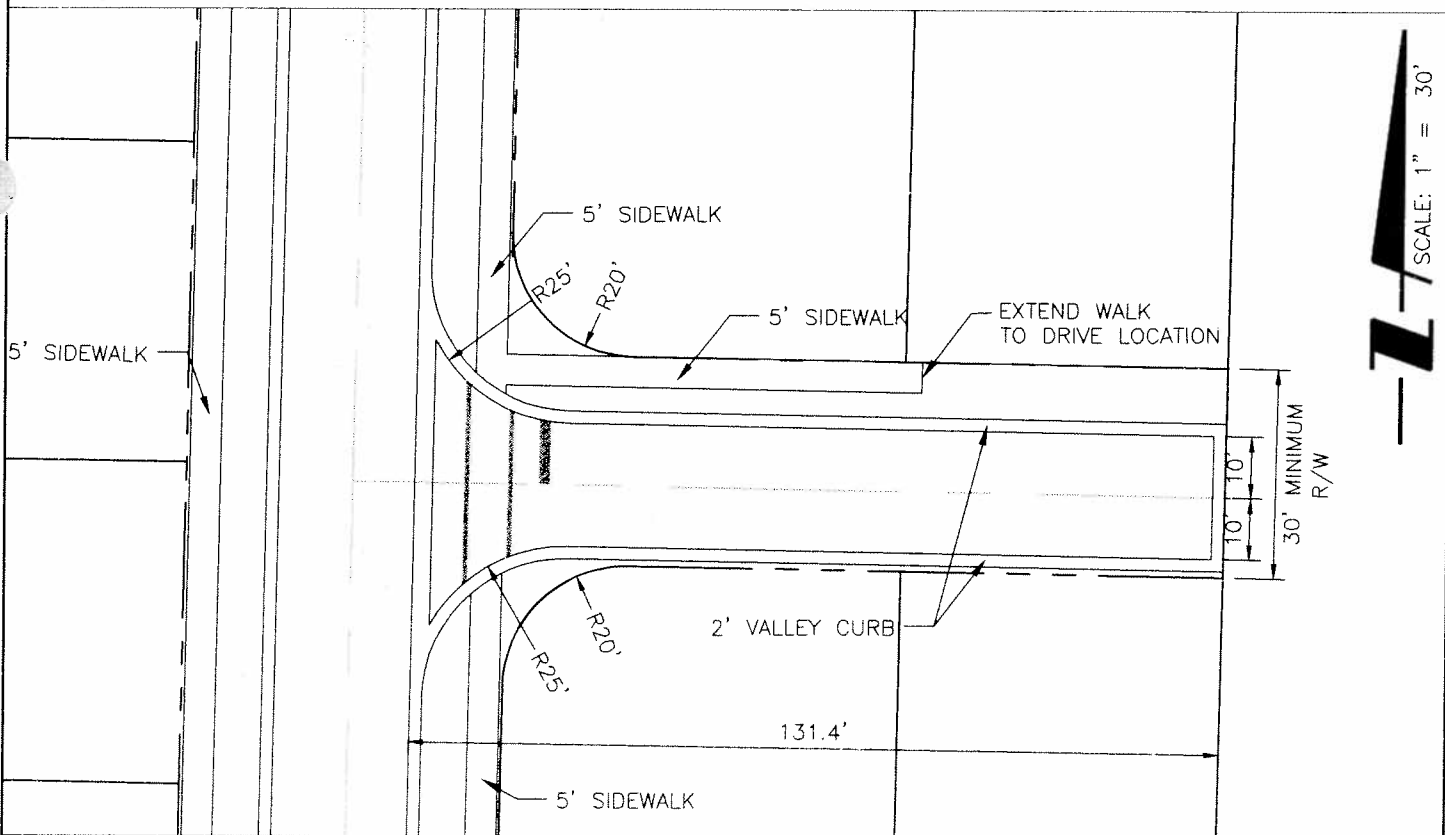
BINDING DEVELOPMENT
 CONCEPT PLAN

SCALE: 1" = 1000'	DATE: 02/2012
SEC: 13,24 37S 18E	REV NO:
PROJECT NO: 215610675	INDEX NO:
DRWN BY/EMF NO: RTD/89450	MAP: 1 of 2

Received by
 Planning Services
 November 7, 2012



LOCATIONS WITH 30' MINIMUM R-O-W



PROJECT: PALMER RANCH – INCREMENT XX (PARCELS U3,U4 and P4)

CLIENT: TAYLOR MORRISON



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30' MINIMUM R-O-W EXHIBIT

SCALE:	1" = 1000'	DATE	03/2012
SEC	TWP	RGE	REV NO:
13,24	37S	18E	
PROJECT NO:	INDEX NO:		
215610675			
DRWN BY/EMP NO:	SHEET:		
BTD/R01450	2 OF 2		