

BOARD RECORDS
FILED FOR THE RECORD

ORDINANCE NO. 2012-048

2012 DEC 12 PM 3:51

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE COUNTY, 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 ORDINANCE; PROVIDING MODIFICATIONS; 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. 12-12, 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.

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 approximately 140 acres from OUE to RSF-2/PUD for the following described property located in Sarasota County, Florida:

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

A tract lying within Section 36, Township 37 South, Range 18 East, Sarasota County, Florida and described as follows:

BEGIN at the most northeasterly corner of Central Sarasota Parkway (120 foot wide public right-of-way) as recorded in Road Plat Book 4, Page 4, Public Records of Sarasota, Florida; thence S.88°44'45"E., a distance of 137.22 feet to the point of curvature of a curve to the left having a radius of 1,450.00 feet and a central angle of 22°31'41"; thence easterly along the arc of said curve, a distance of 570.12 feet to the point of tangency of said curve; thence N.68°43'34"E., a distance of 1,637.74 feet, a portion of which is the south line of Villagewalk, Unit 1B, as recorded in Plat Book 42, Page 31, said Public Records, to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 102°08'42"; thence northerly along the arc of said curve, a distance of 89.14 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet and a central angle of 66°29'30"; thence northerly along the arc of said curve, a distance of 174.07 feet to the point of tangency of said curve; thence N.33°04'22"E., a distance of 113.49 feet to the point of curvature of a curve to the left having a radius of 100.00 feet and a central angle of 132°12'41"; thence northwesterly along the arc of said curve, a distance of 230.75 feet to the point of tangency of said curve; thence S.80°51'41"W., a distance of 55.00 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 160°21'48"; thence northerly along the arc of said curve, a distance of 139.94 feet to the point of curvature of a non tangent curve to the left, having a radius of 300.00 feet and a central angle of 24°45'15"; thence northeasterly along the arc of said curve, a distance of 129.61 feet, said curve having a chord bearing and distance of N.48°43'00"E., 128.61 feet, to the point of reverse curvature of a curve to the right having a radius of 75.00 feet and a central angle of 80°15'14"; thence easterly along the arc of said curve, a distance of 105.05 feet to the point of tangency of said curve; thence S.63°24'23"E., a distance of 21.57 feet; thence S.57°48'35"E., a distance of 32.91 feet; thence S.37°17'20"E., a distance of 40.16 feet to the point of curvature of a curve to the left having a radius of 45.00 feet and a central angle of 36°22'56"; thence southeasterly along the arc of said curve, a distance of 28.57 feet to the point of reverse curvature of a curve to the right

having a radius of 110.00 feet and a central angle of $25^{\circ}52'33''$; thence southeasterly along the arc of said curve, a distance of 49.68 feet to the point of curvature of a non tangent curve to the right, having a radius of 50.00 feet and a central angle of $48^{\circ}27'57''$; thence northeasterly along the arc of said curve, a distance of 42.29 feet, said curve having a chord bearing and distance of $N.34^{\circ}55'46''E.$, 41.04 feet, to the point of tangency of said curve; thence $N.59^{\circ}09'44''E.$, a distance of 23.16 feet to the point of curvature of a non tangent curve to the right, having a radius of 35.00 feet and a central angle of $34^{\circ}53'59''$; thence easterly along the arc of said curve, a distance of 21.32 feet, said curve having a chord bearing and distance of $N.76^{\circ}36'44''E.$, 20.99 feet, to the point of compound curvature of a curve to the right having a radius of 70.00 feet and a central angle of $18^{\circ}51'16''$; thence easterly along the arc of said curve, a distance of 23.04 feet to the point of reverse curvature of a curve to the left having a radius of 55.00 feet and a central angle of $22^{\circ}19'18''$; thence easterly along the arc of said curve, a distance of 21.43 feet to the point of tangency of said curve; thence $S.89^{\circ}24'18''E.$, a distance of 29.01 feet to the point of curvature of a curve to the right having a radius of 85.00 feet and a central angle of $55^{\circ}28'57''$; thence southeasterly along the arc of said curve, a distance of 82.31 feet to the point of tangency of said curve; thence $N.43^{\circ}36'01''E.$, a distance of 123.60 feet to the point of curvature of a non tangent curve to the left, having a radius of 9,176.70 feet and a central angle of $04^{\circ}53'25''$, said point also being on the westerly right-of-way line of Interstate 75 (variable width public right-of-way, State Road 93, Section 17075-2407) as recorded in Road Plat Book 2, Page 54, said Public Records; thence along said westerly right-of-way line for the following two (2) calls; (1) thence southerly along the arc of said curve, a distance of 783.26 feet, said curve having a chord bearing and distance of $S.20^{\circ}44'33''E.$, 783.02 feet, to the point of tangency of said curve; (2) thence $S.23^{\circ}11'16''E.$, a distance of 1,643.40 feet to a point on the northerly line of Isles of Sarasota, Unit 2C, as recorded in Plat Book 46, Page 19, said Public Records; thence along said northerly line for the following five (5) calls; (1) thence $N.89^{\circ}59'44''W.$, a distance of 208.91 feet to the point of curvature of a non tangent curve to the right, having a radius of 340.30 feet and a central angle of $71^{\circ}03'11''$; (2) thence southwesterly along the arc of said curve, a distance of 422.01 feet, said curve having a chord

bearing and distance of S.43°47'47"W., 395.48 feet, to the point of tangency of said curve; (3) thence S.79°19'23"W., a distance of 269.22 feet; (4) thence S.84°46'51"W., a distance of 318.41 feet to the point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of 32°39'01"; (5) thence westerly along the arc of said curve, a distance of 284.93 feet to the end of said curve; thence N.38°54'25"W., a distance of 118.99 feet to the point of curvature of a non tangent curve to the right, having a radius of 100.00 feet and a central angle of 72°02'05"; thence westerly along the arc of said curve, a distance of 125.72 feet, said curve having a chord bearing and distance of S.87°05'40"W., 117.61 feet, to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of 37°15'53"; thence westerly along the arc of said curve, a distance of 162.60 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 80°26'21"; thence northwesterly along the arc of said curve, a distance of 70.20 feet to the point of tangency of said curve; thence N.13°42'50"W., a distance of 57.96 feet to the point of curvature of a curve to the left having a radius of 1,049.99 feet and a central angle of 17°12'03"; thence northerly along the arc of said curve, a distance of 315.22 feet to the point on the easterly extension of the northerly line of Isles of Sarasota, Unit 1 as recorded in Plat Book 45, Page 21, said Public Records; thence S.54°22'16"W., along said northerly plat line and its easterly extension, a distance of 1,531.61 feet; thence N.32°58'59"W., a distance of 472.20 feet; thence S.61°51'14"W., a distance of 157.98 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 93°25'53"; thence southerly along the arc of said curve, a distance of 57.07 feet to a point on the easterly right-of-way line of Honore Avenue (150 foot wide public right-of-way) as recorded in Road Plat Book 4, Page 57, said Public Records, said point being the point of curvature of a non tangent curve to the right having a radius of 1,460.00 feet and a central angle of 32°49'54"; thence along said easterly right-of-way line for the following four (4) calls; (1) thence northerly along the arc of said curve, a distance of 836.61 feet to the point of tangency of said curve; (2) thence N.01°15'15"E., a distance of 491.80 feet to the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 90°00'00"; (3) thence northeasterly along the arc of said curve, a distance of 78.54

feet to the end of said curve; (4) thence N.01°15'15"E., a distance of 120.00 feet to the POINT OF BEGINNING.

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

1. A modification from the Land Development Regulations (Subdivision Technical Manual, Section A.2.d; Development Improvement Manual, Section B.1.a) is granted to allow one fully functional access point and one emergency only access point for developments over 100-units with regard to that portion of the development east of South Creek.
2. A modification from the Land Development Regulations (Section 74-7) is granted to reduce the required emergency access road width from 20 feet to 16 feet in a 30 foot wide easement.
3. A modification from the Land Development Regulations (Subdivision Technical Manual, Section A.3.b) is granted to allow the construction of a hammerhead cul-de-sac.
4. A modification from the Land Development Regulations (Subdivision Technical Manual, Section A.3a.3) is granted to reduce the minimum roadway centerline radius to 50 feet at two locations.
5. A modification to the Zoning Regulations Section 7.8.2.e is granted to allow an increase in the maximum permitted wall height up to 12 feet of combined berm and wall as a sound barrier 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 XXI 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 21, 2012. This does not imply or confer any other deviations from applicable zoning or land development regulations, except for the modifications expressly approved in Section 3, as shown on Development Concept Plan.
3. Development of the subject property shall not exceed 290 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, or the effective date of Comprehensive Plan Amendment No. 2012-F, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12 day of December, 2012.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

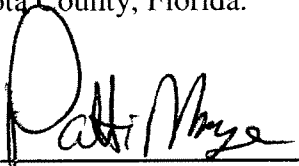


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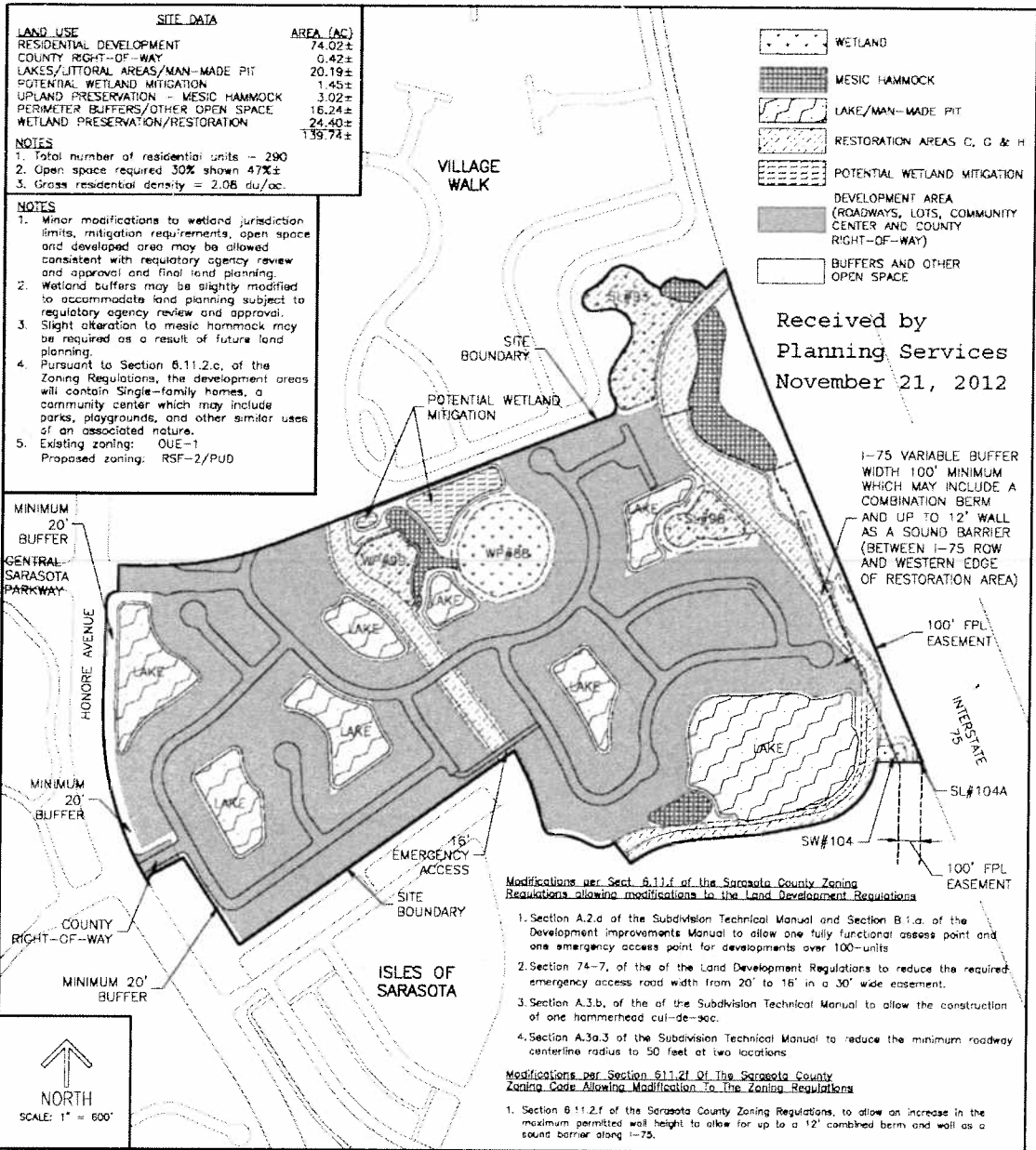
ATTEST:

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



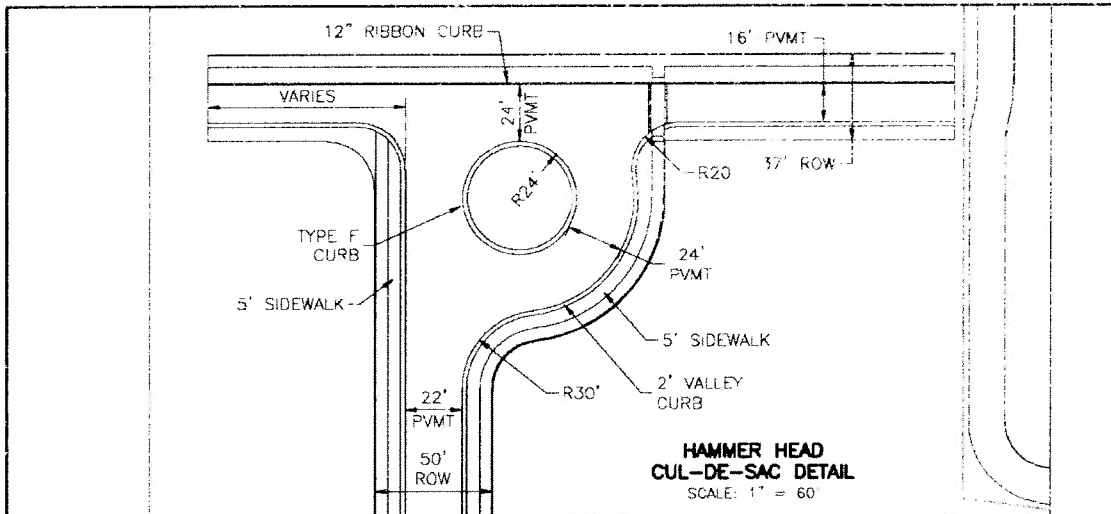
PROJECT: PALMER RANCH - INCREMENT XXI (PARCELS T2 & T3) REZONING
 CLIENT: PULTE CORPORATION



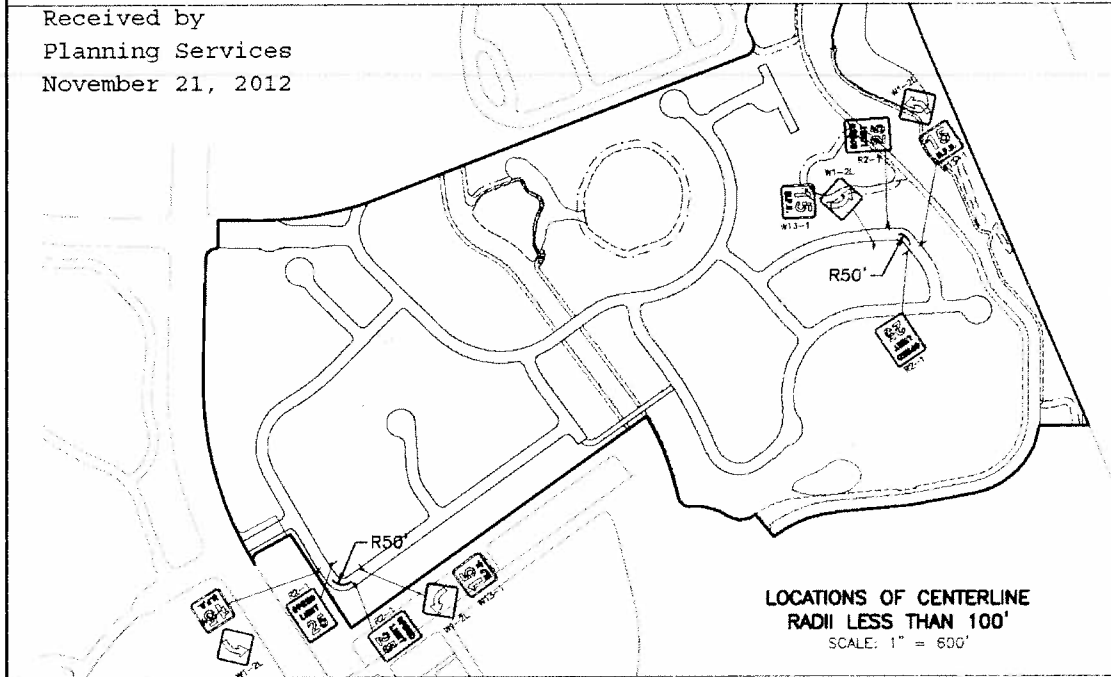
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| BINDING DEVELOPMENT CONCEPT PLAN | | | |
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| SEC: | 36 | FWP: | 37S |
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| DRAWN BY/EMP. NO: | DKL/89396 | MAP: | 1 OF 2 |

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Received by
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November 21, 2012



PROJECT: PALMER RANCH – INCREMENT XXI (PARCELS T2 & T3) REZONING
CLIENT: PULTE CORPORATION

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| | SHEET: 2 OF 2 | | |

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