



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 10, 2014

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Deborah Diakatos: Recording Secretary, Board Records

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2014-043, which was filed in this office on July 10, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/mrh

Enclosures

ORDINANCE NO. 2014-043

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052 (AS AMENDED), 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.

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 Rezone Petition No. 14-06, 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 OUE-1 (Open Use, Estate, 1 unit/5 acres) to CG (Commercial, General) zone district for the following described property located in Sarasota County, Florida:

BOARD RECORDS
FILED FOR THE RECORD
2014 JUN 10 AM 10:05
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

The legal description of said property in Sarasota County, Florida, being located in the northeast corner of Jacaranda Boulevard and East Venice Avenue and being more particularly described as follows:

Commence at the Northwest corner of Section 11, Township 39 South, Range 19 East, Sarasota County, Florida; thence South 00°44'37" West, along the west line of said Section 11, a distance of 1329.55 feet; thence South 89°27'51" East, a distance of 170.38 feet to the easterly right-of-way line of Jacaranda Boulevard, according to the Order of Taking recorded in Official Records Book 1150, at Page 941, Public Records of Sarasota County, Florida; thence South 00°35'14" West, along said easterly right-of-way line of Jacaranda Boulevard, a distance of 33.00 feet to the southerly right-of-way line of Hardee Drive (66-foot wide public right-of-way), as shown on the Plat of Venice Farms, recorded in Plat Book 2, Page 179, Public Records of Sarasota County, Florida, for the Point-of-Beginning; thence South 89°27'51" East, along said southerly right-of-way line of Hardee Drive, a distance of 803.61 feet; thence South 00°35'14" West, parallel with said easterly right-of-way line of Jacaranda Boulevard, a distance of 1090.63 feet; thence North 88°32'06" West, a distance of 803.70 feet to said easterly right-of-way line of Jacaranda Boulevard; thence North 00°35'14" East, along said easterly right-of-way line of Jacaranda Boulevard, a distance of 1077.59 feet to the Point-of-Beginning.

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. Development shall take place in substantial compliance with the Development Concept Plan date stamped May 22, 2014, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development shall take place in substantial compliance with the Conditions for Development Approval contained in Ordinance No. 90-90, Jacaranda Boulevard/Venice Avenue Sector Plan, No. 83-04-SP, November 13, 1990, as amended.
3. Prior to or concurrent with development of the subject parcel, the Owner shall construct a southbound to eastbound left turn lane at the intersection of the southernmost driveway and Jacaranda Boulevard. The improvements 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 development.

4. Prior to or concurrent with development of the subject parcel, the Owner shall construct a northbound to eastbound right turn lane at the intersection of the southernmost driveway and Jacaranda Boulevard. The improvements 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 development.
5. The southernmost access to Jacaranda Boulevard shall be restricted to right-in/right-out and left-in only.
6. Access to the northernmost access on Jacaranda Boulevard shall be restricted to right-in/right-out only. The Owner shall construct a raised separator, as depicted on the development concept plan date stamped May 22, 2014, to eliminate vehicles from making westbound to southbound and southbound to eastbound left turn maneuvers.
7. The applicant shall submit a wetland mitigation, monitoring, and maintenance plan to Conservation and Environmental Permitting, prior to or concurrent with any site and development plan application.
8. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plan.
9. Prior to site and development approval the Owner shall coordinate with Sarasota County staff the development of a stormwater quantity monitoring plan to document the amount of water discharged offsite from the stormwater management system. Said plan shall be implemented at the Owner's expense, prior to the approval of the first certificate of occupancy, and shall continue until one year after build-out.
10. The development is required to connect to Sarasota County Utilities potable water, wastewater and reclaimed water system.
11. Any parking lot lighting shall be limited to a maximum of 25 feet in height.
12. The 25' wide arterial roadway buffer along the Jacaranda Boulevard frontage shall include a three (3) foot high vegetative hedge in addition to the required tree plantings.

Section 4. 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 8th day of July, 2014.

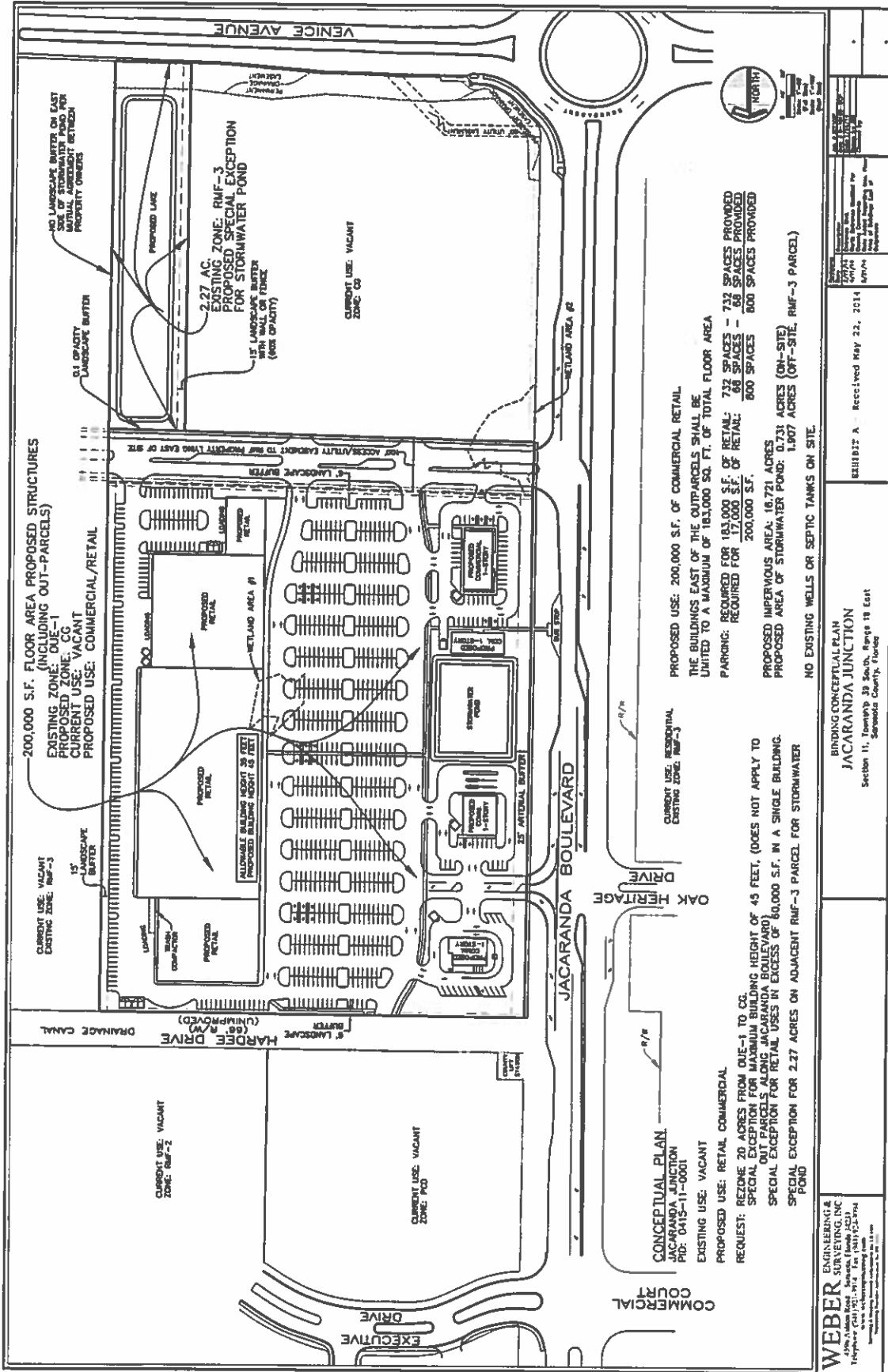
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


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



200,000 S.F. FLOOR AREA PROPOSED STRUCTURES
 EXISTING ZONE: OUE-1
 PROPOSED ZONE: CG
 CURRENT USE: VACANT
 PROPOSED USE: COMMERCIAL/RETAIL

NO LANDSCAPE BUFFER ON EAST SIDE OF SITE FOR MUTUAL AGREEMENT BETWEEN PROPERTY OWNERS

2.27 AC. EXISTING ZONE: RMF-3
 PROPOSED SPECIAL EXCEPTION FOR STORMWATER POND

CURRENT USE: VACANT
 ZONE: CG

CURRENT USE: VACANT
 ZONE: RMF-3

1ST LANDSCAPE BUFFER

ADJUSTABLE BUILDING HEIGHT 30 FEET
 PROPOSED BUILDING HEIGHT 25 FEET

CURRENT USE: VACANT
 ZONE: PD

CONCEPTUAL PLAN
 JACARANDA JUNCTION
 PID: 0415-11-0001

EXISTING USE: VACANT
 PROPOSED USE: RETAIL COMMERCIAL
 REQUEST: REZONE 20 ACRES FROM OUE-1 TO CG.
 SPECIAL EXCEPTION FOR MAXIMUM BUILDING HEIGHT OF 45 FEET, (DOES NOT APPLY TO SPECIAL EXCEPTION ALONG JACARANDA BOULEVARD)
 SPECIAL EXCEPTION FOR RETAIL USES IN EXCESS OF 80,000 S.F. IN A SINGLE BUILDING.
 SPECIAL EXCEPTION FOR 2.27 ACRES ON ADJACENT RMF-3 PARCEL FOR STORMWATER POND

CURRENT USE: RESIDENTIAL
 EXISTING ZONE: RMF-3

PROPOSED USE: 200,000 S.F. OF COMMERCIAL RETAIL
 THE BUILDINGS EAST OF THE OUTPARCELS SHALL BE LIMITED TO A MAXIMUM OF 103,000 SQ. FT. OF TOTAL FLOOR AREA
 PARKING: REQUIRED FOR 193,000 S.F. OF RETAIL: 732 SPACES PROVIDED
 17,000 S.F. OF RETAIL: 68 SPACES PROVIDED
 200,000 S.F.: 800 SPACES PROVIDED
 PROPOSED IMPERVIOUS AREA: 16,721 ACRES
 PROPOSED AREA OF STORMWATER POND: 0.731 ACRES (ON-SITE), 1.907 ACRES (OFF-SITE, RMF-3 PARCEL)
 NO EXISTING WELLS OR SEPTIC TANKS ON SITE.

WEBER ENGINEERING & SURVEYING, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 Telephone: (303) 733-9124 Fax: (303) 733-9124
 www.weber-engineering.com

BIRDAING CONCEPTUAL PLAN
 JACARANDA JUNCTION
 Section 11, Township 39 South, Range 18 East
 Saratoga County, Florida

RECEIVED
 EXHIBIT A Received May 22, 2014

2014-05-22

