



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 25, 2016

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

Attention: Brenda White, Recording Secretary

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. 2016-007, which was filed in this office on May 25, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2016-007

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.

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 Rezone Petition No. 15-23, 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 for approximately 21 acres from PCD/ILW (Planned Commerce Development/Industrial Light Manufacturing, and Warehousing) to RMF-2/PUD (Residential, Multi-Family, 9 nits/acre/Planned Unit Development) zone district the following described property located in Sarasota County, Florida:

PARCEL A8:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

FILED FOR THE RECORD
2016 MAY 25 11:16 AM
KATHLEEN E. HARRIS
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N 00°16' 17" E ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1126.72 FEET; THENCE S 89° 43' 43" E A DISTANCE OF 153.00 FEET TO THE EASTERLY LINE OF TRACT 101 PALMER RANCH INCREMENT II TRACT SUBDIVISION RECORDED IN PLAT BOOK 34, PAGES 25, 25A THROUGH 25C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89° 43' 43" E A DISTANCE OF 602.39 FEET; THENCE N 11° 46' 43" W A DISTANCE OF 479.88 FEET TO THE SOUTHERLY LINE OF SAWYER LOOP ROAD, TRACT 202, PALMER PARK OF COMMERCE, RECORDED IN PLAT BOOK 35, PAGES 32, 32A THROUGH 32C OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N 09° 47' 01" W A RADIAL DISTANCE OF 3884.72 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC THROUGH A CENTRAL ANGLE OF 07° 27' 28" A DISTANCE OF 505.64 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED TRACT 101; THENCE S 00° 16' 17" W ALONG SAID EASTERLY LINE A DISTANCE OF 413.64 FEET TO THE POINT OF BEGINNING.

PARCEL A9:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N 00° 16' 17" E ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1126.72 FEET; THENCE S 89° 43' 43" E A DISTANCE OF 153.00 FEET TO THE EASTERLY LINE OF TRACT 101 PALMER RANCH INCREMENT II TRACT SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGES 25, 25A THROUGH 25C OF PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89° 43' 43" E A DISTANCE OF 602.39 FEET; THENCE N 11° 46' 43" W A DISTANCE OF 479.88 FEET TO THE SOUTHERLY LINE OF SAWYER LOOP ROAD, TRACT 202, PALMER PARK OF COMMERCE, RECORDED IN PLAT BOOK 35, PAGES 32, 32A THROUGH 32C OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N 09° 47' 01" W A RADIAL DISTANCE OF 3884.72 FEET (THE FOLLOWING TWO CALLS ARE ALONG THE SOUTHERLY LINE OF SAWYER LOOP ROAD); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 38' 29" A DISTANCE OF 111.29 FEET; THENCE N 78° 3' 30" E A DISTANCE OF 235.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE SEMINOLE GULF RAILWAY (100' WIDE); THENCE S 11° 46' 43" E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 1044.76 FEET; THENCE N 89° 43' 43" W A DISTANCE OF 455.28 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 52.28 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 82.12 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 78.54 FEET; THENCE N 89° 43' 43" W A DISTANCE OF 74.52 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00

FEET AND A CENTRAL ANGLE OF 41° 54' 03 " ; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 36.57 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 41° 54' 03"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 255.96 FEET; THENCE N 89° 43' 43" W A DISTANCE OF 161.25 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED TRACT 101; THENCE N 00° 16' 17" E ALONG SAID EASTERLY LINE A DISTANCE OF 483.64 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. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A. Subdivision Design Criteria, 2. Lots, d. Access, and Development Improvements Technical Manual, Section B, Right-of-way, Accessways & Parking Areas, 1. On-site Accessways & Parking Area Improvements, a. Accessways & Accessway Width) is granted to allow one fully functional access point and one emergency access point for development over 100-units, in locations 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:

GENERAL

1. All development shall occur in substantial accordance with the Development Concept Plan, date stamped December 8, 2015, and attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. All development on the subject parcel shall comply with the Master Development Order for Palmer Ranch and the Development Order for Palmer Ranch Increment IV, as may be amended.
3. Development of the subject property shall not exceed 140 total dwelling units.
4. The Master Surface Water Management Plan shall be consistent with the Little Sarasota Bay Watershed Management Plan (Catfish Creek Drainage Basin).
5. The development shall connect to a reclaimed water system for irrigation.

The stipulations herein supersede the stipulations in Ordinance No. 97-027 for the area described in Section 2 of this Ordinance.

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 Ordinance No. 2016-007, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 25 day of May, 2016.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA.



ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: Brenda White
Deputy Clerk

EXHIBIT A – DEVELOPMENT CONCEPT PLAN

LEGEND:	DEVELOPMENT DATA			
PROJECT BOUNDARY	GROSS AREA	21.39 ACRES±	LAND USE	AREA (AC)
STORMWATER FACILITY	EXISTING USE	VACANT	RESIDENTIAL DEVELOPMENT	15.49±
MESIC HAMMOCK TO REMAIN	PROPOSED USE	140 MUTLI-FAMILY RESIDENTIAL UNITS	LAKES/STORMWATER AREAS	5.34±
WETLAND MITIGATION AREA	RESULTING DENSITY	6.54 DU/AC	MITIGATION AREA	0.56±
EXISTING CONSERVATION AREA	AMENITY CENTER	0.4B ACRES±	TOTAL	21.39±
PROPOSED ASPHALT DRIVE AND PARKING			OPEN SPACE	49%
PROPOSED BUILDING				
BUFFERS AND OTHER OPEN SPACE				
GRAND TREE & CANOPY TREE				

NOTES:

- TOTAL NUMBER OF RESIDENTIAL UNITS – 140
- GROSS RESIDENTIAL DENSITY – 6.54 DU / AC
- MINOR MODIFICATIONS TO WETLAND JURISDICTION LIMITS, MITIGATION REQUIREMENTS, OPEN SPACE 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.



PROJECT: PALMER RANCH PARCELS A8/A9 (PROMENADE)
 CLIENT: D.R. HORTON
 Rec'd Planning Services 12-8-15

<p>Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6970 Certificate of Authorization 127013 • www.stantec.com</p>	<p>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</p>	<p>BINDING DEVELOPMENT CONCEPT PLAN</p>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: 1" = 200'</td> <td>DATE: DECEMBER 2015</td> </tr> <tr> <td>SEC: 15, 22, 37S</td> <td>REV NO:</td> </tr> <tr> <td>PROJECT NO: 215612665</td> <td>INDEX NO: 215612665-01P-802EX</td> </tr> <tr> <td>DRAWN BY/EMP NO: MSC/98616</td> <td>SHEET NO: 09</td> </tr> </table>	SCALE: 1" = 200'	DATE: DECEMBER 2015	SEC: 15, 22, 37S	REV NO:	PROJECT NO: 215612665	INDEX NO: 215612665-01P-802EX	DRAWN BY/EMP NO: MSC/98616
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