

BOARD RECORDS
FILED FOR RECORD

2000 MAY 26 AM 10:06

ORDINANCE NO. 2000-039

PLANNING
CLERK OF CIRCUIT COURT
SARASOTA, FL

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, 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. 99-35, 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. 75-38 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 Sarasota County Ordinance No. 75-38 and any amendments thereto.

D. Pursuant to the provisions of Sarasota County Ordinance No. 89-103, 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 Ordinance No. 75-38. The Official Zoning Atlas, as part of Sarasota County Ordinance No. 75-38, is hereby amended by changing the zoning district classification for 4.24 acres \pm from ILW (Industrial, Light and Warehousing) to CHI (Commercial, Highway Interchange) for the following described property located in Sarasota County, Florida:

205' ± South of Fruitville Road and East of Cattlemen Road, more particularly described as follows:

That part of Lots 36 and 37, Palmer Farms First Unit, a subdivision recorded in Plat Book 2, Page 216, Public Records of Sarasota County, Florida, described as follows:

Commence at the Northeast corner of said Lot 37; thence, along the North line thereof, S.88°28'15"W., 660.59 feet to the Northwest corner of Lot 36 of said Palmer Farms First Unit; thence, along the West line of said Lot 36, S.00°18'58"W., 41.07 feet to the Southerly limited access right of way line for State Road 93 (I-75), Section 17075-2409; thence, continue along the West line of said Lot 36, S.00°18'58"W., 209.85 feet to the Point of Beginning of land being described; thence, S.88°54'10"E., 290.35 feet to a point hereafter referred to as Point "A"; thence, continue S.88°54'10"E., 370.01 feet to the Westerly right of way line of Packinghouse Road (50' wide public right of way); thence, along said Westerly right of way line, S.00°18'21"W., 342.69 feet; thence, N.89°41'39"W., 10.00 feet to a point on a curve concave to the West, having a radius of 115.00 feet and a delta angle of 50°19'09", whose chord bears S.25°27'55"W., and whose center lies N.89°41'39"W. from said point; thence, along said curve in a Southerly and clockwise direction, 101.00 feet to the Northerly right of way line of Cattlemen Road, a Sarasota County Right of Way per Official Records Book 1794, Page 1724, Public Records of Sarasota County, Florida, being a point on a curve concave to the South, having a radius of 446.26 feet and a delta angle of 32°17'56", whose chord bears N.55°16'28"W. and whose center lies S.50°52'30"W. from said point; thence, along said curve in a Westerly and counter clockwise direction, 251.57 feet; thence, tangent to the last curve, N.71°25'26"W., 425.42 feet to the Westerly line of Lot 36 of said Palmer Farms First Unit; thence, along said West line, N.00°18'58"E., 166.62 feet to the Point of Beginning.

Together with and subject to the following described access and utility easements:

A strip of land 30' wide, lying 15' on each side of the following described centerline; return to point "A"; thence, N.88°54'10"W., 290.35 feet to the Point of Termination of said centerline;

A strip of land 30' wide, lying 15' on each side of the following described centerline; return to point "A"; thence, N.17°04'23"E., 227.36 feet to the Southerly limited access right of way line for State Road 93 (I-75) for a Point of Termination of said centerline;

A strip of land 30' wide, lying 15' on each side of the following described centerline; return to point "A"; thence, S.88°54'10"E., 370.01 feet to the Westerly right of way line of Packinghouse Road for a Point of Termination of said centerline;

A strip of land 60' wide, lying 30' on each side of the following described centerline; return to point "A"; thence, S.18°16'41"W., 245.44 feet to the Northerly right of way line of Cattlemen Road for a Point of Termination of said centerline;

The sidelines of said easements are to be extended or shortened to their intersections;

All of the above further subject to other easements, restrictions, and/or rights of way of record, if any.

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 Sarasota County Ordinance No. 75-38 and any amendments thereto, 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 January 12, 2000, attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations. This does not imply any sidewalk variances from the requirements of internal pedestrian connections pursuant to Ordinance No. 96-082. In addition, a sidewalk shall be provided on Brookhill Boulevard.
2. Development of the subject site shall comply with the Fruitville Corridor Plan No. 88-01-SP (Ordinance No. 96-082), as may be amended.
3. The proposed identification sign on the subject parcel shall be in compliance with the sign format date stamped February 29, 2000 and attached hereto as Exhibit "B". The identification sign shall only identify uses that are permitted in the CHI zone district. As shown in the sign format, no additional ground signs shall be permitted along the Fruitville Road frontage. This stipulation shall not be construed to prohibit other signs as permitted by the Sarasota County Zoning Regulations.

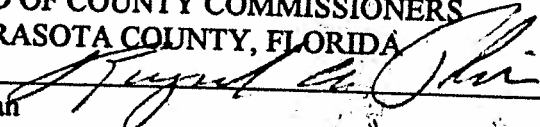
4. The Property Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state, or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

5. Prior to Construction Plan approval for development on the subject parcel that generates greater than 59 p.m. peak hour trips cumulatively from the entire parcel, the developer shall provide a traffic analysis performed in accordance with Resolution No. 98-169 that demonstrates that the roadway level of service is maintained on all significantly impacted road segments and intersections. The traffic analysis is subject to the approval of Sarasota County Public Works Transportation Planning.

6. Prior to or concurrent with the development of the subject parcel, a northbound right-turn lane at the access from Cattlemen Road to the subject parcel shall be constructed. This improvement shall be included in the construction plans.

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 24 day of May, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Chairman

ATTEST:

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

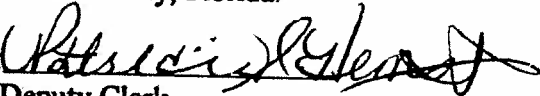
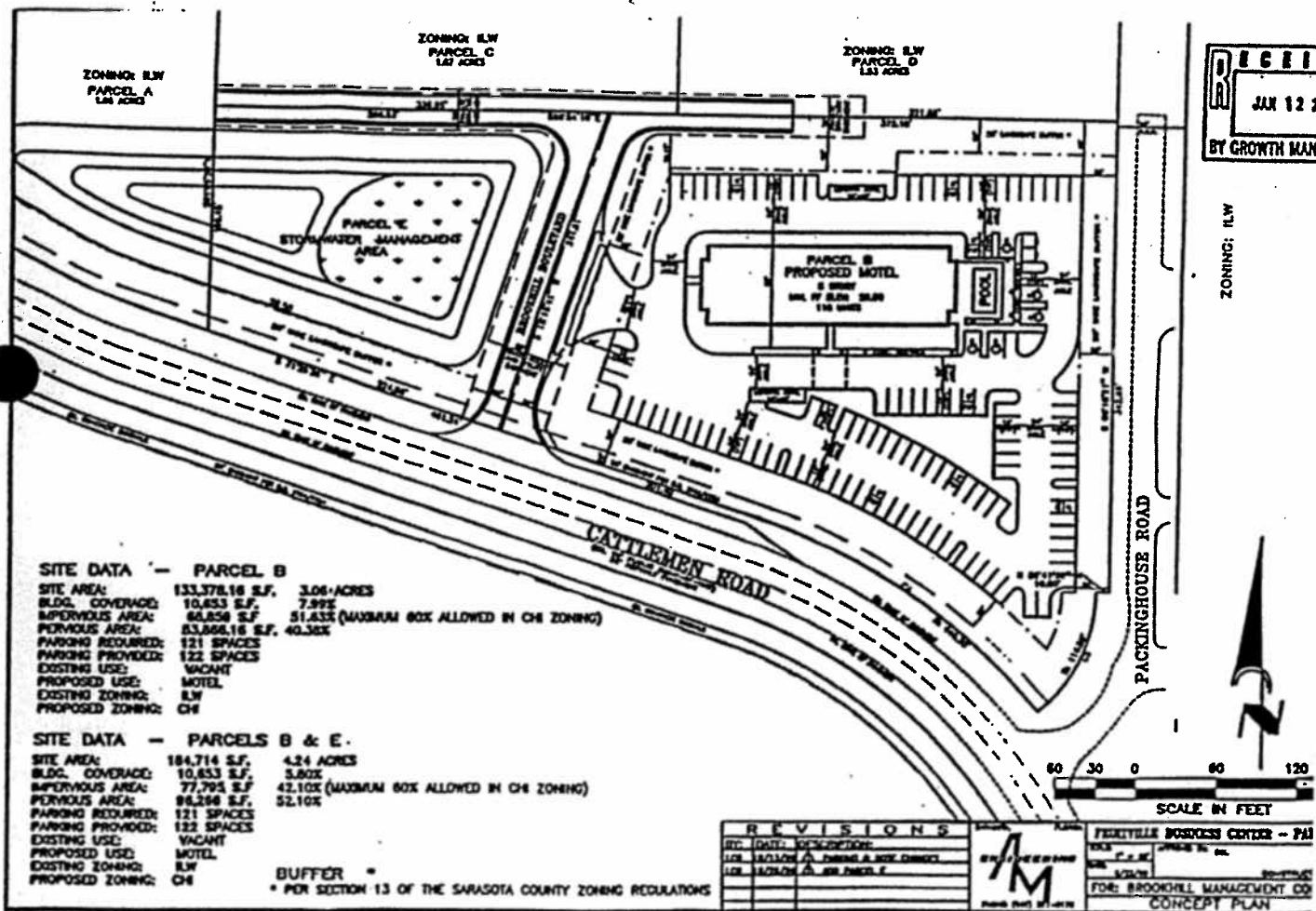
By: 
Deputy Clerk



Exhibit "A"



SITE DATA - PARCEL B

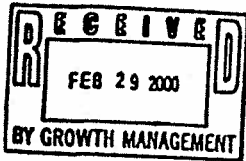
SITE AREA: 133,378.18 S.F. 3.06 ACRES
 BLDG. COVERAGE: 10,853 S.F. 7.99%
 IMPERVIOUS AREA: 84,856 S.F. 51.83% (MAXIMUM 60% ALLOWED IN CH ZONING)
 PERVIOUS AREA: 48,522.18 S.F. 40.36%
 PARKING REQUIRED: 121 SPACES
 PARKING PROVIDED: 122 SPACES
 EXISTING USE: VACANT
 PROPOSED USE: MOTEL
 EXISTING ZONING: ILW
 PROPOSED ZONING: CH

SITE DATA - PARCELS B & C

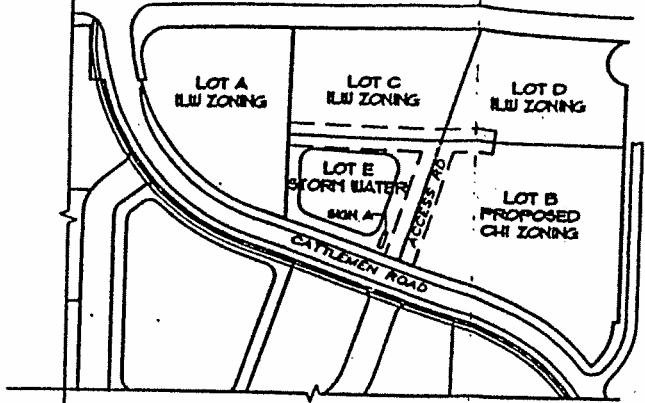
SITE AREA: 184,714 S.F. 4.24 ACRES
 BLDG. COVERAGE: 10,853 S.F. 5.80%
 IMPERVIOUS AREA: 77,795 S.F. 42.10% (MAXIMUM 60% ALLOWED IN CH ZONING)
 PERVIOUS AREA: 106,919 S.F. 57.90%
 PARKING REQUIRED: 121 SPACES
 PARKING PROVIDED: 122 SPACES
 EXISTING USE: VACANT
 PROPOSED USE: MOTEL
 EXISTING ZONING: ILW
 PROPOSED ZONING: CH

RECORDERS MEMO LEGIBILITY OF WRITING
 TYPING OR PRINTING FOR REPRODUCTIVE
 PURPOSE MAY BE UNSATISFACTORY IN
 THIS DOCUMENT IF NOT RECEIVED

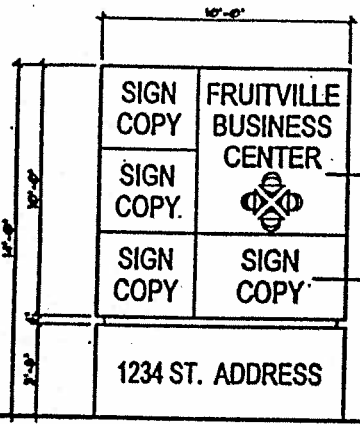
Exhibit "B"



FRUITVILLE ROAD (SR 780)



PARTIAL SITE PLAN
NOT TO SCALE

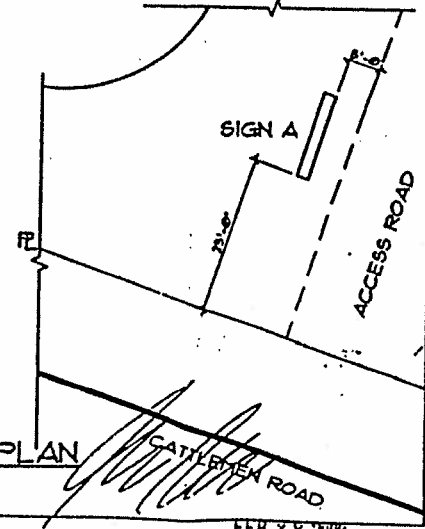


PROJECT IDENTIFICATION
CHI ZONING
100' of MAXIMUM (CHI 91C)

NAME OF PROJECT

SERVICE LOGOS. SIGN COPY
WILL ONLY INDICATE USES
PERMITTED IN THE CHI ZONING
DISTRICT.

ELEVATION - SIGN A
SCALE: 1/4" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"

FEB 28 2000

UNIVERSITY OF ALABAMA

PROPOSED SIGNS FOR:

SHEET

DATE

RECORDERS MEMO LEGIBILITY OF WRITING
TYPING OR PRINTING FOR REPRODUCTIVE
PURPOSE MAY BE UNSATISFACTORY IN
THIS DOCUMENT WHEN RECEIVED.