

**RESOLUTION NO. 2015-107  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA  
SPECIAL EXCEPTION NO. 1726**

FILED FOR THE RECORD  
2015 JUL -1 PM  
KAREN E. NUSHINSKI  
CLERK OF THE COUNTY  
SARASOTA COUNTY, FLORIDA

WHEREAS, Todd Mathes, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1726 requesting re-instatement of previously approved Special Exceptions No. 1706 to 1) permit transient accommodations (hotel/motel), 2) permit garden centers with outside merchandise, 3) permit retail sales over 60,000 square feet of gross floor area in a single occupant building, 4) permit outdoor dining from between 10 pm and 3 am Sunday through Saturday except within 150 feet of the west property line, 5) permit indoor and outdoor entertainment after 10 pm except within 200 feet of the west property line, 6) permit additional building height in the CG (Commercial General) zone district and 7) permit a waiver in front, side and rear yards and front, side and rear landscape buffers on property located at the southwest quadrant of the intersection of Interstate 75 and University Parkway, Sarasota County, Florida, in the CG (Commercial General) and RMF-3/PUD zone districts; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 4<sup>th</sup> day of December, 2014, to consider said Special Exception Petition No. 1726 and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1726 be granted, and

WHEREAS, this Board, after due public notice, did on the 27<sup>th</sup> day of January, 2015, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

WHEREAS, this Board held a public hearing on May 6th, 2015, on the proposed changes to the Sarasota Interstate Park of Commerce DRI.

WHEREAS, this Board held a public hearing on June 30th, 2015, on the proposed changes to the Sarasota Interstate Park of Commerce DRI.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sarasota County, Florida, in public meeting assembled:

A. This Board, after having considered the report of the Planning Commission, the testimony of the applicant, evidence entered into the record, public comment on the petition and all things brought to its attention with regard to said Special Exception Petition No. 1726 does make the following findings:

1. The proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
2. The proposed use is compatible with the existing land use pattern and designated future uses;
3. There are adequate public facilities available consistent with the level of service standards adopted in the Comprehensive Plan, and as defined and implemented through the Sarasota County Concurrency Management System Regulations, Chapter 94, Article VII of Exhibit A of the Sarasota County Code;

4. The proposed use, singularly or in combination with other special exceptions, will not be detrimental to the health, safety, morals, order, comfort, convenience, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

5. The proposed use will be adequately buffered to effectively separate traffic, visual impact and noise from existing or intended nearby uses;

6. The subject parcel is adequate in shape and size to accommodate the proposed use;

7. The ingress and egress to the subject parcel and internal circulation will not adversely affect traffic flow, safety or control; and

8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1726 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

A PARCEL OF LAND BEING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, SOUTHWEST CORNER OF UNIVERSITY PARKWAY AND I-75, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**CG (COMMERCIAL GENERAL) AREA:**

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NORTH ¼ CORNER) OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, S 89°24'44" E, A DISTANCE OF 330.03 FEET; THENCE DEPARTING SAID NORTH LINE AT A RIGHT ANGLE, S 00°35'16" W, A DISTANCE OF 27.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY AS SHOWN AND DESCRIBED IN ROAD PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 00°30'56" W, A DISTANCE OF 259.70 FEET; THENCE S 28°01'40" W, A DISTANCE OF 286.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY (CH S 59°17'08" W 36.32') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°30'57", A DISTANCE OF 38.19 FEET; THENCE N 89°27'24" W, A DISTANCE OF 412.20 FEET; THENCE N 00°01'40" E, A DISTANCE OF 387.60 FEET; THENCE N 89°58'20" W, A DISTANCE OF 122.40 FEET; THENCE S 00°01'40" W, A DISTANCE OF 80.08 FEET; THENCE S 89°59'55" W, A DISTANCE OF 853.15 FEET; THENCE S 00°18'20" E, A DISTANCE OF 754.58 FEET; THENCE S 53°30'02" E, A DISTANCE OF 200.38 FEET; THENCE S 00°00'12" E, A DISTANCE OF 1465.41 FEET; THENCE S 89°27'59" E, A DISTANCE OF 67.99 FEET; THENCE N 86°34'16" E, A DISTANCE OF 523.51 FEET; THENCE S 00°04'51" W, A DISTANCE OF 229.70 FEET; THENCE N 89°57'03" E, A DISTANCE OF 143.15 FEET; THENCE S 00°01'18" E, A DISTANCE OF 70.47 FEET; THENCE S 89°58'45" E, A DISTANCE OF 173.84 FEET; THENCE N 05°15'30" W, A DISTANCE OF 86.45 FEET TO A

POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY (CH N 47°37'28" W 202.16') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°43'54", A DISTANCE OF 221.83 FEET; THENCE N 00°32'01" E, A DISTANCE OF 51.27 FEET; THENCE N 89°54'00" E, A DISTANCE OF 183.23 FEET; THENCE S 88°43'46" E, A DISTANCE OF 89.50 FEET; THENCE S 72°05'13" E, A DISTANCE OF 25.41 FEET; THENCE S 86°31'00" E, A DISTANCE OF 33.50 FEET; THENCE S 89°37'05" E, A DISTANCE OF 272.05 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 583.84 FEET; THENCE EASTERLY (CH S 80°39'30" E 152.62') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'13", A DISTANCE OF 153.06 FEET TO A POINT OF REVERSE CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 224.49 FEET; THENCE EASTERLY (CH S 79°39'26" E 81.98') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'30", A DISTANCE OF 82.44 FEET; THENCE S 89°30'05" E, A DISTANCE OF 140.60 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 761.84 FEET; THENCE NORTHEASTERLY (CH N 68°55'51" E 555.53') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°45'58", A DISTANCE OF 568.64 FEET; THENCE S 89°59'58" E, A DISTANCE OF 1364.32 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (SR 93) AS SHOWN AND DESCRIBED IN SRD R/W MAP 17075-2410; THENCE IN A NORTHWESTERLY DIRECTION (CH N 13°02'51" W 677.90') ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 11083.95 FEET THROUGH A CENTRAL ANGLE OF 03°30'17", AN ARC DISTANCE OF 678.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 4489.66 FEET; THENCE NORTHWESTERLY (CH N 21°16'29" W 1012.60') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'00", A DISTANCE OF 1014.75 FEET; THENCE N 27°44'59" W, A DISTANCE OF 566.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 456.00 FEET; THENCE NORTHWESTERLY (CH 56°40'26" W 441.09') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°50'54", A DISTANCE OF 460.40 FEET; THENCE N 85°35'53" W, A DISTANCE OF 462.90 FEET; THENCE N 89°24'44" W, A DISTANCE OF 491.02 FEET; THENCE N 00°35'16" E, A DISTANCE OF 19.56 FEET TO THE END OF SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 89°21'37" W, A DISTANCE OF 111.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 7,772,298 SQUARE FEET OR 178.43 ACRES MORE OR LESS.

**RMF-3 (RESIDENTIAL MULTI-FAMILY) AREA:**

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NORTH ¼ CORNER) OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, S 89°24'44" E, A DISTANCE OF 330.03 FEET; THENCE

DEPARTING SAID NORTH LINE AT A RIGHT ANGLE, S 00°35'16" W, A DISTANCE OF 27.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY AS SHOWN AND DESCRIBED IN ROAD PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 00°30'56" W, A DISTANCE OF 259.70 FEET; THENCE S 28°01'40" W, A DISTANCE OF 286.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY (CH S 59°17'08" W 36.32') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°30'57", A DISTANCE OF 38.19 FEET; THENCE N 89°27'24" W, A DISTANCE OF 412.20 FEET; THENCE N 00°01'40" E, A DISTANCE OF 387.60 FEET; THENCE N 89°58'20" W, A DISTANCE OF 122.40 FEET; THENCE S 00°01'40" W, A DISTANCE OF 80.08 FEET; THENCE S 89°59'55" W, A DISTANCE OF 853.15 FEET; THENCE S 00°18'20" E, A DISTANCE OF 754.58 FEET; THENCE S 53°30'02" E, A DISTANCE OF 200.38 FEET; THENCE S 00°00'12" E, A DISTANCE OF 1465.41 FEET; THENCE S 89°27'59" E, A DISTANCE OF 67.99 FEET; THENCE N 86°34'16" E, A DISTANCE OF 523.51 FEET; THENCE S 00°04'51" W, A DISTANCE OF 229.70 FEET; THENCE N 89°57'03" E, A DISTANCE OF 143.15 FEET; THENCE S 00°01'18" E, A DISTANCE OF 70.47 FEET; THENCE S 89°58'45" E, A DISTANCE OF 173.84 FEET; THENCE N 05°15'30" W, A DISTANCE OF 86.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY (CH N 47°37'28" W 202.16') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°43'54", A DISTANCE OF 221.83 FEET; THENCE N 00°32'01" E, A DISTANCE OF 51.27 FEET; THENCE N 89°54'00" E, A DISTANCE OF 183.23 FEET; THENCE S 88°43'46" E, A DISTANCE OF 89.50 FEET; THENCE S 72°05'13" E, A DISTANCE OF 25.41 FEET; THENCE S 86°31'00" E, A DISTANCE OF 33.50 FEET; THENCE S 89°37'05" E, A DISTANCE OF 272.05 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 583.84 FEET; THENCE EASTERLY (CH S 80°39'30" E 152.62') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'13", A DISTANCE OF 153.06 FEET TO A POINT OF REVERSE CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 224.49 FEET; THENCE EASTERLY (CH S 79°39'26" E 81.98') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'30", A DISTANCE OF 82.44 FEET; THENCE S 89°30'05" E, A DISTANCE OF 140.60 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 761.84 FEET; THENCE NORTHEASTERLY (CH N 68°55'51" E 555.53') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°45'58", A DISTANCE OF 568.64 FEET; THENCE S 89°59'58" E, A DISTANCE OF 1364.32 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (SR 93) AS SHOWN AND DESCRIBED IN SRD R/W MAP 17075-2410; THENCE IN A SOUTHEASTERLY DIRECTION (CH S 10°44'50" E 211.93') ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 11083.95 FEET THROUGH A CENTRAL ANGLE OF 01°05'44", AN ARC DISTANCE OF 211.93 FEET TO A POINT OF COMPOUND CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 7509.45 FEET; THENCE SOUTHEASTERLY (CH S 07°49'49" E 57.31') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'14", A

DISTANCE OF 57.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE, N 89°18'11" W, A DISTANCE OF 2618.20 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (SECTION CENTER); THENCE ALONG THE EAST LINE OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, S 00°30'56" W, A DISTANCE OF 1336.63 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, N 89°14'50" W, A DISTANCE OF 2029.00 FEET TO THE WEST LINE OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N 00°30'26" E, A DISTANCE OF 1334.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE, S 89°18'11" E, A DISTANCE OF 676.40 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF, N 00°30'45" E, A DISTANCE OF 38.00 FEET; THENCE DEPARTING THE WEST LINE OF SAID EAST HALF, N 89°18'11" W, A DISTANCE OF 338.20 FEET; THENCE N 00°30'42" E, A DISTANCE OF 629.02 FEET; THENCE S 89°24'27" E, A DISTANCE OF 338.21 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N 00°30'45" E, A DISTANCE OF 1841.24 FEET TO A POINT ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; THENCE ALONG SAID

SOUTHERLY RIGHT-OF-WAY LINE, N 82°30'50" E, A DISTANCE OF 560.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 5611.58 FEET; THENCE EASTERLY (CH N 86°33'44" E 792.33') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 792.99 FEET; THENCE S 89°23'22" E, A DISTANCE OF 7.36 FEET; THENCE S 89°21'37" E, A DISTANCE OF 330.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 4,475,111 SQUARE FEET OR 102.73 ACRES MORE OR LESS.

and the same is hereby approved for Special Exception No. 1726 subject to the stipulations as set forth below. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section B and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land.

**GENERAL STIPULATIONS APPLICABLE TO ALL AREAS:**

1. All development shall occur in substantial accordance with the Development Concept Plan date stamped May 6, 2015, which implements the project supplement entitled "New Urban Design Criteria for The Sarasota Interstate Park of Commerce (SIPOC)" date stamped June 1, 2007 and attached hereto as Exhibits "A-1," "A-2" and "B" respectively. This does not imply or confer any variance from applicable zoning or land development regulations.
2. All development on the subject property (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the Development Order for the Sarasota Interstate Park of Commerce (SIPOC) Development of Regional Impact (DRI), as amended.

**SPECIAL EXCEPTIONS IN CG AREA:**

1. Transient accommodations are hereby granted, providing that no more than 500 rooms with or without kitchen facilities are constructed.
2. Garden Center with Outdoor Merchandise is permitted and the north side of the garden center shall be screened from view.
3. Retail sales occupants may exceed 60,000 square feet of gross floor area in a single building.
4. Outdoor dining is hereby permitted between the hours of 10 pm and 3 am Sunday through Saturday, except within 150 feet of the west property line.
5. Indoor entertainment is hereby permitted after 10 pm, except within 200 feet of the west property line.
6. Outdoor entertainment is hereby permitted until 12 a.m. (midnight), except within 200 feet of the west property line.
7. A height increase in excess of 35 feet to a maximum of 85 feet is hereby granted.

**SPECIAL EXCEPTIONS IN RMF-3/PUD AREA:**

1. Outdoor dining is hereby permitted between the hours of 10 pm and 3 am Sunday through Saturday, only within areas east of Cattlemen Road.
2. Indoor entertainment is hereby permitted after 10 pm, only within areas east of Cattlemen Road.
3. Outdoor entertainment is hereby permitted until 12 a.m. (midnight), only within areas east of Cattlemen Road.

PASSED AND DULY ADOPTED this 30<sup>th</sup> day of June, 2015.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By:

Chair

Carolyn G. Mason

ATTEST:

KAREN E. RUSHING, Clerk  
of Circuit Court and ex officio  
Clerk of the Board of County  
Commissioners of Sarasota  
County, Florida.

By:

Deputy Clerk

[Signature]

EXHIBIT "A"

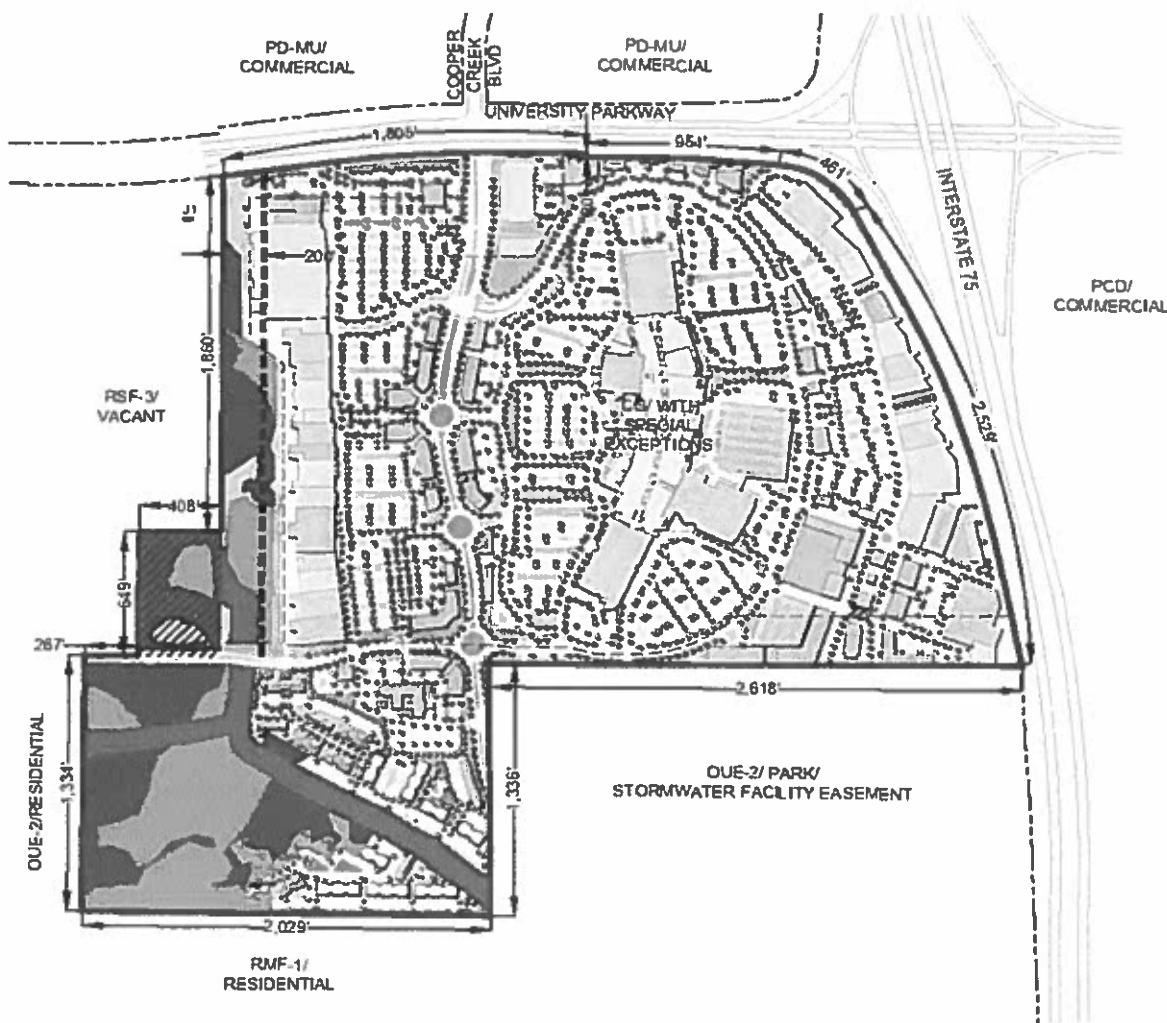
# SARASOTA INTERSTATE PARK OF COMMERCE DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN  
SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST  
SARASOTA COUNTY, FLORIDA

LEGEND

- PROPERTY LINE
- PROPOSED ZONING LINE
- PARCEL ID NO 0014002070, FORMERLY OUE-2/ VACANT, REZONED TO RMF
- MESIC HAMMOCK
- WETLAND
- WATERCOURSE AND BUFFER

Received by  
Planning Services  
May 6, 2015



|                |                 |
|----------------|-----------------|
| DATE: 05/06/15 | BY: [Signature] |
| DATE: 05/06/15 | BY: [Signature] |
| DATE: 05/06/15 | BY: [Signature] |

DEVELOPMENT CONCEPT PLAN  
EXHIBIT A-1  
SARASOTA INTERSTATE PARK OF COMMERCE  
SARASOTA COUNTY, FLORIDA

ALL DIMENSIONS ARE  
SHOWN IN FEET AND  
INCHES. DIMENSIONS  
ARE TO THE CENTER  
OF THE LINE UNLESS  
OTHERWISE SPECIFIED.  
DIMENSIONS ARE TO  
THE CENTER OF THE  
LINE UNLESS  
OTHERWISE SPECIFIED.

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**SARASOTA INTERSTATE PARK OF COMMERCE**  
**DEVELOPMENT CONCEPT PLAN, BINDING**  
 LOCATED IN: SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST  
 SARASOTA COUNTY, FLORIDA

**PROPOSED ZONING CHART**

|                                |                            |
|--------------------------------|----------------------------|
| CG W/SPECIAL EXCEPTIONS        | 228.80 ACRES 178.41        |
| RMF-3W / PUD OVERLAY (CG USES) | 85.33 ACRES 102.73         |
| <b>TOTAL</b>                   | <b>264.12 ACRES 281.16</b> |

**SITE DATA**

|                                      |  |
|--------------------------------------|--|
| PROJECT ACREAGE                      | 264.12 ACRES 281.16                                  |
| STORMWATER FACILITY EASEMENT ACREAGE | 101.8 ACRES (Park)                                   |
| BLDG COVERAGE MAXIMUM                | 55.3 AC (20%)  |
| MIN. OPEN SPACE                      | 81.9 AC (30%) 30.82 AC (10%) of RMF 3 AC (UP TO 50%) |
| STORM WATER FACILITIES               | 3.0 AC <b>MAY BE LANDSCAPE</b>                       |
| BUFFERS                              | 7.5 AC   |
| PRESERVATION AREA                    | 23.3 AC 13.28 AC                                     |
| IMPERVIOUS AREA MAXIMUM              | 182.4 AC (20%) 221.06 AC (80%)                       |
| PERVIOUS AREA MINIMUM                | 82.0 AC (30%) 44.26 AC (20%)                         |

**EXISTING ZONING**

CG W/ SPECIAL EXCEPTIONS & RMF 3 PUD

**PROPOSED USES**

|                     |  |
|---------------------|--|
| RETAIL / RESTAURANT | 4,600,000 SF GLA 2,200,000 SF GLA                        |
| OFFICE              | 320,000 SF GLA 320,000 SF GLA                            |
| THEATER             | 1,700 SEATS  |
| HOTELS              | 500 ROOMS WITH MICROWAVES                                |
| RESIDENTIAL         | 750 MINIMUM, 1,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS) |

**FLOOD ZONE - C**

Panel Nos. 125144075 D/1251440154 E.

**PARKING CALCULATIONS**

| USE                                       | UNIT                                 | REQ'D* / PROVIDED PARKING RATIO    | REQ'D* / PROVIDED PARKING SPACES |
|---|--------------------------------------|------------------------------------|----------------------------------|
| RETAIL/OFFICE/RESTAURANT/<br>MIXED USE ** | 2,600,000 SF GLA<br>3,850,000 SF GLA | 4 SP/1000 SF                       | 2,400 10,200                     |
| THEATER                                   | 1,700 SEATS                          | 1 SP/3 SEATS                       | 567                              |
| TRANSIENT<br>ACCOMADATIONS                | 500 ROOMS                            | 1 SP/ROOM<br>PLUS 1 SP/10<br>ROOMS | 550                              |
| RESIDENTIAL UNITS                         | 1,750 UNITS                          | 2 SP/UNIT<br>PLUS 1 SP/5 UNITS     | 3,850                            |
| <b>TOTAL PARKING SPACES<br/>REQUIRED</b>  |                                      |                                    | <b>42,367 15,167</b>             |
| <b>TOTAL PARKING SPACES<br/>PROVIDED</b>  |                                      |                                    | <b>42,367 15,167</b>             |

\*THE PROJECT MAY PROVIDE PARKING PER SECTION 7.1.13 ALTERNATIVE PARKING PLANS  
 \*\*WHERE ANY INDIVIDUAL USE COMPRISING 20% OF THE TOTAL GROSS LEASABLE AREA SHALL BE  
 CALCULATED SEPARATELY

**CG W/ SPECIAL EXCEPTIONS**

1. PERMIT TRANSIENT ACCOMMODATIONS (HOTEL/MOTEL)
2. PERMIT GARDEN CENTER WITH OUTSIDE MERCHANDISE
3. PERMIT RETAIL SALES OVER 60,000 SQUARE FEET OF GROSS FLOOR AREA IN A SINGLE OCCUPANT BUILDING
4. PERMIT OUTDOOR DINING UNTIL 3 A.M. SUNDAY THROUGH SATURDAY, EXCEPT WITHIN 150 FEET OF THE WEST PROPERTY LINE
5. PERMIT INDOOR ENTERTAINMENT AFTER 10 PM
6. PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, EXCEPT WITHIN 200 FEET OF THE WEST PROPERTY LINE
7. PERMIT ADDITIONAL BUILDING HEIGHT NOT TO EXCEED 85 FEET
8. PERMIT WAIVER OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS

**RMF-3 PUD W/ SPECIAL EXCEPTIONS**

1. PERMIT OUTDOOR DINING UNTIL 3 A.M. SUNDAY THROUGH SATURDAY, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD
2. PERMIT INDOOR ENTERTAINMENT AFTER 10 P.M. ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD
3. PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 A.M. ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD

**RMF-3 PUD MODIFICATIONS**

1. PERMIT WAIVER OF PERIMETER STRUCTURE SETBACK AND LANDSCAPE BUFFERS REQUIRED PURUANT TO ZONING ORDINANCE SECTION 6.11.2E(1)
2. PERMIT WAIVER WITHIN AREAS EAST OF CATTLEMEN ROAD OF THE SETBACK REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2E(3) FOR BUILDINGS BETWEEN 35 FEET AND 85 FEET IN HEIGHT

|   |   |  |  |
|---|---|--|--|
| DEVELOPMENT CONCEPT PLAN<br>EXHIBIT A-2<br>SARASOTA INTERSTATE PARK OF COMMERCE<br>SARASOTA COUNTY, FLORIDA | THE CITY ENGINEER OF THIS PROJECT, BY THE SIGNATURE OF THE LOCAL OFFICIAL OF THE CITY OF SARASOTA, FLORIDA, HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SARASOTA ZONING ORDINANCES AND THE CITY OF SARASOTA SUBDIVISION ORDINANCES. | OFFICIAL<br>_____<br>_____<br>_____<br>_____<br>_____<br>_____ |  BENDERSON DEVELOPMENT COMPANY, LLC<br>3447 SOUTH FLORIDA DRIVE, SUITE 100, SARASOTA, FL 34238<br>Phone: (941) 554-0000 Fax: (941) 554-0001<br>www.benderson.com |
|---|---|--|--|

**EXHIBIT "B"**  
**New Urbanism Design Criteria for**  
**The Sarasota Interstate Park of Commerce (SIPOC)**

The University Town Center will be a vibrant mixed use project that implements the guiding principles of New Urbanism as postulated by the Congress of New Urbanism and Stefanos Polyzoides. Use of the *Design Criteria* listed below will ensure the continuity of these principles into perpetuity.

**1. Connectivity**

- Street network is designed to reduce congestion and create a coherent system
- Pedestrian paths and sidewalks network is extensive and welcoming
- Bicycle use encouraged by safe street designs and amenities
- Regional and local transit are provided to reduce auto use

**2. Figural Open Space**

- Well-developed system of outdoor spaces encourages pedestrians
- Conservation areas are provided for recreation and natural resource preservation
- Public plazas and other social gathering spaces are widely distributed
- Buildings and spaces are well-linked for a coherent and holistic approach

**3. Compactness**

- Mixed-use and flex building fabric is the glue which holds the project together
- Community buildings are provided in logical, central locations
- Adjacency of services and housing to de-emphasize the automobile
- "Park-once" facilities reduce multiple auto trips

**4. Diversity**

- Quality architectural fabric reflects a range of regional traditions
- Variety of housing types and income levels
- Public spaces, variety of uses and activities offer vitality and a well-developed public realm
- Mixture of housing, retail & office to create economic vitality and a true residential community

**5. Sustainability**

- High capture rates for traffic, created by integration of transit and mixed use
- Stormwater and irrigation systems to capture and reuse water
- Drought-resistant native plants integrated to support outdoor networks
- Application for certification of site plan, by Florida Green Building Coalition
- Additional water conservation accomplished by installing high-efficiency plumbing fixtures
- On-site transit station along with internal trolley system promotes multi-model functions
- Bicycle and Pedestrian systems connect all land uses
- Bicycle racks provided throughout all land use groups

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