

RESOLUTION NO. 2015- 097
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1732

WHEREAS, William Conerly, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1732 requesting that a special exception be granted to permit a 180 foot telecommunication tower, located south of Manasota Beach Road and 2,970 feet ± east of Englewood Road (SR 776), Sarasota County, Florida, in an SAPD (Settlement Area Planned Development) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 21st day of May, 2015, to consider said Special Exception Petition No. 1732; and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1732 be granted,

WHEREAS, this Board, after due public notice, did on the 2nd day of June, 2015, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

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. 1732 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.
8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1732 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

Situated in Section 11, Township 40 South, Range 19 East, Sarasota County and

FILED FOR THE RECORDS
BOARD RECORDS
2015 JUN 5 PM 3:49
KAREN E. RUSHING CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

commencing at the Northwest corner of said Section 11; Thence along the Northerly line of said Section 11, South 89°09'31" East 1286.40 feet; Thence leaving said line and along the westerly line of the West half of the West half of the Northeast Quarter of the Northwest Quarter of said Section 11, as occupied, South 00°07'07" West 1194.29 feet to the Point-of-Beginning; Thence from said Point-of-Beginning and continuing along the aforesaid westerly line, South 00°07'07" West 110.00 feet to the Southwest corner of the West half of the West half of the Northeast Quarter of the Northwest Quarter of said Section 11 as occupied; Thence along the southerly line of the West half of the West half of the Northeast Quarter of the Northwest Quarter of Section 11 as occupied, South 89°57'55" East 110.00 feet; Thence parallel with the aforesaid westerly line, North 00°07'07" East 110.00 feet; and Thence parallel with the aforesaid southerly line North 89°57'55" West 110.00 feet to the Point-of-Beginning containing 12, 100 square feet, more or less.

and the same is hereby approved for Special Exception No. 1732, 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.

1. Development shall comply with all provisions of Ordinance No. 98-001 as may be amended.
2. Development shall take place in substantial accordance with the Development Concept Plan date stamped April 27, 2015 and attached hereto as Exhibit "A".
3. The transmission tower shall be of monopole construction and shall not exceed 180' in height.

C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 2nd day of June, 2015.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:


Chair

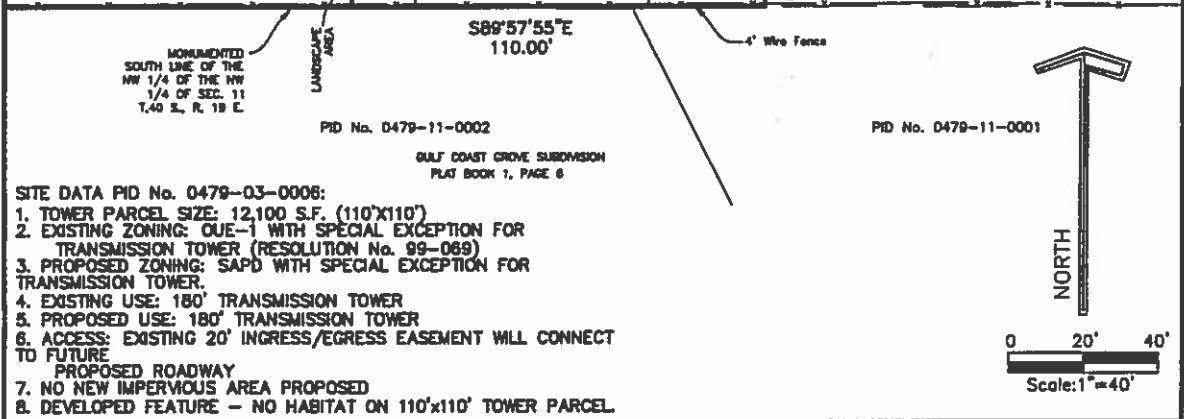
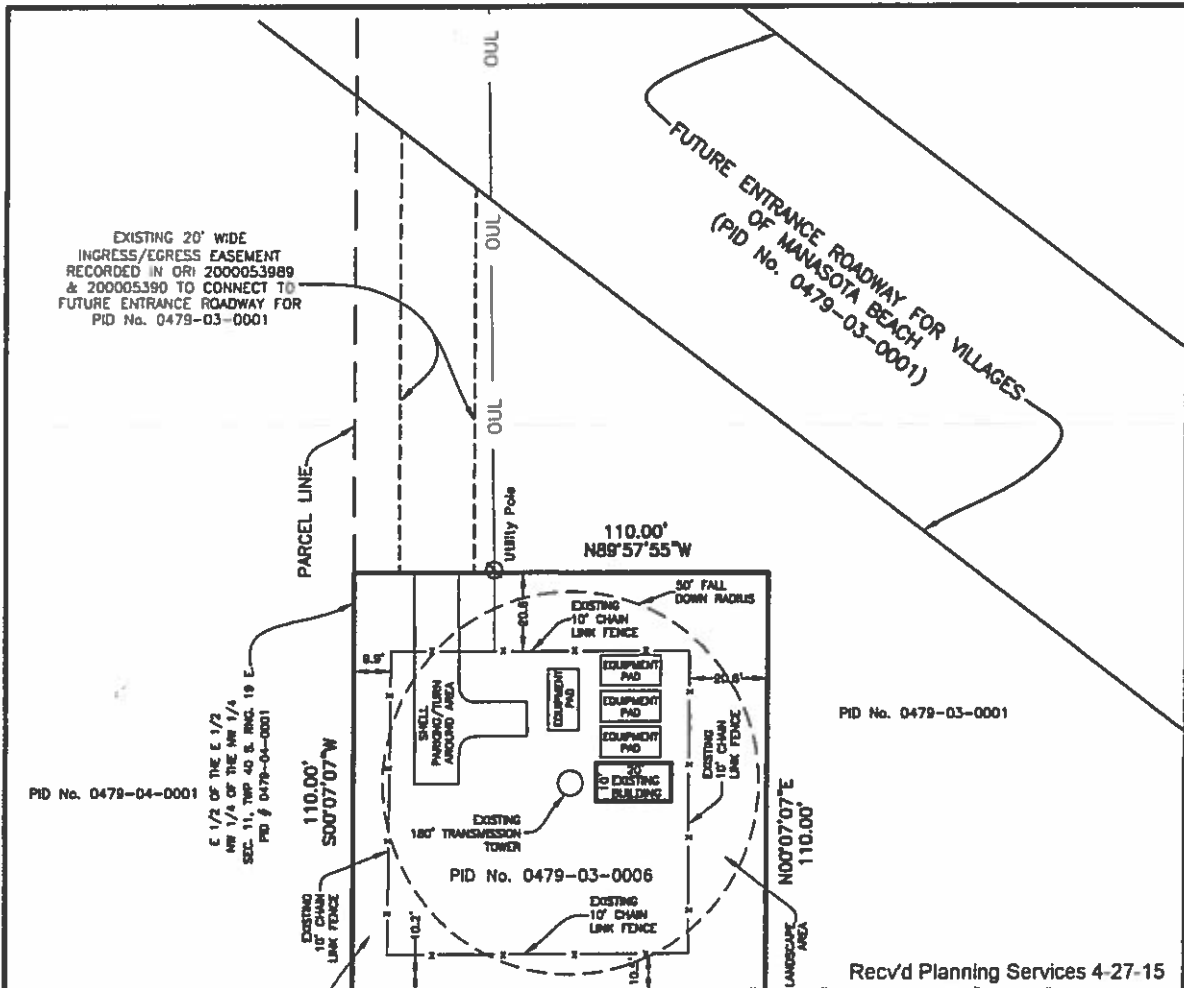
ATTEST:

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

By:


Deputy Clerk

EXHIBIT A – DEVELOPMENT CONCEPT PLAN



- SITE DATA PID No. 0479-03-0006:
1. TOWER PARCEL SIZE: 12,100 S.F. (110'x110')
 2. EXISTING ZONING: OUE-1 WITH SPECIAL EXCEPTION FOR TRANSMISSION TOWER (RESOLUTION No. 99-069)
 3. PROPOSED ZONING: SAPD WITH SPECIAL EXCEPTION FOR TRANSMISSION TOWER.
 4. EXISTING USE: 180' TRANSMISSION TOWER
 5. PROPOSED USE: 180' TRANSMISSION TOWER
 6. ACCESS: EXISTING 20' INGRESS/EGRESS EASEMENT WILL CONNECT TO FUTURE PROPOSED ROADWAY
 7. NO NEW IMPERVIOUS AREA PROPOSED
 8. DEVELOPED FEATURE – NO HABITAT ON 110'x110' TOWER PARCEL.

BINDING DEVELOPMENT CONCEPT PLAN
FOR
MANASOTA BEACH TOWER SITE

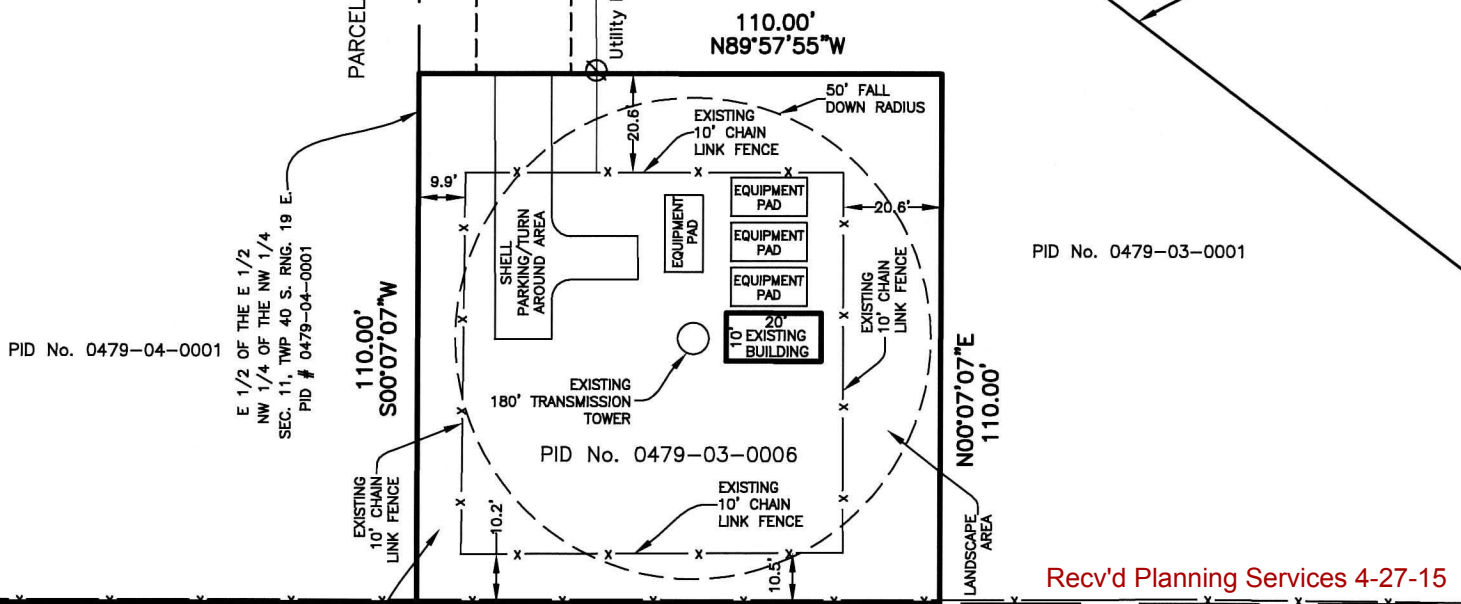
Section 11, Township 40 South, Range 19 East
 Sarasota County, Florida

WEBER ENGINEERING & SURVEYING, INC.
 4596 Ashton Road, Sarasota, Florida 34293
 Telephone (841) 821-3914
 Surveying & Mapping Business Authorization No. LB 4010
 Engineering Business Authorization No. EB 4010
 Drawn By: JSB Checked By:
 Date: 4/27/15 Scale: 1"=40' Job # 2015072 Dwg. # A-16277

R2015-097

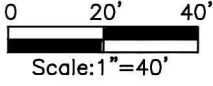
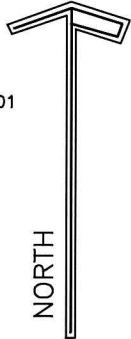
EXISTING 20' WIDE
INGRESS/EGRESS EASEMENT
RECORDED IN ORI 2000053989
& 200005390 TO CONNECT TO
FUTURE ENTRANCE ROADWAY FOR
PID No. 0479-03-0001

FUTURE ENTRANCE ROADWAY FOR VILLAGES
OF MANASOTA BEACH
(PID No. 0479-03-0001)



Rec'd Planning Services 4-27-15

MONUMENTED
SOUTH LINE OF THE
NW 1/4 OF THE NW
1/4 OF SEC. 11
T, 40 S., R, 19 E.



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**BINDING DEVELOPMENT CONCEPT PLAN
FOR
MANASOTA BEACH TOWER SITE**

Section 11, Township 40 South, Range 19 East
Sarasota County, Florida

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4596 Ashton Road, Sarasota, Florida 34233
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Surveying & Mapping Business Authorization No. LB 4010
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