

APPENDIX A – APPLICATION MATERIALS

The Market on Dearborn Narrative

Subject Parcel: PID No. 0497150050 comprising approximately 2,461 sq. ft.

Request: The owner of the property, RSP Property Investments Inc, is requesting the parcel located at 232 W. Dearborn St. Englewood, FL 34223 to remain CG Commercial General in order to get a special exception for outdoor recreation and unlimited event use.

Background: The subject parcel, formally known as Kelly's Tavern, is to be razed and transformed into "The Market on Dearborn".

Consistency with the Comprehensive Plan

The subject parcel is currently designated CG. The requested special exception would allow our project to bring more entertainment to the local community further adding to the current trajectory taking place on Dearborn St.

The proposed special exception (CGMSOD ½ acre) can be found consistent with our plan to enhance the community through outdoor recreation and unlimited event use.

Alterations to the current parcel would be razing of the building, in order to create open air space with a fence surrounding the ½ acre. We intend to add landscaping to make the space more aesthetically pleasing to the local and seasonal residents of Englewood.

The project with the special exception fulfills the following needs:

1. Enhance Sarasota County's draw
2. Provide support for local businesses
3. Enhance the appeal of Dearborn St.
4. Provide commerce for the community
5. Provide entertainment for year round residents along with visitors

The property is currently zoned CG and the existing use of the property is 3300 – nightclubs/ cocktail lounges/ bars. The special exception we are seeking is for outdoor recreation and unlimited event use.

The proposed district is CGMSOD on the ½ acre property.

The property is located in the following CAP's:
-9501 SP Englewood Town Center Revitalization
-8501 – SP Englewood Sector Plan

The special exception to Permit Outdoor Recreational Use in a Commercial General Zoning District

The project fulfills the following Goals and Policies of the Sarasota Comprehensive Plan:

1. ECON Goal 1: - Diversifying Economic Base
 - a. Diversify and grow the economic base of Sarasota County.
 - b. The proposed plan would bring additional business to the businesses on Dearborn Street and the surrounding area.
2. ECON Policy 2.2.6
 - a. Promote activities that bring crowds to Dearborn Street.
 - b. As of now, both full time and part time residents, as well as children, have a lack of things to do year round.

3. FLU OBJ 3.2
 - a. Encourage and aid in the redevelopment taking place on Dearborn in order to transform properties.
 - b. The Market on Dearborn would bring an economic benefit to the community by bringing families and youth to surrounding businesses.
4. ECON OBJ 7.1
 - a. Enhance Sarasota's draw as a tourist destination and retirement community by strengthening the arts and entertainment offerings and expanding the availability of events, activities, and venues.
 - b. Englewood is home to an artistic community what is missing is entertainment opportunities for families and youth. The Market on Dearborn will bring that opportunity to the community.

Narrative 232 W Dearborn, Englewood Fl "The
Market on Dearborn"
Parcel No. 0497-15-0050

The subject parcel is approximately .5 acres in size and is located at 232 W Dearborn St in Englewood. The owner is proposing for two Special Exception. First request for Outdoor Recreation and a second for Unlimited Event Use. The site is zoned CG-MSOD was recently operating as Kelly's Tavern. It is part of the Critical Area Plans (CAP) 9501-SP Englewood Town Center Revitalization Plan and 8501-SP Englewood Sector Plan.

Development Concept Plan:

The concept plan consists of unlimited outdoor recreational events to include live entertainment, food, and adult beverage kiosks. In keeping with the concept of a low impact project, "The Market on Dearborn" will be developed in phases and grow with the communities needs for entertainment and activities. The following in the projected phasing order.

Phase 1

General Grounds Remove

Buildings

Install Fence at perimeter.

Install Electric to Food and Beverage Kiosk I-IV

Install Rough-In Plumbing for Food and Beverage Kiosk I-IV Install Portable

Restrooms Qt (4) Section VI

Install Dumpster Section VI

Install in Section I 30x30

Brick Paver Patio Apr 20x30

Tiki Hut

Apr 10x20 Enclosed structure for Liquor Bar sales-storage that meets Sarasota counties guidelines to sell alcoholic beverages allowing The Market on Dearborn to obtain a Florida Liquor License.

Install in Section II
30x30 Brick Paver
Patio Apr 20x30 Tiki
Hut

Phase 2
Install
30x30 Brick Paver Patio Section II, III, IV Apr 20x30
Tiki Hut Sections III, IV
Sail Awning Section VI

Phase 3
Install
60x60 Brick Pavers Section V "Center Square" 30x50
Brick Pavers Section VI
Sail Awning Section V "Center Square"

Future Phases
Install
Restroom Qt (4) Structure apr 10x20 West side of site. Restroom Qt
(4) Structure apr 10x20 Section VI East side of site.
Structures apr 10x20 Sections II, III, and IV Kitchen
apr 15x20 Section VI
Tiki Huts Sections VII, VIII, and IX

We look forward to getting this project going!
The Hesse Family

PROJECT INFORMATION

Project Name The Market on Dearborn
Short Legal (General location) ENGLEWOOD REDEVELOPMENT AREA - North of Mango St
Acres (Total site) .57
Parcel Identification (PID) Numbers (note partial PIDs) 0497150050 & 0497150053
Address 232 W Dearborn St. Englewood, FL 34223 & 200 W Dearborn St. Englewood, FL 34223

Existing and Previous Use of Land

What are the existing uses on this property?

3300 - Nightclubs/cocktail lounges/bars

What were the previous uses on this property?

3300 - Nightclubs/cocktail lounges/bars

APPLICATION TEAM

Agent

Name Brian Faro Company Paradise Exclusive Real Estate
Address 8300 Wiltshire Dr. Port Charlotte, FL 33981
Email brianfaro@brianfaro.com
Phone numbers: Office 941-698-0303 Cell 941-473-4003

Owner

Name RSP Property Investments Inc Company The Market on Dearborn LLC
Address 122 David Blvd. Rotonda West, FL 33947
Email info@themarketondearborn.com
Phone numbers: Office 941-525-2550 Cell 941-525-3237

Contract Purchaser

Name _____ Company _____
Address _____
Email _____
Phone numbers: Office _____ Cell _____

Other Team Members

Name Doug Izzo Company Englewood Chamber of Commerce
Address 601 S. Indiana Ave. Englewood, FL 34223
Email doug.izzo@englewoodchamber.com
Phone numbers: Office 941-474-5511 Cell 941-626-2392

CHANGES FROM PRE-APPLICATION

Are there any significant changes to the General Information from the Pre-Application (Step 1)?

- N
- Y

Please describe the changes

APPLICATION DETAILS

Application Type

- Private
- Public (County-Initiated)

Type of Request

- RZ (Rezone)
- SE (Special Exception)

Describe why a SE request is necessary (based on Unified Development Code 124-43)

1. Outdoor recreation; 2. Special Events in conjunction with an approved outdoc



Note other Applications that will be processed concurrently with this Application:

- Comprehensive Plan Amendment (CPA)
- Critical Area Plan (CAP) Amendment
- Zoning Text Amendment (ZTA)

PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- N
- Y

Previous Petition Numbers Rezone 2011 ordinance 2011-0416

List other previous approvals (variances, alternative parking plans)

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.

ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

Zoning Districts

Existing

1 - District CGMSOD Acres .5
2 - District _____ Acres _____
3 - District _____ Acres _____

Proposed

District CGMSOD Acres .57
District _____ Acres _____
District _____ Acres _____

Is a Planned District proposed?

- N
- Y

If Yes, will there be modifications to the Unified Development Code?

- Unknown
- N
- Y; Describe

Is the purpose of the proposed application to address a code violation?

- N
- Y; Describe

Future Land Use (FLU) Designations

Existing

1 - Designation COM Acres .5
2 - Designation _____ Acres _____
3 - Designation _____ Acres _____

Proposed

Designation COM Acres .57
Designation _____ Acres _____
Designation _____ Acres _____

Is the property located within the **Urban Service Boundary**?

- N
- Y

Is property located in a **Critical Area Plan (CAP)**?

- Unknown
- N
- Y

Name of CAP 9501-SP Englewood Town Center Revitalization Plan; 8501-SP Englewood Sector Plan

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

- N
- Y

Is the mix of uses within single development plan?

- N
- Y

Note the proposed amount of each use:

- Commercial: Sq. Ft. 24,900
- Office: Sq. Ft. _____
- Civic: Sq. Ft. _____
- Residential: Number of units _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

SINGLE-USE

Non-Residential

Is a Non-Residential Use Proposed?

- N
- Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Unlimited outdoor recreation to include live entertainment, adult beverages, and food k

+

Note the proposed use and amount:

- Assisted Living Facility (ALF)
 - Number of beds per room [Unified Development Code 124-144(a)] _____
- Commercial: Sq. Ft. 24,900 _____
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Telecommunication Tower: Height _____
- Transient Accommodation (hotel/motel):
 - Number of rooms _____
 - Number of rooms with a kitchen (per Unified Development Code 124-305) _____
- Other: Type _____ ; Sq. Ft. _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Residential

Is a Residential Use Proposed?

- N
- Y

Requested Total Number of Units _____

Requested Density _____ (units/acre)

Type and Number of Units

- Single Family detached; Number _____
- Single Family attached; Number _____
- Multi-Family; Number _____
- Live-Work; Number _____

Anticipated Price Range (Market Rate):

- For Sale _____
- For Rent _____

Is Affordable/Workforce Housing being provided?

- Unknown
- N
- Y

At or below 80% AMI: _____ % of Units _____ # of Units
At or below 100% AMI _____ % of Units _____ # of Units
At or below 120% AMI: _____ % of Units _____ # of Units
At or below 140% AMI _____ % of Units _____ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale _____
For Rent _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Development Timeframe

Anticipated Construction Start Date _____
Anticipated Build-Out Date _____

INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

- N, Easement Agreement attached.
- Y, Name of public road West Dearborn Street

SCAT (Sarasota County Area Transit)

- Is proposed project on an existing SCAT route?
 - N
 - Y; The distance of main entrance to nearest bus stop is: _____
 - What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)
 - None
 - Yes, please list _____

Stormwater (Drainage)

The proposed project is located in the following FEMA Flood Hazard Area. Show on the DCP.

- X AH
- A VE
- AE

The proposed project is located in the following watershed.

- Sarasota Bay Myakka River
- Little Sarasota Bay Braden River
- Lemon Bay Coastal
- Dona/Roberts Bay

The site is located in a local community flood hazard area (CFHA).

- Yes
- No

Identify the amount of impervious area (in square feet) on the site.

- Existing Sq. Ft. 8,000
- Proposed Sq. Ft. _____

Identify the type of stormwater facilities for the development (check all that apply).

- Wet Pond Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.
- Dry Pond Please provide written response to all Stormwater Pre-Application comments at time of Completeness Review filing.
- Swales Other _____
- Underground Vault
- Low Impact Development (LID) Techniques
- Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

- N
- Y

Is there an existing septic system on the property?

- N
- Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? 0 EDUs

Potable Water

How will potable water be provided?

- Existing well
- Proposed well
- Sarasota County Utilities
- Other provider; Provider Name Englewood Water District

Wastewater

How will wastewater be provided? (Check all that apply)

- Existing septic tank
- Proposed septic tank
- Sarasota County Utilities
- Other provider; Provider Name Englewood Water District

Reclaimed Water

Will reclaimed water be utilized by the proposed development?

- N
- Y; If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

- N
- Y

Provide the name of the proposed reclaimed water supplier _____

Is reclaimed water available to the property?

- N
- Y

Will an augmentation be utilized as a backup for the reclaimed water?

- N
- Y

Estimated irrigated acreage _____



Addendum to Formal Application Production and Posting of Hearing Notification Signs

Sarasota County has updated the public hearing notice signage standards to provide better visibility to the public and improve access to petition materials. We are no longer using the yellow 3 feet wide by 2 feet high handwritten/noted signs.

The signs will be required to be professionally produced 3 feet wide by 2 feet high. Agents are responsible for producing and posting the notification signs for both the Planning Commission hearing and the Board of County Commissioners hearing.

Planning Services will provide the agent with an electronic file of the sign design, a listing of design specifications, and the number of signs needed. The agent will arrange with the sign company of their choosing to produce the sign and arrange for pick-up and posting on the property.


Projects with multiple petition types (rezone, special exception, comprehensive plan amendment etc.) will have separate signs for each petition type. The signage will have visibly clear public hearing lettering in a color pallet created for each petition type. For example, rezone signs are green, special exceptions are light blue, coastal setback variance are turquoise, comprehensive plan amendments and developments of critical concern are dark blue.

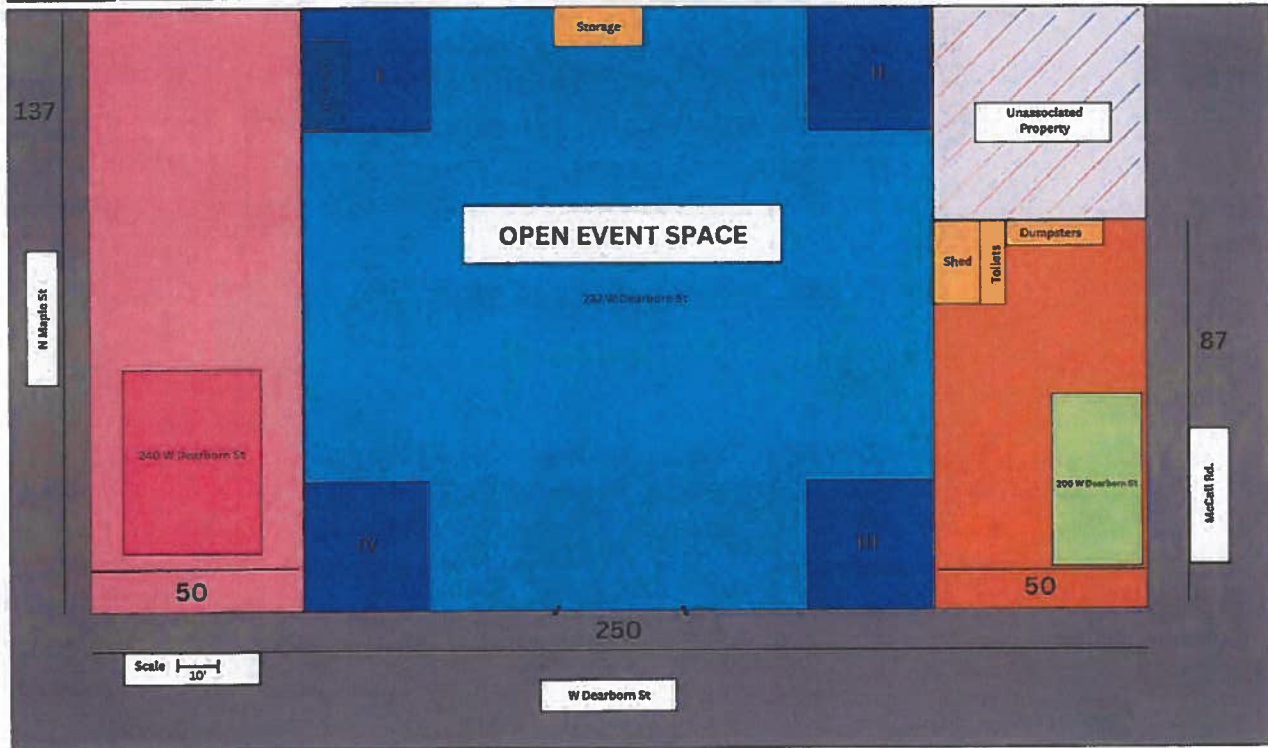
The signage also contains a QR code to link to the County's website. This offers citizens a clearer pathway to easily access information about petitions

6/22/2021

THE MARKET ON DEARBORN

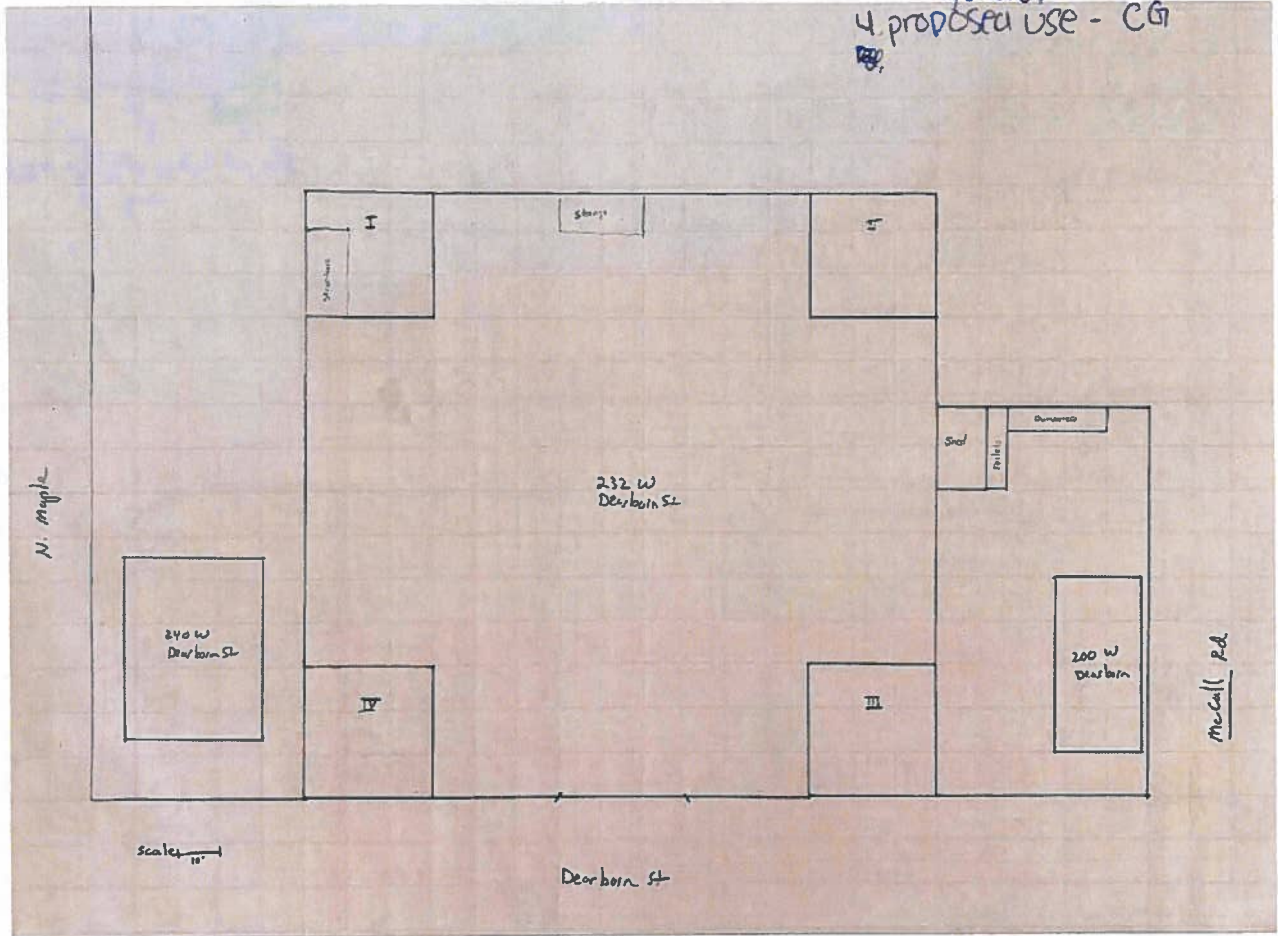
"Binding Development Concept Plan"

	Map Key	Prepared for Sarasota County		
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Subject Property 232 W Dearborn St. 180 X 187 Adjacent Property 240 W Dearborn St. 50 X 187 Building 240 W Dearborn St. 22 X 28 Food & Beverage Kiosks 232 W Dearborn St. 10 X 20 </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Food & Beverage Kiosks 232 W Dearborn St. 10 X 20 Adjacent Property 200 W Dearborn St. 80 X 87 Building 200 W Dearborn St. 22 X 44 Permanent Food Kiosk Structure 232 W Dearborn St. 10 X 30 </td> </tr> </table>	<ul style="list-style-type: none"> Subject Property 232 W Dearborn St. 180 X 187 Adjacent Property 240 W Dearborn St. 50 X 187 Building 240 W Dearborn St. 22 X 28 Food & Beverage Kiosks 232 W Dearborn St. 10 X 20 	<ul style="list-style-type: none"> Food & Beverage Kiosks 232 W Dearborn St. 10 X 20 Adjacent Property 200 W Dearborn St. 80 X 87 Building 200 W Dearborn St. 22 X 44 Permanent Food Kiosk Structure 232 W Dearborn St. 10 X 30 	
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THE MARKET ON DEARBORN

- Site Data:
1. parcel size - 1/2 acre
2. parcel ID # - 0497150050
3. existing zoning - CG - commercial general
4. proposed use - CG





This Survey has been prepared for:
US 1031 EXCHANGE SERVICES, INC.
AS INTERMEDIARY FOR RSP
PROPERTY INVESTMENTS INC., A
FLORIDA CORPORATION



PROPERTY ADDRESS:

232 WEST DEARBORN STREET
ENGLEWOOD, FL 34223

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



INTEGRITY TITLE
.....
Services, Inc.

Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

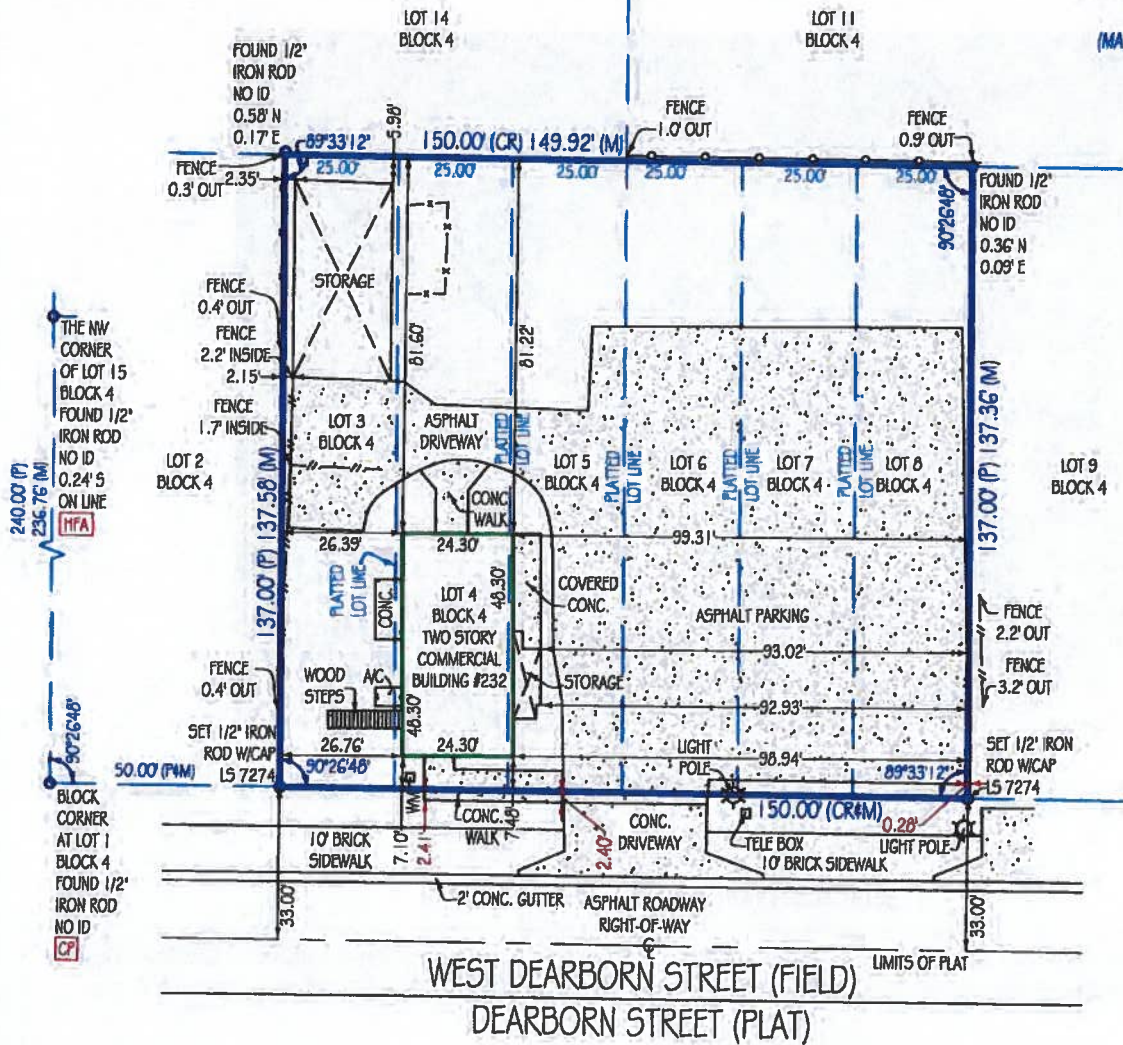


SCALE: 1"=40'

BEARING REFERENCE:
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CP = CONTROLLING POINT (POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO
Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
 - CONCRETE WALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
 - ASPHALT PARKING CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: <input type="checkbox"/> N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88	Revisions: _____ _____ _____	Job Nr: 173589-CW Date of Field Work: 05/15/2023 Drawn by: D. P.
	 LICENSED BUSINESS No. 8507		

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- BOUNDARY CONSTRUCTION CONDOMINIUM
 ALTA/NSPS TOPOGRAPHIC SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 4, LAMPP'S SUBDIVISION OF LOTS 81 AND 82, PLAT OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 66, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS:

232 WEST DEARBORN STREET
ENGLEWOOD, FL 34223

INVOICE NUMBER: 173589-CW

DATE OF FIELD WORK: 05/15/2023

CLIENT FILE: 2023-0110

CERTIFIED TO:

INTEGRITY TITLE SERVICES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
US 1031 EXCHANGE SERVICES, INC. AS INTERMEDIARY FOR RSP PROPERTY INVESTMENTS INC., A FLORIDA CORPORATION

FLOOD ZONE: X

FLOOD MAP: 12115C

PANEL: 0453

SUFFIX: F

PANEL DATE: 11/04/2016

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- CONCRETE WALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EM = ELECTRIC METER	P = PLAT	QTR = QUARTER
AO = CLEANOUT	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	R = RADIUS
CA = CENTRAL ANGLE	FR = FOUND IRON ROD	POC = POINT OF COMPOUND CURVE	RNG = RANGE
CATV = CABLE TV RISER	FN = FOUND NAIL	PH = POOL HEATER	SEC = SECTION
CF = CALCULATED FROM FIELD	FND = FOUND	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CH = CHORD DISTANCE	G.F.F. = GARAGE FINISHED FLOOR	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC. = CONCRETE	L = LEGAL DESCRIPTION	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	M = MEASURED	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	OHC = OVERHEAD CABLE	PRC = POINT OF REVERSE CURVE	WN = WATER METER
EL OR ELEV = ELEVATION		PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
☆ = LIGHT POLE	⊕ = CENTER LINE	⊕ = SEC. QTR. CORNER
⊕ = CATCH BASIN	⊕ = PARTY WALL	⊕ = SECTION CORNER
⊕ = FIRE HYDRANT	⊕ = AIR CONDITIONER	⊕ = SECTION CORNER
⊕ = MANHOLE	⊕ = SEPTIC LID	
⊕ = WATER VALVE	X = ELEV. SHOT	
⊕ = WATER METER		

LINETYPES:

BOUNDARY	—————
BUILDING	—————
EASEMENT	-----
CHAIN LINK FENCE	- · - · -
WOOD FENCE	
PLASTIC FENCE	○ ○ ○
OVERHEAD CABLE	— · — · —

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1888) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 6J-17.051 & 6J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 6J-17.082, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



Digitally signed
by Pablo
Alvarez, PSM
Date: 2023.05.19
16:00:49 -04'00'

DATE: 05/19/2023

SIGNATURE: _____
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF A LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507

SE 1879 23-154603 GP
Rcv'd 7/06/2023



Landtec Surveying and Lien, LLC
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, Florida 33441
Office: 561-367-3587
Fax: 561-465-3145

INVOICE

Office use only:
 T B L O _____

Invoice Date: 05/19/2023

Client File: 2023-0110

Invoice Number: 173589-CW

Please remit all payments to: "Landtec Surveying and Lien, LLC" and submit to the address listed hereon.
Please indicate invoice number when remitting all payments.

***** PLEASE DO NOT STAPLE THROUGH CHECKS *****

Services ordered by industry agents billable to a mortgage closing are due and payable at time of closing or upon cancellation of transaction unless covered by a cancellation protection plan. All other billed services are due at time of delivery.
If collection efforts must be enforced, additional collection costs may be incurred.

SERVICES REQUESTED BY:

Karen Wolfe
Integrity Title Services, Inc.
4130 Woodmere Park Blvd, Suite 10
Venice, FL, 34293

DELIVER TO:

Integrity Title Services, Inc.
4130 Woodmere Park Blvd
Suite 10
Venice, FL, 34293

PROPERTY ADDRESS:

232 West Dearborn Street
Englewood, FL, 34223

BORROWER(S): US 1031 Exchange Services, Inc. as Intermediary for RSP Property Investments Inc., a Florida corporation

SELLER(S):

REFINANCE:

SERVICES RENDERED

Pricing Plan: SURVEY-350/475

DATE	SERVICE	CHARGE	NET DUE
05/19/2023	Boundary Survey	\$900.00	\$900.00

Total Billed: \$900.00
Amount Paid: \$0.00
Balance Due: \$900.00

Thank you!



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0497150050

Ownership:

RSP PROPERTY INVESTMENTS INC
 122 DAVID BLVD, ROTONDA WEST, FL, 33947
Situs Address:
 232 W DEARBORN ST ENGLEWOOD, FL, 34223

Land Area: 20,550 Sq.Ft.
Municipality: Sarasota County
Subdivision: 0278 - LAMPPS SUB OF LOTS 81 & 82
Property Use: 3300 - Nightclubs/cocktail lounges/bars
Status: OPEN
Sec/Twp/Rge: 25-40S-19E
Census: 121150026041
Zoning: CG - COMMERCIAL, GENERAL

Total Living Units: 0
Delineated District: ENGLEWOOD REDEVELOPMENT AREA
Parcel Description: LOTS 3, 4, 5, 6, 7 & 8 BLK 4 SUBJ TO 686 SF SIDEWALK ESMT TO COUNTY AS DESC IN ORI 2000007206 LAMPPS SUB OF LOTS 81 & 82 OF ENGLEWOOD AFF 85

Buildings

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
232 W DEARBORN ST ENGLEWOOD, FL, 34223	1	0	3	0	1924	1985	2,461	2,192	2

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Fence,chain link 6 feet high	137	LF	1990
2	1	Garage Detached	1092	SF	1924
3	1	Asphalt paving	7920	SF	1970

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2022	\$190,300	\$101,400	\$18,200	\$309,900	\$275,660	\$0	\$275,660	\$34,240
2021	\$189,200	\$85,000	\$16,400	\$250,800	\$250,800	\$0	\$250,600	\$0
2020	\$169,200	\$92,100	\$16,500	\$277,800	\$277,800	\$0	\$277,800	\$0
2019	\$148,000	\$92,100	\$16,500	\$256,800	\$255,750	\$0	\$255,750	\$850
2018	\$132,200	\$87,600	\$12,700	\$232,500	\$232,500	\$0	\$232,500	\$0
2017	\$132,200	\$86,000	\$13,000	\$231,200	\$226,149	\$0	\$226,149	\$5,051
2016	\$118,000	\$83,400	\$13,200	\$214,800	\$205,590	\$0	\$205,590	\$9,010
2015	\$120,200	\$53,900	\$12,800	\$186,900	\$186,900	\$0	\$186,900	\$0
2014	\$120,200	\$52,400	\$13,000	\$185,800	\$179,190	\$0	\$179,190	\$6,410
2013	\$90,800	\$59,100	\$13,200	\$162,900	\$162,900	\$0	\$162,900	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/4/2023	\$650,000	2023075994	01	O DAY FLORIAN V TTEE	WD
6/14/2007	\$100	2007098728	11	COLE,VICTORIA A	WD
6/30/2004	\$100	2004129058	11	COLE,VICTORIA A	QC
1/5/2000	\$165,000	2000002316	01	GOLL,KAREN A	WD
11/1/1981	\$0	1481/1156	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/26/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 6/26/2023)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0453F	OUT	OUT	X500	125144		OUT
0453F	OUT	IN	AE	125144	11	OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 861-5000

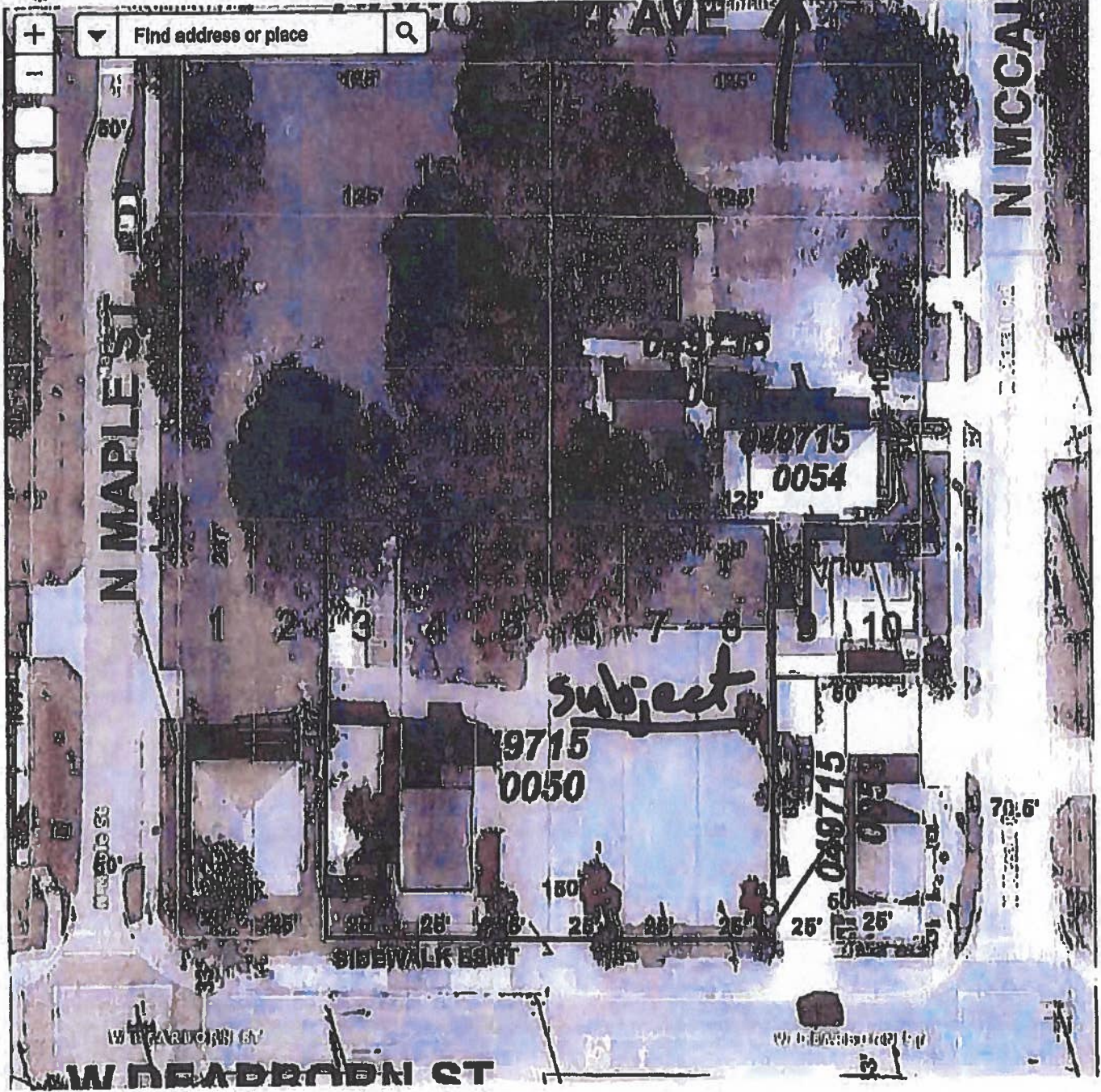
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.

SARASOTA COUNTY PROPERTY APPRAISER /Bill Furst

Site #1

N 414123 (H)



40ft

-82.358 26.963 Degrees

Legal Description for 232 W. Dearborn St. Englewood, FL
Future Home of The Market on Dearborn

Legal Description: LOTS 3, 4, 5, 6, 7 & 8 BLK 4 SUBJ TO 686 SF SIDEWALK ESMT TO COUNTY AS DESC IN
ORI 2000007206 LAMPPS SUB OF LOTS 81 & 82 OF ENGLEWOOD AFF 85

Legal Description for 200 W. Dearborn St. Englewood, FL

Legal Description: S 87 FT OF LOTS 9 & 10 BLK 4 LAMPPS SUB OF LOTS 81 & 82 OF ENGLEWOOD

BILLABLE FEE PAYMENT AGREEMENT

Petition Number: 23-128179 PA

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments, including advances, are not made within 10 days. All funds that remain at the end of the processing will be returned to the entity which paid funds to the County. A petition is considered complete once the Board of County Commissioners has rendered a decision and the change has been recorded on the official zoning maps, or the petition has been withdrawn by the Applicant.

Name(s): RSP Property Investments Inc

Billing address: 200 W. Dearborn St. Englewood, FL 34223

Employer: Paradise Exclusive Real Estate

Employer's phone: (941) 525-3237

I understand and agree to the conditions outlined in this agreement, and certify that all the information I have provided is correct.

Signature: [Signature]

Witness: [Signature]

Print Name: Scott Hesse

Print Name: Sarah Hesse

Applicants are billed for actual costs of processing the petition. Fees will vary depending upon the amount of staff time required and the cost of advertising the two required public hearings. The following initial fees shall be paid to the County at the time of submission for the following applications:

Comprehensive Plan amendments	\$5,000
Developments of Critical Concern	\$10,000
Critical Area Plans and amendments	\$7,500
Rezone Petitions	\$7,500
Special Exception Petitions	\$7,500

If costs exceed the initial deposit, the person designated as responsible for fee payment will be billed for additional expenses. Billing will include maintenance of a minimum escrow balance in addition to expenses incurred during the billing period. Please note payment is due within 10 days of billing, and that all processing of an application will stop if payment is not received within that period.

Upon completion of the process and recording of any final instruments the person named in the application as responsible for payment of fees should submit a written request for a refund of any remaining funds.

Application No.: 23-128179 PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

DRC Date: 4/20/23

Reviewer Discipline: Air and Water Quality

Reviewer Name: Mallory Lutz

Reviewer Phone Number: (941) 867-1528

Email Address: mlutz@scgov.net

Comments

1. A quick review of readily available records found no information indicating the possible presence of environmental contamination. Please be mindful of the requirements of Article 9, Section 124-174 of the Unified Development Code in the event that historic uses of the site may have resulted in environmental issues.

Application No.: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

DRC Date: April 20, 2023

Reviewer Discipline: Environmental Protection Division

Reviewer Name: Bryan Beard

Reviewer Phone Number: 941-915-7717

Email Address: Bbeard@scgov.net

Comments

1. During the review of the submitted petition, Environmental Protection Division staff will inspect the site for the presence of Grand Trees, in accordance with the County's Tree Code, Chapter 54, Article XVIII – Section-54-586(2)(c), development applications shall be designed to protect Grand Trees. Any existing grand trees (including their dripline) will need to be shown on concept plans as protected. Please contact Tom Mallett (941-830-5071) for the Grand Tree assessment before an application is submitted.

Application No.: 23-127971 PA

Project Name: **THE MARKET ON DEARBORN**

Parcel ID No.: 0497150050

DRC Date: 04/20/2023

Reviewer Discipline: Fire & EMS

Reviewer Name: Jason M. Smith

Reviewer Phone Number: (941) 861-2290

Email Address: jsmith@scgov.net

Comments

Fire & EMS has no objection to the Special Exception Request. For DS submittal:

1. NFPA 241: 7.5.5.2 - Access for use of fire department apparatus shall be provided to the immediate job site at the start of the project and maintained until completion.

Please note the following Fire Protection note and add to the Cover Sheet of civil plans, if applicable, for consistency at construction:

1. Sarasota County has adopted the 7th Edition of the Florida Fire Prevention Code and the 7th Edition of the Florida Building Code. All projects/work shall comply with the currently adopted edition of the Florida Fire Prevention Code (FFPC) and applicable codes and standards. NFPA 1 Chapter 16, 18 and NFPA 241 compliance required. Per FFPC, NFPA 1: 1.14.4 - Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If alterations or modifications are made to the approved plans, resubmittal and re-review may be required.

Application No.: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

DRC Date: April 20, 2023

Reviewer Discipline: Florida Department of Health in Sarasota County

Reviewer Name: Matthew Miller

Reviewer Phone Number: 941-806-7505

Email Address: matthew.miller@flhealth.gov

Comments

1. No comments.

Application No.: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497-15-0050

DRC Date: 20 April 2023

Reviewer Discipline: Historical Resources

Reviewer Name: Steve Koski

Reviewer Phone Number: (941)861-6882

Email Address: skoski@scgov.net

Comments

1. There is one previously recorded historic structure on the parcel, Kelly's Tavern, (8So1419). Sarasota County Historical Resources determined that the structure is not considered significant on a local or national level and therefore no mitigation is required if the structure is removed.
2. SC Historical Resources will photograph the structure prior to demolition.

Application: 23-128179 PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

Review Discipline: Land Development Services

Reviewer Name: Alexander Wordsworth

Reviewer Phone Number: (941) 861-0938

Email Address: awordsworth@scgov.net

Comments:

1. Please include this letter with responses to comments with your formal plan submittal.
2. Please note that during Site and Development review, you must submit request for address assignment and/ or street name approval to the Sarasota County Address Coordinator. Construction authorization will not be granted until this process has been completed. Contact: Tara Dickerson, Address Coordinator/ Public Safety Communications, tdickers@scgov.net, 6065 Porter Way, Sarasota, FL 34232, Office 941-861-5510, Fax 941-861-5577.
3. Please provide a boundary and topographic survey of the site which has been prepared with a current title search for easements, encumbrances and encroachments (Article 12, Section 124-231.a.20 of UDC).
4. Please include any applicable rezone Petition and/ or Special Exception stipulations on the plans. To obtain a copy of a rezone petition or special exception, please contact the Planning Services "planner of the day" at 861-5244. (Article 12, Section 124-230.a.5 of the UDC.
5. Please submit a draft sketch and description, closure report, and title report to Land Development Services for proposed public easements and existing public easements to be modified/vacated that are not to be recorded with a plat. These must be reviewed and approved by Property Management prior to construction authorization.
6. Please provide a typical roadway section which is consistent with Appendix F of the UDC.
7. Roads providing access to development shall meet existing County standards. Please provide existing condition information for Dearborn Street and McCall Road to determine if it meets County standards. Road improvements may be necessary. (SDDTM, Section B.7.j) (Article 13, Section 124-253.c.3.j of the UDC)
8. If phasing is considered or proposed for this development, please provide a phasing plan including clearly delineated phases. Each phase must be independent from a functional infrastructure perspective. (Article 12, Section 124-231.a.18 of the UDC)
9. Please comply with all Unified Development Code (UDC) submittal standards outlined in Article 12, Section 124-230 for Site and Development Plan submittals.

Application No.: 23-128179- PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

DRC Date: 04/20/2023

Reviewer Discipline: Landscape

Reviewer Name: Ghada Tuncaci

Reviewer Phone Number: (941) 861-0734

Email Address: gtuncaci@scgov.net

Comment

1. The Binding Development Concept Plan shall show all required landscape buffers indicating width and opacity.
2. Development shall comply with the standards in the UDC.Sec.124-102(b)(3).
3. An arterial street buffer shall be provided along W Dearborn Street according to the UDC.Sec.124-122(g)(2)
4. No landscaping will be required where a building is located within five feet or less of a sidewalk or right-of-way line, however, this area shall be filled in with a decorative hard surface as may be identified in an adopted County-initiated planning study. Any pavement materials used shall be consistent with the pedestrian accessibility provisions contained in the Florida Accessibility Code (FAC) and Americans with Disabilities Act (ADA) requirements. Consideration should be given to incorporating pavement materials the same or similar to those used in any streetscape improvements installed by the County.
5. Outdoor Refuse Collection and Storage Areas. No outdoor refuse collection or storage area shall be located within 20 feet of the right-of-way and shall be screened in accordance with Section 124-123.

Application: Planning 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: portion of 0497-15-0050

Review Discipline: Planning

Reviewer Name: Kirk Crane

Reviewer Phone Number: 941-861-5157

Email Address: kcrane@scgov.net

Summary

- 1st Request for Additional Information
- 2nd Request for Additional Information
- Request for Resubmittal Checkpoint Meeting
- Review Approved (with Stipulations)

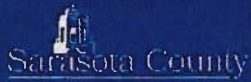
Comments

1. *The proposed uses of a) Outdoor Recreation and b) Unlimited Event Use both require Special Exceptions in the existing CG/MSOD zone district.*
2. *The two requests need to be separated and the uses each justified individually. Both Special Exception requests can be processed as one Special Exception application form with each Special Exception request addressed individually.*
3. *Please provide a history and background of the subject property.*
4. *Please clearly identify the uses to be conducted, locations, frequency, and times for the proposed uses on the property*
5. *Please provide a Binding Development Concept Plan meeting the standards on the application form.*

Stipulations

Standard Planning Comments:

1. *A neighborhood workshop is required as stated in the Sarasota County Unified Development Code (UDC) Article 5 Section 124-39(c)(2). The neighborhood workshop request form and related documents are available online @ https://www.scgov.net/government/planning-and-development-services/pds-documents/-folder-467#docan7346_11284_6990.*
2. *Follow the requirements for a Rezone/Special Exception Application, as described on the forms and UDC Article 5, Sections 124-39 & 124-43.*
3. *Please follow the requirements of the Development Concept Plan Checklist, as described on the forms.*
4. *Include a detailed narrative with your application explaining your proposed use. Explain the history of land use and zoning of the subject and nearby properties. Explain how the proposed use is compatible with existing and planned nearby uses. Clearly identify the size and location of all existing and proposed structures, those to remain and those to be removed or newly built. Describe proposed areas to be used for events, access, parking and open space.*



Development Review Coordination Review Memo Staff Comments

5. *Provide a list of applicable Comprehensive Plan policies. Provide specific details of the development that demonstrates consistency with applicable policy, and/or how each policy is advanced or implemented by the request. Describe how the proposed development is consistent with the Future Land Use Map designation.*
6. *Provide signature(s) of the current owner(s) or appropriate signature authority and disclosure on the Ownership Disclosure forms. Provide contract purchaser information and signature(s).*
7. *Applications forms and instructions are available online @ https://www.scgov.net/government/planning-and-development-services/pds-documents/-folder-464#docan7346_11284_6990.*
8. *Applicants may request an appointment to review the application materials before submittal.*
9. *Submit complete application as follows:*
 - *One (1) paper copy with Section divides*
 - *Electronically (PDF and Word files)*
 - *Entire application as one document, except for Neighborhood Workshop*
 - *Individual files, as deemed necessary*
 - *Ensure the legal description is provided as a stand-alone file in Microsoft Word*
10. *Schedule an appointment to submit application and provide electronic file sharing in advance of the meeting by calling the Planning office at 941-861-5244 or emailing planner@scgov.net. Applications cannot be accepted without an appointment.*
11. *All pages within an application and any corresponding appendices must be electronically-oriented to a horizontal page position, meaning that all pages submitted are to be facing straight-forward in a horizontal, or Western printing fashion, which will allow any viewer to keep their head oriented in a normal fashion for reading purposes. Any submissions containing pages not aligning with the above criteria will be returned to the applicant for correction.*



Preapplication Conference Report Staff Comments

Application No.: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

DRC Date: 03/20/2022

Reviewer Discipline: Public Utilities

Reviewer Name: Brian P. Fagan

Reviewer Phone Number: (941) 404-8007

Email Address: bpfagan@scgov.net

Comments

1. Please provide a Letter of Service Availability from the Englewood Water District (EWD).

Application: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497150050

DRC Date: April 20, 2023

Reviewer Discipline: Stormwater

Reviewer Name: Ben Choroser

Reviewer Phone Number: (941) 861-6707

Email Address: bchoroser@scgov.net

Comments

1. Approximately 99 percent of the site is located in FEMA Zone X (shaded) designated areas within the 0.2 percent annual chance floodplain (500-year floodplain). Approximately 1 percent of the site is located in FEMA Zone AE designated as areas within the one percent annual chance floodplain (100-year floodplain) with a base flood elevation (BFE) determined as 11 feet NAVD88. Please acknowledge in the special exception application.
2. Please acknowledge in the special exception application that the site is located in the Lemon Bay Coastal Watershed.
3. With the special exception application, please provide a drainage narrative to provide a conceptual approach for how the stormwater management requirements in Section 124-252 of the Unified Development Code (UDC) for the entire project site will be met for water quality treatment, attenuation, floodplain compensation, level of service, and maintenance of the historic flows at the time of site development, and be consistent with any previously approved master plan. Please be aware that 1.5-inch treatment volume is required for discharge to saltwater tidal water systems per Article 13, Section 124-252 of the UDC.
4. For clarity, please provide the following site data area totals on the Development Concept Plan (DCP) as part of the special exception application: (1) Existing Impervious Area, (2) Existing Impervious Area to be Removed, (3) New Impervious Area, and (4) Total Net Impervious Area (+ or -).
5. Please clearly label all existing and proposed buffers and easements on the DCP with the special exception application.
6. If proposing any amendments or revisions to Ordinance No. 2018-022 and Resolution No. 1986-480 (Englewood Sector Plan), please provide a strike through/underline version of proposed amendments for Stormwater Staff to review and comment.
7. Please provide a written response to all Stormwater comments with the special exception application. Sarasota County Stormwater Division is available for a meeting to discuss these comments and to assist in preparing a narrative for the special exception application if needed.

Application No.: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497-15-0050

DRC Date: 20 April 2023

Reviewer Discipline: Transit

Reviewer Name: Jordan Ray

Reviewer Phone Number: (941) 800-2426

Email Address: jray@scgov.net

Comments

1. No comment.



Preapplication Conference Report Staff Comments

Application: 23-128179 PA

Project Name: The Market on Dearborn

Parcel ID No.: 0497-15-0050

DRC Date: 04-20-2023

Reviewer Discipline: Transportation Planning

Reviewer Name: Marquis Bing

Reviewer Phone Number: (941) 861-0766

Email Address: mbing@scgov.net

Comments

1. Please identify all proposed access and cross-access connections to the development.
2. Please provide a trip generation estimate for the proposed use of the property.



Preapplication Conference Report Staff Comments

Application No.: 23-128179-PA

Project Name: The Market on Dearborn

Parcel ID No: 0497150050

DRC Date: April 20, 2023

Reviewer Discipline: Zoning

Reviewer Name: Donna Thompson

Reviewer Phone Number: 232-1238

Email Address: dthompso@scgov.net

Comments

1. Property is zoned CG/MSOD.
2. Because of the binding development concept plan, please include the square footage/height of any permanent structure proposed on the site.

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

RESOLUTION NO. 86-480

**RE: SECTOR PLAN PETITION NO. 85-1-SP FOR THE
ENGLEWOOD SECTOR PLAN**

WHEREAS, the Board of County Commissioners of Sarasota County, Florida have filed an application for approval of Sector Plan No. 85-1-SP for the area described in Exhibit "A" and depicted in Figure 1 attached hereto and made a part hereof pursuant to the Sarasota County Comprehensive Plan adopted by Sarasota County Ordinance No. 81-30, as amended, and the Sector Planning Guidelines adopted by Ordinance No. 84-57, as revised; and

WHEREAS, the criteria and boundaries for preparation of the Sector Plan were duly reviewed by the Development Review Committee pursuant to said Comprehensive Plan and Guidelines; and

WHEREAS, the Sector Plan as prepared was duly reviewed by the Englewood Area Citizens Advisory Committee and the Development Review Committee and a recommendation made thereon by the Planning Department to the Planning Commission; and

WHEREAS, the Sarasota County Planning Commission held duly noticed public hearings on said Sector Plan application, received all pertinent evidence and recommended approval of Sector Plan No. 85-1-SP subject to certain conditions as provided in Planning Commission Recommendation to the Board of County Commissioners of Sarasota County; and

WHEREAS, the Board of County Commissioners on September 30, 1986, after due public notice, held a public hearing to consider said Sector Plan No. 85-1-SP, the recommendation of the Planning Commission and all matters relevant to said Sector Plan including the testimony of the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, in public meeting assembled:

1. That proposed Sector Plan No. 85-1-SP, as stipulated, is consistent with the Sarasota County Comprehensive Plan adopted by Sarasota County Ordinance No. 81-30, as amended, serves to further the Primary Components of the Sarasota County Comprehensive Plan and does not inhibit or obstruct the attainment of the goals and policies contained therein;
2. That pursuant to the Sarasota County Comprehensive Plan and the provisions of the Guidelines for the Preparation of Sector Plans adopted by Ordinance No. 84-57, as revised, and based upon the evidence and testimony and the foregoing findings, the Board of County Commissioners hereby approves and adopts Sector Plan No. 85-1-SP, known as "Englewood Sector Plan," subject to certain conditions contained in Exhibit "B" which is attached hereto and incorporated herein by reference, and subject to the other provisions of this Resolution;
3. That the adoption of the above referenced Sector Plan does not in itself grant development approval nor guarantee such approval, nor does it modify the requirements of the Comprehensive Plan or any land development regulations of the County, or exempt any person or development activity from the requirements thereof; and
4. That this Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida this 21 day of October, 1986.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: *Jim Greenold*
Chairman

ATTEST:

R. H. HACKNEY, JR., Clerk
of the Circuit Court and
Ex-Officio Clerk of the Board
of County Commissioners of
Sarasota County, Florida

By: *Virginia R. Bartles*
Deputy Clerk

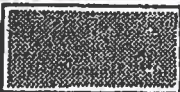
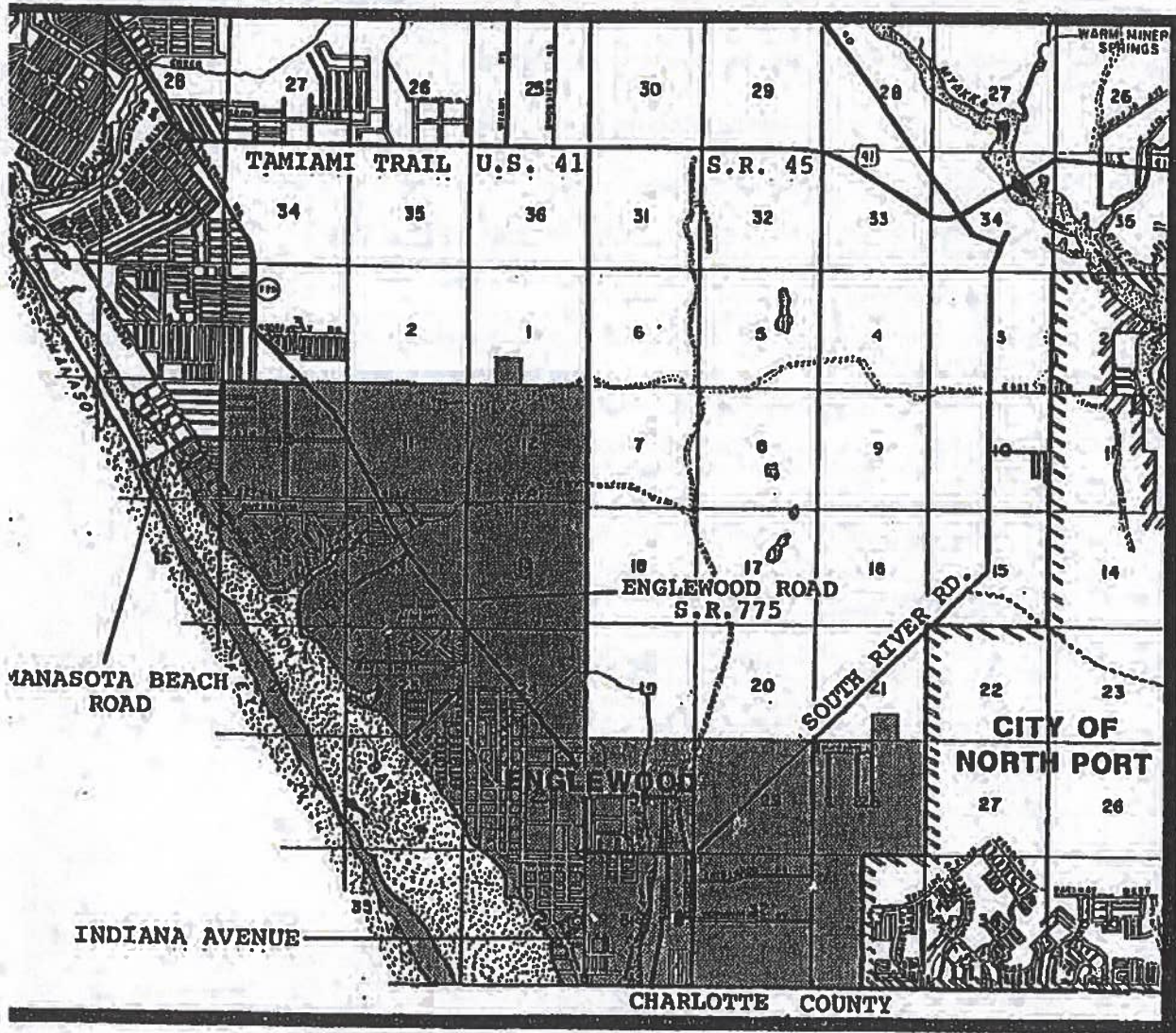
EXHIBIT "A"

DESCRIPTION OF AREA FOR SECTOR PLAN NO. 85-1-SP
THE ENGLEWOOD SECTOR PLAN

Begin at the northwest corner of Section 10, Township 40 South, Range 19 East; thence east along the north line of Sections 10, 11, and 12 to the southwest corner of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 1, Township 40 South, Range 19 East; thence north along the west line of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ to the northwest corner of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$; thence east along the north line of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ to the northeast corner of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$; thence south along the east line of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ to the southeast corner of said southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 1, Township 40 South, Range 19 East; thence continue along the north line of Section 12, Township 40 South, Range 19 East to the northeast corner of said Section; thence south along the east line of Sections 12, 13, and 24, Township 40 South, Range 19 East, to the northwest corner of Section 30, Township 40 South, Range 20 East; thence east along the north line of Sections 30, 29, and 28, Township 40 South, Range 20 East to the southwest corner of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 21, Township 40 South, Range 20 East; thence north along the west line of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ to the northwest corner of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence east along the north line of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ to the northeast corner of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence south along the east line of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ to the southeast corner of said southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 21, Township 40 South, Range 20 East; thence continue along the north line of Section 28, Township 40 South, Range 20 East to the northeast corner of said section also being the westerly boundary for North Port city limits; thence south along the east line of Section 28, Township 40 South, Range 20 East and the westerly boundary for North Port city limits to the southeast corner of Section 28; thence follow the North Port city limits line west and south to the Charlotte County line; thence west along the south Sarasota County line, also being that part of Section 33, Township 40 South, Range 20 East lying west of the North Port city limits line and Sections 31 and 32 Township 40 South, Range 20 East, and Section 36, Township 40 South, Range 19 East to the coastline for Lemon Bay; thence meander northwesterly along the coastline for Lemon Bay to Manasota Beach Road; thence northeasterly along Manasota Beach Road to the southeast corner of the north $\frac{1}{4}$ of Section 9, Township 40 South, Range 19 East; thence north along the east line of the north $\frac{1}{4}$ of said Section to the point of beginning.

Also, that parcel of land lying between the Gulf of Mexico and Lemon Bay being in Sections 9, 16, 15, 22, 27, 26 and 35, Township 40 South, Range 19 East, also known as Manasota Key.

**SECTOR PLAN NO. 85-1-SP
ENGLEWOOD SECTOR PLAN BOUNDARIES**



SECTOR PLAN BOUNDARIES

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR THE SECTOR PLAN NO. 85-1-SP
KNOWN AS THE "ENGLEWOOD SECTOR PLAN"

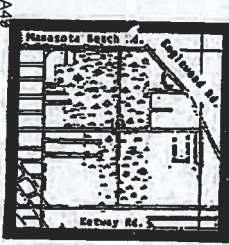
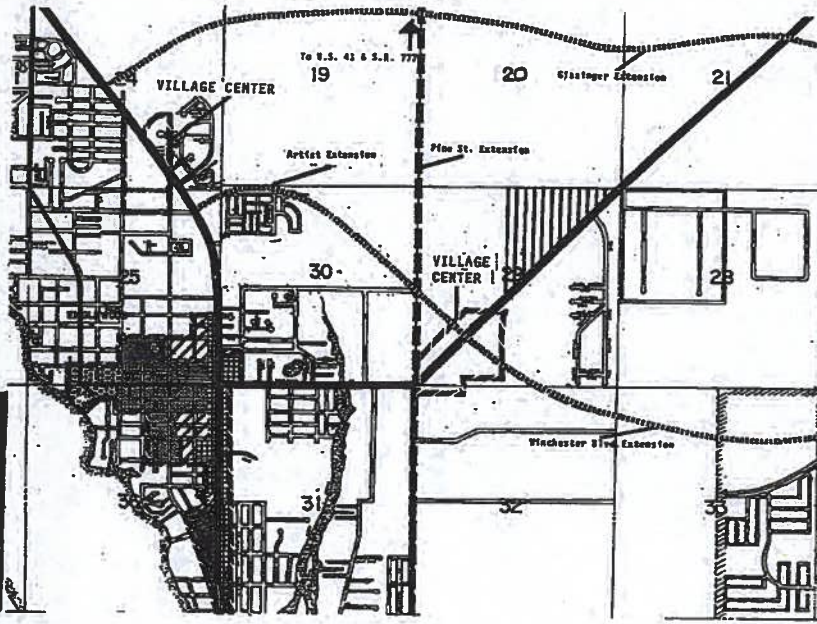
1. Future development approvals (i.e., Developments of Regional Impact, rezonings, special exceptions, site and development plans, preliminary subdivision plans and final subdivision plans) shall be consistent with the goals and recommendations of the Englewood Sector Plan.
2. All development within the Sector Plan area shall demonstrate, prior to development approval: capacity and availability of essential urban services, including roadways, water and sewer, police and fire protection, and medical services.
3. The following Comprehensive Plan Amendments to Apoxsee shall be initiated by Sarasota County:
 - a. Designation of a Village Activity Center in the vicinity of Elm Street and S.R. 775:
amends Apoxsee Future Land Use Plan Map;
 - b. Designation of a Village Activity Center at Pine Street, Dearborn Street and River Road:
amends Apoxsee Future Land Use Plan Map;
 - c. Designation of an Industrial area at River Road located in Planning Area Three, Section 29:
amends Apoxsee Future Land Use Plan Map;
 - d. Redesignation of an Extra Urban Enclave area to Semi-Rural, south of Manasota Beach Road, north of Keyway Road, in Planning Area One, Section 10:
amends Apoxsee Future Land Use Plan Map;
 - e. Extension of Artist Avenue from S.R. 775 to River Road at the proposed Village Activity Center and its further extension to Winchester Boulevard, as a collector road:
amends Apoxsee Future Land Use Plan Map,
amends Capital Improvements Program,
amends Traffic Circulation Attachment "A,"
amends Illustration 138, Traffic Circulation Plan;
 - f. Extension of Gissinger Street, in North Port, to the Pine Street Extension and to S.R. 775 at the proposed Village Activity Center, as a minor arterial road:
amends Apoxsee Future Land Use Plan Map,
amends Capital Improvements Program,
amends Traffic Circulation Attachment "A,"
amends Illustration 138, Traffic Circulation Plan;
 - g. Reassign funds stipulated for road realignment of Manasota Beach Road in the County's CIP 1996-2000 Five Year Block to improvements for McCall Road, in a time period to be specified:
amends Capital Improvements Program
4. A study shall be conducted by Sarasota County in conjunction with the Englewood Area Citizens Advisory Committee to determine which of the Town Center Implementation Options, (i.e., Special Zoning District, Urban Design Plan, or Community Redevelopment Agency, but not limited to these options), would best be suited to implement the Town Center concepts presented in the Englewood Sector Plan.

5. Since no site specific planning has occurred within either of the proposed Activity Centers, future commercial development in these areas shall undergo the sector planning process, as defined in Sarasota County Ordinance No. 84-57. This will require the assessment of the capacity for sustaining commercial development, traffic circulation and access, environmental impacts, buffers, compatibility with existing land uses, and other factors as delineated under current Sector Plan guidelines. The Planning Department will prepare these additional Sector Plans.

Englewood Sector Plan Area

FIGURE 2
RECOMMENDED CHANGES
TO APOXSEE
FUTURE LAND USE

- LEGEND**
- SEMI-RURAL
 - INDUSTRIAL
 - COMMERCIAL/RETAIL
 - RETAIL/OFFICE
 - GOVERNMENT/OFFICE
 - OFFICE
 - WATERFRONT RETAIL
 - MULTIPLE FAMILY
 - PUBLIC
 - MINOR ARTERIAL (Existing)
 - COLLECTOR (Existing)
 - MINOR ARTERIAL (Proposed)
 - COLLECTOR (Proposed)
 - TOWN CENTER BOUNDARY



solin & associates, inc.

SCALE: 1" = 2200'

SE 1879 23-154603 GP

ORDINANCE NO. 2018-022

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING SARASOTA COUNTY ORDINANCE NO. 97-015 AS AMENDED, RELATING TO THE ENGLEWOOD TOWN CENTER REVITALIZATION PLAN NO. 95-01-SP; PROVIDING FOR FINDINGS; ADOPTING AN AMENDMENT TO THE ENGLEWOOD TOWN CENTER REVITALIZATION PLAN NO. 95-01-SP; PROVIDING FOR THE RELATIONSHIP TO OTHER COUNTY REGULATIONS AND APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners of Sarasota County, hereinafter referred to as "The Board" hereby makes the following findings:

1. The Board has previously adopted the Englewood Town Center Revitalization Plan No. 95-01-SP through Ordinance No. 97-017, and as amended through Ordinance No. 2008-080.
2. The Amendment to the Englewood Town Center Revitalization Plan No. 95-01-SP was duly reviewed by the Englewood Community Redevelopment Area Advisory Board at a public meeting on March 12, 2018. The Amendment Application was duly reviewed by the Sarasota County Planning Services and the Sarasota County Development Review Committee.
3. The Board, sitting as the Sarasota County Land Development Regulation Commission, has reviewed the proposed amendments provided herein and has found that the amendments are consistent with the Sarasota County Comprehensive Plan., as amended.
4. The Sarasota County Planning Commission held a duly noticed public hearing on this Amendment on February 15, 2018, which was continued to April 19, 2018, received all pertinent evidence and testimony and recommended approval of the said Amendment to the Englewood Town Center Revitalization Plan No. 95-01-SP, with revisions for the area described below located in Sarasota County:

AREA "A"

That part of Sections 25 and 36, Township 40 South, Range 19 East together with that part of Sections 30 and 21, Township 40 South, Range 20 East, Sarasota County Florida, described as follows:

Commence at the centerline Intersection of Indiana Avenue and Harvard Street, thence run West along the centerline of Harvard Street for a distance of 415 feet more or less to the Point of Beginning; thence continue along the centerline of Harvard Street for a distance of 235 feet more or less to the centerline of North New York Avenue; thence run South along the centerline of North New York Avenue for a distance of 650 feet more or

less to the Intersection with the centerline of Wentworth Street; thence run West along the centerline of Wentworth Street for a distance of 2000 feet more or less to the Intersection with the centerline of north Elm Street; thence run South along the centerline of North Elm Street for a distance of 125 feet more or less to the Intersection of the centerline of Wentworth Street; thence run along the centerline of Wentworth Street for a distance of 895 feet more or less; thence leaving said centerline run North 1780 feet more or less to the Intersection with the centerline of Stewart Street; thence run West along the centerline of Stewart Street for a distance of 585 feet more or less; thence leaving said centerline run South for a distance of 2400 feet more or less to the Intersection of the Centerline of Perry Street; thence run West along the centerline of Perry Street for a distance of 100 feet more or less to the Intersection of the centerline of Harbor Lane, thence run South along the centerline of Harbor Lane for a distance of 580 feet more or less to the end of Harbor Lane; thence run Southwesterly to the shoreline of Lemon Bay for a distance of 150 feet more or less; thence meander along the shore line of Lemon Bay Southeasterly; Southerly, Southwesterly, Southerly, Southeasterly and Easterly; thence run North for a distance of 350 feet more or less to the Intersection of the Westerly extension of the centerline of West Palm Grove Avenue; thence run Southeasterly for a distance of 380 feet more or less along said Westerly extension of the centerline of West Palm Grove Avenue to the Intersection of the center lines of West Palm Grove Avenue and South Mango Street; thence run East along the centerline of West Palm Grove Avenue for a distance of 2022 feet more or less to the Intersection with the centerline of New York Avenue; thence run North along the centerline of New York Avenue for a distance of 660 feet more or less to the intersection of the centerline of Cowles Street; thence run East along the centerline of Cowles Street for a distance of 235 feet more or less; thence leaving said centerline run North 680 feet more or less to the Intersection of the centerline of Langsner Street; thence run East along the centerline of Langsner Street for a distance of 35 feet more or less; thence leaving said centerline run North for a distance of 170 feet more or less; thence run East for a distance of 405 feet more or less to the centerline of Indiana Avenue; thence run North along the centerline of Indiana Avenue for a distance of 930 feet more or less to the Intersection with the centerline of Cocoanut Avenue; thence run West along the center line of Cocoanut Avenue for a distance of 440 feet more or less; thence leaving said centerline run North for a distance of 220 feet more or less to the Intersection with the centerline of Perry Lane; thence run East along the centerline of Perry Lane for a distance of 30 feet more or less; thence leaving said centerline run North a distance of 530 feet more or less; thence run East a distance of 30 feet, more or less; thence run North a distance of 145 feet, more or less to the Intersection with the centerline of Wentworth Street; thence run West along the centerline of Wentworth Street for a distance of 35 feet more or less; thence leaving said centerline run North for a distance of 645 feet more or less to the Intersection with the centerline of Harvard Street and being the POINT OF BEGINNING.

Together with the following:

That part of Section 25, Township 40 South, Range 19 East, Sarasota County, Florida being more particularly described as follows:

Begin at the intersection of the center lines of Wentworth Street and North Elm Street; thence run northerly along said center line of North Elm Street for a distance of 584 feet, more or less; thence run westerly for a distance of 290 feet, more or less to the intersection with the southeast corner of a parcel recorded in Official Records Book 2275, Page 2213 of the Public Records of Sarasota County, Florida; thence run northerly for a

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distance of 272 feet, more or less to the intersection with the northeast corner of a parcel recorded in Official Records Book 2890, Page 0963 of said Public Records; thence run westerly for a distance of 594 feet, more or less to the northwest corner of a parcel recorded in Official Instrument Number 2007078648 of said Public Records; thence run southerly for a distance of 1035 feet, more or less to the intersection with the centerline of Wentworth Street; thence run easterly along said centerline for a distance of 895 feet, more or less to the intersection with said centerline of North Elm Street; thence run northerly along said centerline of North Elm Street for a distance of 125 feet, more or less to the intersection with the centerlines of Wentworth Street and North Elm Street and also being the Point of Beginning.

Also together with:

Begin at the intersection of the westerly Right-of-Way line of Harbor Lane and the southerly Right-of-Way line of West Dearborn Street and being the southeast corner of a parcel recorded in Official Records Instrument Number 2006134544 of said Public Records; thence run easterly along said southerly Right-of-Way line of West Dearborn Street for a distance of 93 feet, more or less to the northeast corner of a parcel recorded in Official Records Instrument Number 2005024172 of said Public Records; thence run southwesterly along the southeasterly boundary line of said parcel a distance of 109 feet, more or less to the shoreline of Lemon Bay; thence meander northwesterly along said shoreline of Lemon Bay for a distance of 160 feet, more or less to the intersection with the southerly boundary line of Lot 4, South Winds Harbor, recorded in Plat Book 10, Page 44 of said Public Records and also being said parcel recorded in Official Records Instrument Number 2006134544 of said Public Records; thence run the next four calls around the boundary line of said parcel, run westerly for a distance 100 feet, more or less, run northerly for a distance of 82 feet, more or less, run easterly for a distance of 150 feet, more or less to the intersection with said westerly Right-of-Way line of Harbor Lane; thence run southerly along said westerly Right-of-Way line for a distance of 82 feet, more or less to the southeast corner of said parcel recorded in Official Records Instrument Number 2006134544 of said Public Records and also being the Point of Beginning.

And together with the following:

Begin at the intersection centerline of West Palm Grove Avenue and Magnolia Avenue; thence run southeasterly along the said centerline of West Palm Grove Avenue for a distance of 125 feet, more or less; thence leaving said centerline run southerly for a distance of 200 feet, more or less to the southeast corner of a parcel recorded in Official Records Instrument Number 2007133689 of said Public Records; thence run southwesterly for a distance of 125 feet, more or less; thence run westerly for a distance of 440 feet, more or less to the southerly extension of the westerly Right-of-Way line of Wilson Avenue; thence run northerly along said southerly extension and the westerly Right-of-Way line of Wilson Avenue for a distance of 360 feet, more or less; thence run southeasterly for a distance of 380 feet, more or less to the intersection centerline of West Palm Grove Avenue and Magnolia Avenue and being the Point of Beginning.

Containing 368 acres, more or less

And together with the following:

That part of Section 36, Township 40 South, Range 19 East and Section 31, Township 40 South, Range 20 East, Sarasota County, Florida being more particularly described as follows:

Begin at the intersection of the centerline of Palm Grove Avenue and the Northerly extension of the East line of Lot 1, Block 1, Pine Haven, recorded in Plat Book 5, Page 87 of the Public Records of Sarasota County, Florida; thence run Southerly along said Northerly extension and the East line of Lots 1 through 4, Block 1, and Lots 1 through 4, Block 2 to the Southeast corner of Lot 4, Block 2; thence run Southeasterly to the Northeast corner of Lot 22, Block "D", Brucewood, recorded in Plat Book 5, Page 16 of said Public Records; thence run Southeasterly along the East line of said Block "D" to the Southeast corner of Lot 29, Block "D" of said Brucewood; thence run Southwesterly along the South line of said Lot 29, Block "D" of said Brucewood to the intersection of the East line of the West half of Lot 30, Block "D" of said Brucewood; then run Southeasterly along the East line of the West half of said Lot 30, Block "D" and the East line of the West half of Lot 31, Block "D" to the intersection with the North line of Lot 32, Block "D" of said Brucewood; thence run Northeasterly along said North line of said Lot 32, Block "D" to the intersection with the East line of said Block "D"; thence run Southeasterly along the East line of said Block "D" to the Southeast corner of Lot 32, Block "D" of said Brucewood; thence run Southwesterly along the South line of said Lot 32, Block "D" to the intersection with the East line of the West half of Lot 33, Block "D", of said Brucewood; thence run Southeasterly along said East line of the West half of said Lot 33, Block "D" to the intersection with the North line of Lot 34, Block "D" of said Brucewood; ; thence run Northeasterly along said North line of said Lot 34, Block "D" to the intersection with the East line of said Block "D"; thence run Southerly along the East line of said Block "D" to the Southeast corner of Lot 36, Block "D" of said Brucewood; thence run Southerly to the Northeast corner of a parcel recorded in Official Records Instrument Number 2012159819 of said public Records; thence run Southerly along the Easterly line of said parcel recorded in Official Records Instrument Number 2012159819 to the intersection with the North line of a parcel recorded in Official Records Book 2609, Page 396 of said Public Records; thence run Easterly along said North line of parcel recorded in Official Records Book 2609, Page 396 to the Northeast corner of said parcel recorded in Official Records Book 2609, Page 396 of said Public Records; thence run Southerly along the East line of said parcel recorded in Official Records Book 2609, Page 396 to the Southeast corner of said parcel recorded in Official Records Book 2609, Page 396 of said Public Records; thence run Southerly to the Northeast corner of a parcel recorded in Official Records Instrument Number 2011111061 of said Public Records; thence run Southerly along the Easterly line of said parcel recorded in Official Records Instrument Number 2011111061 and a parcel recorded in Official Records Instrument Number 2013068327 of said Public Records to the Southeast corner of said parcel recorded in Official Records Instrument Number 2013068327; thence run Westerly along the South line of said parcel recorded in Official Records Instrument Number 2013068327 to the Northeast corner of a parcel recorded in Official Records Instrument Number 2002079946 of said Public Records; thence run Southerly along the East line of said parcel recorded in Official Records Instrument Number 2002079946 to the Southeast corner of said Official Records Instrument Number 2002079946; thence run Southeasterly to the Northwest corner of a parcel recorded in Official Records Instrument Number 2009087607 of said Public Records; thence run Southerly along the West line of said parcel recorded in Official Records Instrument Number 2009087607 to the Northwest corner of Parcel 3 recorded in Official Records Instrument Number 2004141148 of said Public Records; thence run Southerly along the

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West line of said Parcel 3 recorded in said Official Records Instrument Number 2004141148 to the intersection with the North line of Parcel 1 recorded in said Official Records Instrument Number 2004141148; thence run Westerly along said North line of Parcel 1 to the Northwest corner of said Parcel 1 recorded in said Official Records Instrument Number 2004141148; thence run Southerly along the West line of said Parcel 1 recorded in said Official Records Instrument Number 2004141148 to the Southwest corner of said Parcel 1; thence run Easterly along the South line of said Parcel 1 to the intersection with the West Right-of-Way line of Indiana Avenue recorded in Road Plat Book 1, Page 83 of said Public Records; thence run Southerly along said West Right-of-Way line to the Northeast corner of a parcel recorded in Official Records Book 3102, Page 806 of said Public Records; thence run Westerly along the North line of said parcel recorded in Official Records Book 3102, Page 806 to the Northwest corner of said parcel recorded in Official Records Book 3102, Page 806; thence run Southerly along the West line of said parcel recorded in Official Records Book 3102, Page 806 to the Southwest corner of said parcel recorded in Official Records Book 3102, Page 806; thence run Easterly along the South line of said parcel recorded in Official Records Book 3102, Page 806 to the intersection with the West Right-of-Way line of Indiana Avenue recorded in Road Plat Book 1, Page 83 of said Public Records; thence run Southerly along said West Right-of-Way line of Indiana Avenue to the intersection with the North Right-of-Way line of West Riverview Avenue recorded in the Plat of Subdivision of Block 10, Horton Estates, Plat Book 2, Page 52 of said Public Records; thence run Westerly along said North Right-of-Way line of Riverview Avenue to the waters of Lemon Bay; thence Northwesterly meandering along the waters of Lemon Bay to the Northwest corner of a parcel recorded in Official Records Instrument Number 2004106212 of said Public Records; thence run Northeasterly along the North line of said parcel recorded in Official Records Instrument Number 2004106212 to the intersection with the West Right-of-Way line of McCall Road, Brucewood Bayou, recorded in Plat Book 5, Page 40 of said Public Records; thence run Northwesterly along said West Right-of-Way line to the Southeast corner of Lot 19, Block "B", Brucewood Bayou; thence run Southwesterly along the Southeast line of said Lot 19, Block "B", Brucewood Bayou to the Southwest corner of said Lot 19, Block "B", Brucewood Bayou; thence run Northwesterly along the Southwest line of said Lot 19, Block "B", Brucewood Bayou to the most Southerly point of Lot 18, Block "B" Brucewood Bayou, recorded in Plat Book 5, Page 40 of said Public Records; thence run Northwesterly along the Southwest line of said Lot 18, Block "B", Brucewood Bayou to the Southwest corner of said Lot 18, Block "B", Brucewood Bayou; thence run Northerly along the West line of said Lot 18, Block "B", Brucewood Bayou to the most Southerly corner of Lot 17, Block "B", Brucewood Bayou; thence run North and Northeasterly along the West line of said Lot 17, Block "B", Brucewood Bayou to the intersection with the South Right-of-Way line of North Drive recorded in Plat Book 5, Page 40 of said Public Records; thence run Westerly along said South Right-of-Way line of North Drive to the Southerly extension of the East Right-of-Way line of South Maple Street (Kluge Street per plat) recorded in Palm Grove, Plat Book 2, Page 38 of said Public Records; thence run Northerly along said East Right-of-Way line of South Maple Street (Kluge Street per plat) recorded in Palm Grove, Plat Book 2, Page 38 to the intersection with the centerline of said Palm Grove Avenue; thence run Easterly along said centerline of Palm Grove Avenue to the Point of Beginning.

Containing 54.2 acres, more or less.

Also together with:

Lot 5, South Wind Harbor, recorded in Plat Book 10, Page 44 of the Public Records of Sarasota County, Florida.

Containing 0.28 acres, more or less.

AREA "B"

That part of Sections 25 and 36, Township 40 South, Range 19 East together with that part of Section 30 and 31, Township 40 South, Range 20 East, Sarasota County, Florida described as follows:

Begin at the centerline Intersection of Indiana Avenue and Harvard Street; thence run South along the centerline of Indiana Avenue for a distance of 1310 feet more or less to the Intersection of the centerline of Perry Lane; thence run East along the centerline of Perry Lane for a distance of 675 feet more or less to the Intersection with the centerline of North Broadway Road; thence run South along the centerline of North Broadway Road for a distance of 680 feet to the Intersection with the centerline of Dearborn Street; thence run East along the centerline of Dearborn Street for a distance of 355 feet more or less; thence leaving said centerline run South for a distance of 745 feet more or less; thence run West for a distance of 350 feet more or less; thence run South for a distance of 2215 feet more or less to the Intersection of the centerline of Selma Avenue; thence run West along the centerline of Selma Avenue for a distance of 380 feet more or less to the Intersection of the centerline of Spruce Street; thence run South along the centerline of Spruce Street for a distance of 700 feet more or less to the Intersection of the centerline of Hosmer Avenue; thence run West along the centerline of Homer Avenue for a distance of 320 feet more or less to the Intersection with the centerline of Indiana Avenue; thence run North along the centerline of Indiana Avenue for a distance of 260 feet more or less to the Intersection with the centerline of Second Avenue; thence run Southeasterly along the centerline of Second Avenue for a distance of 410 feet more or less to the Intersection of the centerline of Alta Vista; thence run North along the centerline of Alta Vista and the north extension of said centerline a distance of 670 feet more or less; thence leaving said centerline and North extension run East a distance of 25 feet more or less; thence run North a distance of 845 feet more or less to the Intersection of the centerline of Palm Grove Avenue; thence run West along the centerline of Palm Grove Avenue for a distance of 275 feet more or less to the Intersection of the centerline of New York Avenue; thence run North along the centerline of New York Avenue for a distance of 660 feet more or less to the Intersection of the centerline of Cowles Street for a distance of 235 feet more or less; thence leaving said centerline run North 680 feet more or less to the Intersection of the centerline of Langsner Street; thence run East along the centerline of Langsner Street for a distance of 35 feet more or less; thence leaving said centerline run North for a distance of 170 feet more or less; thence run East for a distance of 405 feet more or less to the Intersection of the centerline of Indiana Avenue; thence run North along the centerline of Indiana Avenue for a distance of 930 feet, more or less to the Intersection with the centerline of Coconut Avenue; thence run West along the centerline of Coconut Avenue for a distance of 440 feet more or less; thence leaving said centerline run North for a distance of 220 feet more or less to the Intersection with the centerline of Perry Lane; thence run East along the centerline of Perry Lane for a distance of 30 feet more or less; thence leaving said centerline run North a distance of 530 feet more or less; then run East a distance of 30 feet more or less; thence run North a distance of 145 feet more or less to the Intersection with the centerline of Wentworth Street; thence run West along the centerline of Wentworth Street for a distance of 35 feet more or less; thence leaving said centerline run North for a distance of 645 feet more or

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less to the Intersection with the centerline of Harvard Street; thence run East along the centerline of Harvard Street for a distance of 415 feet more or less to the Intersection of Indiana Avenue and being the POINT OF BEGINNING.

Containing 113.96 acres, more or less

5. The Board on September 11, 2018, after due public notice, held a public hearing to consider the proposed Amendment to the Englewood Town Center Revitalization Plan No. 95-01-SP, received all pertinent evidence and testimony, including the Planning Commission recommendation and all matters relevant to said Revitalization Plan, including the testimony of the general public.

Section 2. Adoption of the Englewood Town Center Revitalization Plan No. 95-01-SP, as amended Within the Unincorporated Area of Sarasota County.

1. Pursuant to the Sarasota County Comprehensive Plan and the provisions of the Critical Area Planning Regulations, and based on the evidence and testimony and the foregoing findings, the Board hereby adopts the amended Englewood Town Center Revitalization Plan No. 95-01-SP consisting of Figure 1, the Land Use Plan attached and incorporated herein by reference, and the Conditions for Development Approval, contained in Attachment "A" hereto incorporated herein by reference.
2. Future rezonings, site and development plans, subdivision plans, and approvals of Critical Area Plan studies and amendments within the boundaries designated in Section 1.6 shall be consistent with the Englewood Town Center Revitalization Plan, Figure 1, the Land Use Plan and the Conditions for Development Approval contained in Attachment "A", attached hereto and incorporated herein by reference.

Section 3. Relationship to Other County Regulations and Applicability.

1. The Englewood Town Center Revitalization Plan (95-01-SP) does not in itself grant development approval nor guarantee such approval, nor does it modify the requirements of the comprehensive Plan or exempt any person or development activity from the requirements thereof.
2. This Ordinance shall not be construed to abrogate any existing rights acquired by any party under authority of Chapter 380, Florida Statutes.

Section 4. Severability. It is declared to be the intent of the Board that if any provision of this ordinance is for any reason finally held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions.

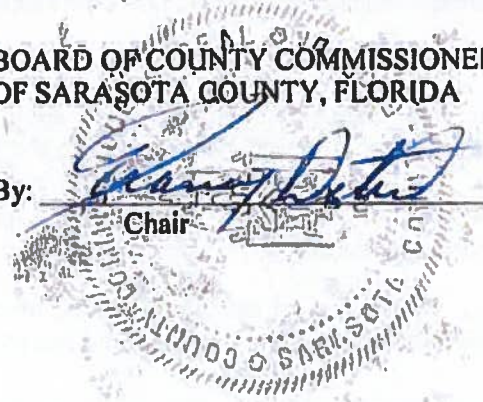
Section 5. Effective Date. This Ordinance shall take effect upon: 1) the effective date of Comprehensive Plan Amendment No. 2017-C (Ordinance No. 2018-020), and 2) filing of this Ordinance with the Custodian of State Records.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, THIS 11th th DAY OF September, 2018.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: 

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

ATTACHMENT "A"

CONDITIONS FOR DEVELOPMENT APPROVAL

The Conditions for Development Approval and Figure 1, the Land Use Plan for the Englewood Town Center Revitalization Plan, are intended to be used in evaluating and coordinating all future development requests within the Englewood Town Center Revitalization Plan Boundary.

General/Concurrency:

1. Future development approvals (i.e., rezoning petitions, site and development plans, preliminary subdivision plans and final subdivision plans) shall be consistent with Figure 1, the Land Use Plan and the conditions set forth herein.
2. The application for, and subsequent approval and issuance of, any development permit within the Englewood Town Center Revitalization Plan boundaries shall be subject to the requirements of Sarasota County's Concurrency Management Regulations (Ordinance No. 89-103), as they may be amended from time to time.

Emergency Services:

3. New buildings requiring a fire flow application capability of greater than 1,000 gallons per minute (GPM) shall be fire sprinkler protected.

Stormwater Management:

4. Future development within the Gottfried Creek (Lemon Bay Watershed) and Lemon Bay Coastal Drainage Basin shall demonstrate consistency with the respective Basin Master Plans for Sarasota County.

Land Use Designations:

5. **Central Business (CB)** - The intent of the CB designation is to create a downtown area with an active pedestrian environment that contains a mix of uses such as retail, office, civic uses, services and Mixed Use Development with high density residential up to 25 units per acre. The zoning district intended to implement the CB designation shall be Main Street Overlay District (MSOD).
6. **Light Office / and Arts (LOA)** - The intent of the LOA designation is to permit a mix of uses, such as residential with low intensity office, professional and institutional uses, as well as home-based office, art galleries and studios, and bed and breakfast establishments that will not adversely affect either traffic flow or safety of those living in or adjacent to this designated area. It is the further intent of this designation to encourage the reuse or conversion of existing buildings (not mobile homes), rather than demolition and new construction.

The zoning district intended to implement the LOA designation shall be Residential/Commercial Transition Overlay District (RCTOD), with the additional following provisions:

- a. The following uses shall not be permitted:

- Health club or spa;
 - gymnastics facility.
- b. The following shall be limited to 250 square feet and two workstations:
- hair or nail personal care service.
- c. The property shall include a mix of residential use with any of the other permitted uses, except for properties with frontage on a roadway that has a functional classification of Arterial on the Sarasota County Future Thoroughfare Plan.
- d. At least one resident of the premise shall be employed in the on-site business.
7. **Residential and Office Mix** – The intent of the Residential and Office Mix designation is to provide a transition of intensity between the Central Business areas and existing residential uses and to encourage more residential uses to support the downtown area. The zoning districts intended to implement this designation, include RSF (Residential, Single Family), RMF (Residential, Multi Family), OPI (office, Professional and Institutional), and the RCTOD. This designation is specifically intended to allow Bed and Breakfast establishments.

Other Land Use Conditions:

8. **Consolidation of Parcels** - Because of the unique site considerations and ownership patterns in certain areas along S.R. 776, there is an opportunity for consolidation of commercial and office uses with adjacent residential uses to create usable parcels for redevelopment. Any rezoning petition for residentially zoned parcels shall submit a study or preliminary design that considers all parcels within the block and addresses land use compatibility, buffering, landscaping, access management, utilities, cross access easements, and stormwater management. The plan shall also exhibit unified development with respect to these elements. An added benefit of the unified development approach is that a stormwater management system is designed to serve most or all of the entire block, compared to several systems serving individual parcels. For development between Wentworth Street and Perry Lane, the study must also address the vacating of Thrall Street. If parcels designated commercial on Figure 1, the Future Land Use Plan, adjacent to the S.R. 776 strip are rezoned, designed and developed in a unified manner, any of the existing CG (Commercial General) or CSC (Commercial Shopping Center) uses should be allowed and the parcels rezoned as such
9. **Commercial Intensive** - To ensure compatibility between Commercial Intensive (CI) zoned parcels and surrounding residential zoned parcels in the Town Center, the following performance guidelines shall be applied to redevelopment of the CI zoned parcels:
- a. **Limitations on Signs** – As provided for Commercial, Neighborhood (CN) zoning districts.

b. No outdoor service or repair shall be permitted.

10. **Mixed Use Development** – Mixed Use Development may be permitted in areas designated as Central Business. The Mixed Use Development will contain a mix of the following uses: (1) residential uses and; (2) office and/or institutional uses; or (3) retail and/or service uses. High residential density up to 25 units per acre may be permitted in Mixed Use Development.

The mix of uses may be in a single building or in a mixed-use development. Mixed use buildings shall be defined as the combination of residential uses with either office and/or institutional uses, or retail and/or service uses, in a single building of two or more stories, wherein the first-floor uses are non-residential. Mixed use development shall be defined as mixed use buildings, or a combination of residential and non-residential buildings in a development.

A minimum of 70% of a development's street frontage along Dearborn Street and South McCall Road shall contain non-residential uses.

Parking for the Mixed Use Development may be permitted as surface parking, or on the first floor of a building, or as a parking structure. Parking areas shall be screened along street fronts with a landscape buffer having a minimum of 70 percent opacity. Driveway entrances to the parking area are preferred from side streets and are discouraged to be located on Dearborn Street.

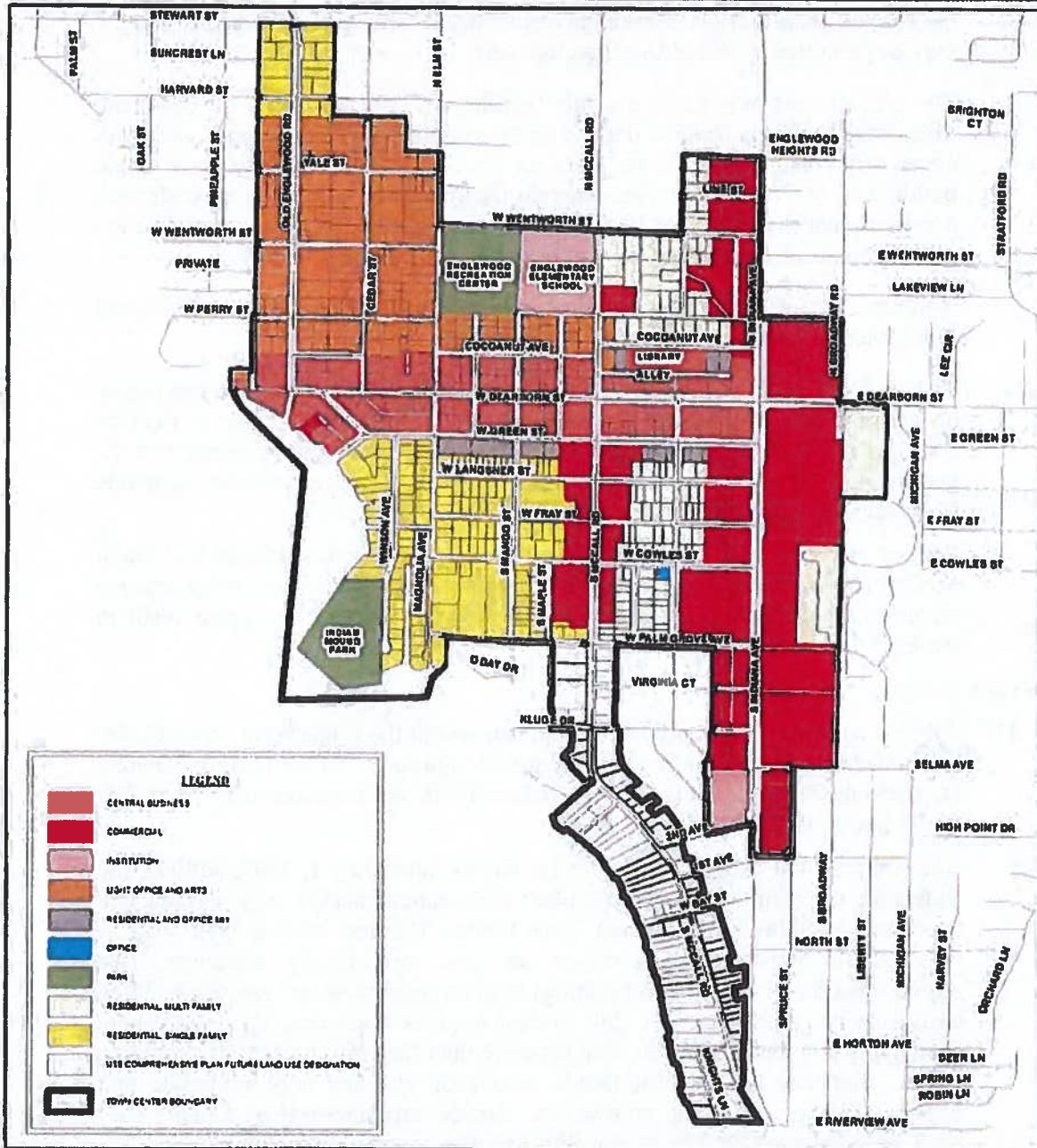
Parking structures are discouraged from fronting on Dearborn Street and South McCall Road. Parking structures that front a street may include awnings, opaque windows, arcades, planters or other such features in order to appear retail in nature.

Urban Design:

11. All new commercial and office development within the Englewood Town Center Revitalization Plan shall provide the required information to the County Planning Department for review as part of any required Site and Development Plan and/or Preliminary Plan Review.
12. The Architectural Design Guidelines Handbook dated July 1, 2003, outlines and illustrates the "Old Florida Vernacular" architectural design style desired and encouraged within the Englewood Town Center. This architectural style shall be required for non-residential, mixed use and multi-family buildings. This requirement shall apply to new buildings or to an entire structure where a building expansion is greater than fifty (50) percent in gross floor area. The requirement shall apply to a renovation that changes more than fifty (50) percent of a building facade. The fifty (50) percent facade renovation standard only applies to that building facade undergoing renovation. Review and approval by County staff shall be completed as part of the Site and Development Plan or the Building Permitting process. It should be noted that it is more important to maintain the integrity of historically significant structures than to incorporate architectural guidelines during rehabilitation

2018-022

Figure 1
LAND USE PLAN - 2018
ENGLEWOOD TOWN CENTER
REVITALIZATION PLAN 95-01 SP



June 13, 2008 W:\Projects\Drawn_Management\23 SE PACKETS\REZONES\2008-08\EnglewoodTownCenterBy.mxd

02018-022

DISCLOSURE OF OWNERSHIP OR OTHER INTEREST IN THE PROPERTY

Under the County Charter, this application may not be deemed complete until the applicant provides complete ownership or other interest disclosure.

Section 3.8 of the Sarasota County Charter requires disclosure of those who own and/or have an interest in property proposed for rezoning or special exception. This includes: owners, lessees, beneficiaries, contract purchasers, partnerships, and corporations. For any entity other than a publicly traded corporation or nonprofit corporation, the disclosure information must include the names of all persons having interests in the subject property, and the percentage of ownership held by each person. Please provide name(s), mailing address(es), and street address(es) for all persons.

Existing Owner RSP Property Investments Inc
(Name)

Contract purchaser (attach copy of the signed contract) _____
(Name)

Lessee (attach a copy of the signed lease) _____
(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
- Corporation other than publicly traded or nonprofit, name all shareholders and percentage held by each
- Trust (Name beneficiaries and percentage held by each)
- Other _____

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

Type	Name	Address	Percent of Interest
owner	Scott Hesse	122 David Blvd. Rotonda West, FL 33947	50
owner	Terri Hesse	122 David Blvd. Rotonda West, FL 33947	50

OWNER AFFIDAVIT

I RSP Property Investments Inc, being first duly sworn, deposed and say that I am the owner of the property which is the subject matter of this application; that I am authorized to submit this application; that all the answers to the questions in this application, and all sketches, data, and other supplementary matter attached to and made part of this application, are complete, honest, and true to the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

AGENT:

NAME Brian Faro
ADDRESS 8300 Wiltshire Dr.
CITY Port Charlotte STATE FL ZIP 33981
PHONE/FAX (941) 698-0303
EMAIL Brian Faro@BrianFaro.com

OWNER:

SIGNATURE [Signature]
NAME RSP Property Investments Inc
ADDRESS: 200 W. Dearborn St.
CITY Englewood STATE FL ZIP 34223
PHONE/FAX (941) 525-3237
EMAIL info@hesseteam.com

STATE OF FL COUNTY OF Charlotte

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFOR ME THIS
10th DAY OF January, 2024

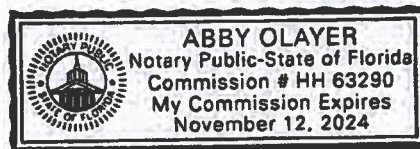
BY SCOTT HESSE
(PERSON MAKING STATEMENT)

PERSONALLY KNOWN: PRODUCED IDENTIFICATION: _____

IDENTIFICATION PRODUCED: _____

[Signature]
NOTARY PUBLIC SIGNATURE

(SEAL) Abby Olayer
(NAME OF NOTARY TYPED PRINTED OR STAMPED)



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Existing Owner Terri Hesse, PA _____
(Name)

Contract purchaser (attach copy of the signed contract) _____
(Name)

Lessee (attach a copy of the signed lease) _____
(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
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- Other _____

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

Type	Name	Address	Percent of Interest
Owner	Terri Hesse	122 David Blvd. Rotonda West, FL 33917	50
Owner	Scott Hesse	122 David Blvd. Rotonda West, FL 33917	50

OWNER AFFIDAVIT

I Terri Hesse, PA, being first duly sworn, deposed and say that I am the owner of the property which is the subject matter of this application; that I am authorized to submit this application; that all the answers to the questions in this application, and all sketches, data, and other supplementary matter attached to and made part of this application, are complete, honest, and true to the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

AGENT:

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ADDRESS 8300 Wiltshire Dr
CITY Port Charlotte STATE FL ZIP 33981
PHONE/FAX (941) 698-0303
EMAIL BrianFaro@BrianFaro.com

OWNER:

SIGNATURE Terri Hesse, PA
NAME Terri Hesse, PA
ADDRESS: 122 David Blvd
CITY Rotonda West STATE FL ZIP 33917
PHONE/FAX (941) 525-3237
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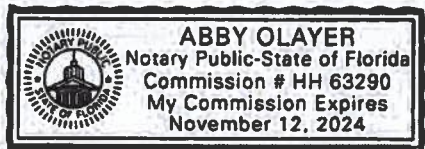
BY Terri Hesse
(PERSON MAKING STATEMENT)

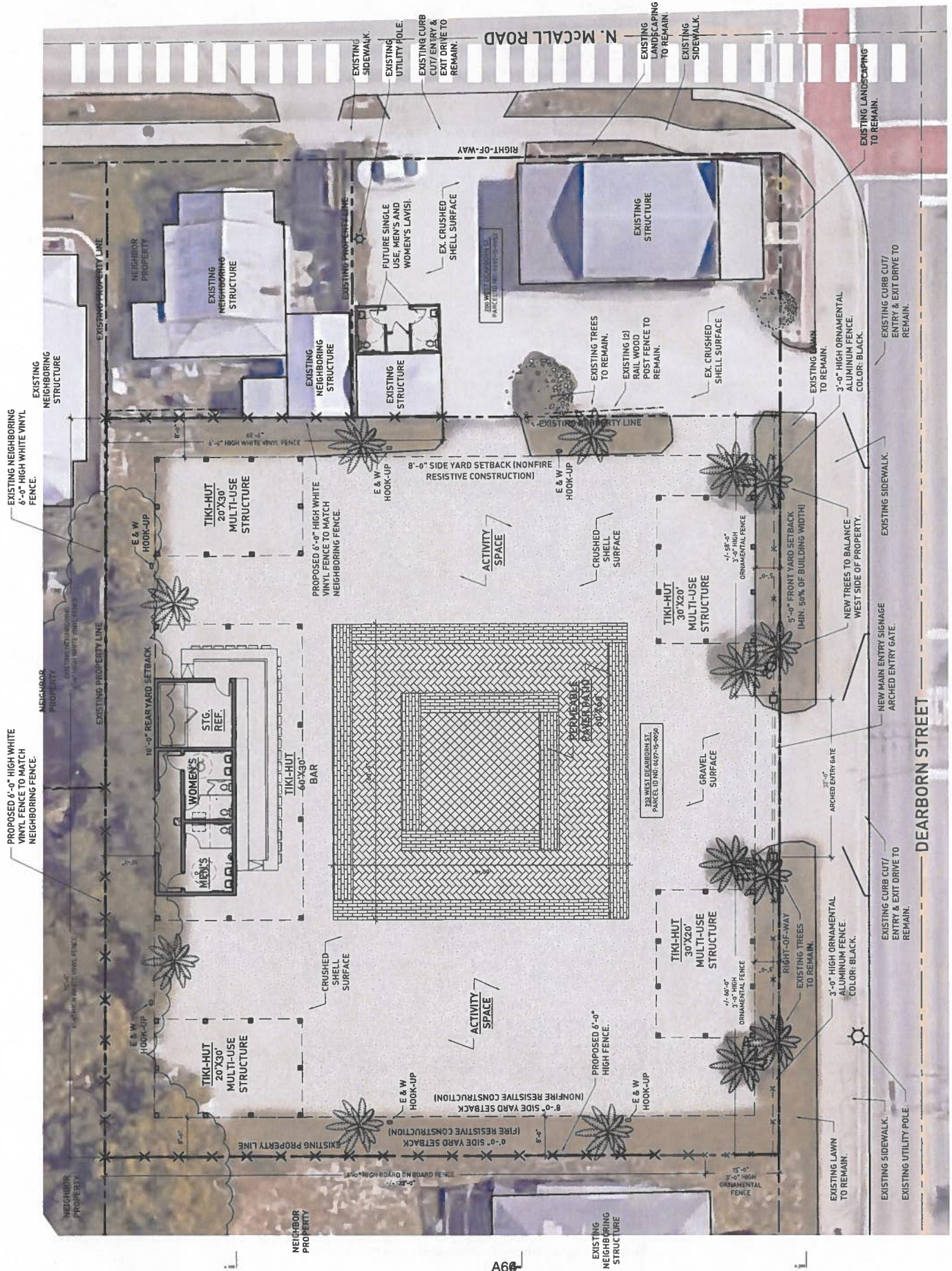
PERSONALLY KNOWN: PRODUCED IDENTIFICATION: _____

IDENTIFICATION PRODUCED: _____

Abby Olayer
NOTARY PUBLIC SIGNATURE

(SEAL) Abby Olayer
(NAME OF NOTARY TYPED PRINTED OR STAMPED)





PROJECT DATA:

Received PDS:
1.17.24

ZONING DATA:

PROPERTY INFO:

200 WEST DEARBORN ST., ENGLEWOOD, FL. 34223

OWNER: TERRI HESSE PA
PARCEL ID NO: 0497-15-0053
SITE AREA: .0998 ACRES - (4,350 SF)

232 WEST DEARBORN ST., ENGLEWOOD, FL. 34223

OWNER: RSP PROPERTY INVESTMENTS, LLC.
PARCEL ID NO: 0497-15-0050
SITE AREA: .4718 ACRES - (20,550 SF)

TOTAL SITE AREA: .5716 ACRES - (24,900 SF)

*MIN. LOT REQ. (10 ACRES) IS MET BY USING THE
ENGLEWOOD CRA AS A WHOLE

ZONING DISTRICT: CG - MSOD

SITE USE: *SPECIAL EXCEPTION*

SE FOR OUTDOOR RECREATION AND SE FOR SPECIAL EVENTS IN
CONJUNCTION WITH AN APPROVED OUTDOOR RECREATIONAL USE.

LOT AND YARD REQUIREMENTS:

FRONT YARD DEPTH: 5'-0" (MIN. 50% OF BUILDING WIDTH)
SIDE YARD WIDTH: 0'-0" (FIRE RESISTIVE CONSTRUCTION)
8'-0" (NONFIRE RESISTIVE CONSTRUCTION)
REAR YARD DEPTH: 10'-0"

OFF-STREET PARKING REQUIREMENTS:

NO OFF-STREET PARKING REQUIRED FOR THOSE USES WHICH OCCUPY
A STRUCTURE OF LESS THAN 5,000 S.F. IN FLOOR AREA.

EXISTING PARKING MAY BE UTILIZED BY EXISTING USES AND
BUILDING IN THE ZONING DISTRICT.

SITE DATA:

EXISTING SITE AREA: 24,900 S.F.

EXISTING PERVIOUS SURFACE: 17,617 S.F.
EXISTING IMPERVIOUS SURFACE: 7,283 S.F.
STRUCTURE(S): 1,440 S.F.
PAVEMENT: 5,843 S.F.

PROPOSED PERVIOUS SURFACE: 19,088 S.F.
PERMEABLE PAVERS: 3,600 S.F.

PROPOSED IMPERVIOUS SURFACE: 5,812 S.F.
EXISTING STRUCTURE(S): 1,440 S.F.
PROPOSED STRUCTURE(S): 4,372 S.F.

PROPOSED USE/ACTIVITY:

DAYS OF OPERATION/EVENTS: 7 DAYS

TIME OF OPERATION: 9AM - 9PM

GENERAL ACTIVITIES:

*UNLIMITED OUTDOOR RECREATIONAL EVENTS TO INCLUDE
BUT NOT LIMITED TO:

- LIVE ENTERTAINMENT
- FOOD TRUCK VENDING W/ SELF-SERVE OUTDOOR
DINING (TABLES & CHAIRS)
- ARTS & CRAFTS MARKET
- TIKI HUT - FULL SERVICE BAR/ADULT BEVERAGES

PROJECT SCOPE:

1. NEW ARCHED ENTRY SIGN AND ORNAMENTAL FENCE ALONG
RIGHT-OF-WAY. WOOD AND VINYL FENCING AT SIDE AND REAR YARDS
FOR PRIVACY. (2) NEW 20'X30' TIKI HUTS FOR COVERED ACTIVITY
SPACE AT FRONT OF PROPERTY. "SQUARE OFF" GRAVEL AREA FOR
EXPANDED ACTIVITY SPACE VS LAWN.
2. NEW 30'X60' TIKI HUT TO COVER BAR, MEN'S AND WOMEN'S LAV(S),
STORAGE AND REFRIGERATION SPACE FOR BAR. ELECTRICAL AND
WATER CONNECTIONS TO BE PROVIDED FOR FOOD TRUCKS
THROUGHOUT PROPERTY, (6) TOTAL LOCATIONS.
3. SURFACE IMPROVEMENTS TO INCLUDED BUT NOT LIMITED TO PAVED
PATIO/EVENT SPACE AND CRUSHED SHELL SURFACE THROUGHOUT.
4. (2) NEW 20' X 30' TIKI HUTS FOR COVERED ACTIVITY SPACE AT REAR OF
PROPERTY.