



**NOTICE OF COMMUNITY WORKSHOP
APPLICATION NO. 10-CW-04
DISCUSSION OF A REZONE ORDINANCE AMENDMENT**

Date: Tuesday, February 23, 2010

Time: 5:30 p.m.

Place: City of Sarasota
City Hall, Conf. Room 112
1565 First Street
Sarasota, FL 34236

Contact: Karin Murphy, Karin Murphy Planning & Consulting, applicant's representative: (941) 302-2239

As required by the City of Sarasota, a community meeting is being held to discuss a Rezone Ordinance Amendment for Bishop Nevins Academy located at 4380 Fruitville Road. The applicant proposes to change Rezone Ordinance 00-4242 by modifying the previously required road improvements for McIntosh Road, between Fruitville Road and Bahia Vista Street, and removing the binding site plan proffer. The binding site plan would continue to be included in the Resolution for the Minor Conditional Use.

Modification of the road improvement requirements would facilitate construction of the previously approved gymnasium, while mandating compliance with City concurrency requirements. It would also allow for an increase in enrollment from 423 to 523 students with a maximum of 800 students, as previously approved through an administrative process upon demonstration that the City's adopted Level of Service (LOS) would not be degraded for the impacted roadways. Removing the binding site plan would require City Commission approval for the remaining Rezone Ordinance conditions, but would eliminate the City Commission's approval for any modification to the site plan. However, the binding site plan would continue to be included in Minor Conditional Use Application No. 00-MCU-02 and require Planning Board approval for any modification. Hours of operations for the private school would continue to be 7:30 a.m. to 3:30 p.m., Monday through Friday. There would be special events and school related gatherings from time to time as needed and as previously approved. The subject property is 16.12 ± acres and is in the Residential Single Family-2 (RSF-2) Zone District.

The Zoning Code (2002 Ed.) of the City of Sarasota requires that all applicants hold a Community Workshop prior to filing a formal application with the City of Sarasota if requesting one or more of the following applications: Conditional Use; Rezone; Street/ROW Vacation; "G" Zone Waiver; Amendment to the Future Land Use Map Illustration LU-6 of the Sarasota City Plan; and/or Amendments to the text of the Sarasota City Plan that affect a specific and limited area of the City (as determined by the Director of the Department of Neighborhood and Development Services). The meeting is to inform neighboring property owners, residents, and business owners of the nature of the proposed development, explain the site plan, if any, solicit suggestions and identify concerns; prior to the filing of a formal development application. This meeting will be conducted by the applicant or their representative; however, a member of the City of Sarasota's staff will be in attendance to address administrative questions.

An additional Community Workshop shall be required if: an increase is proposed to the height, density or intensity of an application occurs following the previous Community Workshop; an amendment is requested that requires action by the Planning Board or City Commission; and/or an application is not filed within 12 months following the previous Community Workshop.

Once a formal application is filed with the City of Sarasota, property owners and registered neighborhood associations within 500 feet of the subject site will be notified of any public hearings held as the application proceeds through the *Development Review Process*. Interested persons are welcome to attend the public hearings and be heard.

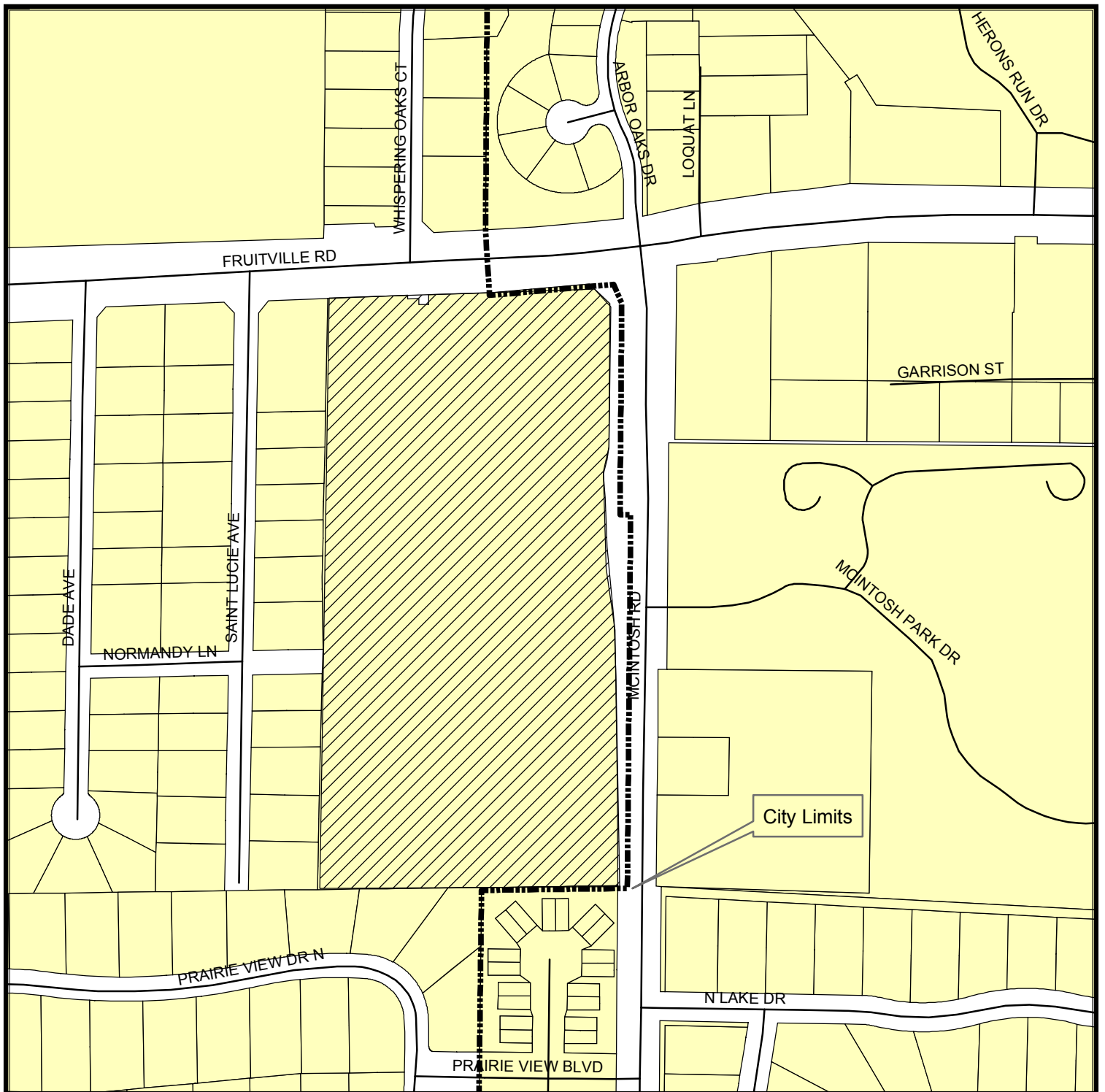
Questions or concerns regarding the above-described proposal should be addressed to the project contact listed above. Questions regarding the Zoning and Development Review Procedures may be addressed to the Department of Neighborhood and Development Services at (941) 954-4195. Questions regarding the meeting place, directions & location, and neighborhood association(s) information may be addressed to Ronda Hayes, at (941) 954-2612.

CITY OF SARASOTA

By: Pamela M. Nadalini
Acting City Auditor and Clerk

Mailed on: February 5, 2010

**P.O. Box 1058
Sarasota, Florida 34230**



Proposed Rezone Ordinance Amendment
Application No. 10-CW-04
Bishop Nevins Academy
4380 Fruitville Road



Subject Area

By: Chris Gladdue
 Date: January 27, 2010

FOR GENERAL LOCATION INFORMATION ONLY