

<p><b>May 7, 1985</b></p> <p>BOCC adopts Resolution No. 85-10-SP</p> <p>MEC - Major Employment Center</p>	<p><b>August 6, 1992</b></p> <p>Planning Commission public hearing to consider amendment proposed by Peter M. Dailey (Agent) to Sector Plan No. 83-10-SP (Resolution No. 85-191, as amended)</p>	<p><b>September 8 &amp; 22, 1992</b></p> <p>BOCC held public hearings to consider proposed amendment to Sector Plan No. 83-10-SP (Resolution No. 85-191, as amended)</p> <p>Ordinance No. 92-078, amending Zoning Atlas, as part of Sarasota County Ordinance No. 75-38,, relating to zoning within the unincorporated area of Sarasota County; providing for the rezoning of certain lands, providing an effective date. (document file only available on paper)</p>	<p><b>October 16, 1992</b></p> <p><a href="#">Resolution No. 92-240</a> BOCC approved</p> <p>Amending Resolution No. 85-191 as amended for Sector Plan Petition No. 83-10-SP (East of I-75 and South of Fruitville Rd. Designated Major Employment Center)</p>	<p><b>October 16, 1992</b></p> <p><a href="#">Resolution No. 92-240</a> BOCC approves and adopts the amended Exhibit A (Future Land Use map) to Sector Plan No. 83-10-SP, known as "I-75/Fruitville Major Employment Center Sector Plan"and made part of subject with amended conditions:</p>
<p><b>October 16, 1992</b></p> <p><a href="#">Resolution No. 92-240</a> BOCC approves and adopts the amended Exhibit A (Future Land Use map) to Sector Plan No. 83-10-SP, known as "I-75/Fruitville Major Employment Center Sector Plan"and made part of subject with amended conditions:</p>	<ol style="list-style-type: none"> <li>1. Future development approvals (i.e., rezonings, special exceptions, site and development plans, preliminary subdivision plans, and final subdivision plans) shall be consistent with the Land Use Plan shown on Exhibit A (Future Land Use map)</li> <li>2. All development shall be required to connect to the Sarasota County Utilities Department Bent Tree Division or a franchise approved by BOCC to provide central water and wastewater systems for the Sector Plan Area.</li> <li>3. <u>All development within the Sector Plan Area shall demonstrate prior development approval, capacity and availability of essential urban services including roadways, police, fire and emergency medical services. Development permits within the Sector Plan Area shall be subject to the requirements of Sarasota County's Concurrency Management Regulations (Ordinance No. 89-103), as it may be amended from time to time.</u></li> <li>4. <u>As deemed necessary by the County Transportation Department, at the rezoning and/or preliminary plan or site and development plan stage, roadways on which the development is determined to have a direct impact or to which the development has direct access, shall be reconstructed to County standards by the Applicant or Developer, in accordance with the Land Development Regulations, prior to development.</u></li> <li>5. <u>The following uses are prohibited from locating on the 46.66 acre a +/- parcel designated on Exhibit "A" (Future Land Use map) for PID (project in development? = PID) use located south of East Sawgrass Road and east of Bell Road:</u> <ol style="list-style-type: none"> <li>a. <u>Automobile wrecking and wrecking yard or junk yard.</u></li> <li>b. <u>Bulk Storage yards.</u></li> <li>c. <u>Outdoor Storage yards.</u></li> <li>d. <u>Automotive services or truck stops.</u></li> <li>e. <u>Radio and television stations and transmitters including towers.</u></li> </ol> </li> <li>6. <u>Prior to or concurrent with the submission of the first site and development or preliminary plan, applicant for Parcel A shall provide a Floodplain Compensation Plan for subject parcel or demonstrate to the satisfaction of the Sarasota</u></li> </ol>			

<p><b>October 16, 1992, cont.</b>  <a href="#"><u>Resolution No. 92-240</u></a></p> <p>BOCC approves and adopts the amended Exhibit A (Future Land Use map) to Sector Plan No. 83-10-SP, known as "I-75/Fruitville Major Employment Center Sector Plan" and made part of subject with amended conditions:</p>	<p><u>County Stormwater Management Division that the subject parcel is not within the floodplain.</u>  <u>The Floodplain Compensation Plan shall be based on the 100-year flood elevation from the best available data for the area, as determined by the Stormwater Management Division.</u></p> <ol style="list-style-type: none"> <li>7. <u>If a Palmer Boulevard access drive is provided to Parcel A, it shall align as close as possible with Bell Road.</u></li> <li>8. No building on Parcel A shall exceed the Fire Service fire flow application capacity of 1000 gallons per minute (gpm). Use of built-in fire extinguishing systems will meet this requirement.</li> <li>9. To promote that development meets the objectives of the <u>I-75 Corridor Plan (FIND THIS DOC)</u>, and promotes a <u>positive image</u>, the Applicant for any proposed development on Parcel A shall be required to meet the following <u>Internal Planned Development District Standards</u> contained within <u>Section 11.6 of the Sarasota County Zoning Regulations (FIND THIS DOC)</u>.  <u>11.6.b) Underground Utilities / 11.6.e) Structures / 11.6.f) Outdoor Refuse Collection and Storage Areas</u>  <u>11.6.i) Lighting / 11.6.j) Signage / 11.6.k) Off Street Loading Areas</u></li> </ol> <p>Above information must be provided at the site and development plan and/or preliminary plan review stage, and should be appropriately designated on said plans</p> <ol style="list-style-type: none"> <li>10. All development on Parcel A shall contain structures which present a frontal appearance to I-75. This statement should be approximately noted on the site and development and/or preliminary plans.</li> <li>11. All mechanical equipment on Parcel A, including by not limited to heating, ventilating and air conditioning machinery; public utility service fixtures and such as potable water and sewer facilities; telephone and electrical switching equipment; and natural or propane gas tanks, shall be screened from public view. Such screening may include any combination of landscaping and building materials. If building materials are to be utilized for screening purposes, such materials shall be consistent with the architectural design of the principal structure. Screening shall extend at least one (1') foot above the object to be screened.</li> </ol> <p>Provisions of this Resolution shall supersede all inconsistent provisions of Resolution No. 85-191, as amended.</p> <p>Resolution No. 92-240 adopted September 22, 1992.  *Parcel A = <u>TST Ventures side</u></p>
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<p><b>October 23, 1997</b>  <b>BOCC Meeting</b></p> <p>42 acres of Celery Field / 4 separate parcels, county owned property considered for disposal of "real property" and moved to "surplus property" to be sold to private entities. Property zoned industrial / marketed between \$85K - \$100K per acre.</p>	<p>Comm. Staub moved to direct staff to begin marketing plans for all four parcels <i>and to</i> begin rezoning properties consistent with area Sector Plan. Motion carried 4-0 vote.</p>	<p>County Administrator Ley presented Resolution No. 97-230, declaring county owned lands "surplus" noting options of Board to market lands as group or case by case.</p>	<p>Chairman Anderson noted that proceeds from the sale of the Celery Field property could be placed in Stormwater Fund reserves.</p>	<p>Southwest Florida Water Management District expressed interest in five (5) acres, \$ for property amounted to county's cost for the property SWFWMD wanted.</p>
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<p><b>November 5, 1997, Resolution No. 97-230</b></p> <p><b>By the Board of County Commissioners</b></p> <p><b>Re: to Declare County Owned Land Surplus Property</b></p> <p><b>(Online document cannot be located, hard copy only. Document needs to be scanned.)</b></p>	<p>Whereas, the Board of County Commissioners has determined it is in the best interest of the public to declare the properties as surplus County properties and sell the properties in accordance with Chapter 125, Florida Statutes; board authorizes the County Attorney, Director of Transportation and Real Property Officer to take necessary action to effect the sale of surplus County property</p> <p>Known as the 42 acres purchased as part of the Celery Fields that lie west of Main "C" canal.</p>	<p>42 acre +/- (Celery Field land) divided by the intersection of Palmer Boulevard and Apex Road being portions of Tracts 53 and 58, Palmer Farms Second Unit, as per plat thereof recorded in Plat Book 3, Page 20 of the Public Records of Sarasota County, FL, and together with a portion of abandoned railroad right-of-way; the above said parcels lie within Section 30, Township 36 South, Range 30 East, Sarasota County, FL.</p>	<p>Known as the 42 acres purchased as part of the Celery Fields that lie west of Main "C" canal.</p>	
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#### TST VENTURES/GABBERT TIMELINE - CATTLEMAN ROAD PROPERTY 1ST ATTEMPT FOR BUSINESS

<p><b>July 10, 2014</b> <b>TST Ventures/Genesis Planning and Development, Inc</b></p> <p>Mr. Medred's letter to county re: Cattleman property, County Doc: <a href="#">LINK</a></p> <p><b>Neighborhood Workshop Meeting &amp; Special Exception application</b></p>	<p><b>February 2015</b> <b>TST Ventures / Genesis Planning and Development, Inc.</b></p> <p><b>Neighborhood Workshop</b> Re: Neighborhood Workshop Meeting Notice</p> <p>County Doc: <a href="#">LINK</a></p>	<p>For: Special Exemption application by TST Ventures, LLC for a waste transfer/recycling facility on 7 acres located at 700 Cattleman Road. Part of Lots 1 &amp; 2, Palmer Farms, Unit 2, Section 25, Township 38 South, Range 18 East</p> <p>Parcel is 7 acres, zoned ILW - Industrial Light Warehouse Property "that fronts on Cattleman Road and located south of the former Cemex concrete Plant.</p> <p>Meeting will discuss Special Exemption application to allow construction of a waste transfer and recycling facility on property for transport and recycling of wood/yard waste and construction debris <i>plus</i> Modification request to <u>Section 5.3.5.b.2.i &amp; 5.3.5.b.2.ii of the Zoning Ordinance.</u></p>
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**TST VENTURES/GABBERT TIMELINE - CATTLEMAN ROAD PROPERTY 1ST ATTEMPT FOR BUSINESS**

<b>January 8, 2015</b> <b>Planning Commission Mtg.</b>  <b>Public Hearing</b>  Re: Zoning Ordinance Amendment & Special Exception  Meeting Video: <a href="#">Link</a>  Mike Moran Vice Chair, Alan Roddy, Dept. County Attorney present. Mr. Gabbert's brother-in-law not present at meeting.	County Doc: <a href="#">Link</a>  Link shows Gabbert's packet for Cattleman Rd. purchase. Important documents for historical reference of business info.	Public Hearing for proposed Zoning Ordinance Amendment No. 95, privately initiated amendment, amending Ordinance No. 2003-052, as amended and codified in Appendix A of the County Code, to amend Section 5.3, relating to the Industrial Use Standards in the ILW (Industrial Light Manufacturing and Warehousing) zone district.	Public hearing to consider Special Exception Petition No. 1733, petition by Robert Medred, Agent, to allow a Recycling Facility in the ILW zone district on approximately 7.8 acres located west of Cattleman Road and 1000 feet north of Palmer Boulevard.	Commission Action - Planning Board authorized transmittal of proposed Zoning Ordinance Amendment No. 95 to Board of County Commissioners with a recommendation for denial, carried by a 5-1 vote, Mike Moran voted NO / Recommended denial of Special Exception Petition No. 1733, carried 5-1, Moran voted NO.
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**TST VENTURES/GABBERT TIMELINE - 4.27 ACRES - 1ST PARCEL PURCHASE - SE CORNER PORTER ROAD & PALMER BOULEVARD**

<b>April 1, 2015</b>  Property's Street Address or Nearest Major Intersection: SE CORNER PORTER ROAD & PALMER BOULEVARD  Parcel ID No. 0237-05-0001  Acreage: 4.27 acres  Sold by: Commercial Refrigerator Door Company, Inc.  Purchase Price: \$100K	<b>April 15, 2015</b>  Pre-Application Meeting Request Form & Mr. Medred's supporting narrative.  County Doc <a href="#">Link</a>  Re: Zoning Map Amendment (Rezoning) <u>Ord. #2003-05-2*</u> <u>As amended for:</u> Special Exception  *#2003-05-2 cannot locate exact ordinance, only references to it in Sarasota Muni Code Library: <a href="#">LINK</a>	Preliminary Information: Name of Proposed Project: Gabbert Waste Transfer Station  Existing Zoning: ILW  Existing Future Land Use Map Designation: MEC  Proposed Use of Property: Waste Transfer Station  Proposed Zoning: ILW w/Special Exception	Attached Report:  Gabbert Waste Transfer Narrative, Southeast Corner of Porter Road and Palmer Boulevard, Supporting Docs: <a href="#">LINK</a>	Consistency with Comprehensive Plan and Zoning Ordinance per Bo Medred.  <i>Compare Mr. Medred's narrative with Comprehensive Plan.</i>
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**TST VENTURES/GABBERT TIMELINE - 4.27 ACRES - 1ST PARCEL PURCHASE - SE CORNER PORTER ROAD & PALMER BOULEVARD**

<p><b>August 20, 2015 Planning Commission Meeting</b></p> <p>County Video: <a href="#">LINK</a></p> <p>Open to the Public - Opened and Closed without Comment</p> <p>Item 4. Special Exception Public Hearing to consider proposed <u>Special Exception Petition No. 1739</u>, a petition by Robert Medred, Agent, to allow a Waste Transfer Facility in the ILW (Industrial, Light Manufacturing and Warehousing) zone district on approximately 4.27 acres located at 6150 Palmer Boulevard.</p> <p>Commission Action: Recommended approval of <u>Special Exception Petition No. 1739</u> in accordance with staff's report with five stipulations and favorable findings of fact. (Bispham abstained) all in favor.</p>	<p><b>October 14, 2015 Planning &amp; Development Services recommended actions</b> letter through Thomas Harmer, County Administrator.</p> <p>County Letter: <a href="#">LINK</a></p> <p>Recommended to adopt resolution approving Special Exception Petition No. 1739 to allow a Waste Transfer Facility property located at 6150 Palmer Blvd., Planning Commission recommended approval.</p> <p>County Link to Special Exception No. 1739 county studies, reports: <a href="#">LINK</a></p> <p>Relevant Prior Board Action: <b>September 22, 1992, the BOCC approved Ordinance No. 92-078, approving Rezone Petition No. 90-32*</b> (5-0 vote) (doc on available on paper)</p>	<p><b>October 14, 2015 BOCC Meeting</b></p> <p>Item 8. Planning and Development Services Public Hearing to consider proposed Resolution approving <b>Special Exemption Petition No. 1739</b> to allow a waste transfer facility for property located at 6150 Palmer Boulevard Adopted Resolution No. 2015-003 by County Commission, carried by a 5-0 vote.</p> <p>Commissioners' approved 2015 waste transfer facility Resolution No. 2015-203 and Special Exemption No. 1739, STAMPED OCTOBER 14, 2015.</p>	<p><b>October 14, 2015, Resolution No. 2015-203</b> of the Board of County Commissioners of Sarasota County, Florida, <a href="#">Special Exception No. 1739</a></p> <p>WHEREAS, Robert Medred, Agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1739 requesting that a special exception be granted to allow a Waste Transfer Facility in an ILW (Industrial, Light Manufacturing, and Warehousing) zone district, located at 6150 Palmer Boulevard, Sarasota County, Florida,</p>	
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**1) SW APEX ROAD & PALMER BOULEVARD - TST DUMP & RESTAURANT DEPOT - both try to purchase this parcel.**

<p><b>December 14, 2016 BOCC Meeting</b> County Video: <a href="#">LINK</a></p> <p>Item 11. Planning and Development Services</p>	<p>A. Public hearing to consider proposed Ordinance No. 2016-082, approving Zoning Ordinance Amendment No. 119, relating to the allowance of recycling facilities for Type B, C, and D fill in the IR (Industrial and Research) and the ILW (Industrial, Light Warehousing) zone districts. (Planning Commission recommended approval);</p> <p>B. (Not a public hearing.) Land Development Regulation Commission (LDRC) to find proposed Ordinance No. 2016-082 to be consistent with the Comprehensive Plan. (Must be done prior to the adoption of A).</p> <p>C. BOCC acting as the "LDRC" approves Ordinance No. 2016-082 to be consistent with the Comprehensive Plan.</p> <p>D. BOCC acting as BOCC adopts Ordinance No. 2016-082, 5-0 vote.</p>			
<p><b>March 22, 2016 BOCC Meeting</b> County Video: <a href="#">LINK</a>*</p> <p>Open to the Public: Gerald Daws, Derek Bruce, and Jim Gabbert commented on the sale of County surplus property located at the corner of Apex Road and Palmer Boulevard, Sarasota.</p>	<p><b>34. PUBLIC WORKS</b> The Board considered two bids submitted for the purchase of a parcel of County surplus property located at the southwest corner of Apex Road and Palmer Boulevard, Sarasota.</p>	<p>Staff Presenters: Transportation and Real Estate Right-of-Way Agent Cheri Ivarsson, County Attorney Stephen DeMarsh, Real Estate Services Manager Lin Kurant, Public Works Director Isaac Brownman, and Public Works Stormwater Utility Manager Molly Williams</p>	<p>10:29 a.m. Board Action: Moved to place a parcel of County surplus property located at the southwest corner of Apex Road and Palmer Boulevard, Sarasota, out to bid under an Invitation to Negotiate (ITN). Moved by Robinson, seconded by Hines, carried by a 5-0 vote.</p>	<p>*(See Item 34 later this meeting.) (public comments also shows Restaurant Depot rep)</p>

## 2) SW CORNER OF PALMER BOULEVARD & APEX ROAD - 10.3 ACRES (GABBERT)

<p><b>April 11, 2016</b>  Sarasota County (ITN) Invitation to Negotiate Sale and Development of the Property at the SW Corner of Palmer Boulevard and Apex Road</p> <p>Advertise date: April 11, 2016  Request for Deadline (RFI): April 29, 2016</p> <p>Due Date: May 12, 2016</p> <p>Minimum acceptable purchase price \$1,750,000</p> <p>A part of PID #0237-05-0002</p>	<ul style="list-style-type: none"> <li>- Approximately 10.3 acres with frontage on both Apex Road and Palmer Boulevard.</li> <li>- Zoned OUR / Open Use Rural</li> <li>- Future Land Use: MEC (Major Employment Center)</li> <li>- Property is located in close proximity to the County's 400 +/- acre regional stormwater management system known as the "Celery Field"</li> <li>- Existing pond located at the NE corner of Palmer Boulevard and Apex Road was designed to provide capacity and floodplain for the Property</li> <li>- <u>Interested parties that can demonstrate the ability to develop the Property in a manner that works well with this location are encouraged to respond.</u></li> <li>- <u>Any proposed development should provide measurable economic development impact on the community.</u></li> <li>- In the event the county approves a sale of the Property, respondents agree to convey a 28 foot drainage easement and an 8 foot sidewalk easement across the Property frontage on Palmer Boulevard to Sarasota County at closing. (Page 5 of 11 of ITN)</li> <li>- Floodplain Data: Flood Zone A</li> <li>- Drainage: Surface drainage to off-site system, retention pond in NE Quadrant</li> <li>- Soil Characteristics: The County has added some fill and done some excavation on the site.</li> <li>- <u>Economic Development: Respondent must substantiate project's ability to demonstrate a positive effect on the County's economy, job opportunities, function of building design and usage with neighboring uses to create sustainable economic development.</u></li> <li>-</li> </ul>
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**NW CORNER OF PALMER BOULEVARD AND APEX ROAD (RESTAURANT DEPOT PARCEL)**

<p><b>May 9, 2016</b></p> <p>Sarasota County (ITN) Invitation to Negotiate Sale and Development of the Property at the NW Corner of Palmer Boulevard and Apex Road</p> <p><i>Formerly "Restaurant Depot" bid, on "HOLD" on SRQ County Surplus Website</i></p>	<p>Minimum acceptable purchase price \$1,207,500</p> <p>A part of PID #0237-09-0005</p> <ul style="list-style-type: none"> <li>- Approximately 6.9 acres with frontage on both Apex Road and Palmer Boulevard.</li> <li>- Zoned OUR / Open Use Rural</li> <li>- Future Land Use: MEC (Major Employment Center)</li> <li>- Property is located in close proximity to the County's 400 +/- acre regional stormwater management system known as the "Celery Field"</li> <li>- <u>SRQ County has a temp fire station on portion of property</u></li> </ul>
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**SW CORNER OF PALMER BOULEVARD & APEX ROAD - 10.3 ACRES (GABBERT)**

<p><b>June 21, 2016 BOCC Meeting</b></p> <p><b>Count Video/Docs:</b> <a href="#">LINK</a></p>	<p><b>Item 20, Public Works</b></p>	<p>The Board considered a proposal of the purchase of County surplus property located at the southwest Corner of Apex Rd. and Palmer Boulevard.</p> <p>Approved through Consent Agenda by the BOCC.</p>
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**SW CORNER OF PALMER BOULEVARD & APEX ROAD - 10.3 ACRES (GABBERT)**

<p><b>June 21, 2016</b>  Letter through Thomas Harmer, County Administrator from Isaac Brownman, P.E. Public Works Director and Lin Kurant, Real Estate Services Manager</p> <p>County Doc: <a href="#">LINK</a> (page 551 of packet)</p> <p>To: Sarasota County Commission</p> <p><u>Subject: Sale of County-owned property located at the SW Corner of Apex Road and Palmer Boulevard</u></p> <p>Recommended  Motions/Actions: To consider a proposal for the purchase for SW Corner of Apex Rd. and Palmer Boulevard.</p> <p>Letter in Hard Copy Only</p>	<p>BACKGROUND:</p> <p>On April 3, 2015 property was posted for bid sale for minimum amount of \$1,750,00. The bid was open for six months and in October 2015, two bids were submitted. Both bids were declined due to neither meeting minimum bid amount.</p> <p><i>Bids were submitted by TST Ventures &amp; JMDH Real Estate of FL, LLC.</i></p> <p>In December 2015 the property was placed back on Bidsync and was advertised for three months. The bid closed on February 10, 2016. Two bids were received, the higher bid (Gabbert) at \$1,800,000 was conditioned upon the bidder either purchasing or receiving at no cost, additional stormwater capacity to accommodate stormwater needs on an adjacent property owned by the bidder. Since there was no additional capacity, and the bid could not be revised, the Commission directed the County Administrator to re-solicit the property as an ITN.</p> <p>April 11, 2016 the property was put up for sale again and advertised for one month and closed on May 12, 2016. One bid was received in the amount of \$1,800,000.</p> <p>RELEVANT PRIOR BOARD &amp; COUNTY ACTION:</p> <ul style="list-style-type: none"> <li>• 10/23/96 Resolution 1997-230 adopted declaring parcel to be surplus to County needs</li> <li>• 4/15/15 advert of bid sale in Sarasota Herald Tribune, again on 12/12/15 and 12/19/15</li> <li>• Sign was placed on the site indicating property sale and details how to bid (no date given).</li> <li>• 12/4/15 advertised Invitation for Bids (IFB) for the sale of surplus lands</li> <li>• 4/20/15 online banner, 60 day run, appeared on Construction Journal</li> <li>• 4/11/16 ITN posted on Sarasota County Surplus Lands web page</li> <li>• 4/18/16 advert of ITN in Sarasota Herald Tribune Business Weekly Section, ran again on 4/25/16</li> <li>• 10/22/16 County Commissioners' declined two bids direct County Administrator to re-advertise property as an ITN</li> </ul> <p>6/21/16, Per staff recommendations, respondent, TST Venture's proposal meets minimum standards set forth in Sarasota County Lands Code for:</p> <ul style="list-style-type: none"> <li>• Proposed Use: Recycling Facility and Waste Transfer Station</li> <li>• Purchase Price: \$1,800,000</li> <li>• Subject to: Rezoning to ILW</li> <li>• Subject to: Receipt of Special Exception permit for proposed use as a recycling facility and waste transfer station</li> <li>• Proposed site plan includes eight foot wall along Palmer and Apex</li> <li>• Projected gross receipts are \$3,000,000 per year by year and facility will employ up to 30 new full time employees Construction should be completed and 100% occupancy anticipated by 2nd quarter of 2018.</li> <li>• Staff recommended County Commission direct County Administrator to negotiate a contract for sale with TST Ventures and bring back to the Board on July 12, 2016 consent agenda for Board's consideration.</li> </ul>
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**SW CORNER OF PALMER BLVD. & APEX RD. - 10.3 ACRES (GABBERT) + 6.9 ACRES (REST. DEPT)**

<p><b>July 12, 2016 BOCC Meeting</b></p> <p>Meeting Video: <a href="#">LINK</a></p> <p>(authorizing Gabbert offer)</p> <p>Item 29 - approved via "Consent Agenda" moved by Mason, seconded by Caragiulo, carried by a 5-0 vote (Maio, Robinson, Hines)</p>	<p>Item 29: Public Works (GABBERT SW Corner Apex &amp; Palmer) Adopted Resolution No. 2016-120*, authorizing execution of Contract No. 2016-374, a Contract for Sale and Purchase with TST Ventures, LLC, for the sale of approximately 10.3 acres located at southwest corner of Apex Road and Palmer Boulevard, Sarasota, in the amount of \$1,800,000, and to authorize the County Administrator or Designee, to execute all documents to complete the transaction and modify the time limits and closing date. *Missing document Resolution No. 2016-120</p> <p>Item 30: Public Works (Restaurant Depot - NW Apex Rd. &amp; Palmer Blvd.) Adopted Resolution No. 2016-121, authorizing execution of a Contract for Sale and Purchase with JMDH Real Estate of Florida, LLC, for the sale of approximately 6.9 acres located at the northwest quadrant of Apex Road and Palmer Boulevard, Sarasota, in the amount of \$1,280,000.00, and to authorize the County Administrator, or Designee, to execute all documents to complete the transaction and modify the time limits and closing date.</p>
<p><b>October 20, 2016 Planning Board Meeting</b></p> <p>County Agenda Doc: <a href="#">LINK</a></p> <p>County Minutes Doc: <a href="#">LINK</a></p> <p>Video Doc: <a href="#">LINK</a></p>	<p>ZONING ORDINANCE AMENDMENT (ZOA) Public hearing to consider proposed ZOA No. 119, a publicly-initiated Amendment, amending Ordinance No. 2003-052, as amended and codified in Appendix A of the County Code, to amend Section 5.3.5 to allow recycling facilities for Types B, C, and D fill in the IR (Industrial and Research) and the ILW (Industrial, Light Manufacturing, and Warehousing) zone districts.</p> <p>Mr. Bispham noted a conflict of interest and filed the appropriate documentation. Staff Presenters: Planning and Development Services Zoning Administrator Donna Thompson and Deputy County Attorney Alan Roddy Public Presenters: Robert Medred, James Gabbert, and Brian Lichterman Item submitted: Form 8B - Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers filed by Mr. Bispham Discussions were held on the following topics/issues: - 1,000 foot setback/residentially zoned properties versus residences in the ILW zoning/setbacks - recycling facilities/zoning classification/zoning language revisions/stipulations - previous two recycling facilities - Open Use, Estate (OUE) and Open Use, Agricultural (OUA) zone districts/Major Employment Centers (MEC)/Urban Service Boundary - the previously approved Recycling Facility on Palmer Boulevard</p> <p>Discussions continued on the following topics/issues: - operational/machinery noise concerns at the proposed property - size/space/setbacks from residential areas - setbacks/possible elimination from residential properties - possibly adding language regarding the setbacks in the Urban Service Boundary. 9:21 p.m. Commission Action: Closed the public hearing. Closed by Ask, without objection. 9:23 p.m. Commission Action: Recommended approval to modify language in proposed ZOA No. 119 under Section 2, subsection 5.3.5.b. 2. iii, as follows (additions shown as underlined text): "Recycling of Type B, C and Recyclable D fill is not allowed, unless the parcel is (1) larger than 15 acres, excluding wetlands, watercourses, and waterbodies, (2) zoned IR or ILW, (3) within a designated Major Employment center (MEC), within the Urban Service Boundary and (4) at least 1,000 feet from any residentially zoned properties." Moved by Stultz, seconded by Cutsinger, carried by a 6-0 vote; Bispham abstained. 9:23 p.m. Commission Action: Authorized transmittal of proposed ZOA No. 119, as amended, to the Board of County Commissioners with a recommendation for approval. Moved by Stultz, seconded by Cutsinger, carried by a 6-0</p>

vote; Bispham abstained. Note: Oath/Signature Cards Filed for Record. Note: Chair Ask passed the gavel to Vice Chair Bispham and left the dais at 9:24 p.m.

**CORNER OF PALMER BLVD. & APEX RD. - 10.3 ACRES (GABBERT) (BEST SOURCE FOR CASE ARGUMENTS)**

<p><b>November 13, 2016</b></p> <p>TST Ventures Recycling Facility / Bo Medred presents Proposed Rezone and Special Exception letter</p> <p>Medred's Letter: <a href="#">LINK</a></p> <p><b>Parcel ID No. 0237-05-0001</b> (Gabbert's <i>westerly</i> 4 acres, 1st surplus purchase and is currently zoned ILW and was previously approved in 2015 for a Waste Transfer facility in Resolution No. 2015-203)</p> <p><b>Parcel ID No. 0237-05-0002</b> currently zoned OUR</p> <p><b>Parcel ID No. 0237-12-0002</b> currently zoned OUR <i>The above parcels easterly +/- = 11.93 acres</i></p>	<p>The site is zoned OUR and ILW and surrounded by other ILW properties. The proposed is in keeping with the surrounding industrial nature and is consistent with the Major Employment Center designation on the Comprehensive Plan. ILW is a consistent zoning district within the MEC designation. Recycling facilities are permissible special exception uses within the ILW district.</p> <p>TST requests 11.93 acres be rezoned ILW consistent with its MEC Designation.</p> <p>To allow a Recycling Facility and Waste Transfer Facility on the 16.2 acre parcels.</p> <p>Parcels currently are zoned ILW &amp; OUR on Apex Road and Palmer Boulevard</p> <p>Recycling facilities for the processing and recycling of Type B, C and D fill material is allowed in ILW by Special Exception.</p> <p>TST includes Sarasota County Zoning Sections to support special exception request. Supporting County Ordinance Information below:</p> <p>Link to Section 5.3.5.b - taken from section Limited and Special Exception Use Standards: MUNI CODE DOC: <a href="#">LINK</a></p> <p>Page 1 of letter, Medred states the subject parcel meets Sarasota Codes for Special Exception Use Standards on all four location criteria because: Recycling of type B, C and Recyclable D fill is not allowed unless parcel is</p> <ol style="list-style-type: none"> <li>1. Larger than 15 acres Section 5.3.5.b iii. The minimum parcel size shall be 35 acres.</li> </ol> <p><b>November 3, 2016</b> - Sarasota County Petition Request, owner affidavits From: OUR &amp; ILW with stips To: ILW with amended stips RZ 17-01/SE 1765 / 17-106070/17-106083</p> <p>COUNTY DOC: <a href="#">LINK</a></p>
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**SW CORNER OF PALMER BLVD. & APEX RD. - 10.3 ACRES (GABBERT)**

<p><b>December 14, 2016 BOCC Meeting</b> County Video: <a href="#">LINK</a></p> <p>Item 11. Planning and Development Services</p>	<p>E. Public hearing to consider proposed Ordinance No. 2016-082, approving Zoning Ordinance Amendment No. 119, relating to the allowance of recycling facilities for Type B, C, and D fill in the IR (Industrial and Research) and the ILW (Industrial, Light Warehousing) zone districts. (Planning Commission recommended approval);</p> <p>F. (Not a public hearing.) Land Development Regulation Commission (LDRC) to find proposed Ordinance No. 2016-082 to be consistent with the Comprehensive Plan. (Must be done prior to the adoption of A).</p> <p>G. BOCC acting as the "LDRC" approves Ordinance No. 2016-082 to be consistent with the Comprehensive Plan.</p> <p>H. BOCC acting as BOCC adopts Ordinance No. 2016-082, 5-0 vote.</p>
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**SW CORNER OF PALMER BLVD. & APEX RD. - 10.3 ACRES (GABBERT)**

<p><b>December 16, 2016</b> submitted To: Sarasota County Pre-Application Meeting Request Form for: <b>January 5 &amp; 30, 2017</b> Sarasota <b>County</b> <b>Neighborhood Workshop</b> Request Form Project Name: TST Ventures, LLC Recycling Date of Workshop: January 5, 2017</p> <p>Jan 5, 2017 County Doc: <a href="#">LINK</a> Jan. 30, 2017 County Doc: <a href="#">LINK</a></p> <p>List Parcel Identification Number(s): 0237-05-000-1 / 0237-12-0002 (THIS PARCEL LIES NEXT TO STORMWATER/FLOOD</p>	<p><b>1st Neighborhood Workshop/Meeting Date: January 5, 2017</b> Project Number: 16-162765PA Amendment Type (please check those that apply): (X) Zoning Map Amendment (Rezoning) (X) Special Exception</p> <p><b>2nd Neighborhood Workshop Meeting Date: January 30, 2017</b> Project Number: 16-162765PA Amendment Type (please check those that apply): (X) Zoning Map Amendment (Rezoning) (X) Special Exception</p>	<p>Property Information: TST Ventures</p> <p>Address: SW Corner of Apex Road and Palmer Boulevard</p> <p>Parcel Identification Numbers: 0237-05-0001, 0237-05-0002, 0237-12-0002 Acreage / Size of Property; 16.2 Acres</p> <p>Existing Zoning: OUR &amp; ILW</p> <p>Existing Future Land Use Map Designation: MEC (Major Employment Center)</p> <p>Existing Structure on Site: No</p> <p>Special Exception No. 1739 (Resolution No. 2015-003)</p> <p>Proposed use of property: recycling and waste transfer facility</p> <p>Proposed zoning: ILW with Special Exception for waste transfer and recycling</p> <p>Proposed Future Land Use Map Designation: N/A - existing MEC</p> <p>Attached Narrative: Bo Medred's November 13, 2016 letter</p>
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PLAIN MITIGATION AREA) / 0237-05-0002		
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**SW CORNER OF PALMER BLVD. & APEX RD. - 10.3 ACRES (GABBERT) Kirk Crane Letter.**

<p><b>January 18, 2017,</b></p> <p>Sarasota County letter from Kirk Crane, Planner Planning Services</p> <p>County Doc: <a href="#">LINK</a></p>	<p>To: Robert Medred/Genesis Planning &amp; Development, Inc.</p> <p>Subject: Pre-application Meeting Regarding</p> <p>Project: TST Ventures Rezone and Special Exception Petitions - South of Palmer Boulevard and west of Apex Road, Sarasota</p> <p>PID: 0237-05-0001, 0237-05-0002 and 0237-12-0002</p> <p>Location: South of Palmer Boulevard and West of Apex Road, Sarasota, 16.2 acres +)</p> <p>LIMS: 16 16265 PA</p> <p>Page 2) Item 7</p> <p>Please provide a strikethrough/underline version of Resolution No. 2015-203 with proposed changes and justification for each change to the existing stipulations or request that Special Exception Petition No. 1739 be superseded by the subject request, if appropriate.</p> <p>Page 2) Item 8</p> <p>The subject properties are designated Major Employment Center (MEC) on the Future Land Use Map. The proposed rezoning to ILW (Industrial, Light Manufacturing and Warehousing) is an implementing district in the MEC future land use designation.</p> <p>Sarasota County "SW CORNER OF APEX/PALMER, SARASOTA, FL" Property Description County Doc: <a href="#">LINK</a></p>
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<p><b>2/14/17</b></p> <p><b>Sarasota County ITN</b></p> <p><b>For sale and Development</b></p> <p><b>of SE Corner of Palmer</b></p> <p><b>Blvd. and Apex Road.</b></p>	<p>4/18/17 - property placed on hold status.</p>			
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