

SARASOTA COUNTY GOVERNMENT

Planning and Development Services

TO: Sarasota County Commission
THROUGH: Jonathan R. Lewis, County Administrator
FROM: Matthew R. Osterhoudt, Director, Planning and Development Services
DATE: April 11, 2023
SUBJECT: **Comprehensive Plan Amendment No. 2022-G – CEM Development**

RECOMMENDED MOTION(S) OR ACTION(S):

(Public hearing) To adopt Ordinance No. 2022-084 approving Comprehensive Plan Amendment No. 2022-G, relating to high density and commercial Future Land Use Policies in Chapter 7 of the Comprehensive Plan and for Land Use change on property located at 2651 Jacaranda Boulevard, Venice from Office/Multi-Family Residential to Commercial Center.

BACKGROUND/ANALYSIS:

Agent, Robert Medred of Genesis Planning, on behalf of Applicant, CEM Development Construction Services, LLC, proposes to amend Chapter 7 Future Land Use (FLU) Policies 1.2.15, 2.5.2 and Future Land Use Map 7-3, to develop a new mid-use building to consist of 208 multi-family units with 5,000 square feet of office and retail space on ±8.33 acres.

FLU Policy 1.2.15 allows potential density up to 25 units per acre if proposed development complies with a series of conditions noted within the policy language, one of which requires a minimum site of 10-acres. Therefore, based on the size of the subject site, the applicant requests to amend the condition so development may be allowed on smaller parcels, subject to County Commissioner approval (Board).

Policy 1.2.15 also requires sites be located within Commercial Centers; therefore, the amendment includes a change to the Future Land Use Map from Office/Multi-Family Residential to Commercial Center, to be incorporated into the adjacent U.S. 41 and Jacaranda Boulevard Regional Commercial Center. However, Policy 2.5.2 currently limits the total allowable acreage for the U.S. 41 and Jacaranda Boulevard Regional Commercial Center, therefore an amendment to eliminate the outdated acreage limit of Policy 2.5.2 is also proposed.

These amendments will allow for small mixed-use development within Commercial Centers that may emphasize residential uses, while retaining the ability for the Board to approve projects on a case-by-case basis. The proximity of the site to the existing U.S. 41 and Jacaranda Boulevard Regional Commercial Center facilitates a logical transition for the current land use patterns of the commercial center while providing additional housing opportunities within a large employment area.

Planning Commission Public Hearing

On November 17, 2022, the Planning Commission held a public hearing to consider CPA 2022-G and recommended approval to the Board of County Commissioners with a 6-0 vote. Discussion held during the hearing pertained to the companion rezone ordinance No. 2022-086 with no specific topics discussed for the Comprehensive Plan Amendment.

Board Transmittal Public Hearing

On January 18, 2023, the County Commissioner (Board) held a public hearing to consider CPA 2022-G and adopted Resolution No. 2023-010 by a vote of 5-0, authorizing transmittal of CPA No. 2022-G to the Florida Department of Economic Opportunity (FDEO) for review and comment.

State and Agency Comments

Per the requirements of the Florida Statutes the proposed amendment was transmitted to each of the state-required review agencies for their review and comment, including the Florida Department of Economic Opportunity (FDEO), Southwest Florida Regional Planning Council, Florida Fish and Wildlife Conservation Commission (FWC), Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP), and the Florida Department of Transportation (FDOT). The County has received no comments regarding the changes proposed by CPA No. 2022-G. Technical assistance information was provided by the SWFWMD in anticipation of future development on the subject site.

RELEVANT PRIOR BOARD ACTION:

1. January 18, 2023 - The Board adopted Ordinance No. 2022-085, amending SR 776 Corridor Critical Area Plan (4-1 vote), to reflect Future Land Use change from Office/Multi-Family Residential to Commercial Center and adopted Ordinance No. 2022-086 approving Rezone Petition No. 22-35 (4-1 vote), from RMF-3 to RMF-3 / PUD, for property located at 2651 Jacaranda Boulevard, Venice,

OUTREACH:

Pursuant to Resolution No. 2021-165, the Applicant conducted a Neighborhood Workshop on June 28, 2022. The meeting was conducted virtually through the Zoom online platform. There were no citizen attendees, and only the Applicant team and County staff were in attendance. Meeting was closed once the applicant concluded their presentation.

In accordance with the Zoning Ordinance and Florida Statutes, the Applicant and Staff prepared signage along with the requisite posting of signs on the property, and postcards for mailing to all property owners, homeowner associations, and any individual or organization registered to receive the notices.

Additionally, the Notices of Public Hearing were advertised in the newspaper on October 31, 2022, for the Planning Commission and on December 27, 2022, for the Board transmittal public hearing. Pursuant to Florida Statute 50, Ordinance 2022-105, approved January 18, 2023, public notice on the County Website, www.scgov.net appeared on the public notice webpage on March 22, 2023 for the Board adoption public hearings.

PROCUREMENT ACTION:

N/A

FUNDING:

N/A

STRATEGIC PLAN ALIGNMENT:

Goal: Great Place to Live

Objective: Have a range of housing options for different generations and lifestyles.

NEXT STEPS:

If the Board adopts CPA No. 2022-G, the amendment will be transmitted to the Florida DEO and other state reviewing agencies for their final review to determine compliance with State Statutes. When the reviews are completed, the DEO will then post a Notice of Intent (NOI) on the agency’s Internet site. Administrative challenges may be submitted within 30 days from the NOI posting. If not challenged, the amendment will go into effect on the date the NOI was posted.

STAFF RECOMMENDATION(S):

The Planning Commission recommended approval of CPA No. 2022-G by a 6-0 vote. Staff recommends approval of CPA No. 2022-G.

ATTACHMENTS:

1. Planning Commission Minutes dated November 17, 2022
2. Resolution No. 2023-010 for Transmittal of CPA No. 2022-G
3. Ordinance No. 2022-084, CPA No. 2022-G
4. Staff Report
5. Appendix A – Application Materials
6. Appendix B – Neighborhood Workshops
7. Appendix C – Correspondence
8. Ordinance Impact Statement
9. Public Hearing Notice