

GENERAL INFORMATION

Project Name: CEM Development Apartments
Address: 2651 Jacaranda Blvd., Venice, FL 34293
PID number(s): 0460040004
Acreage: 8.33
Staff: Ana Messina
Agent: Robert & Joseph Medred – Genesis Planning
Owner: Jay Raja.
Contract Purchaser: CEM Development Construction Services, LLC

DESCRIPTION

Applicant is proposing to develop a currently vacant parcel with a new mixed-use building of 208 residential multi-family units and 5,000 SF of office and retail space.

REQUESTED LAND USE CHANGE

CPA Petition

From: OFFMF (Office/Multi-Family Residential) FLU
To: COM (Commercial Center) FLU, and
For: FLU Policy 1.2.15 & 2.5.2 text change.

CAP Amendment

To: SR 776 Corridor Plan to change Land Use designation from Office/Multi-Family Residential to Commercial Center.

Rezone Petition

From: RMF-3 (Residential, Multifamily, 13 units / acre)
To: RMF-3/PUD (Residential, Multifamily, up to 25 units / acre / Planned Unit Development)

PLANNING COMMISSION

Date: November 17, 2022

PUBLIC CONCERNS & INPUT



Discussion at PC regarding applicant request to modify staff recommended stipulation for affordable unit period of 20 years to a reduced 5-year period and to request that half-unit size dwellings, if built within approved density, be allowed to meet the affordable unit requirement if they are income restricted.

	<u>In Support</u>	<u>In Opposition</u>	<u>Concerned</u>
Letters:	0	0	0
Speakers:	0	0	0

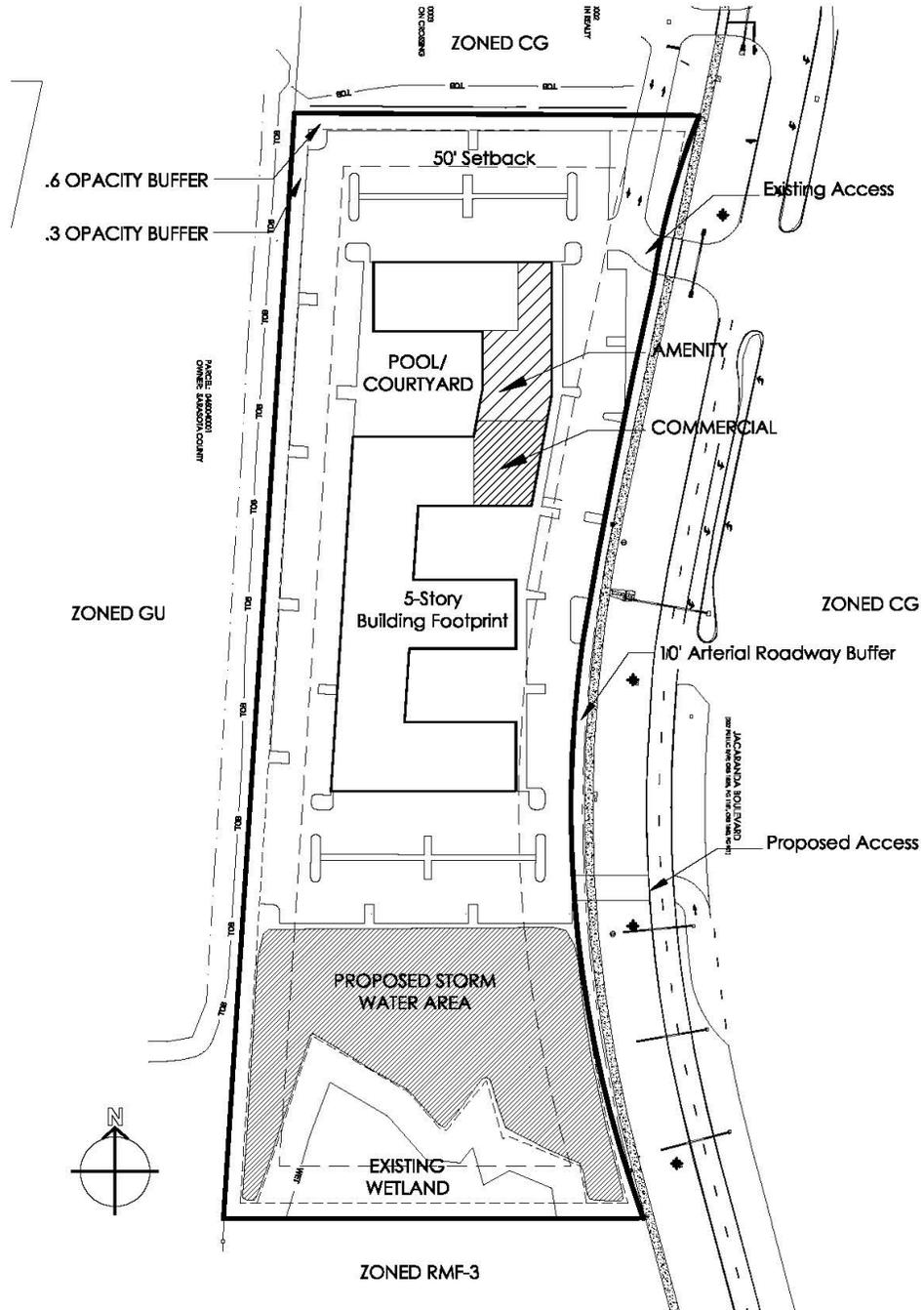
REGULATORY CONCERNS

None if approved with 6 stipulations recommended by staff and 2 modifications requested.

BINDING DEVELOPMENT CONCEPT PLAN

Rcv'd 9-9-2022 GP 22-149437

CEM Development



① Binding Development Concept Plan
1"=150'-0"

Plan

September 8, 2022

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Phone 804.225.0215 · Internet www.2pa.net



CEM Development

Site Data: (PID #0460040004)

1. Site Area: 8.33 ACRES +/-
2. Existing Zoning: RMF-3
3. Proposed Zoning: RMF-3/PUD
4. Existing Use: Vacant
5. Proposed Use:

208 multi-family units within a 5-Story Building \leq 60'

**Note: The project will consist of units less than 750sf in size per section 124-75(5)(c) of UDC.*

5,000 SF of Commercial Retail/Office (Proposed PUD designates the Commercial Component to CG (Commercial, General) permitted uses.

8,000 SF of Amenity

6. Storm water retention will be designed to meet state and local regulations. Retention will be a combination of pond(s) and underground systems.
7. Access: Jacaranda Blvd
8. Landscape buffers will meet the requirements of the UDC with \geq 30% open space
9. Parking: Parking will meet the requirements of the UDC
10. Development will meet RMF-3/PUD district standards of the UDC
11. PUD Modifications Requested:
 - A) Maximum parcel size for PUD permitted to be 8.3 acres \pm per Section 124-101. (b.) PUD Overlay District Dimensional Table.
 - B) Proposed setback for 5 story building to be reduced to \geq 50' from PUD boundary per Section 124-101 (f.) PUD Internal Lots and Frontage



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SUMMARY AND OVERVIEW

Summary

The applicant proposes to develop an 8.33-acre vacant site located at 2651 Jacaranda Boulevard, Venice, with a future Mixed-Use multi-story building comprised of up to 208 residential multi-family dwelling units and 5,000 square feet of office and retail space. Applicant intends to utilize the 750 square foot maximum half-unit density standard of the County Unified Development Code and will provide a minimum number of Affordable Housing units to achieve a maximum density allowance of 25 units per acre. The subject site, which is generally located south of the U.S. 41 (South Tamiami Trail) and west of Jacaranda Boulevard, is also within the SR 776 Corridor Plan. Current Zone District of RMF-3 (13 units / acre) would only allow for 108 dwelling units on this site.

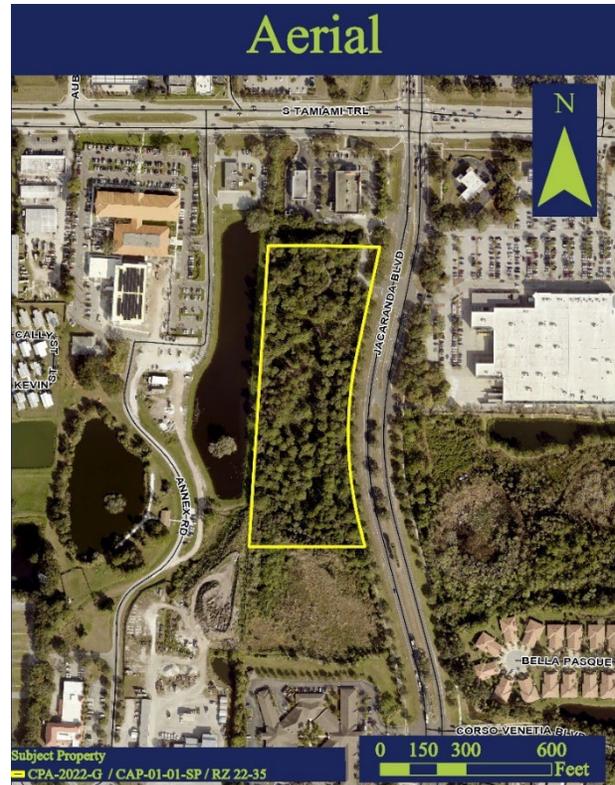
Overview

This is a three-part application consisting of:

1. **CPA (Comprehensive Plan Amendment) Petition** to change the FLU (Future Land Use) designation from OFFMF (Office/Multi-Family Residential) to COM (Commercial Center) on FLU Map 7-3 and amend text within FLU Policy 1.2.15 & 2.5.2.
2. **CAP (Critical Area Plan) Amendment Petition** to change the Land Use designation from OFFMF (Office/Multi-Family Residential) to COM (Commercial Center) on Figure 2-1 of the SR 776 Corridor Plan.
3. **Rezone Petition** to change the zoning designation from RMF-3 (Residential, Multifamily, 13 units / acre) to RMF-3/PUD (Residential, Multifamily, up to 25 units / acre / Planned Unit Development).

Neighborhood Workshop

The Applicant held a Neighborhood Workshop on June 28, 2022. The meeting was conducted virtually through the Zoom online platform. There were no neighbor attendees, and only the Applicant team and County staff were in attendance. Due to the lack of public participation the meeting was closed once the applicant concluded their presentation.

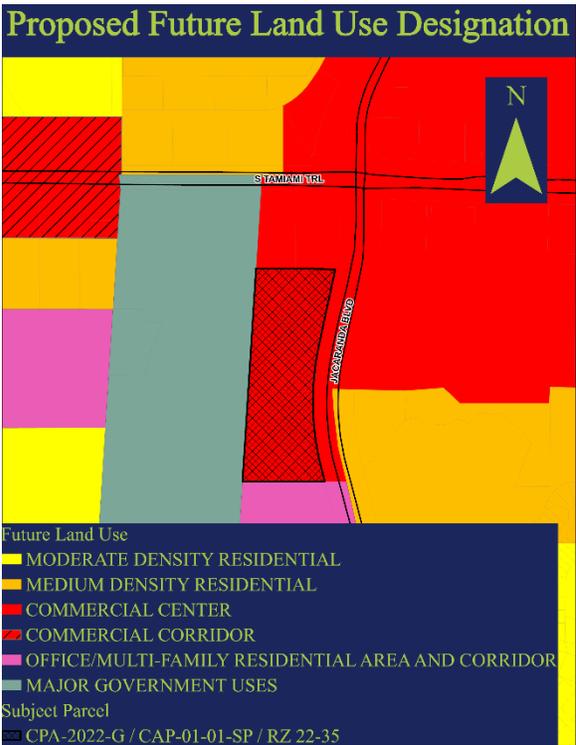
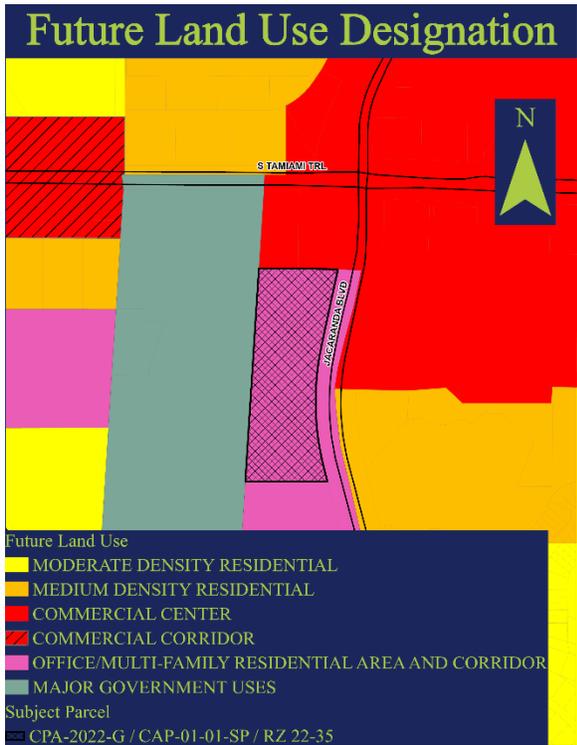


CPA 2022-G & CAP AMENDMENT 01-01-SP-2022 ANALYSIS

PLANNING & ZONING

Comprehensive Plan Future Land Use Map amendment

To further the Comprehensive Plan’s Future Land Use Goals and Objectives relating to adequate location of various land use categories and forms of development, FLU Policy 1.2.15 may allow a property owner to request residential densities of up to 25 dwelling units per acre if proposing development that complies with the specific conditions noted within this policy language. One of these conditions requires that subject parcels be located within a Commercial Center, so petitioner is proposing an amendment to the Future Land Use map to change the subject site from current OFFMF (Office/Multi-Family Residential) to a COM (Commercial Center) land use. The proximity of the site to an existing Commercial Center, known as the Regional U.S. 41 and Jacaranda Boulevard Commercial Center per FLU Policy 2.5.2, facilitates a logical transition of land use that can easily continue the mixed-use pattern currently in place and this would also provide additional housing opportunities within a large employment area.



Comprehensive Plan Future Land Use Policy Text amendment

FLU Policy 1.2.15

FLU Policy 1.2.15 currently restricts development to a minimum 10-acre size. Since the subject property area is 8.33 acres, the petitioner is requesting to amend the condition so development may be allowed on sites less than 10 acres in size subject to Board of County Commissioner's approval. Criteria would then be considered on a case-by-case basis relating to the location of the subject site and compliance with all other conditions required per FLU Policy 1.2.15. Proposed text amendment would apply to the last bullet point of FLU Policy 1.2.15, subsection 1:

- *The mixed-use development shall be a minimum of 10 acres in size **unless approved by the Board of County Commissioners for a parcel smaller than 10 acres in size.***

Staff supports this change, as it allows for smaller mixed-use development, while retaining the ability for the Board of County Commissioners to review and approve the projects on a case-by-case basis.

FLU Policy 2.5.2

To maintain consistency within the Comprehensive Plan, an amendment to text describing the Regional Commercial Centers classification is required to remove an acreage limitation for the U.S. 41 and Jacaranda Boulevard Regional Commercial Center. The 134-acre size limitation was instituted in 1997 with the Woodmere Community Plan (RU-61). This is the only acreage limitation imposed on a Commercial Center within the Comprehensive Plan. The limitation was intended to curb commercial expansion along the U.S. 41 corridor. The acreage limitation would not be applicable to this development, as it is primarily residential in nature as opposed to a commercial project. This size limitation would prevent the inclusion of any other subject parcels to become part of this Commercial Center, and therefore prevent development that can utilize the provisions of FLU Policy 1.2.15 in this area.

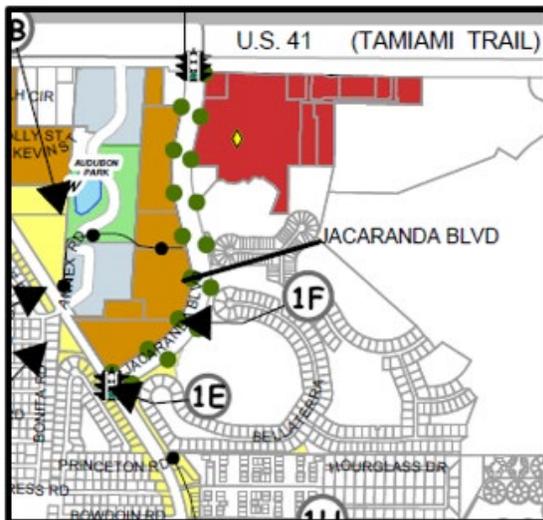
Regional
U.S. 41 and Jacaranda Boulevard ~~(limited to 134 acres)~~

Staff supports this change, as the proposed project is primarily residential, not commercial.

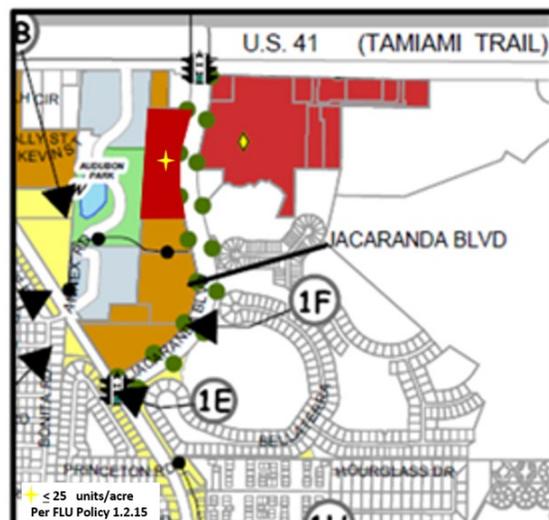
Critical Area Plan Amendment

The subject parcel is located within the SR 776 Corridor Critical Area Plan (CAP) No. 01-01-SP, adopted in 2003 per Ordinance No. 2003-049, as amended. The CAP designates the site as Office/Multifamily Residential which coincides with the current FLU Map designation, therefore, an amendment to the Future Land Use Map of the Critical Area Plan is also required to provide consistency with the Comprehensive Plan amendments associated with this petition. If approved, the CAP FLU Map designation will be changed to Commercial Center, matching the adjacent land uses to the north and east of the Regional Commercial Center. The Amendment to the Land Use designation will provide compliance with the requirements of FLU Policy 1.2.15 requiring a Critical Area Plan to implement mixed-use development with residential densities above 13 and up to 25 dwelling units per acre.

As the proposal would bring the CAP into conformance with the remainder of the surrounding land uses, staff is supportive of the CAP amendment. The proposed change to the SR 776 Corridor Plan is shown in the maps below.



Existing SR 776 Corridor FLU Map



Proposed SR 776 Corridor FLU Map

ENVIRONMENTAL PROTECTION

CPA 2022-G

Staff of Sarasota County's Environmental Protection Division (EPD) has reviewed the proposed amendment to the Future Land Use Map to change the parcel from Office/Multifamily (OFFMF) to Regional Commercial Center (RCC) and has no objections. EPD staff will continue to review submitted development proposals to insure consistency with native habitat and listed species policies, open space requirements, and protection requirements for grand trees

CAP 01-01-SP-2022

Staff of Sarasota County's Environmental Protection Division (EPD) has reviewed the proposed Critical Area Plan amendment to increase the acreage of the Commercial Activity Center from 134 to 143 acres and has no objections. EPD staff will continue to review submitted development proposals to insure consistency with native habitat and listed species policies, open space requirements, and protection requirements for grand trees.

AIR & WATER QUALITY

Background

The applicant proposes a Critical Area Plan on an undeveloped parcel to allow for up to 208 multi-family units and up to 5,000 sq ft of office/retail space to be developed.

Analysis

Staff reviewed available records and found nothing to imply the presence of pollution-related environmental issues onsite. Potential sources of pollution generated during development will be addressed through the review of subsequent building / Site Development permits.

Comprehensive Plan Analysis

At the time of site development, the applicant must demonstrate consistency with the following policies in the comprehensive plan:

- **ENV Policy 1.4.1** – The county shall work to reduce pollution entering the environment and to restore contaminated sites.
- **ENV Policy 3.1.1** – The air quality standards in county ordinances shall be enforced.
- **ENV Policy 3.2.1** – Protect and conserve surface and groundwater resources.
- **ENV Policy 3.2.2** – Coordinate with other governmental and private entities to protect and conserve water resources.
- **ENV Policy 3.2.5** – Monitor the surface and ground water during the development to monitor the cumulative impacts of the development on the stormwater runoff and water quality.
- **FLU Policy 1.2.2** – All development must be consistent with the Environment Chapter.
- **FLU Policy 1.2.2(A)** – Protect environmentally sensitive lands, conserve natural resources, protect floodplains, maintain or improve water quality, and open space.
- **FLU Policy 1.2.5** – No development order shall be issued which would permit unmitigated development in 100 year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate maps or adopted County flood studies, or on floodplain associated soils, defined as Soils of Coastal Islands, Soils of the Hammocks, Soils of Depressions and Sloughs, and Soils of the Floodplains and shown in Map 1-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said floodplains in violation of any local, State, or federal regulation, including water quality regulations.
- **Water Policy 1.2.1** – The county shall implement its Watershed Management Plan consistent with the National Pollutant Discharge Elimination System (NPDES) permit issued by FDEP.
- **Water Policy 1.2.2** – The County shall require that the treatment of stormwater discharge meet standards which will ensure that there will not be adverse impacts on the quality of natural surface waters.

- **Water Policy 1.3.2** - No discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes.

Recommended Stipulation(s):

None

Findings of Fact:

Staff of Sarasota County's Environmental Protection/Air and Water Quality program finds the subject petition consistent with relevant elements of Volume 1, Chapters 1, 7, and 12 of the Comprehensive Plan. Final determination of Environmental Protection/Air and Water Quality concurrency is deferred to the time of Site Development Plan / Construction Plan Approval.

STORMWATER

CPA 2022-G

The Stormwater Division reviewed the Comprehensive Plan Amendments and has no comments or objection to the proposed amendments to the Future Land Use Map redesignation, SR 776 Corridor Plan, or US 41 and Jacaranda Blvd Regional Center. It is understood that these proposals are for general policy provision changes related to Future Land Use designations and do not change Comprehensive Plan, Chapter 12 – Watershed Management, related to stormwater and surface water management requirements for development.

CAP 01-01-SP-2022

The Stormwater Division reviewed the Critical Area Plan Amendment and has no comments or objection to the proposed amendment to the US 41 and Jacaranda Blvd Commercial Center. It is understood that this proposal is for general policy provision changes and does not change Comprehensive Plan, Chapter 12 – Watershed Management, related to stormwater and surface water management requirements for development.

TRANSPORTATION

OVERVIEW

The Applicant is proposing a Large Scale Text Amendment to Future Land Use Policy 1.2.15 to allow parcels less than 10 acres to develop up to 25 dwelling units per acre, a Small Area Comprehensive Plan Amendment to amend the adopted land use designation from Office/Multi-family (O/MF) to Commercial Center (COM), and a Critical Area Plan Amendment to increase the acreage of the Commercial Activity Center at the US 41/Jacaranda Boulevard Commercial Center to include the subject 8.33-acre parcel. Staff assumed the most intense land use to evaluate the proposed change to the future land use. The application is associated with Rezone Petition 22-35.

TRIP GENERATION AND IMPACT ANALYSIS

Trip Generation

Table 1 shows the daily trip generation potential under the adopted and proposed land use designations. It is expected that the potential trips will increase by approximately 1,082 trips daily and 91 net new trips during the PM peak hour.

<u>Scenario</u>	<u>Land Use</u>	<u>Intensity</u>	<u>Net New Trips</u>	
			<u>Daily</u>	<u>PM Peak</u>
Existing Designation	Residential (LUC 220)	108 du	768	67
Proposed Designation	Residential (LUC 220)	208 du	1,409	110
	Commercial (LUC 822)	5,000 sq. ft.	441	48
Trip Increase:			1,082	91

Based on the Institute of Transportation Engineers (ITE) Trip Generation, 11th Ed.

Impact Analysis

The applicant submitted a short-range and long-range transportation analysis of the proposed amendment's transportation impact. The short-range (2027) conditions analyses were based on the 2022 traffic volumes adjusted to estimate 2027 conditions using a calculated annual growth rate. The results of the analyses are summarized in Table 2. The 2027 traffic conditions indicate that the study area roadways will operate above the adopted level of service standard on Jacaranda Boulevard from US 41 to SR 776.

The analysis of long-range roadway conditions was based on the estimated volume from the Florida Standard Urban Transportation Model Structure (FSUTMS) program. The Sarasota-Manatee Metropolitan Planning Organization's 2045 Transportation Cost Feasible Plan model data were used for base input information. A summary of this analysis is shown in Table 3. The long-range transportation analysis indicates that the study area roadways network is expected to operate above the adopted level of service standard.

PLANNED ROAD NETWORK

Jacaranda Boulevard from US 41 to SR 776 is a designated four-lane major arterial in the Future Thoroughfare plan. There are currently no planned roadway improvements in the Capital Improvement Program (CIP) for the study area roadway network.

CONCLUSIONS

According to the short-range and long-range generalized level of service analysis, the study area segment Jacaranda Boulevard is expected to continue to operate above its adopted level of service standard for the background and total traffic conditions.

Table 2. Comprehensive Plan Amendment CPA 2022-G Short Range (2027) Conditions Analysis

Road	Limits	Lanes	Adopted Standards		2022 Volume	Background Traffic*	Project Traffic	2027 Total Traffic	2025 LOS
			Service Volume	LOS					
Jacaranda Boulevard	US 41 to Site Access	4	3,401	D	1,888	2,115	95	2,210	C
Jacaranda Boulevard	Site Access to SR 776	4	3,401	D	1,947	2,181	63	2,244	C

Based on Detailed Transportation Analysis from Stantec, July 2022

* Based on a calculated 2.4% annual growth rate

Table 3. Comprehensive Plan Amendment CPA 2022-G Long Range (2045) Conditions Analysis

Road	Limits	Lanes	Adopted Standards		2045	Background	Project	2045	2045
			Service Volume	LOS	Traffic*	Traffic	Traffic	Traffic	LOS
Jacaranda Boulevard	US 41 to Site Access	4	3,401	D	3,024	N/A	95	3,119	C
Jacaranda Boulevard	Site Access to SR 776	4	3,401	D	3,005	N/A	63	3,068	C

Based on Detailed Transportation Analysis from Stantec, July 2022

* 2045 traffic volume estimates are based on FSUTMS outputs

UTILITIES

CPA 2022-G

Project Assessment

Public Utilities has reviewed this proposal and has no comment or objection to the Privately Initiated Comprehensive Plan Amendment (CPA 2022-G) requesting to amend FLU 1.2.15.

No changes to Chapter 12 – Watershed Management and the sanitary sewer, reuse, and potable water sub-chapters of the Comprehensive Plan are contemplated with this application. Therefore, development in the subject area will need to follow the Unified Development Code and Utility Code in effect at the time of Development.

Staff Review

Sarasota County Public Utilities Water/Wastewater Division has reviewed proposed Comprehensive Plan Amendment, CPA 2022-G and has no objections.

Issues to be Resolved

No issues identified at this time.

CAP 01-01-SP-2022

Staff of Sarasota County's Public Utilities Planning Division have reviewed the proposed change to the US 41 / Jacaranda Blvd Commercial Center from 134 acres to 143 acres and has no objections. PU staff will continue to review submitted development proposals to ensure consistency with the UDC.

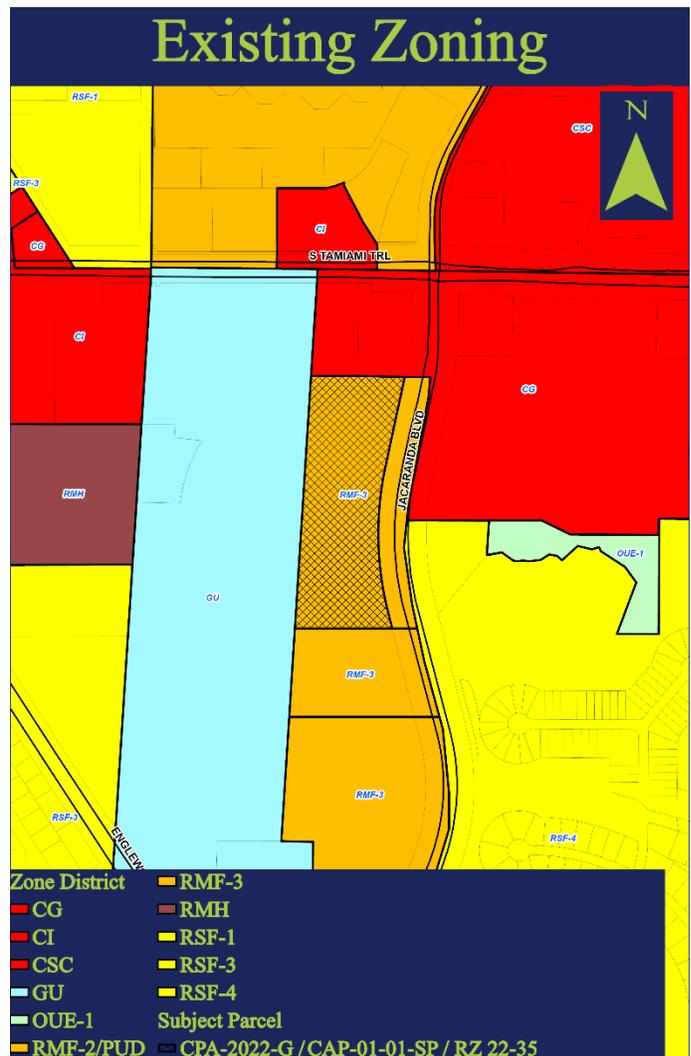
RZ 22-35 ANALYSIS

PLANNING & ZONING

Existing Land Use & Zoning

EXISTING	
USE	Vacant
FUTURE LAND USE (FLU)	OFFMF (Office/Multi-Family Residential)
IMPLEMENTING ZONE DISTRICTS	CM, OPI, RSF-4, RMF-1, RMF-2, RMF-3, MP, GU
ZONING	RMF-3 (Residential, Multi-Family, 13 units / acre)

The subject site, shown by the cross hatch pattern within the Existing Zoning map on this page, is currently zoned RMF-3 (Residential, Multi-Family, 13 units / acre) with no uses onsite. The adjacent site to the south is also zoned RMF-3 and contains an assisted living facility and retirement center. The abutting sites to the north are zoned CG (Commercial General) with one site having a retail store and the other containing a vehicle service center. A parcel zoned CG with a large retail store and vacant RSF-4 (Residential, Single-Family) lots, part of the common areas of a neighboring residential development, are located east of the subject site, across Jacaranda Boulevard. To the west, subject site is adjacent to GU (Government Use) zoned property owned by Sarasota County and used to operate the South County Administration building.

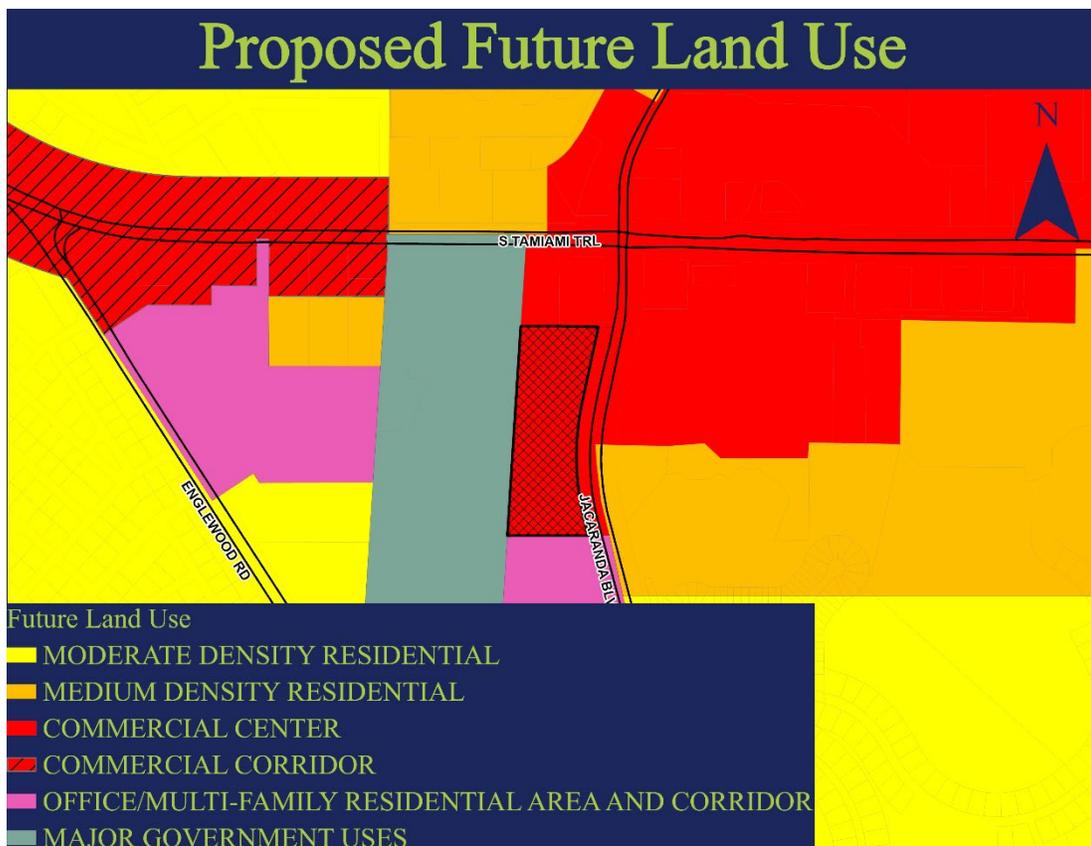


Future Land Use

Proposed development for the subject parcel requires a Future Land Use Map and policy text change which is covered in the first analysis of this report. If the Board approves the proposed Comprehensive Plan Amendments and the Future Land Use of the subject site is changed to become part of the adjacent Regional Commercial Center, the proposed RMF-3/PUD (Residential, Multifamily / Planned Unit Development) zone will be an implementing zone district for the Commercial Center FLU. Other Future Land Use designations for nearby properties are Medium Density Residential, Major Government Uses, Office/Multifamily Residential, and Commercial Center.

Critical Area Plan

The SR 776 Corridor Critical Area Plan (CAP) No. 01-01-SP, adopted in 2003 per Ordinance No. 2003-049, includes the subject site within its boundary and therefore requires site to comply with the Land Use designation noted within the CAP study area. As noted per the first analysis of this report, an amendment to the Land Use designation of the SR 776 CAP Future Land Use Map is being requested to change the subject parcel Land Use from Office/Multifamily Residential to Commercial Center, and to designate the area for mixed-use development with residential densities above 13 and up to 25 dwelling units per acre, which will allow for the proposed development to be consistent with the SR 776 Corridor Plan No. 01-01-SP.



Proposed Development

PROPOSED	
USE	Mixed-Use
ZONING	RMF-3/PUD (Residential, Multifamily/Planned Unit Development)
RESIDENTIAL UNITS	208
DENSITY	25 DU / Acre
OPEN SPACE	30% of site area

The applicant requests to rezone an 8.33-acre site from RMF-3 to RMF-3/PUD, to develop a new Mixed-Use five-story building with a maximum height of 60-feet, up to 208 multifamily dwelling units and 5,000 SF of office and retail space. Petitioner intends to utilize the provisions of the Comprehensive Plan Future Land Use Policy 1.2.15., which may allow a density of up to 25 units / acre if specific conditions are met, with the proposed Comprehensive Plan Policy Text Change described in prior analysis of this report, if approved by the Board.

The current FLU Policy 1.2.15 states the following:

To provide for a mixed use and higher residential density development in a walkable and pedestrian friendly form, and as an encouragement and incentive to provide affordable housing, a property owner may be eligible to request, and densities up to twenty-five (25) dwelling units per acre may be permitted, by the Board of County Commissioners when the criteria under subsections (1) or (2) or (3), below are met:

1. *The parcel is to be developed as a mixed-use development and is located within a Regional, Community, Town or Village Commercial Center or Village Center, and not within a Barrier Island, as shown on the Future Land Use Map. A Critical Area Plan is required for mixed-use developments requesting residential densities above 13 and up to 25 dwelling units per acre. No new Critical Area Plan waivers shall be granted. Existing Critical Area Plan waivers shall be recognized. Existing Critical Area Plans may be amended to re-designate parcels, as appropriate, for mixed-use development with residential densities above 13 and up to 25 dwelling units per acre. As an incentive to providing affordable housing, such additional density may be requested when 15 percent of the additional residential densities granted over 13 dwelling units per acre in the development are affordable housing units as long as the following criteria are addressed:*
 - *Protection of existing residential neighborhoods adjacent to the proposed development area.*
 - *Creation of multi-modal (pedestrian, bicycle, public transit, and automobile) internal circulation systems that would be integrated with other public and private transportation systems and land uses, with the objective of reducing trip length, increasing transportation capture rates, and providing safe and efficient methods of transportation.*
 - *Creation of internal pedestrian circulation systems to link properties with one another and also to the surrounding area and to provide safe access to public transit stops.*
 - *Relative compatibility of mixed-use redevelopment versus continuation of existing use or redevelopment as traditional commercial development.*
 - *Creation of public amenities including, for example, recreational opportunities, public squares and other accessible open space areas.*
 - *Availability of, and opportunity to utilize existing urban infrastructure.*
 - *Each mixed use development project will contain a mix of the following three uses: (1) residential uses; (2) office and/or institutional uses; and (3) retail and/or service uses. The mix of non-residential uses for each mixed use development will be based on a minimum of 5 percent retail and/or service uses, or a minimum of 5 percent office and/or institutional uses of the total nonresidential building square footage excluding parking. The mixed-use development shall be a minimum of 10 acres in size.*

2. *As an incentive to providing affordable housing, such additional density may be requested when 15 percent of the additional residential densities granted over 13 dwelling per acre in the development are affordable housing units as long as the parcel is located within the Economic Development Resource Management Area (RMA), as shown on the Sarasota 2050 Plan Future Land Use Map Series, Figure RMA-1 (Map 8-5) and rezoned to the Planned Economic Development (PED) zoning district.*
3. *The parcel is located within a Town or Village Center, and a Critical Area Plan has been completed and approved, which designates the parcel for High Density Residential development, and permits an increase in density beyond 13 units per acre.*
4. *The parcel is located within a Development of Regional Impact (DRI) with an approved Master Development Order under Chapter 380, Florida Statutes, defined as a DRI that is planned for development with subsequent incremental development approvals. An individual parcel within such an approved DRI may exceed the maximum residential density allowed by the underlying Future Land Use designation in accordance with the following:*
 - *The residential development within the DRI does not exceed the total maximum number of dwelling units allowed within the combined Future Land Use designations within the DRI boundary; and*
 - *The residential development shall not exceed the total maximum number of dwelling units approved for the DRI.*

Proposed Text Change, as shown underlined below, would only modify the last bullet point of subsection 1 to include language that if approved, will allow for the subject site to be eligible to use the rest of the provisions within this FLU Policy.

- *Each mixed use development project will contain a mix of the following three uses: (1) residential uses; (2) office and/or institutional uses; and (3) retail and/or service uses. The mix of non-residential uses for each mixed use development will be based on a minimum of 5 percent retail and/or service uses, or a minimum of 5 percent office and/or institutional uses of the total nonresidential building square footage excluding parking. The mixed-use development shall be a minimum of 10 acres in size **unless approved by the Board of County Commissioners for a parcel smaller than 10 acres in size.***

For applicant to utilize the maximum density of 25 units / acre, which would allow for development of up to 208 units, the project needs to include a minimum 15% of the number of units added above the RMF-3 density allowance of 13 units / acre, as Affordable Housing units. Per County Unified Development Code (UDC) Sec. 124-305, an Affordable Housing unit is defined as “Housing, regardless of tenure, which meets the “Affordability” definition for a household with an income of 80 percent or less of the Adjusted Median Income (AMI)”. The UDC Sec. 124-305 also defines Affordability as “Relative percentage of household income spent for rent or mortgage cost. Housing is generally considered to be “affordable” if it costs no more than 30 percent of household income. This includes taxes and insurance with the mortgages, and any other required fees”.

Based on the subject property acreage, the standard RMF-3 density would allow 108 units, so the additional 100 units will need to include at least 15 units offered for Affordable Housing incomes. Policy 1.2.15 does not establish a specific period for the availability of the affordable units, but goals and policies within Housing Chapter 9 of the Comprehensive Plan indicate that affordable units should be implemented for long-term or in perpetuity timeframes. Therefore, staff is recommending a 20-year period duration be applied to the affordable unit availability, which would provide long-term affordability available to a greater number of households over several years, and which is also modeled against nearby communities that utilize affordable housing incentives with 20 to 30-year affordability periods. Applicant also proposes to utilize the 750 SF maximum half-unit density standard of the County UDC Article 6, which is intended to allow for these smaller size dwellings to be counted as half-units for density purpose only. Based on this specific calculation standard and the fact that Policy 1.2.15 does not

contemplate use of half-units, staff does not consider one-half unit, restricted to affordable incomes, to meet each of the Affordable Housing unit requirements noted per Policy 1.2.15. Staff is of the opinion that designating two half units for each Affordable Housing unit is required to meet policy condition appropriately if the applicant wishes to utilize half-units for this purpose.

Applicant disagrees with staff proposed affordability period and determination of how half-units should apply if designated as affordable, therefore, during Planning Commission hearing they requested to change the recommended stipulations for the affordable housing unit period to a 5-year term and to designate that a half-unit leased as affordable housing will represent one of the 15 required affordable units. The Planning Commission deliberated arguments from staff and applicant for each position and ultimately a motion to recommend approval of the rezone with the applicant amendments was supported by a 5 to 1 vote. Staff recommended stipulations can be found on page 23 and the stipulations proffered by applicant and as recommended by Planning Commission are found on page 25.

The proposed development will also meet the criteria noted within FLU Policy 1.2.15, subsection 1 as follows:

- The project will incorporate a large storm water retention area next to existing natural buffers that will protect the adjacent existing residential development along the south side.
- It will create internal multi modal circulation systems, for both vehicular and pedestrian traffic, that will connect to the adjacent transportation system along Jacaranda Boulevard and to the surrounding areas.
- It will include a mix of residential, office and retail use on a site that is served by existing infrastructure and services.
- And the project will have recreation amenities for the internal users and will offer some of the non-residential uses to the public as well.

The applicant is also requesting two UDC Modifications,

1. From UDC Sec. 124-101(b)(2)b, PUD minimum site area with commercial. To go from a 30-acre site to the ±8.33-acre site proposed.
2. From UDC Sec. 124-101(b)(2)f, PUD internal lots and frontage. To go from 120-foot to a 50-foot boundary separation.

Although the UDC requires a minimum 30-acre site for development with a commercial component, applicant indicates that due to the proximity of the subject site with existing commercial and institutional uses, the proposed project would be compatible regardless of size. The applicant also indicates that the limited site area would not allow for a feasible design if a boundary separation of twice the height of the proposed building needs to be met. Applicant also notes that the proposed 50-foot setback will still implement a larger separation than what the current RMF-3 development standards require, and the proposed development will comply with a 30% open space area and perimeter landscape buffers that meet all other UDC requirements.

Staff has no objections to the requested UDC modifications.

There are no existing structures onsite and rezone to RMF-3/PUD will require a binding development concept plan.

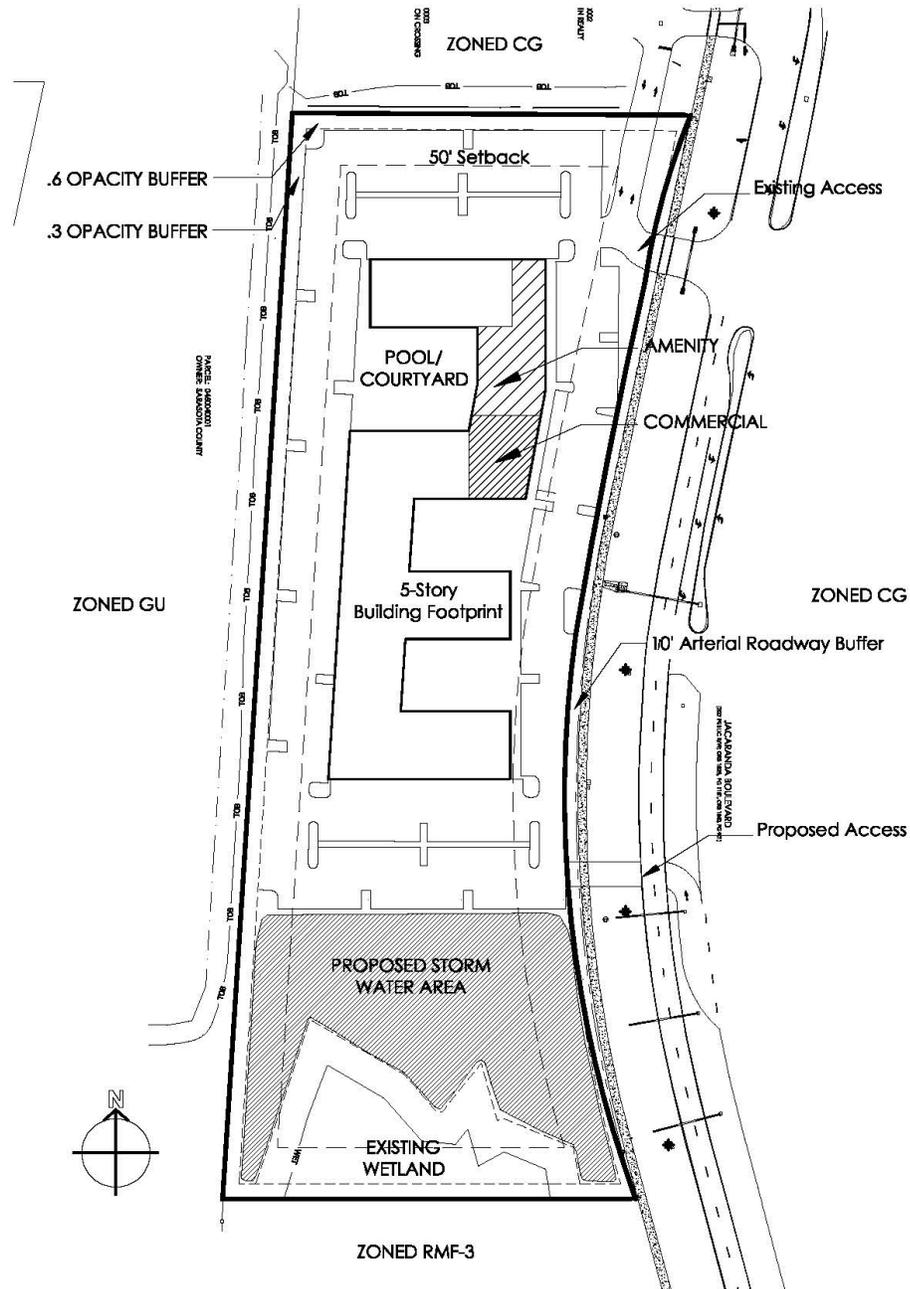
Access

As shown on the binding development concept plan found on the following page, subject site has street frontage along Jacaranda Boulevard. The proposed development will have at least two points of access along Jacaranda Boulevard, one which is an existing access located on the northernmost boundary along the street and another proposed further south along the same street abutting property line.

Binding Development Concept Plan 1 of 2

Rcv'd 9-9-2022 GP 22-149437

CEM Development



1 Binding Development Concept Plan
1"=150'-0"

Plan

September 8, 2022

© 2022 Poole & Poole Architecture, LLC · 3736 Winterfield Road, Ste. 102, Midlothian, VA 23113
Phone 804.225.0215 · Internet www.2pa.net



CEM Development

Site Data: (PID #0460040004)

1. Site Area: 8.33 ACRES +/-
2. Existing Zoning: RMF-3
3. Proposed Zoning: RMF-3/PUD
4. Existing Use: Vacant
5. Proposed Use:

208 multi-family units within a 5-Story Building \leq 60'

**Note: The project will consist of units less than 750sf in size per section 124-75(5)(c) of UDC.*

5,000 SF of Commercial Retail/Office (Proposed PUD designates the Commercial Component to CG (Commercial, General) permitted uses.

8,000 SF of Amenity

6. Storm water retention will be designed to meet state and local regulations. Retention will be a combination of pond(s) and underground systems.
7. Access: Jacaranda Blvd
8. Landscape buffers will meet the requirements of the UDC with \geq 30% open space
9. Parking: Parking will meet the requirements of the UDC
10. Development will meet RMF-3/PUD district standards of the UDC
11. PUD Modifications Requested:
 - A) Maximum parcel size for PUD permitted to be 8.3 acres \pm per Section 124-101.
 - (b.) PUD Overlay District Dimensional Table.
 - B) Proposed setback for 5 story building to be reduced to \geq 50' from PUD boundary per Section 124-101 (f.) PUD Internal Lots and Frontage

Compatibility & Buffering

The proposed rezone would allow for a mixed-use development with residential uses that will be located adjacent to other existing residential and commercial uses on the south and north boundaries of the subject site. The location of the property abutting Jacaranda Boulevard creates opportunities for the development to incorporate multi-modal internal circulation systems that can extend pedestrian, bicycle and vehicle traffic towards the existing transportation systems and nearby existing mixed-use areas.



While there are no existing low density residential uses surrounding the subject site, the proposed development will abut an existing Government Use area along the west side boundary and therefore will utilize appropriate building setbacks and landscape buffers to help minimize incompatibility issues that could arise between a high-density residential proposal and an existing high-paced activity area, such as noise disturbance. The project will also minimize impacts to adjacent natural habitats and will preserve wetland areas surveyed on the site. Additional buffering along the southern boundary will also be provided for the neighboring assisted living facility with a proposed storm water retention area next to the existing wetland portion that currently provides an approximate 450-foot separation, and nearby residential developments to the east are separated by the adjacent Jacaranda Boulevard.

Compatibility with the parcels to the north will be further achieved by proposing the office and retail spaces within the northern portion of the site that is in proximity to other mixed-use zoned areas located along U.S. 41, and although the zone district would allow for an 85-foot structure height the proposed building will be 60-feet in height

which will make it slightly higher than the adjacent government structure of approximately 40-feet and significantly lower than the nearby 7-story apartment buildings north of U.S. 41

Comprehensive Plan Consistency

Petition may be found **CONSISTENT** with the following Comprehensive Plan Goals, Objectives, and Policies:

Chapter 7 – Future Land Use

- FLU Policy 1.2.2 – Consistency with the Environment Chapter

The proposed project will not impact existing wetlands and there are no Grand Trees on site. The proposed project will meet the required 30% open space condition.

- FLU Policy 1.2.11- Develop a Comprehensive Mobility Strategy

The proposed project will have sidewalks that will connect to existing sidewalks along Jacaranda Blvd. and the Commercial Center to the north of property. Project is in close distance to Sarasota County Area Transit stop number 2639 which runs on a full-service line along U.S. 41.

- FLU Policy 1.2.12- Encourage mixed-use and/or higher densities along mobility and multi-modal corridors

The proposed development is a mixed-use and high-density project that is abutting an arterial road. The project is also near a multi-modal corridor located at the intersection of US 41 and Jacaranda Blvd.

- FLU Policy 1.2.15- Densities up to 25 dwelling units per acre may be permitted

The proposed development is a mixed-use project in a Commercial Center, with an amended CAP that will include affordable housing units.

- FLU Policy 1.2.17- Mitigation of potential incompatibilities between land uses

The proposed project will mitigate with the provision of required building setbacks, open space areas, perimeter buffers and landscaping.

- FLU Policy 2.3.6 – Appropriate density determined by the land use designations surrounding the parcel

The proposed high-density project will be located next to areas zoned for and with existing high density and commercial areas.

- FLU Obj 3.1 – Encourage development within the Urban Service Area Boundary and where public facilities are provided or scheduled to be available

The proposed project is within the Urban Service Area Boundary.

- FLU Policy 4.1.5(b) – Consistency with Critical Area Plan

The proposed development will amend the Land Use designation conditions of the SR 776 Corridor CAP to provide consistency.

Chapter 9 – Housing

- HOU Policy 1.1.1 – Accommodate production of diverse housing types and prices to encourage a broad range of housing opportunities

The proposed project will have 208 multi-family rentals which will offer alternatives to an area with mostly single-family homes.

- HOU Policy 1.1.2 – Locate housing within the Urban Service Boundary or Sarasota 2050 Village/Open Spaces where supporting infrastructure is available

The proposed project is within the bounds of the Urban Service Area Boundary.

- HOU Policy 1.1.3 – Facilitate production of mixed-use development through the application of development standards, design flexibility and compatibility review

The proposed project is a mixed-use development with 5,000 SF of commercial and office space.

- HOU Policy 1.1.14 – Residential development built at the maximum allowable density that effectively balances the community need for housing of various types

The proposed project will utilize the maximum allowed density available.

- HOU Obj 1.2 Community Housing: increase the supply of housing affordable to households with an income of 120 percent or less of the AMI

The proposed project will be offering affordable income housing.

Chapter 11 – Economic Development

- ECON Policy 2.2.1 Support the implementation of regulations that develop diverse housing options, multi-modal transportation and enhanced social amenities

The proposed project will offer diverse housing options along transportation corridors.

Petition may be found **INCONSISTENT** with the following Comprehensive Plan Goals, Objectives, and Policies:

Chapter 9 – Housing

- HOU Policy 1.1.8 Recognize a need to maintain a mix of For-Sale and Rental housing in the County

The proposed project is only offering rental units.

Recommended Stipulations (Per Staff)

Planning

1. All development shall occur in substantial accordance with the Binding Development Concept Plan, date-stamped September 8, 2022, and attached hereto as Exhibit "A", except as necessary to comply with stipulations herein. This does not imply or confer any variances from applicable County Regulations.

Affordable Housing

2. Project has elected to have a density greater than 13 units per acre and will utilize a density of 25 units per acre. Therefore, at a minimum, 15 percent of the dwelling units built on site that are added above the 13 units per acre, shall be designated as Affordable Housing. This requirement shall be fulfilled as follows:
 - The Affordable Housing units shall be rented/leased to households with income limits of 80 percent of the Area Median Income (AMI) or below, based on household size, for a period of 20 years from the initial lease date.
 - The Income limits by household size shall be based on the most recent AMI from the United States Department of Housing and Urban Development (HUD) and as published annually by Sarasota County.
 - The leaseholder of each Affordable Housing Unit shall be verified as income eligible by the Owner or their designee (Administrative Agency) prior to any lease of an Affordable Housing Unit.
 - The Administrative Agency is the agency or organization responsible for implementing the Affordable Housing by income-qualifying lessees, record keeping, and submitting monitoring reports. The agency shall be identified with the first Monitoring Report submitted.
 - 45 days after the issuance of a Certificate of Occupancy for the project, the Administrative Agency shall submit an Affordable Housing Monitoring Report to Sarasota County Planning Services. The Monitoring Report shall demonstrate that the Owner is providing the required number of Affordable Housing units and shall include information reporting (i) the rental price for all Affordable Housing units, (ii) verification of income eligibility and (iii) the date of lease. The Owner or their designee (Administrative Agency) shall attest to and affirm in a notarized statement any representations made within the Monitoring Report.
 - After the first Affordable Housing Monitoring Report is submitted the Owner or their designee (Administrative Agency) shall submit an Annual Affordable Housing Monitoring Report for a period of 20 years from the initial lease date.
3. Based on the acreage of the site, the project is approved to build up to 208 units by utilizing a 25 unit per acre density. 100 of these units are in excess of 13 units per acre, therefore a minimum of 15 units shall be designated as Affordable Housing.
4. If the project utilizes Half-Dwelling size units per County UDC Sec. 124-72(a)(5) standards, each Half-Unit leased as Affordable Housing will represent one-half Affordable Housing unit.

Transportation

5. The proposed southernmost access shall be restricted to right-in, right-out, and left-in turning movements only and located approximately 660 feet south of the existing northernmost full median access.
6. Prior to or concurrent with construction of the subject parcel, the owner shall construct a northbound to westbound left-turn lane on Jacaranda Boulevard at the southernmost access driveway. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.

Recommended Stipulations (Per Planning Commission)

Applicant changes shown for removed language in strikethrough (~~strikethrough~~) and for added language in underline (underline).

Planning

1. All development shall occur in substantial accordance with the Binding Development Concept Plan, date-stamped September 8, 2022, and attached hereto as Exhibit "A", except as necessary to comply with stipulations herein. This does not imply or confer any variances from applicable County Regulations.

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 - The Affordable Housing units shall be rented/leased to households with income limits of 80 percent of the Area Median Income (AMI) or below, based on household size, for a period of ~~20~~ 5 years from the initial lease date.
 - The Income limits by household size shall be based on the most recent AMI from the United States Department of Housing and Urban Development (HUD) and as published annually by Sarasota County.
 - The leaseholder of each Affordable Housing Unit shall be verified as income eligible by the Owner or their designee (Administrative Agency) prior to any lease of an Affordable Housing Unit.
 - The Administrative Agency is the agency or organization responsible for implementing the Affordable Housing by income-qualifying lessees, record keeping, and submitting monitoring reports. The agency shall be identified with the first Monitoring Report submitted.
 - 45 days after the issuance of a Certificate of Occupancy for the project, the Administrative Agency shall submit an Affordable Housing Monitoring Report to Sarasota County Planning Services. The Monitoring Report shall demonstrate that the Owner is ~~providing~~ making available the required number of Affordable Housing units and shall include information reporting (i) the rental price for all Affordable Housing units, (ii) verification of income eligibility and (iii) the date of lease. The Owner or their designee (Administrative Agency) shall attest to and affirm in a notarized statement any representations made within the Monitoring Report.
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3. Based on the acreage of the site, the project is approved to build up to 208 units by utilizing a 25 unit per acre density. 100 of these units are in excess of 13 units per acre, therefore a minimum of 15 units shall be designated as Affordable Housing.
4. ~~If the project utilizes Half Dwelling size units per County UDC Sec. 124-72(a)(5) standards, each Half Unit leased as Affordable Housing will represent one half Affordable Housing unit.~~

4. If the project utilizes Half-Dwelling size units per County UDC Sec. 124-72(a)(5) standards, each Half-Unit leased as Affordable Housing will represent one of the required 15 Affordable Housing units.

Transportation

5. The proposed southernmost access shall be restricted to right-in, right-out, and left-in turning movements only and located approximately 660 feet south of the existing northernmost full median access.
6. Prior to or concurrent with construction of the subject parcel, the owner shall construct a northbound to westbound left-turn lane on Jacaranda Boulevard at the southernmost access driveway. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.

ENVIRONMENTAL PROTECTION

Overview

During review of the subject petition, Sarasota County’s Environmental Protection Division (EPD) inspected the subject property (Jacaranda Blvd, Sarasota County, FL 34293 PID: 0460040004). The applicant requests a change in land use from Residential Multi-Family (RMF-3) to Residential Multi-Family/Planned Unit Development (RMF-3/PUD). The site is comprised of Comprehensive Plan native habitat Pine Flatwoods and Freshwater Wetlands.

Project Analysis

Native Habitat

The site is currently Pine Flatwoods habitat (approximately ±7 acres) with a Freshwater Wetland (approximately 0.18 acres) along the southern boundary of the parcel. The project proposes to protect the Freshwater Wetland and its associated buffer, but it will heavily impact the Pine Flatwoods on the parcel. Pine Flatwoods are a “should” protect habitat per the Comprehensive Plan however the Unified Development Code (UDC), Article 9 Environmental Regulations, Section 124-173.c(1) states the following:

1. Within the Urban Service Boundary or Future Urban Service Area Boundary pine flatwoods habitat is required to be conserved to meet open space requirements only where:
 - 1) The habitat is within a required Watercourse buffer;
 - 2) The habitat is within a required wetland buffer;
 - 3) The habitat increases the ecological value and ability to conduct management of habitats required to be preserved or publicly owned environmentally sensitive land; or
 - 4) The habitat is a wildlife corridor that links two or more native habitats required to be preserved and acts to interconnect routes to facilitate dispersal of plants and animals between habitats and across the landscape.

A portion of the Pine Flatwoods habitat on-site meets condition #2 and is proposed for conservation on the DCP. The remaining Pine Flatwoods within the parcel for the proposed rezone does not meet any of the criteria listed above in Section 124-173, therefore the proposed impacts are consistent with the UDC Environmental Regulations.

The Volume 1, Chapter 1, the Environment, of the Comprehensive Plan defines the wetland and upland native habitats found in Sarasota County and recognizes a variety of functions and values they provide. The Principles for Evaluating Development Proposals in Native Habitats section specifies Management Guidelines for these ecologically important habitats and ENV Policy 1.1.1. requires that development proposals be consistent with these standards. The table below summarizes the native habitats identified by staff on the subject property and the applicable Management Guidelines, including those in relation to open space requirements.

Native Habitats Present On-site	Volume 1, Chapter 1 Management Guideline Requirements	Approx. Existing Acres	Acres Preserved and Conserved	Acres Used as Open Space
Pine Flatwoods	IX. Pine Flatwoods 2.a Should be preserved	7.23	*	*
Freshwater Wetlands	VII. Freshwater Wetlands	0.18	0.18	0.18

*Total acreage of conserved Pine Flatwoods on-site is not known currently.

Satisfying Open Space with Native Habitats

Due to the nature of the proposed land use, there are 30% open space requirements for the subject petition. ENV Policy 1.3.11. requires that when land development involves the conversion of native habitats, the County's open space requirements shall be fulfilled first with habitats required to be preserved, then with habitats that should be conserved, and then with other allowable types of open space.

According to the County's open space standards within Article 6 of the Unified Development Code (UDC), this project must have a total of approximately 2.33 acres of open space or 30%. The applicant proposes to utilize the on-site wetland, wetland buffer consisting of Pine Flatwoods, stormwater, and landscape buffers to satisfy the Open Space requirement. Some Pine Flatwoods maybe able to be conserved for the utilization for landscape buffers and staff will work with the applicant at the Site Development Permit review stage to accomplish its conservation.

Grand Trees and Other Trees

During a staff inspection of the property no Grand Trees were found on site.

During the site and development plan process, the applicant will be required to meet the requirements of the Tree Protection Ordinance. As part of this review, the applicant will be required to implement the principles of avoidance and minimization in addressing impacts to trees. In addition, if tree removal is proposed, the applicant must demonstrate that the Tree Removal criteria have been met. The applicant will also be required to implement Best Management Practices (e.g., tree barricades) to minimize impacts to trees during development.

Wildlife Protection

During the above-mentioned site inspection, Environmental Protection Division staff did not observe evidence of listed species on site.

Policy 2.1.3. of the Environment Chapter of the Comprehensive Plan requires that development order applicants consult with appropriate agencies and use recognized sampling techniques to identify endangered, threatened, and species of special concern. A professional wildlife survey will be required during the site and development plan or preliminary plan approval process to identify any listed wildlife species occupying the subject property.

Comprehensive Plan Analysis

Staff of Sarasota County's Environmental Protection Division (EPD) office finds the subject petition consistent with relevant elements of Volume 1, Chapter 1, The Environment, of the Comprehensive Plan.

- **Principles for Evaluating Development Proposals in Native Habitats.**
- **ENV Policy 1.1.1.** - Review all development proposals for consistency with the "Principles for Evaluating Development Proposals in Native Habitats."
- **ENV Policy 1.3.1.** - When land development involves the conversion of native habitats, the county's open space requirements shall be fulfilled first with habitats required to be preserved, then with habitats that should be conserved then with other allowable types of open space. Open space shall be determined by applying the "Principles for Evaluating Development Proposals in Native Habitats," and shall focus on maintaining a network of connectivity throughout the landscape, favoring higher functioning habitat areas. Planted and maintained littoral zones may be credited toward the open space requirement as permitted by the county zoning regulations. The county may consider alternatives to conserved habitats or other allowable open space that clearly demonstrate, through planned development designs and environmental management plans, greater native habitat function and value and connectivity.
- **ENV Policy 1.3.2.** - Development and infrastructure shall be configured or designed to optimize habitat connectivity, minimize habitat fragmentation, and minimize barriers to wildlife movement. Where deemed necessary by the County, configuration shall include artificial corridor components.

- **ENV Policy 2.1.3.** - Require development order applicants to use recognized sampling techniques to identify listed species. Prior to conducting any activities that could disturb listed species or their habitat, require development order applicants to consult with the appropriate wildlife agencies and provide documentation of such coordination to the County.

Recommended Stipulations:

N/A.

AIR & WATER QUALITY

Background

The applicant proposes a Rezone on an undeveloped parcel to allow for up to 208 multi-family units and up to 5,000 sq ft of office/retail space to be developed.

Analysis

Staff reviewed available records and found nothing to imply the presence of pollution-related environmental issues onsite. Potential sources of pollution generated during development will be addressed through the review of subsequent building / Site Development permits.

Comprehensive Plan Analysis

At the time of site development, the applicant must demonstrate consistency with the following policies in the comprehensive plan:

- **ENV Policy 1.4.1** – The county shall work to reduce pollution entering the environment and to restore contaminated sites.
- **ENV Policy 3.1.1** – The air quality standards in county ordinances shall be enforced.
- **ENV Policy 3.2.1** – Protect and conserve surface and groundwater resources.
- **ENV Policy 3.2.2** – Coordinate with other governmental and private entities to protect and conserve water resources.
- **ENV Policy 3.2.5** – Monitor the surface and ground water during the development to monitor the cumulative impacts of the development on the stormwater runoff and water quality.
- **FLU Policy 1.2.2** – All development must be consistent with the Environment Chapter.
- **FLU Policy 1.2.2(A)** – Protect environmentally sensitive lands, conserve natural resources, protect floodplains, maintain or improve water quality, and open space.
- **FLU Policy 1.2.5** – No development order shall be issued which would permit unmitigated development in 100 year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate maps or adopted County flood studies, or on floodplain associated soils, defined as Soils of Coastal Islands, Soils of the Hammocks, Soils of Depressions and Sloughs, and Soils of the Floodplains and shown in Map 1-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said floodplains in violation of any local, State, or federal regulation, including water quality regulations.
- **Water Policy 1.2.1** – The county shall implement its Watershed Management Plan consistent with the National Pollutant Discharge Elimination System (NPDES) permit issued by FDEP.
- **Water Policy 1.2.2** – The County shall require that the treatment of stormwater discharge meet standards which will ensure that there will not be adverse impacts on the quality of natural surface waters.
- **Water Policy 1.3.2** - No discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes.

Recommended Stipulation(s):

None

Findings of Fact:

Staff of Sarasota County's Environmental Protection/Air and Water Quality program finds the subject petition consistent with relevant elements of Volume 1, Chapters 1, 7, and 12 of the Comprehensive Plan. Final determination of Environmental Protection/Air and Water Quality concurrency is deferred to the time of Site Development Plan / Construction Plan Approval.

STORMWATER

Stormwater and Drainage:

The site is located within the Alligator Creek Basin of the Lemon Bay Watershed. Based on the Alligator Creek Basin Master Plan (Lemon Bay Watershed) and the Southwest Florida Water Management District (SWFWMD) topographic aerials, runoff from the site generally sheet flows in a southerly direction into an on-site wetland. The wetland discharges into the existing Jacaranda Blvd. storm sewer system, which flows to the north under S. Tamiami Trail (US-41). The storm sewer pipes discharge into an existing ditch system which flows to the north and eventually discharges into the Alligator Creek main channel. The Alligator Creek main channel flows to the west, under S. Tamiami Trail (US-41) bridges and continuing to flow in a southwest direction before discharging into the Intracoastal Waterway system and Lemon Bay. Lemon Bay eventually discharges into the Gulf of Mexico.

Soils

The soil information is based on data obtained from the United States Department of Agriculture (USDA) Soil Conservation Service. It should be noted that this information pertains to ‘natural’ conditions and that the presence of adjacent man-made drainage works can affect wet season water table depth and duration.

Drainage Classification	Soil	Percent of Soil on Site (±)	Depth of WSWT ¹ Below Existing Ground Surface (feet)	Months for Wet Season Water Table
Poorly Drained	EauGallie and Myakka (10) – fine sands	43	0.5 to 1.5 0.5 to 1.5	June to October June to October
Poorly Drained	Pineda (31) – fine sand	34	0.5 to 1.5	June to November
Very Poorly Drained	Delray (8) – fine sand, depressional	22	+2.0 ² to 1.0	June to December
Very Poorly Drained	Holopaw (22) – fine sand, depressional	1	+2.0 ² to 1.0	June to February

1. WSWT – Wet Season Water Table
2. The (+) indicates that the water is above the ground surface and these soils are generally located in depressional areas and poorly defined drainageways.

Floodplain Information:

The table below describes the FEMA floodplain information for the subject property:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12115C0342F	Percent (%) of Property (±)
Zone AE or areas within the 1 percent annual chance (100-year) floodplain; base flood elevations determined (Elevation 13.6 feet NAVD88).	3
Zone A or areas within the 1 percent annual chance (100-year) floodplain; no base flood elevations determined.	5
Zone X (shaded) or areas within the 0.2 percent annual chance (500-year) floodplain.	9
Zone X (unshaded) or areas determined to be outside the 0.2 percent annual chance (500-year) floodplain.	83

The table below describes the local floodplain information for the subject property:

Alligator Creek Basin Master Plan (Lemon Bay Watershed) and SWFWMD Aerial Topography	Percent (%) of Property
Flood Zone AE or areas within the 1 percent annual chance (100-year) floodplain; base flood elevations determined (Elevation 14.01 feet NAVD88).	15
Flood Zone X (shaded) or areas of flooding <1' deep by the 1 percent annual chance (100-year) floodplain.	1

Future Land Use Policy 1.2.5 from the Sarasota County Comprehensive Plan allows development within the 100-year floodplain as long as the function of the floodplain is protected through floodplain compensation. Any floodplain encroachment and compensation will be addressed at the time of site development.

Flooding History for the Area:

A review of the Public Works Business Center Neighborhood Response Team (NRT) database and Staff reports indicate no reports of flooding incidents within the 750-foot buffer area surrounding the property.

It is noted that there were several requests for general maintenance not related to flooding (i.e., canal/ditch cleaning, potholes, repairs in pavement, mowing, sidewalk repair, traffic sign repair, etc.) within the 750-foot buffer area surrounding the subject site that were addressed by Sarasota County Operations and Maintenance crews.

Site Stormwater Management Plan:

The applicant has submitted a Binding Development Concept Plan (DCP) dated September 8, 2022, which shows the proposed multi-family building, commercial/retail, and amenity center locations for the development. A proposed stormwater retention area is also included on the DCP in the southern end of the project site and adjacent to existing on-site wetlands. A note on Sheet 2 of the DCP states that “Storm water retention will be designed to meet state and local regulations. Retention will be a combination of pond(s) and underground systems.”

Along with the Binding DCP, the applicant also included a Narrative dated September 2, 2022, which included the following information related to stormwater:

“The proposed storm water management area is shown on the DCP on the south end of the site adjacent to the existing wetland found on the site. Future site and development/construction plans will be designed to meet the requirements of the Unified Development Code along with the requirements of SWFWMD with respect to storm Water retention and flood plain mitigation, if necessary.”

Stormwater Concurrency Analysis

Final concurrency is deferred until the time of site development, when the applicant must demonstrate consistency with the following stormwater policies in the comprehensive plan.

- **Future Land Use Policy 1.2.5** – No development order shall be issued which would permit unmitigated development in 100-year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate Maps or adopted County flood studies, or on floodplain associated soils, defined as Soils of Coastal Islands, Soils of the Hammocks, Soils of Depressions and Sloughs, and Soils of the Floodplains and shown in Map 1-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said floodplains in violation of any local, State, or federal regulation, including water quality regulations.
- **Water Policy 1.2.2** - The county shall require that the treatment of stormwater discharge meet standards which will ensure that there will not be adverse impacts on the quality of natural surface waters.
- **Water Policy 1.3.1** - No permit shall be issued for new development which will result in an increase in demand upon deficient stormwater facilities prior to the completion of improvements needed to bring the facility up to adopted level of service standards.
- **Water Policy 1.3.2** – Stormwater Level of Service:
 1. Stormwater Quality: no discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes. Water quality levels of service shall be set consistent with the protection of public health, safety, and welfare and natural resources functions and values.

To protect water quality and maintain stormwater quality level of service standards:

- a. The county shall implement Watershed Management Plans consistent with the deferral NPDES requirements.
- b. New and existing industrial activities (as defined in the National Pollutant Discharge Elimination System regulations for stormwater) shall develop and implement a Storm Water Pollution Prevention Plan (SW3P) for such activity.
- c. No discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes. To meet this requirement:

- i. All stormwater management systems for new development and re-development shall include features to minimize pollution from oil, suspended solids, and other objectionable materials. Such features shall be designed to treat the runoff resulting from the first one (1") inch of rainfall. Stormwater systems shall include additional measures designed to reduce floating and suspended solids to a minimum. Higher design criteria for water treatment shall apply if such criteria are necessary to meet and maintain the level of service or to protect water bodies (such as potable surface waters or Outstanding Florida Waters) which require higher levels of protection. The higher design criteria shall be based on a treatment system that treats 1.5 times the volume required for the selected treatment system or equivalent.
- ii. New development and re-development shall provide mitigation measures and best management practices to control pollutants specific to the pollutant characteristics of the proposed land use consisting of Best Management Practices shown to be effective in controlling the specific pollutants characteristic of the type of new development.
- iii. All development shall meet and be consistent with requirements in the Basin Master Plan.
- iv. Mitigation measures and best management practices relating to drainage shall be used during construction activities to ensure that water quality is not degraded during the land clearing and construction of development. No cutting, clearing, grading, or filling shall be accomplished on any site under development unless appropriate devices have been installed to minimize pollution from objectionable materials, to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be utilized to stabilize and revegetate disturbed areas as soon as possible.
- d. Best management practices shall be encouraged for intense agricultural land use practices that negatively impact water quality.
- e. The county's Basin Master Plans shall include an evaluation of pollutant loading.

2. Stormwater Quantity: Stormwater management systems shall provide for adequate control of stormwater runoff. The Stormwater Quantity Level of Service shall be:

STORMWATER LEVEL OF SERVICE AND DESIGN CRITERIA

Florida Reference (buildings, roads, and sites)	Level of Service (flood interval in years)
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I. Buildings

A. Emergency shelters and essential services	>100
B. Habitable	100
C. Employment/Service Centers	100

II. Road Access: roads shall be passable during flooding. Roadway flooding <6" depth at the outside edge of pavement is considered passable.

A. Evacuation	>100
B. Arterials	100
C. Collectors	25
D. Neighborhood	10

III. Sites: flooding refers to standing water in agricultural land, developed open or green space (yards and parking lots, etc.) and undeveloped lands designated for future development. This does not include areas incorporated into the stormwater or Basin Master Plans as flow ways, floodplain, or flood storage areas.

A. Urban (>1 unit/acre)	5
B. Rural	2

IV. The water quantity level of service can be adjusted to allow for greater amounts of flooding of roads and sites if the flooding is provided for in a Basin Master Plan or as part of a stormwater management system design and does not adversely impact public health and safety, natural resources, or property. The level of service for existing development and for improvements to existing roadways may be adjusted based on existing conditions such as adjacent topography, and economic and social impacts.

3. The requirements to maintain stormwater quantity level of service standards are stated below:
 - a. New developments shall be designed to maintain the water quantity level of service standard and to minimize adverse stormwater impacts. Stormwater runoff shall not be diverted or discharged in such a way as to cause an adverse increase in off-site flood stages or have an adverse impact upon natural system values and functions. Stormwater management plan designs shall provide for the attenuation/retention of stormwater from the site. Water released from the site shall be in such a manner as to ensure that no adverse increases in off-site flood stages will result for up to and including a 100-year, 24-hour storm. The County shall pursue opportunities for off-site public or private regional stormwater attenuation/retention facilities to be used to accomplish stormwater attenuation requirements.
 - b. Until drainage improvements are made to upgrade the level of service, developments in basins identified through Basin Master Plans as not meeting the Level of Service shall limit the rate of runoff after development to the drainage system capacity by limiting the 100-Year, 24-Hour post-development runoff rates to the apportioned downstream flow capacities which do not cause flooding of residential structures.
 - c. Best management practices shall be encouraged for intensive agricultural land use practices which substantially increase runoff rates.
 - d. All new development and stormwater management systems shall meet and be consistent with the requirements in the Basin Master Plans, and Watershed Management Plans.
 - e. Sarasota County shall provide design standards for Low impact development (LID) measures to mitigate the effect of impervious surfaces and stormwater pollutants on increased runoff volumes, LID design measures may include, but are not limited to, bio-retention, detention with biofiltration, pervious pavement systems, green roofs, rainwater/stormwater harvesting, etc.
 - **Water Policy 1.3.5** - Development shall provide for easy maintenance of outfalls for discharge of drainage.

Stipulations

None.

TRANSPORTATION

OVERVIEW

The subject of Rezone Petition (RP 22-35) is a ±8.33-acre parcel located in the southwest quadrant of the US 41 and Jacaranda Boulevard intersection. The parcel is currently zoned Residential, Multi-Family 3 (RMF-3). The Applicant is seeking to rezone the parcel to Residential, Multi-Family 3/Planned Unit Development (RMF-3/PUD) to allow a mixed-use development of up to 208 dwelling units and approximately 5,000 square feet of office/retail space. The application is associated with comprehensive plan amendment CPA 2022-G.

ANALYSIS

SUBJECT AREA ROADWAY CONDITIONS:

The subject parcel has frontage along Jacaranda Boulevard. Jacaranda Boulevard is designated as a four-lane minor arterial in the Future Thoroughfare Plan from Center Road to Englewood Road (SR 776).

ROADWAY	SEGMENT	Right-of-Way (feet)	Surface Type	Pavement Width (feet)	# Lanes	Lane Width (feet)	Condition	Last Resurfaced	Drainage (open/close)	Posted Speed Limit
Jacaranda Boulevard	US 41 to SR 776	200	Asphalt	48	4	12	Very Good	2020	Open	45

SOURCE: Sarasota County Roadway Inventory, aerial photos with half section overlays, and/or site visit.

ACCESS TO SUBJECT PARCEL:

Roadway	Access Type	Comment
Two (2) access locations along Jacaranda Boulevard	Unrestricted	Existing northernmost access.
	Restricted (Right-in, Right-out, Left-in only)	Proposed southernmost access.
Access to the northern abutting property	Restricted (Cross-access)	Existing cross access to the adjacent northern parcel.

RIGHT-OF-WAY NEEDS:

The need for additional right-of-way is not anticipated at this time.

TRIP GENERATION:

Zoning	Reference Key	Trip Generation Scenario	Land Use	ITE LUC	Number of Units	Unit Type	Gross Trips		Primary Trips		
							Daily	PM Peak	Percent Primary	Daily	PM Peak
Existing RMF-3	Line 1	Current Use	Vacant	210	0	du	0	0	100%	0	0
	Line 2	Current Zoning	Residential	220	108	du	728	1	100%	728	1
Proposed RMF-3/PUD	Line 3	Proposed Use	Residential	220	248	du	1,672	126	100%	1,672	126
			Retail	822	5,000	sq. ft.	272	33	34%	92	11
	Line 4	Proposed Zoning	Residential	220	208	du	1,402	106	100%	1,672	55
			Retail	822	5,000	sq. ft.	272	33	34%	92	11
	Line 5	Zoning Impact (Line 4 minus Line 2)								1,036	65
	Line 6	Concurrency Impact (Line 4 minus Line 1)								1,764	66
	Line 7	Impact of Proposed Use (Line 3 minus Line 1)								1,764	137

Based on the Institute of Transportation Engineers (ITE), Trip Generation, 11th Ed.

RECOMMENDED STIPULATIONS

1. The proposed southernmost access shall be restricted to right-in, right-out, and left-in turning movements only and located approximately 660 feet south of the existing northernmost full median access.

Justification: Jacaranda Boulevard is identified as an Access Class 5 facility. In accordance with the Sarasota County Unified Development Code, the minimum spacing of 245 feet is required for right-in/right-out connection, 660 feet is required for restricted median openings, and 1,320 feet is required between full median openings [UDC, Article 13, Section 124-253, d].

2. Prior to or concurrent with construction authorization of the subject parcel, the owner shall construct a northbound to westbound left-turn lane on Jacaranda Boulevard at the southernmost access driveway. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.

Justification: The proposed development meets warrants for a left-turn lane on Jacaranda Boulevard at the development's proposed southernmost driveway access. Therefore, in order to mitigate the impacts of the proposed development, a northbound to eastbound left-turn lanes should be constructed [UDC, Article 13, Section 124-253, (c).2. j].

FOR INFORMATIONAL PURPOSES ONLY

LEVEL OF SERVICE ANALYSIS

Per the 2011 Community Planning Act (HB 7207) developments are not responsible for correcting existing roadway deficiencies. Per Transportation Policy 1.3.12, The County will review the proposed rezoning for safety, adequate ingress, and egress, computability, operational issues at impacted intersection and circulation, but will not apply traffic concurrency standards to rezoning.

Roadway	Segment	Existing		Vested Trips ²	Existing + Vested		Project Trips ³	Existing+Vested+Project		A D D I T I O N A L P O S I T I O N
		PM Peak Trips	LOS ¹		PM Peak Trips	LOS ¹		PM Peak Trips	LOS ¹	
Jacaranda Boulevard	US 41 to SR 776	1,986	C	48	2,034	C	66	2,100	C	D

1. Based on 2020 generalized Level of Service (LOS) analysis.

2. Based on a 4% growth rate, plus any known vested trips for projected year 2025.

3. Based on a distribution of PM peak trips from Trip Generation, Line 6, Concurrency Impact above.

UTILITIES

Analysis

The proposed CEM Apartments will be served by Sarasota County potable water and wastewater service. The project will extend the adjacent systems to serve the project. Reclaimed water is not currently available to the site. DEP water and wastewater permits are required, as are Right-of-Way Use and Sarasota County Utilities Construction permits. The development is responsible for providing all additional on-site and off-site infrastructure that will be needed to serve the project.

Utilities	Franchise or Utility
Potable Water	Sarasota County
Wastewater Disposal	Sarasota County
Reclaimed Water	Not Available

Zoning Use	Number of EDUs**	Water Flows (GPD)	Wastewater Flows (GPD)
Current Use	0	0	0
Proposed Use	145	36,250	29,000

All flows are shown in Gallons per Day (GPD) / Water = 250 GPD per Unit / Sewer = 200 GPD per Unit

**Equivalent Dwelling Unit – The utilization of capacity that represents the potential of creating a system demand equal to that of a single-family residence.

Potable Water:

Potable water service will be provided by Sarasota County Public Utilities which has adequate capacity to serve the proposed development. The potable water system shall be extended and improved in accordance with Sarasota County’s Water Supply Master Plan, and Unified Development Code. The existing 8-in PVC potable water main that crosses Jacaranda to the south of the subject parcel will need to be looped west through the proposed project to the existing 6-in potable water main located on the County-owned parcel. No new connections to the existing 18-in potable main on Jacaranda will be permitted.

Wastewater:

The wastewater collection system shall be extended and improved in accordance with Sarasota County’s Wastewater Management Plan, as well as its Unified Development Code. Wastewater collection will be accomplished through the extension(s) of existing gravity service in a manner that accommodates the further extension of wastewater service to adjoining areas. Project will connect to the existing 8-in gravity sewer system located on Annex Rd. to the west of the project.

Non-Potable Irrigation:

Reclaimed water is not available to this parcel. Irrigation infrastructure shall be designed to accept reclaimed water when it becomes available to the area. Non-potable irrigation demands shall be met through a hierarchy of (1) demand management strategies, (2) reclaimed water, (3) rainwater or stormwater. Only after a Development demonstrates to Sarasota County that these measures are insufficient can community ground water wells be considered as a supplement to these other strategies.

Stipulations

None

FIRE MARSHALL

Analysis

Site Development comments will be made at time of PS/DS submittals.

Stipulations: None.

HEALTH

No comments.

Stipulations: None.

SCAT

Sarasota County Transit does not provide fixed route service on Jacaranda Blvd and therefore is not requesting bus stop improvements.

Stipulations: None.

HISTORICAL RESOURCES

A Cultural Resource Assessment Survey was required by Historical Resources. It was completed (ACI 2022), submitted with the current applications, and reviewed by Historical Resources. No historical or archeological sites were identified, and the application is in compliance with Chapter 66, SC Code. No further historical documentation is required.

Stipulations: None.

LANDSCAPE

No comments.

Stipulations: None.

SARASOTA COUNTY SCHOOLS

Overview

The Applicant submitted a School Capacity Determination Application for preliminary review of a Rezone with 208 proposed multi-family (MF) dwelling units (DU).

A School Concurrency Determination will be required prior to submittal of a final site plan/final plat/final subdivision plat or functional equivalent and the final analysis may differ from this preliminary analysis. **This School Capacity Determination does not reserve school capacity.**

Preliminary School Capacity Determination

The property is located within the following 2022-23 School Attendance Zones. These zones are subject to change by the School Board. The following preliminary review includes 08/02/22 Permanent School Capacity (does not include portables), 09/07/22 Student Enrollment, Available School Capacity, the Level-of-Service (LOS) and the Projected Number of Students from the proposed development using the MF student generation rate for 208 DU.

School Name	Permanent Capacity	09/07/22 Enrollment	Available Capacity	LOS	Projected Students
Taylor Ranch Elementary	781	884	(113)	114%	3
Venice Middle	1,024	761	263	74%	4
Venice High School	2,156	2,576	(420)	120%	6

Total: 13

FINDINGS OF FACT FOR RZ NO. 22-35

Approval Criteria	Demonstrating Consistency	Demonstrating Inconsistency
<p>1. The proposed change would/would not be consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;</p>	<p>With the following:</p> <ul style="list-style-type: none"> FLU Policy 1.2.2 FLU Policy 1.2.11 FLU Policy 1.2.12 FLU Policy 1.2.15 FLU Policy 1.2.17 FLU Policy 2.3.6 FLU Obj 3.1 FLU Policy 4.1.5(b) HOU Policy 1.1.1 HOU Policy 1.1.2 HOU Policy 1.1.3 HOU Policy 1.1.14 HOU Obj 1.2 ECON Policy 2.2.1 	<p>With the following:</p> <p>HOU Policy 1.1.8</p>
<p>2. The proposed change would/would not be compatible with the existing land use pattern and designated future land uses;</p>	<p>Proximity with nearby moderate and high-density residential sites and mixed-use zoned areas.</p> <p>Proposed mitigation for potential incompatibility with adjacent land use patterns.</p> <p>Proposed mixed-use will implement the intent of the proposed FLU designation.</p>	<p>Staff found none to be applicable.</p>
<p>3. The proposed change would/would not have an impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan, and as defined</p>	<p>The proposed Rezone and future density increase do not require any system improvements.</p>	<p>Staff found none to be applicable.</p>

<p>and implemented through the Sarasota County Concurrency Management System Regulations, Chapter 94, Article VII of Exhibit A of the Sarasota County Code, as amended;</p>	<p>Site will be served by County potable water and wastewater service.</p>	
<p>4. The existing district boundaries are/are not logically drawn in relation to existing conditions on the property proposed for change;</p>	<p>Proposed Rezone will maintain the current boundaries of the subject parcels. Future development will not create any new parcels.</p>	<p>Staff found none to be applicable.</p>
<p>5. The proposed change will/will not adversely influence living conditions in the neighborhood;</p>	<p>The proposed Rezone and future high-density increase will provide required mitigation and buffering between the neighboring areas.</p> <p>Proposed mixed-use will implement the intent of the proposed FLU designation.</p>	<p>The proposed Rezone and future high-density increase may incur in additional noise and may cause increase in traffic congestion.</p>
<p>6. The proposed change will/will not create a drainage or flooding problem;</p>	<p>The proposed Rezone and future development will implement Best Management Practices for Floodplain management.</p>	<p>Floodplain management requirements due to changes to the impervious area and potential proposed development issues, are to be determined during the future development review process.</p>
<p>7. There are/are not substantial reasons why the property cannot be used in accord with existing zoning;</p>	<p>Current Zone District does not allow for a mixed-use development that can implement a density of up to 25 units per acre.</p>	<p>Property can be used per allowances within the RMF-3 zone district.</p>
<p>8. It is/is not impossible to find other adequate sites in the County for the proposed use in districts already permitting such use;</p>	<p>The proximity of the subject site to a Regional Commercial Center allows the property owner to develop mixed-use with high residential density and provide housing options within a large employment center area.</p>	<p>There are other RMF-3 zoned properties within the County and other Commercial Center FLU designated areas.</p>
<p>9. The gradual and ordered growth contemplated in the Comprehensive Plan can/cannot be best accomplished through the approval of a land use which</p>	<p>Proposed rezone and mixed-use development will implement the intent</p>	<p>Staff found none to be applicable.</p>

<p>is less intense than the intensity designated on the Future Land Use Map of the Comprehensive Plan;</p>	<p>of the proposed FLU designation.</p> <p>Density recommended for the proposed Commercial Center FLU by the Comprehensive Plan is accomplished through the RMF-3/PUD zone.</p>	
<p>10. The proposed change would/would not create adverse impacts in the adjacent area or the County in general;</p>	<p>The proposed Rezone and future high-density increase will provide required mitigation and buffering between the neighboring areas.</p> <p>Proposed mixed-use will implement the intent of the proposed FLU designation.</p>	<p>Staff found none to be applicable.</p>
<p>11. The subject parcel is/is not of adequate shape and size to accommodate the proposed change;</p>	<p>Proposed Rezone will maintain the current boundaries of the subject parcels. Future development will not create any new parcels.</p>	<p>Staff found none to be applicable.</p>
<p>12. Ingress and egress to the subject parcel and internal circulation would/would not adversely affect traffic flow, safety or control, or create types of traffic deemed incompatible with surrounding land uses;</p>	<p>The proposed Rezone and future development will implement required County standards for the necessary number of ingress and egress points.</p> <p>Proposed future development will include access points along Jacaranda Boulevard.</p>	<p>Proposed future dwellings and non-residential uses will increase the current trip generation for the site.</p>
<p>13. The proposed change has/has not been reviewed in accordance with the Interlocal Agreement with the School Board of Sarasota County and whether school capacity has been adequately addressed, including on- and off-site improvements;</p>	<p>Sarasota County Schools has issued a Preliminary School Capacity determination of 13 Projected Students, per proposed development.</p> <p>A School Concurrency Determination will be required prior to submittal of a final site plan/plat or subdivision.</p>	<p>Staff found none to be applicable.</p>

FINDINGS OF FACT FOR RZ NO. 22-35 - PLANNED DEVELOPMENT

Approval Criteria	Demonstrating Consistency	Demonstrating Inconsistency
1. The requirements of unified control and agreement set out in Section 124-40(b)(1) and Section 124-40(c)(3)b have/have not been met;	<p>Applicant has submitted Ownership Disclosure and Owner Affidavits forms.</p> <p>Applicant agrees to development stipulations noted in proposed Rezone Ordinance.</p>	Staff found none to be applicable.
2. The locational standards set out in Section 124-40(b)(2) have/have not been met;	<p>Proposed future development will be located along Jacaranda Boulevard.</p> <p>The proposed Rezone and future density increase do not require any system improvements.</p> <p>Site will be served by County potable water and wastewater service.</p>	Staff found none to be applicable.
3. The internal planned district standards set out for the specified District in Article 7 have/have not been met;	Required PUD standards have been incorporated within Binding Development Concept Plan with two modification requests.	PUD Modification requests need approval from the Board.
4. The tract for the proposed planned district is suitable in terms of its relationship to the County Comprehensive Plan and that the area surrounding the proposed planned district can/ cannot continue to be developed in coordination and substantial compatibility with the planned district proposed;	<p>Proposed Rezone will maintain the current boundaries of the subject parcels. Future development will not create any new parcels.</p> <p>Proposed mixed-use will implement the intent of the proposed FLU designation.</p>	Staff found none to be applicable.
5. The desirable modifications of the general zoning or planned district regulations, as applied to the particular case, do/do not justify such modification of regulations and do/ do not meet to at least an equivalent degree the	Justification for requested modifications has been submitted by Applicant and can be found within	Staff found none to be applicable.

<p>regulations modified, based on the design and amenities incorporated in the development concept plan; and</p>	<p>rezone analysis of this report.</p>	
<p>6. That open space in accordance with these zoning regulations is/ is not provided for the proposed planned district, and desirable natural features indigenous to the site are/are not preserved in the development plan presented.</p>	<p>Required UDC standards have been incorporated within Binding Development Concept Plan</p>	<p>Staff found none to be applicable.</p>