NWS 6/28/2022 DRC 6/02/2022
22-131769 PA

Sarasota County
scgov.net | 941.861.5000

Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre-Application (Development Review Coordination) and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of $215.00 (Resolution 2015-198)

A Planning staff member is required by Resolution 2015-198 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

Project Name: CEM Development Apartment Homes
Pre Application Conference Date: 6/2/2022
Date of Workshop: 6/28/2022
Time: 6pm
Location: https://us02web.zoom.us/j/87017368089?pwd=RUhuaVBpa0F4czZHbGtJUXl3OXAxZz09
_ _ Phone: (312) 626-6799 Meeting ID: 870 1736 8089 Passcode: 235887

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.
- An electronic version of the Notice of Neighborhood Workshop shall be sent to planner@scgov.net 10 days prior to the workshop.

Is the subject property within a Neighborhood Homeowners Association: NO
(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? NO

Is the subject property within 2 miles of another County or Municipality? NO

List Parcel Identification Number(s) below: **(Include any adjacent properties under the same ownership as the subject property)**

0460040004 _____ _____

_____ _____ _____

Contact Information:

Joe Medred - Genesis Planning and Develop
Name
4822 Wild Dove Lane
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Sarasota FL 34232
City /State / Zip
9415242190
Phone Number
joemedred.gp@gmail.com
Email Address

Electronic Files Provided: Word formatted labels and Excel spreadsheet

Submit to: planner@scgov.net

Please allow 2-3 business days for processing

Staff Use Only: Buffer Distance Requirement: _____ **Adjacent Jurisdiction:** _____

Virtual Neighborhood Workshop Notice for 8.3 acres ± located west of Jacaranda Blvd and approximately 375 feet south of the US 41/Jacaranda Blvd intersection in Venice.

Date: Tuesday, June 28, 2022
Time: 6 pm
Virtual Neighborhood Workshop location: ZOOM

There will be a virtual neighborhood workshop via ZOOM on Tuesday, June 28, 2022 at 6 pm to discuss the following:

- Text Amendment to FLU Policy 1.2.15 related to parcel size.
- CAP Amendment to the boundary of the US 41/Jacaranda Blvd Commercial Center
- CPA Amendment to FLU Map to designate 8.3 acres as Commercial Center
- Amendment to the SR 776 Corridor Plan for a mixed use development on PID No. 0460040004 to allow (a) 25 du's/acre & (b) a reduced building setback
- Rezone from RMF-3 to RMF-3/PUD with PUD modifications to allow a PUD on 8.3 acres

To watch and participate in the workshop on June 28, 2022 at 6 pm please visit:
https://us02web.zoom.us/j/87017368089?pwd=RUhuaVBpa0F4czZHbGtJUXl3OXAxZz09

You can also listen in by phone by dialing (312) 626-6799 Use Meeting ID: 870 1736 8089 Password: 235887 This is not a public hearing. The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the concept plan, and to seek comments. For more information, visit http://bit.ly/2C6XKPK

Public Notice for Newspaper

There will be a virtual neighborhood workshop via ZOOM on Tuesday, June 28, 2022 at 6 pm to discuss a Text Amendment to FLU Policy 1.2.15 related to parcel size, a CAP Amendment to the boundary of the US 41/Jacaranda Blvd Commercial Center, a CPA Amendment to FLU Map to re-designate 8.3 acres as Commercial Center, an Amendment to the SR 776 Corridor Plan for a mixed use development on PID No. 0460040004 to allow (a) 25 du's/acre, and (b) a reduced building setback, with an accompanying Rezone application to rezone the property from RMF-3 to RMF-3/PUD with a PUD modifications to allow a PUD on 8.3 acres. To watch and participate in the workshop please visit:
https://us02web.zoom.us/j/87017368089?pwd=RUhuaVBpa0F4czZHbGtJUXl3OXAxZz09
You can also listen in by phone by dialing (312) 626-6799 and insert Meeting ID: 870 1736 8089 Passcode: 235887 The workshop presentation will begin at 6 p.m. on Tuesday, June 28, 2022 with an opportunity to ask questions via Zoom following the presentation. The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the concept plan, and to seek their comments online. This is not a public hearing. For more information, visit http://bit.ly/2C6XKPK

Narrative for the CEM Development Apartment Homes

June 6, 2022

Subject Parcel: PID 0460040004 which is approximately 8.33 acres in size

Location: The parcels fronts on the west side of Jacaranda Blvd approximately 375 feet south of the US 41/Jacaranda Blvd intersection in Venice.

Existing Zoning: RMF-3

Request: The applicant is requesting a:

- Text Amendment to Future Land Use (FLU) Policy 1.2.15 to allow the FLU Policy 1.2.15 to apply to parcels which are less than 10 acres in size as part of a Mixed Use Development requesting up to 25 du's per acre.
- A Critical Area Plan Amendment to increase the Commercial Activity Center of the US 41/Jacaranda Blvd Commercial Center from 134 acres to 143 acres +/-
- A Comprehensive Plan Future Land Use Map Amendment to redesignate the subject parcel from Office/Multifamily to Commercial Center to permit a mixed use development consistent with FLU Policy 1.2.15 and as part of the US 41 and Jacaranda Blvd Regional Commercial Center.
- An Amendment to the SR 776 Corridor Plan to redesignate the subject parcel from Office/Multifamily to Commercial to allow a mixed used development on PID No. 0460040004 for up to 25 du's/acre and a reduced building setback.
- A rezone of the subject parcel from RMF-3 to RMF-3/PUD to allow a mixed use development of up to 208 dwelling units and approximately 10,000 sf of office/retail space. The applicant intends to utilize Section 124-72(5)(C) of the UDC pertaining to half-dwelling units for a portion of the allowable 208 total dwelling units.

Binding Development Concept Plan (DCP):

The applicant is proposing a 208 unit rental apartment complex with a portion of the apartment units for rent being less than 750 sf in size consistent with Section 124-72(5)c of the Unified Development Code Section 124-72(5)(c) of the UDC. Section 124-72(5)(c) states ***"A Multi-Family dwelling unit that is no greater than 750 square feet of habitable space, located within the Urban Service Boundary but not on a Barrier Island, and not used as a Transient Accommodation, shall be counted as one-half unit (0.5) for density purposes only."***

The binding DCP depicts 2 five-story apartment buildings with up to 208 equivalent dwelling units that will be up to 52 feet in height. The two apartment buildings are depicted as Building 1 and Building 2 on the DCP.

An amenity center is proposed in Building 1 for use by the residents in the complex. Building 1 will also contain approximately 10,000 sf of office/retail space to create a mixed use development consistent with FLU Policy 1.2.15.

Access to the site will be from two access points onto Jacaranda Blvd as shown on the DCP. Jacaranda Blvd is a major arterial on the Sarasota County Future Thoroughfare Plan. The northern access shown on Jacaranda Blvd is located where an existing cross access easement exists to the commercial center to the north of the subject parcel. The second access is located in the middle of site's frontage on Jacaranda Blvd where an existing, directional median opening is located into the Walmart Supercenter on the east side of Jacaranda Blvd.

Parking for the apartment complex is shown on the DCP consistent with the CG district zoning standards and Section 124-72 of the UDC pertaining to units less than 750 sf in size.

Landscape buffers are shown around the perimeter of the property line consistent with the landscape requirements of the CG zoning district. There will be a 10' arterial buffer to the east along Jacaranda Blvd frontage.

A minimum of 30% open space is required in the RMF district standards for open space on the site.

The proposed storm water management areas are shown on the DCP. 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.

The property will connect to Sarasota County's central water and sewer system.

Proposed Text Change to FLU Policy 1.2.15.

A minor text change to the FLU Policy 1.2.15 is necessary to allow the Board of County Commissioners to consider a mixed use development of less than 10 acres pursuant to FLU Policy 1.2.15. The proposed site is 8.33 acres in size so a change to FLU Policy 1.2.15 is required. The applicant has discussed the modification being requested with the Planning Services Long Range division. The proposed change to the last bullet in Section 1. of FLU Policy 1.2.15 would be the addition of the language "**unless approved by the Board of County Commissioners for a parcel smaller than 10 acres in size."**

Below is FLU Policy 1.2.15 in its entirely with the proposed language in ***bold underline:***

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* ***unless approved by the Board of County Commissioners for a parcel smaller than 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.*

The only change to FLU Policy 1.2.15 being proposed is to the last bullet in Section 1 as **highlighted and underlined.**

Consistency with the Comprehensive Plan:

The applicant would like the opportunity to implement FLU Policy 1.2.15 on the subject parcel in order to provide additional rental housing in the Venice market while simultaneously providing workforce housing units as defined by Section 124-75-(5)(C) of the UDC. The site is presently zoned RMF-3 which allows up to 13 du's per acre. However, the only mechanism in which to increase the residential density to 25 du's per acre is by providing a mixed use development within the CG zoning district. The site merits consideration for this density and inclusion into the Regional Commercial Center at US 41 and Jacaranda Blvd by virtue of the fact that the site is:

1. Located within the Urban Service Area of the County with adequate urban services available to serve it like water, sewer, mass transit, and multi-modal transportation along with office, institutional and commercial support services in close proximity to support the proposed development;
2. It is located adjacent to non-residential development to the west in the form of the office, institutional, governmental uses as part of the RL Anderson Government Complex and the Florida Highway patrol station. In addition, there are large scale commercial uses located within US 41/Jacaranda regional commercial activity center immediately to the north and east of the site, most notably the Walmart Supercenter directly across Jacaranda Blvd from the site;
3. It has frontage and direct access onto Jacaranda Blvd which is a major arterial on the Sarasota County Thoroughfare Roadway Plan;

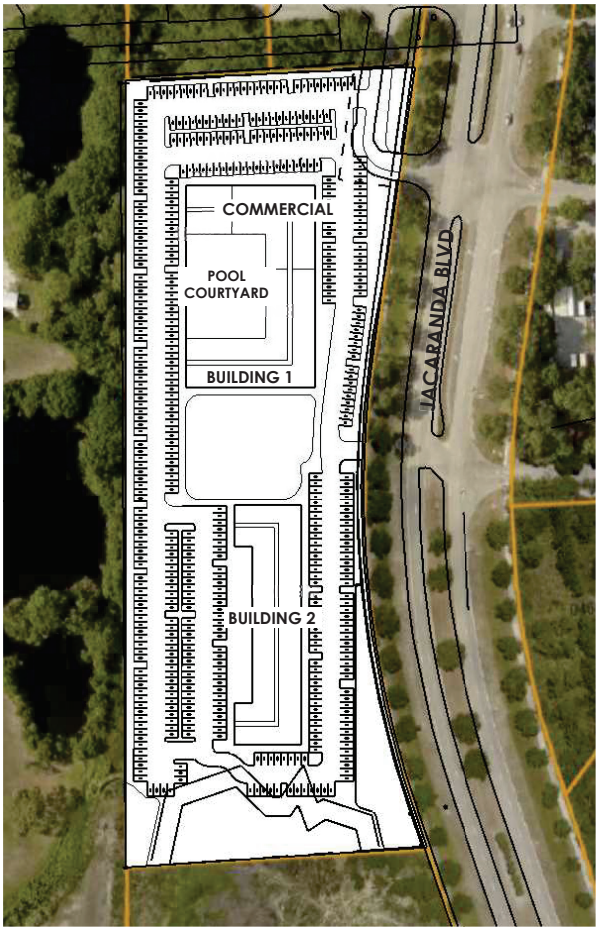
4. It is adjacent to existing Commercial Future Land Use designations and uses of Commercial Center to the north and Medium Density Residential to the west and Moderate Density Residential to the East and South.

The applicant is proposing a portion of the 208 unit rental apartment complex contain apartment units which are less than 750 sf in size consistent with Section 124-72(5)c of the Unified Development Code. Section 124-72(5)c of the UDC states ***"A Multi-Family dwelling unit that is no greater than 750 square feet of habitable space, located within the Urban Service Boundary but not on a Barrier Island, and not used as a Transient Accommodation, shall be counted as one-half unit (0.5) for density purposes only."***

The proposed rental apartment complex meets the criteria of Section 124-72(5)c by virtue of the fact that:

- The subject parcel is located well within the Urban Service Boundary of the County
- The site is not found on a Barrier Island.
- The proposed units will not be used as transient accommodations as defined in the UDC.
- The portion of the units being proposed as workforce housing units will be 750 square feet in size or less.

CEM Development



1 Site Plan:
Scale: 1" = 200'-0"

Plan

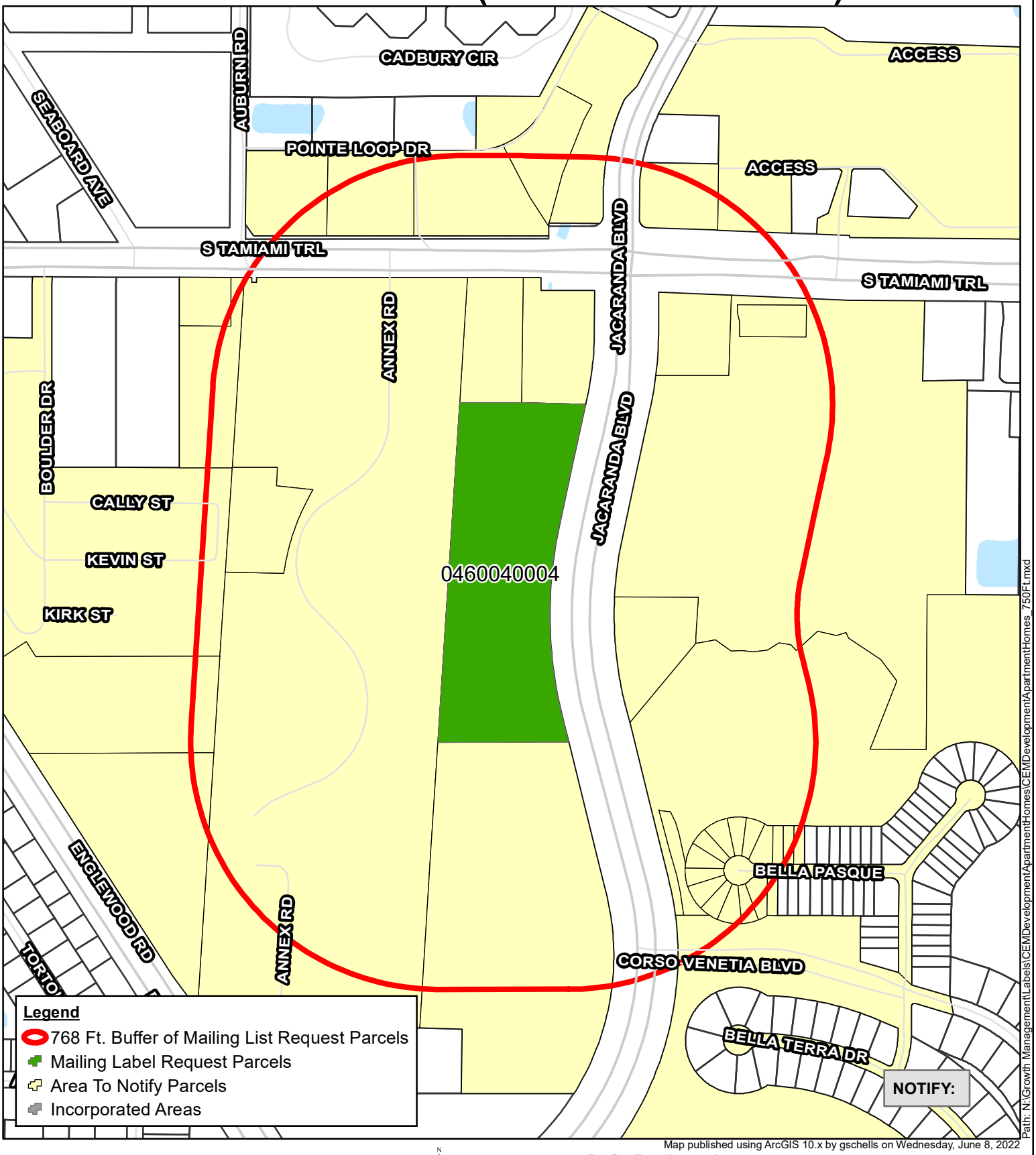
Venice FL

May 17, 2022

Phone 804.225.0215 - Internet www.2pa.net

NWS 6/28/2022 DRC 6/02/2022
22-131769 PA

Notification Labels
CEM Development Apartment Homes
Buffer: 768 Feet (750 Feet Plus ROW)



Path: N:\Growth Management\Labels\CEMDevelopmentApartmentHomes\CEMDevelopmentApartmentHomes_750Ft.mxd

Map published using ArcGIS 10.x by gschells on Wednesday, June 8, 2022

Draft: For discussion purposes only.

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400 200 0 400 Feet

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SILVER SPRING, MD 20905-7444

BRIXMOR VENICE VILLAGE SHOPPES LLC
C/O RYAN LLC TAX COMPLIANCE500 EAST
BROWARD BLVD STE 1130
FT LAUDERDALE, FL 33394

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CENTER OF MEDICAL EXCELLENCE
JACARANDA POINTE LLC
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VENICE, FL 34285

CHURCH OF CHRIST OF VENICE INC
4301 STATE ROAD 776
VENICE, FL 34293-7915

FLORIDA PINES LLC
505 REMBRANDT DR
OSPREY, FL 34229-9621

FRANKLIN REALTY INVESTMENTS LLC
C/O OCCUPANCY EXPENSE DEPT 3647-
011 CVS DR
WOONSOCKET, RI 02895-6146

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1414 W SWANN AVE STE 100
TAMPA, FL 33606-2590

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HURST REED J (E LIFE EST)
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TROMBLE LAND COMPANY LLC
740 MANASOTA KEY RD
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TRUST U/A/D 07/27/2009
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VENICE, FL 34293-6079

VENETIA COMMUNITY ASSN INC
LIGHTHOUSE PROPERTY MANAGEMENT16 CHURCH ST
OSPREY, FL 34229-9349

VENETIAN DEVELOPMENT INC
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VENICE, FL 34293-5114

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