



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

PROJECT INFORMATION

Project Name Cars of Sarasota
Short Legal (General location) SW corner of Stickney Pt Rd & Denham Lane
Acres (Total site) .573 acres
Parcel Identification (PID) Numbers (note partial PIDs) 0103080069
Address 2650 Stickney Point Road - Sarasota

Existing and Previous Use of Land

What are the existing uses on this property? Vehicle Sales & Service
What are the previous uses on this property? Vehicle Sales & Service

APPLICATION TEAM

Agent

Name Robert Medred & Joe Medred Company GenesisPlanning&Dev
Address 5972 River Forest Cir. Bradenton FL 34203
Email robertbomo@aol.com Joemedred.gp@gmail.com
Phone numbers: Office 941.374.5844 Cell 941.524.2190

Owner

Name Christopher D Berloni Trust Company _____
Address 6108 55th Terrace East, Bradenton, FL 34203
Email chris@carsofsarasota.com
Phone numbers: Office 941-526-8901 Cell _____

Contract Purchaser

Name _____ Company _____
Address _____
Email _____
Phone numbers: Office _____ Cell _____

Other Team Members

Name Marty Rauch Company _____
Address 6321 Porter Lake Road - Suite 8 Sarasota FL 34240
Email martyrauch@aol.com
Phone numbers: Office 913-634-2774 Cell _____



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APPLICATION DETAILS

Application Type

- Private
 Public (County-Initiated)

Type of Request

- RZ (Rezone)
 SE (Special Exception)

****MUST INCLUDE**** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2a.)
(Maximum of 255 Characters)

To rezone the property to CI in order that the historical use of the property as Vehicle Sales and Vehicle Service is a permitted use as allowed in the CI district standards.

Note other Applications that will be processed concurrently with this Application:

- Comprehensive Plan Amendment (CPA)
 Critical Area Plan (CAP) Amendment
 Zoning Text Amendment (ZTA)

PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- N
 Y

Previous Petition Numbers:

List other previous approvals (variances, alternative parking plans):

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



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ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

Zoning Districts

Existing

- 1. District CG
a. Acres .573
- 2. District _____
a. Acres _____
- 3. District _____
a. Acres _____

Proposed

- 1. District CI
a. Acres .573
- 2. District _____
a. Acres _____
- 3. District _____
a. Acres _____

Is a Planned District proposed?

- N
- Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- Unknown
- N
- Y; Describe

Is the purpose of the proposed application to address a code violation?

- N
- Y; Describe

However it is to allow the historic use of the property of Vehicle Sales and Service as a permitted use.

Future Land Use (FLU) Designations

Existing

- 1. Designation Commercial Corridor
a. Acres .573
- 2. Designation _____
a. Acres _____
- 3. Designation _____
a. Acres _____

Proposed

- 1. Designation Commercial Corridor
a. Acres .573
- 2. Designation _____
a. Acres _____
- 3. Designation _____
a. Acres _____

Is this property located within the **Urban Service Boundary Layer**

- N
- Y



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Is property located in a **Critical Area Plan (CAP)**?

- Unknown
- N
- Y

Name of CAP _____

Attach a copy of the adopted ordinance to your Pre-Application Form.

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

- N
- Y

Is the mix of uses within single development plan?

- N
- Y

Note the proposed amount of each use:

- Commercial: Sq. Ft. _____
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Civic: Sq. Ft. _____
- Residential: Number of units _____
- Transient Accommodation (hotel/motel):
 - Number of rooms _____
 - Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____



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SINGLE-USE

Non-Residential

Is a Non-Residential Use Proposed?

- N
- Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Vehicle Sales and Vehicle Service

Note the proposed use and amount:

- Assisted Living Facility (ALF)
 - Number of beds per room (per Unified Development Code Section 124-144(a)) _____
- Commercial: Sq. Ft. 1830 sf existing building
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Telecommunication Tower: Height _____
- Transient Accommodation (hotel/motel):
 - Number of rooms _____
 - Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____
- Other: Type _____ ; Sq. Ft. _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Residential

Is a Residential Use Proposed?

- N
- Y

Requested Total Number of Units _____



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Requested Density _____ (units/acre)

Type and Number of Units

- Single Family detached; Number _____
- Single Family attached; Number _____
- Multi-Family; Number _____
- Live-Work; Number _____

Anticipated Price Range (Market Rate):

For Sale _____

For Rent _____



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Is Affordable/Workforce Housing being provided?

- Unknown
- N
- Y
- At or below 80% AMI: _____ % of Units _____ # of Units
- At or below 100% AMI: _____ % of Units _____ # of Units
- At or below 120% AMI: _____ % of Units _____ # of Units
- At or below 140% AMI: _____ % of Units _____ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale _____
For Rent _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Development Timeframe

Anticipated Construction Start Date No changes proposed
Anticipated Build-Out Date _____



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INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

N Attach the Easement Agreement to the Formal Application Packet.

Y Name of public road Stickney Point Road/Denham Lane

SCAT (Sarasota County Area Transit)

Is proposed project on an existing SCAT route?

N

Y The distance of main entrance to nearest bus stop is: Less than 1/4 mile

What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)

None

Yes, please list _____

Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

Existing 90% - No change

Proposed 90% - No change

How will stormwater runoff will be managed?

Existing (or modification of existing) stormwater facilities

Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

Wet Pond

Dry Pond

Swales

Underground Vault

Low Impact Development (LID) Techniques

Other No change to existing impervious

Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.



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Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

- N
 Y

Is there an existing septic system on the property?

- N
 Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? .5 EDUs

Potable Water

How will potable water be provided?

- Existing well
 Proposed well
 Sarasota County Utilities
 Other provider; Provider Name _____

Wastewater

How will wastewater be provided? (Check all that apply)

- Existing septic tank
 Proposed septic tank
 Sarasota County Utilities
 Other provider; Provider Name _____

Reclaimed Water

Will reclaimed water be utilized by the proposed development?

- N
 Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

- N
 Y

Provide the name of the proposed reclaimed water supplier _____

Is reclaimed water available to the property?

- N
 Y

Will an augmentation be utilized as a backup for the reclaimed water?

- N
 Y

Estimated irrigated acreage 0

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Part A – Pre-Application (DRC Meeting) General Information Form

REQUIREMENTS SUMMARY

- Part A Pre-Application General Information Form**
- \$350.00** Pre-Application Fee
- Aerial** imagery of parcel(s) (most recent available)
 - Aerial 1 – General area of subject property, adjacent properties and area roadways
 - Aerial 2 – Subject site; label all PIDs and roadways
- Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

 - Scale Bar
 - North Arrow (prefer pointing to top of page)
 - Date
 - Legend
 - Property Boundary
 - Adjacent Existing Uses
 - Existing On-Site Uses (buildings, parking, wells, septic field)
 - Existing Land Cover (vegetation, grand trees)
 - Protected Environmental Habitat
 - Proposed Uses
 - Access Roads/Drives
 - Buffers – width and opacity
 - Buildings
 - Non-Residential Area (Sq. Ft.)
 - Parking Areas
 - Residential Units Requested (Max)
 - Setbacks – dimension
 - Stormwater ponds
 - Notes / Site Data Table
 - Area (Gross Acres)
 - Zoning – Existing and Proposed
 - Residential Units Requested
 - Non-Residential Area (Sq. Ft.)
 - Open Space – Required and Proposed
 - Parking – Required and Proposed
 - Parkland Calculations (if applicable)
 - Building Heights

**Narrative for the Cars of Sarasota Rezone
2650 Stickney Point Road
June 27, 2023**

Subject Parcel: PID No. 0103080069
Location: 2650 Stickney Point Road in Sarasota
Existing Zoning: Commercial General (CG).
Proposed Zoning: Commercial Intensive (CI)
Parcel Size: Approximately 25,000 square feet in size.
Existing Building Size: 1830 square feet
Proposed Building Size: No change – no additional building area is being proposed

Request: The applicant is requesting a rezone of the subject parcel from Commercial General (CG) to Commercial Intensive (CI) to allow the sale of vehicles and service as a permitted use on the subject parcel.

Background: The subject parcel is designated Commercial Corridor on the Future Plan Use Plan Map and is presently zoned Commercial General (CG). There is an existing 1830 square foot commercial building on the site which has historically been used as an establishment for the vehicle sales and vehicle service. The purpose of the rezone on this parcel to Commercial Intensive (CI) is to allow the sale of vehicles as a permitted use on the parcel rather than a legal non-confirming use in the CG district.

Nonbinding Development Concept Plan (DCP):

The applicant is proposing a zoning change of the property from CG to CI. The application is not proposing any change to the existing buildings, the existing impervious surface areas of the site, or access/parking areas on the site. As a result of no improvements being proposed as part of the rezone, the site will not be required to go thru Site and Development submittal.

The nonbinding DCP depicts the existing commercial building and existing parking areas on the subject parcel.

The existing access to the site onto Stickney Point is not being proposed to be modified.

Any existing landscaping on the site will remain unchanged.

As mentioned previously, no additional impervious service area is being proposed so no future stormwater retention area is needed or proposed. Therefore, no future site and development plans will be submitted.

No changes to the existing water and sewer service to the site is being proposed.

Consistency with the Comprehensive Plan

The subject property is presently designated Commercial Corridor on the Future Land Use Plan Map. The proposed zoning district of CI is an implementing zoning district within the Commercial Corridor designation.

The proposed zoning of CI can be found to be consistent with Future Land Use (FLU) Policy 1.3.9 pertaining to implementing zoning districts within the various Land Use designations of the Future Land Use Element of the Comprehensive Plan. FLU Policy 1.3.9. shows that the proposed zoning district of CI is an implementing zoning district in the Commercial Corridor designation.

Other relevant Comprehensive Plan Goals, Policies and Objectives include:

FLU Policy 2.5.1 pertaining to the location of commercial development;

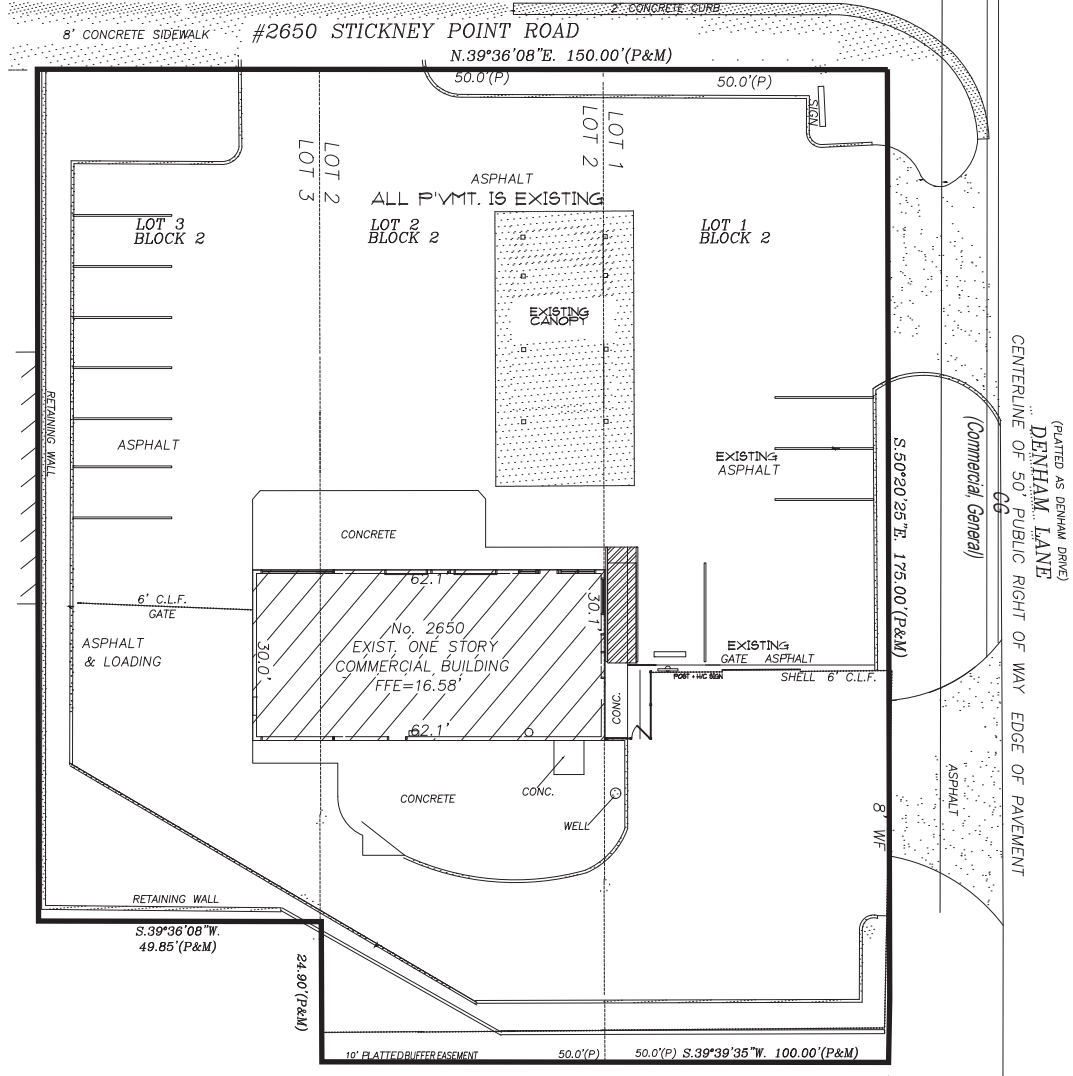
FLU Objective 3.2 encouraging and incentivizing redevelopment opportunities;

Future Land Use Goal 3 states: “Encourage development where public facilities are provided or scheduled to be available.” The subject parcel is located within the Urban Service Area where public facilities are provided and available to serve it.

Sarasota County Comprehensive Plan Volume 2: Data and analysis states the Commercial Corridor designation predominantly recognizes areas of historic commercial zoning along arterial roadways such as Stickney Point Road. While Commercial Centers are the preferred form of commercial development, in some cases, commercial development within such corridors provides more opportunities for owner occupied buildings than are generally not available in Commercial Centers, and provide locations for businesses whose uses are inappropriate for shopping centers (such as car dealerships). It is recognized that some of the commercial needs of residents are also met by Commercial Corridor uses.

#2650 STICKNEY POINT ROAD

CENTERLINE OF 100' PUBLIC RIGHT OF WAY
CG
(Commercial, General)



RMF-2
(Residential, Multi-Family, 9 units/acre)

SITE DATA TABLE

1. PID: 0103080069
2. EXISTING ZONING: CG (COMMERCIAL GENERAL)
EXISTING USE: COMMERCIAL / VEHICLE SALES & SERVICE
3. PROPOSED ZONING: C1 (COMMERCIAL INTENSIVE)
PROPOSED USE: VEHICLE SALES & SERVICE
4. PARKING: EXISTING AS SHOWN ON PLAN _ NO CHANGES PROPOSED

NOTE:
NO GRAND TREES OR WETLANDS ONSITE
EXISTING BUFFERS TO REMAIN
NO INCREASE TO IMPERVIOUS SURFACE PROPOSED