

Board of County Commissioners: 10/01/2020

Z-19-30 – SRQ Property Investments, LLC (fka FLA FIDU, Inc.) Rezone – PLN1910-0076

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.52 acres generally located on the west side of 15th Street East, approximately 650 feet south of Whitfield Avenue and approximately 4,500 feet north of the Sarasota-Bradenton airport, commonly known as 7010 15th Street East, Sarasota (Manatee County) from PDI (Planned Development – Industrial) to the LM (Light Manufacturing) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Planning Commission: 09/10/2020

Board of County Commissioners: 10/01/2020

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to **ADOPT** Manatee County Zoning Ordinance No. Z-19-30 as recommended by the Planning Commission.

(Commissioner Servia)

PLANNING COMMISSION ACTION:

On September 10, 2020, by a vote of 6 – 0, the Planning Commission recommended approval. Mr. Rutledge abstained due to entering during this public hearing.

PUBLIC COMMENT AND CORRESPONDENCE:

September 10, 2020 Planning Commission

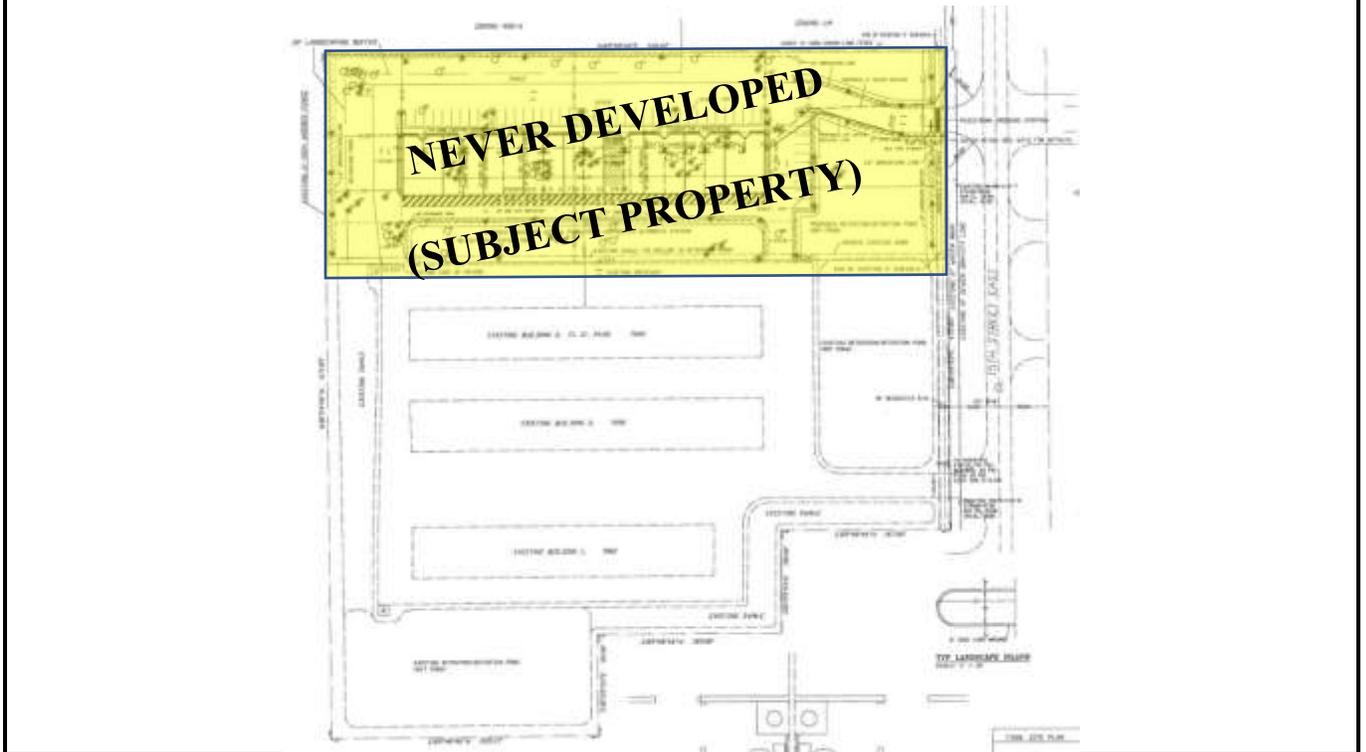
Public Comments: Cheryl Kruger, an adjacent property owner, stated there have been issues with previous owner in regards to flooding and she would like to make sure they won't experience this with the current owner.

Nothing was entered into the record.

PROJECT SUMMARY	
CASE NUMBER	Z-19-30 (PLN1910-0076)
PROJECT NAME	FLA FIDU, Inc. Rezone
APPLICANT(S) / AGENT	SRQ Property Investments, LLC fka FLA FIDU, Inc. / Robert Schmitt
EXISTING ZONING	PDI (Planned Development Industrial)
PROPOSED ZONING	LM (Light Manufacturing)
OVERLAY DISTRICTS	SRQ-AI (Sarasota Bradenton International Airport Impact)
SPECIAL AREAS	SWTIF (Southwest Tax Incremental Financing District) Urban Corridor
CASE MANAGER	Marshall Robinson, Senior Planner
STAFF RECOMMENDATION	Approval
DETAILED DISCUSSION	
<p><u>History</u></p> <p>The subject property is located north of the Sarasota-Bradenton International airport along 15th Street East (Urban Corridor), south of Whitfield Avenue in the unincorporated area of Manatee County.</p> <ul style="list-style-type: none"> • This property was rezoned from LM (Light Manufacturing) and NC-S (Neighborhood Commercial – Small District) to PDI (Planned Development Industrial) in December of 1998 with a Preliminary Site Plan (PDI-98-01(Z)(P). PDI-98-01(Z)(P) permitted four warehouse buildings having a maximum allowable gross floor area of 85,000 square feet. • The 98' PSP consisted 8.3 acres of land more or less and has since been subdivided into a 5.21-acre parcel containing three (3) warehouse buildings, a .56-acre parcel containing a stormwater pond and a 2.52-acre parcel that is currently vacant land and the subject of this report. <p>The zoning stipulations of the existing PDI limit the use of the property to “only small light manufacturing uses along with accessory offices”. These stipulations apply to the entire site, including the subject property. Below is a Final Site Plan that was submitted for the subject property in 2004, but the plan was abandoned and never developed. The approved PSP from 1998 has been developed and any remaining entitlements not developed have expired.</p>	



PDI-98-01/FSP-04-134



Request

The request is to rezone approximately 2.52 acres from PDI to LM zoning district. The subject property is located within the IL (Industrial Light) Future Land Use Category (FLUC) and the SRQ-AI (Sarasota-Bradenton International Airport Impact) overlay district. The subject property also lies within the SWTIF (Southwest Tax Incremental Financing District) and along 15th Street East which is an urban corridor as described by the LDC.

The proposed LM zoning district, aside from other LDC requirements, provides implementation of the IL FLUC policies by permitting a range of potential uses consistent with those deemed suitable for development in the IL designation of the Comprehensive Plan. The purpose of the LM zoning district is to provide areas for light manufacturing, processing or assembling uses, intensive commercial uses and other light industrial uses in designated areas of Manatee County.

Analysis

As mentioned in the history section of this report, the subject property is part of PDI-98-01(Z)(P) that was approved for 85,000 square feet of warehouses on the property; however, the subject property consisting of 2.52 acres, more or less, was left with no construction on it and the approved PSP from 1998 has expired. The 2.52-acre subject property was subsequently subdivided from the warehouse development while remaining in the PDI zoning district. Since the entitlements for the approved PSP have expired, the subject property must receive approval of a new plan (PSP or GDP) or a rezoning approval before it can be developed any further. The applicant has chosen to rezone the property out of the existing PDI in order to receive LM zoning for the 2.52 acres. It should be noted that prior to the 1998 approval for PDI zoning, the subject property was zoned LM. Please see below the following analysis that examines the suitability for the request to rezone the subject property from PDI to LM in the IL FLUC.

Table 4-1 describes the various zoning districts that have a permissible correlation to the IL FLUC. However, not all uses in the zoning districts shown under the IL FLUC are presumed to be appropriate for development at this location and further analysis is needed. As can be seen in the table provided below, the request for LM zoning is highlighted as a correlating zoning district within the IL FLUC. The factors listed in Section 342.3 need to be satisfied in order to approve the zoning map amendment as requested.

Table 4-1: Future Land Use Categories and Zoning Districts

Future Land Use Category	Zoning Districts
IL (Industrial Light)	CON, LM, HC, NC-S*, NC-M*, MP-I

Analysis of permitted uses between the existing zoning and the proposed zoning for development within the IL FLUC reveals that the existing PDI and the requested LM have many permitted uses in common for development within the IL FLUC; however, there are some uses that have a different permissibility by comparison and they are as follows:

	CURRENT ZONING	PROPOSED ZONING
USES	PLANNED DEVELOPMENT – INDUSTRIAL (PD-I)	LIGHT MANUFACTURING (LM)
Commercial Retail		
Alcoholic Beverage Establishment	Special Permit	Not Permitted
Medical Marijuana Treatment Facility	Permitted	Not Permitted
Industrial		
Heavy Industrial	Permitted	Not Permitted
Utility Use, Heavy	Permitted	Not Permitted
Residential		
Single-Family Detached	Not Permitted	*Permitted
Single-Family Attached	Not Permitted	*Permitted
Single-Family Semi-Detached	Not Permitted	*Permitted
Multi-Family Residential	Not Permitted	*Permitted

*LDC 531.47.D Single-Family Detached Dwellings in the Industrial Light (IL) Future Land Use Category. Single-family detached dwellings on sites designated as IL on the Future Land Use Map are subject to the following standards:

1. Shall be located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use;
2. Shall be developed without generating a requirement for either subdivision review, or final site plan review, or equivalent development order review;
3. Shall not violate the maximum residential density requirement of the zoning district;
4. Shall have its wastewater collected through the Manatee County public sanitary sewer system unless it does not have reasonable availability to the system in accordance with the Manatee County Sewer Connection Ordinance; and
5. Existing recorded subdivisions approved before May 11, 1989, are not required to meet the density limitations of the Comprehensive Plan.
6. Residential uses may be permitted within a planned unit development containing both industrial and residential uses and containing both industrial and residential land use categories. The residential uses may be permitted to locate on portions of the project site designated as IL.

It should be noted that because the proposed request is a standard rezoning to LM with no associated plan or stipulations, the analysis of the LM zoning district is based on the most intense uses available within the LM zoning district for a 2.52-acre property such as light industrial uses.

SPECIFIC TO THE SUBJECT PROPERTY, COMPARISON BETWEEN SCREENING AND BUFFERING STANDARDS ARE AS FOLLOWS:

PDI ZONING DISTRICT (Existing)	LM ZONING DISTRICT (Proposed)
The most restrictive Buffer width required when adjacent to residential uses in the PDI zoning district is 20 feet, unless otherwise required by LDC Section 531	The most restrictive Buffer width required when adjacent to residential uses in the LM zoning district is 30 feet per LDC Section 701.4.B.3.ii, unless otherwise required by LDC Section 531

SPECIFIC TO THE SUBJECT PROPERTY, COMPARISON BETWEEN DEVELOPMENT STANDARDS ARE AS FOLLOWS:

SUMMARY OF COMPARISON:

As shown on the maps provided within this report, the subject property is adjacent to single-family detached

PDI Zoning District (Existing)	LM Zoning District (Proposed)
<p><u>Minimum Building Setbacks</u></p> <p>Front (East) 30 Feet</p> <p>Side (North/South) <u>*20 Feet</u> / 15 Feet</p> <p>Rear (West) *20 Feet</p> <p><u>*A 20-foot landscaping buffer is required adjacent to residential zoning and determines the building setback along this boundary as construction within a landscaped buffer is prohibited</u></p> <p>Maximum FAR: .75</p> <p>Minimum Open Space: 25%</p> <p>Maximum Height: Determined by PD review</p>	<p><u>Minimum Building Setbacks</u></p> <p>Front (East) 25 Feet</p> <p>Side (North/South) <u>*30 Feet</u> / <u>20 Feet</u></p> <p>Rear (West) <u>**75 Feet</u></p> <p><u>*A 30-foot landscaping buffer is required adjacent to residential zoning and determines the building setback along this boundary as construction within a landscaped buffer is prohibited</u></p> <p><u>**Non-residential uses adjacent to single family residential per Table 4-9 of the LDC</u></p> <p>Maximum FAR: .75</p> <p>Minimum Open Space: 15%</p> <p>Maximum Height: 4 Stories <small>1 additional foot in height may be added for each additional foot that is added to all required yards</small></p>

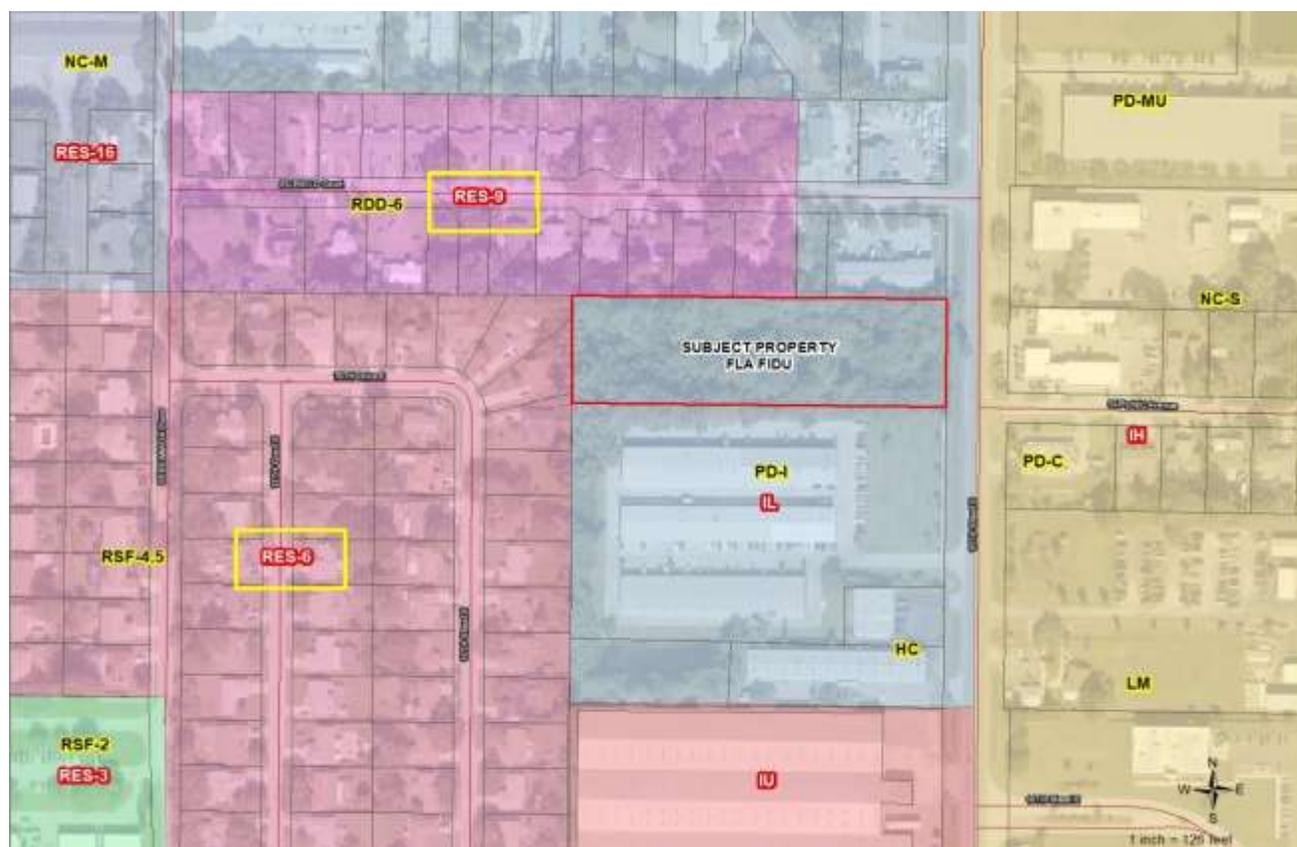
residential uses along the west boundary of the project. For purposes of evaluating the suitability between the existing zoning and the proposed zoning with regards to adjacent uses, the proposed LM zoning requires ten (10) more feet of buffering than the minimum PDI zoning district requirements when adjacent to residential uses. This requirement is applicable to the north boundary and the west boundary of the subject property. The LM zoning district provides more buffering next to the residential uses. The LM zoning district also mitigates impacts to adjacent single-family zoning districts by requiring a minimum seventy-five (75) foot building setback requirement. This setback is applicable to the west boundary whereas the PDI only requires a minimum of twenty (20) feet. This is another example of the LM zoning district mitigating impacts to adjacent residential uses with implementations not available with the PDI zoning district minimum requirements.

The comparison of allowable uses between the existing zoning district and the proposed zoning district reveals that most of the uses allowed in each of these districts have common permissibility; however, there are a few exceptions. The LM district prohibits any alcoholic beverage establishment as defined by the LDC and any Medical Marijuana Treatment facilities, whereas the PDI zoning district allows these uses. This is an example of the LM zoning district being more suitable for development when adjacent to residential uses in the IL FLUC. The LM zoning district prohibits Heavy Industrial uses and Heavy Utility Uses whereas the PDI zoning district permits these uses.

Lastly, the LM zoning district permits residential uses to be developed in the IL FLUC whereas the PDI does not. This is a significant finding for the LM zoning district as it provides potential for the subject property to locate residential development adjacent to the west and north properties. This potential is not available with the existing PDI zoning district.

As mentioned in the detailed discussion, the existing PDI zoning district for the subject property does not have any entitlements left to develop. The vacant acreage and any further development of the subject property requires a public hearing for plan approval or rezoning at which time adequate screening and buffering is to be evaluated further.

As can be seen on the maps below, the IL FLUC boundary that contains the subject property is adjacent to Res-6 and RES-9 FLUCs along the west and north boundaries respectively. Due to the proximity of residential zoning adjacent to the IL FLUC which allows light industrial uses, mitigation between incompatible uses is needed. As described above, the LM zoning district makes available such mitigation with minimum LDC requirements implemented.

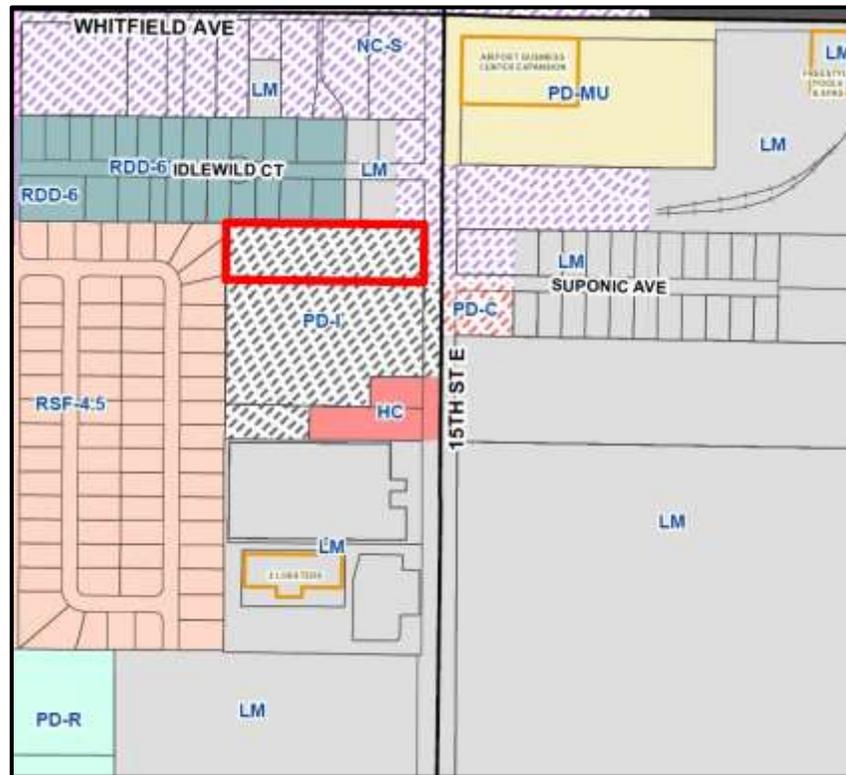


Based on the comparison of permitted uses between the existing zoning district and the proposed zoning district, together with the intent and purpose of the IL FLUC, mitigation of abutting incompatible land uses is provided by required screening, buffering and building setbacks. Staff finds the proposed rezoning to be an approvable request.

The subject property meets the required commercial locational criteria set forth by the Comprehensive Plan (within 1,500 feet of functionally classified roadways) meaning the subject property has the potential to develop up to a maximum of 30,000 square feet of neighborhood commercial uses within the IL Future Land Use category. This is the case for the existing zoning and proposed zoning of the subject property.

Staff recommends Approval.

Figure 1. Surrounding Zoning



SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS	7010 15 th Street East
GENERAL LOCATION	West side of 15 th Street East, North of the Sarasota-Bradenton International airport and south of Whitfield Avenue in the unincorporated area of Manatee County.
ACREAGE	2.52 acres
EXISTING USE(S)	Undeveloped / Vacant Land
FUTURE LAND USE CATEGORY(S)	IL (Industrial Light)
OVERLAY DISTRICT(S)	SQR-AI (Part 77 Surfaces)

SURROUNDING USES AND ZONING	
NORTH	<p>Residential Duplex / RDD-6 and Single-Family Detached / RDD-6 & LM</p> <p>Residential Support Church / NC-S</p> <p>Commercial – Retail Vehicle Sale, Rental, Leasing / NC-S and LM</p>
SOUTH	<p>Warehousing Warehouses / PDI</p>
EAST	<p>15th Street East / Road Frontage</p> <p>Commercial Services Professional Offices / NC-S</p>
WEST	<p>Residential Single-Family Detached / RSF-4.5</p>
SITE DESIGN DETAILS	
MINIMUM SETBACKS FOR LM (LIGHT MANUFACTURING) ZONING DISTRICT	<p>Front: 25 Feet (20 Feet for single family uses – See Sec. 531.47.D</p> <p>Side: *30 Feet / 20 Feet (8 Feet for single family uses – See Sec. 531.47.D</p> <p>Rear: **75 Feet (20 Feet for single family uses – See Sec. 531.47.D</p>
<p><u>*A 30-foot landscaping buffer is required adjacent to residential zoning and determines the building setback along this boundary as construction within a landscaped buffer is prohibited</u></p> <p><u>**Non-residential uses adjacent to single family residential per Table 4-9 of the LDC</u></p>	
MINIMUM LOT SIZE FOR LM (LIGHT MANUFACTURING) ZONING DISTRICT	10,000 Square Feet (Minimum Lot Width: 100 feet)
HEIGHT	<p>Maximum: 4 Stories</p> <p>One (1) additional foot in height may be added for each additional foot that is added to all required yards</p>
REQUIRED OPEN SPACE	15 Percent
ACCESS	15th Street East
MINIMUM REQUIRED PARKING	Subject to Table 10-2 (Parking Ratios) LDC Section 1005.3

FLOOD ZONE(S)	The rezone parcel (PI #6627700054) is located outside of 100-year floodplain delineation (Zone X) pursuant to FEMA FIRM Panel 12081C0316E, effective March 17, 2014. The rezone parcel is not within the County 25-year floodplain. Preliminary data for the Bowlees Creek Watershed Management Plan (WMP) identifies 100-year floodplain coverage on portions of the subject rezone property (PI #6627700054).
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall Project Subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for the Bowlees Creek Watershed. Project subject to OFW: No Watershed/Basin: Bowlees Creek Watershed
UTILITIES	Sewer: 12-inch sanitary gravity sewer along the west side of 15 th Street East / ___-inch sanitary gravity sewer along the east side of 15 th Street East / 12-inch sanitary gravity main along the south side of Idlewild Court. Water: 6-inch potable water main along the west sides of 15 th Street East / 6-inch potable water main along the north side of Idlewild Court There are no reclaimed facilities in the vicinity of this project.
ENVIRONMENTAL INFORMATION	
OVERALL WETLAND ACREAGE	There are no wetlands located on this site.
PROPOSED WETLAND IMPACT ACREAGE	NA
<p>Wetlands No information provided. Appears to be remnant forested site with canopy cover of native and exotic trees.</p> <p>Uplands No information provided. Appears to be remnant forested site with canopy cover of native and exotic trees.</p> <p>Endangered Species No information provided.</p> <p>Trees Aerials and a code enforcement case indicate that the site had been partially cleared without proper permits. Staff has worked out required replacement numbers with the applicant's representative.</p> <p>Landscaping/Buffers A landscape plan with buffers has not been submitted as part of this rezoning. LDC Section 701.4.B.3.ii. Buffer Zones. Screening Buffers. The perimeter buffer for a site zoned LM, HM or MP-I shall be a minimum of twenty (20) feet if adjacent to a non-residential district, and thirty (30) feet if adjacent to a residential zoning district.</p> <p>ERS Staff has "no objection" to this Standard Rezone moving forward to BOCC Hearings and offers the following information for the Staff Report.</p>	

- It is ERS Staffs understanding that this proposal is a request to rezone 2.52 acres from PDI to LM.
- It appears that this parcel has been cleared of trees without prior approval. Manatee County aerials show this property heavily treed in the 2017 Basemap and then cleared in the 2019 Basemap.
- LDC Section 700.3.N. Tree Protection. Procedures. Violations. In addition to any penalties which may be imposed by Chapter 1, any tree removed, relocated, or damaged in violation of this Section shall be replaced with trees of comparable characteristics. Each removal of a tree shall be deemed a separate offense. The Department Director shall determine the location and number of such replacement trees which will immediately achieve a shade area comparable to that which existed prior to the violation.
- Staff and the applicant have agreed that seventeen (17) - three (3) inch caliper trees and eighteen (18) – four (4) inch caliper trees will be planted as replacements for trees removed prior to this application. These replacement trees are in addition to the number of replacement trees that will be required for existing trees still to be removed from the project site.
- LDC Section 701.4.B.3.ii. Buffer Zones. Screening Buffers. The perimeter buffer for a site zoned LM, HM or MP-I shall be a minimum of twenty (20) feet if adjacent to a non-residential district, and thirty (30) feet if adjacent to a residential zoning district.
- A comprehensive environmental review of this parcel cannot be conducted based on the information provided. No plan has been submitted as part of this request.
- Additional comments will be provided upon review of subsequent site plan submittals.

NEARBY DEVELOPMENT

NON-RESIDENTIAL

PROJECT	FLUC	ZONING	ACRES	DWELLING UNITS / SQUARE FEET	DENSITY / INTENSITY
Whitfield Warehouse	IL	PDI	5.21	55,392 sf	.24
Warehouse	IL	HC	.38	4,875	.29

RESIDENTIAL

SUBDIVISION	FLUC	ZONING	ACRES	DWELLING UNITS / SQUARE FEET	DENSITY / INTENSITY
Whitfield Manor	RES-6	RSF-4.5	19.69	67	3.4 du/acre
Whitfield Pines	RES-16, RES-6	RSF-4.5	4.5	18	4 du/acre
Idlewild Court	RES-9	RDD-6	9.9	46	4.6 du/acre

POSITIVE ASPECTS

- LM zoning district provides for greater building setbacks adjacent to single-family residential zoning

<ul style="list-style-type: none"> • LM zoning district requires greater buffering adjacent to residential zoning • LM zoning permits residential uses
<p>NEGATIVE ASPECTS</p>
<ul style="list-style-type: none"> • The subject property is within the IL FLUC adjacent to RES-6 and RES-9 FLUCs where residential development is adjacent • Intense non-residential uses are permitted in the IL zoning district adjacent to residential development
<p>MITIGATING MEASURES</p>
<ul style="list-style-type: none"> • A 75-foot building setback is required from the west boundary for non-residential development in the LM zoning district adjacent to property zoned for single-family residential uses. • A 30-foot landscape buffer is required at the north and west boundary for non-residential development in the LM zoning district adjacent to property zoned for residential uses.
<p>COMPLIANCE WITH THE LAND DEVELOPMENT CODE LDC SECTION 342.3 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS</p>
<p>The following represents an analysis of how the application achieves compliance with LDC Section 342.3. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and Land Development Code.</p>
<p>LDC SECTION 342.3 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS</p>
<p>A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties. Analysis: The development pattern for the nearby properties is one that transitions from residential into an urban corridor (15th Street East) from west to east. The development adjacent to the west of the subject property is where the residential pattern stops. This pattern of residential development extends from North Tamiami Trail (U.S. Hwy 41) to the subject property’s west boundary. The subject property has frontage on 15th Street East, an urban corridor as defined by the LDC. This corridor has a combination of FLUCs along its frontage with light industrial and urban industrial designations stretching from Whitfield Avenue from the north to Tallevast Road to the south. In the opinion of staff, the LM zoning district proves to be compatible with the uses sharing the road frontage of the urban corridor; however, properties located to the adjacent north and west are not compatible with most uses permitted in the IL FLUC, and more specifically, the LM zoning district. Compared to the variety of zoning districts suitable for the IL Future Land Use Category, it is the opinion of staff that the LM zoning district provides the most restrictive mitigation of LDC requirements for abutting incompatible land uses and design with development standards.</p>
<p>B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based. Analysis: Prior to the subject property being approved PDI zoning in 1998, the property was zoned LM. PDI zoning is not the original zoning designation. The site is within the SWTIF (Southwest Tax Incremental Financing) district as well as within an urban corridor as defined by the LDC.</p>
<p>C. Consistency with the Current Comprehensive Plan. Analysis: In the opinion of staff, the proposed rezoning is consistent with the current Comprehensive Plan. The IL FLUC permits LM zoning and the requirements implemented for development within the LM zoning district create mitigation to reduce impacts onto adjacent properties.</p>
<p>D. Conflicts with Existing or Planned Public Improvements. Analysis: There are no known conflicts with existing or planning public improvements.</p>

E. Available of Public Facilities.

1. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: In the opinion of staff, traffic impacts are most notably expressed in terms of capacity and trip generation. A traffic impact statement (TIS) was submitted by the applicant and accepted by Public Works Department of Manatee County. Upon review of the TIS, it has been determined that the potentially impacted segment of 301 Boulevard will have sufficient capacity for the proposed project traffic. 301 Boulevard is located east of the subject property and was studied as being potentially impacted by the proposed project. Sufficient capacity for 301 Boulevard exists. There is no concurrency for this rezoning and trip generation was not analyzed due to the proposed project being a standard rezoning. Concurrency will be applied for at the time of a future Final Site Plan review.

2. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: There are no known impacts to population density or development intensity demand for schools, sewers, streets, recreational areas and facilities or other public facilities.

3. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: There does not appear to be any impacts on public facilities planned and funded to support any change in density or intensity.

F. Health, Safety or Welfare of the Neighborhood and County.

Analysis: There does not appear to be any impacts to health, safety or welfare of the neighborhood or County.

G. Conformance with All Applicable Requirements of this Code.

Analysis: Conformance with all applicable requirement of this code was accounted for during the review of the proposed rezoning.

H. Consistency with the Development Patterns in the Area.

Analysis: Given the geographical context of the development pattern together with situational complexities, the proposed rezoning, in the opinion of staff, is consistent with the development patterns in the area.

I. Logical Expansion of Adjacent Zoning Districts.

Analysis: Given the geographical context of the development pattern, together with adjacent zoning districts, the proposed project is a logical continuation of the existing transition between land uses in the currently designated IL FLUC.

J. Impact on Historic Resources.

Analysis: There are no known impacts to historic resources.

K. Environmental Impacts.

Analysis: There are no known impacts to the environment.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: Non-residential uses and residential uses are allowable uses for the proposed LM rezoning in the IL FLUC. LM zoning has been analyzed and compared to other allowable uses outside of LM zoning and it is staff's opinion that impacts are sufficiently reduced with the implementation of LM zoning district requirements.

M. Relocation of Mobile Homeowners.

Analysis: Does not apply

N. Consistency with the Planned Development District Standards.

Analysis: Does not apply.

O. Any Other Matters Which May Be Appropriate.

Analysis: There are no other known matters which may be appropriate.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the IL (Industrial Light) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.6 Encourage growth and redevelopment to concentrate within the Urban Service Area.

Analysis: The subject property is within the Urban Service Area and is an infill development of vacant acreage along an urban corridor and within the Southwest Tax Incremental Financing (SWTIF) area boundary.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: The proposed project is a continuation of the built environment from Tallevast Road where the Sarasota-Bradenton Airport is located up to Whitfield Avenue along 15th Street East which is an urban corridor as defined by the LDC.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis: The development pattern for the nearby properties is one that transitions from residential into an urban corridor (15th Street East) from west to east. The development adjacent to the west of the subject property is where the residential pattern stops. This pattern of residential development extends from North Tamiami Trail (U.S. Hwy 41) to the subject property's west boundary. The subject property has frontage on the west side of 15th Street East, an urban corridor as defined by the LDC. This corridor has a combination of FLUCs along its frontage with light industrial and urban industrial designations stretching from Whitfield Avenue to the north down to Tallevast Road to the south. In the opinion of staff, the LM zoning district proves to be compatible with the uses sharing the road frontage of the urban corridor; however, properties located to the adjacent north and west are not compatible with most uses permitted in the IL FLUC. Compared to the various non-residential uses suitable for development in the IL Future Land Use Category, the LM zoning district has provides more restrictive LDC requirements to mitigate incompatibility and design with required development standards.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Analysis: The proposed rezoning will require to provide 30-foot buffers along the north and west boundaries. Non-residential uses adjacent to residential uses require a solid, decorative, opaque wall with a minimum six (6) feet in height with two (2) canopy trees and three and one-third (3 1/3) understory trees per one hundred (100) linear feet. The wall shall be placed at the interior edge of the buffer and the landscaping shall be placed on the exterior side of the wall. Also required in the LM zoning district is a 75-foot building setback from adjacent single-family zoning.

Policy 2.6.3.1. Consider performance standards or other measurers to distinguish between light and heavy industries.

Analysis: The LM zoning district does not allow any heavy industrial uses or heavy utility uses. LM zoning adjacent to residential zoning requires a 30-foot landscape buffer.

Policy 2.6.5.5. Ensure urban infill projects are compatible to their setting and design to contribute to the overall enhancement of the existing neighborhood. Compatibility considerations include building massing, vertical character and setbacks with the existing urban neighborhood.

Analysis: The project is within the urban corridor and enhanced design standards are available to the subject property. The project will be subject to the requirements of the LDC for height compatibility and building setbacks in consideration to the adjacent neighborhood.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY			
CLOS APPLIED FOR: No (A CLOS application cannot be issued with a rezone) TRAFFIC STUDY REQ'D: Yes (A traffic impact summary was prepared; however, a traffic study will be required at PSP/FSP)			
NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
301 Boulevard	2102	D	C
OTHER CONCURRENCY COMPONENTS			
Solid waste and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and wastewater will be reviewed at the time of Final Site Plan/Construction Drawings.			
ATTACHMENTS			
<ol style="list-style-type: none"> 1. Staff Report Maps/Aerials 2. Traffic Impact Statement and Acceptance Letter 3. Environmental Narrative 4. Zoning Disclosure Affidavit 5. PDI-98-01(Z)(P) 6. Airport Impact Letter 7. Concurrency Deferral 8. Newspaper Advertising 9. Ordinance Z-19-30 			