



Growth Management Department
Zoning Division
Comprehensive Planning Section

MEMORANDUM

To: Tim Finn, AICP, Principal Planner
Zoning Division, Zoning Services Section

From: Sue Faulkner, Principal Planner,
Zoning Division, Comprehensive Planning Section

Date: December 13, 2017

Subject: *Future Land Use Element (FLUE) Consistency Review*

PETITION NUMBER: PDI - PL20170003546 R1

PETITION NAME: Sabal Bay Mixed Use Planned Unit Development (MPUD) with Insubstantial Changes (PDI)

REQUEST: To amend Sabal Bay MPUD, approved via Ordinance #05-59, as amended via Ordinance #12-12, to modify the Development Standards Table to reduce the multi-family minimum floor area from 700 square feet to 551 square feet and 660 square feet. Submittal 2 revises 3.5 Development Standards table to clarify only Tract I will have reduced Floor Area Minimums with this petition.

LOCATION: The ±2,416.49-acre site is located on the southeast side of the intersection of Tamiami Trail East (US 41) and Thomasson Drive, and north and west of the Wentworth Estates PUD; in Section 19, Township 50 South, Range 26 East and Sections 23, 24, 25, 26, and 36, Township 50 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject PUD is designated Urban, Urban Commercial District, Urban Mixed Use Activity Center Subdistrict #17, and Urban Mixed-Use District, Urban Coastal Fringe Subdistrict, and is within the Coastal High Hazard Area as depicted on the Future Land Use Map of the Growth Management Plan. The Activity Center Subdistrict is intended to accommodate a variety of residential and non-residential uses, including Planned Unit Developments. The Sabal Bay MPUD is approved via Ordinance #12-12 for a maximum of 1,999 residential dwelling units and 182,000 square feet of commercial.

This petition is for Insubstantial changes to the Planned Unit Development (PDI) to amend the MPUD to modify the Developments Standards Table to reduce the multi-family minimum floor area from 700 to 551 square feet. This square feet reduction in floor area is to be applied to two different size studio units with 551 square feet for 24 of the units or 660 square feet for 28 units. The total number of units of the Springs at Sabal Bay project is 340 apartments. No changes to the PUD boundary, or in permitted uses, densities, or intensities are being requested.

Relevant FLUE Objectives and policies are stated below (*in italics*); each policy is followed by staff analysis (**in bold**).

FLUE Policy 5.6:

New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended). (**Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition.**)

FLUE Objective 7 and Relevant Policies

Due to the minor changes proposed (no changes in permitted uses, densities, or intensities), and since the Sabal Bay MPUD was evaluated for consistency with the Future Land Use Element prior to the adoption of Ordinance #12-12 on March 12, 2012, staff is of the opinion that a re-evaluation of FLUE policies under Objective 7 (pertaining to access, interconnections, walkability, etc.) is not necessary.

Based upon the above analysis, the proposed PDI may be deemed consistent with the Future Land Use Element.

cc: Mike Bosi, AICP, Director, Zoning Division
 David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section
 Ray Bellows, Manager, Zoning Services Section
 [PDI-PL2017-3546 Sabal Bay R2.docx](#)