

TRANSPORTATION DEPARTMENT

OVERVIEW

The subject of this rezone petition is ±49.32 acres of parcels located south of Palmer Boulevard, north of Porter Road, and east of Apex Road. The subject parcel is currently zoned OUR (Open Use Rural). The Applicant is requesting to rezone the subject parcel to RSF-2/PUD (Residential, Single Family/Planned Unit Development) to permit constructing 170 residential, single family detached dwelling units.

SUBJECT AREA ROADWAY CONDITIONS

The subject parcel has frontage and access along Raymond Road. Raymond Road is designated as a local road with no Future Thoroughfare Plan designation.

Raymond Road from Palmer Boulevard to the pavement change has an Overall Condition Index (OCI) of 53. The county's adopted level of service for OCI is 60. The road is not currently programmed in the resurfacing program and scheduling is dependent on the available resurfacing budget and existing resurfacing schedule.

ROADWAY	SEGMENT	Rig ht- of- Wa y (fee t)	Surfac e Type	Pa ve me nt Wi dth (fe et)	# L a n e s	La ne Wi dth (fe et)	Condi ti on	L a s t R e s u r f a c e d	Dr ain age (op en/ clo sed)	Pos ted Sp eed Li mit
Raymond Road	Palmer Boulevard to pavement change	80-150	Asphalt	32	2	12	Undesirable	1999	open	40
	Pavement change to Porter Road	50	Asphalt	18	2	9	Satisfactory	2002	open	30

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

ACCESS TO SUBJECT PARCEL

Roadway	Access Type	Comment
2 access locations along Raymond Road	Unrestricted	None.

RIGHT-OF-WAY NEEDS

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 OUR	Line 1	Current Use	Vacant	—	0	du	0	0	100%	0	0
	Line 2	Current Zoning	Residential	210	4	du	54	5	100%	54	5
Proposed RSF-2/ PUD	Line 3	Proposed Use	Residential	210	170	du	1,712	171	100%	1,712	171
	Line 4	Proposed Zoning	Residential	210	170	du	1,712	171	100%	1,712	171
	Line 5	Zoning Impact (Line 4 minus Line 2)								1,658	166
	Line 6	Concurrency Impact (Line 4 minus Line 1)								1,712	171
	Line 7	Impact of Proposed Use (Line 3 minus Line 1)								1,712	171

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

RECOMMENDED STIPULATIONS

Staff proposes modifying the Applicant's proffered transportation-related development order condition, as follows:

12. The first Concurrent Plan Application submitted for the Development shall include a crosswalk on Raymond Road with a Rectangle Rapid Flashing Beacon at one (of the two) Development's access points to be provided by the Owner at no cost to the County.

FOR INFORMATIONAL PURPOSES ONLY

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.

LEVEL OF SERVICE ANALYSIS

Roadway	Segment	Existing		Vested Trips ¹	Existing + Vested		Project Trips ¹	Existing+ Vested+ Project		A D O L P O S I T I O N
		PM Peak Trips ¹	LOS ²		PM Peak Trips	LOS ²		PM Peak Trips	LOS ²	
Palmer Boulevard	Porter Boulevard to Raymond Road	992	C	491	1,483	C	112	1,595	C	D

1. Based on the submitted traffic impact analysis by Palm Traffic, LLC, August 2023. (Figure 3 & Table 6)

2. Based on detailed segment analysis using Synchro.

STORMWATER DIVISION, PUBLIC WORKS DEPARTMENT

Stipulations

None.

Stormwater and Drainage

The site is located within the Phillippi Creek Basin of the Sarasota Bay Watershed. Based on the Phillippi Creek Basin model and recent terrain data, runoff from the site generally sheet flows in a northern direction across the site into an existing drainage ditch. This runoff then flows to the east through an existing drop structure into an existing drainage canal. This drainage canal flows to the south into Petty Canal. Petty Canal flows to the west and flows into Phillippi Creek Main C. Phillippi Creek Main C flows to the southwest and flows into Phillippi Creek Main A. Phillippi Creek Main A flows to the northwest and discharges into Phillippi Creek. Phillippi Creek continues to flow in a predominantly southwest direction for several miles before discharging into Sarasota Bay and 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 WSWT¹ Below Existing Ground Surface (feet)	Months for Wet Season Water Table
Very Poorly Drained	Floridana or Gator (15) - depressional	52	+2.0 ² to 1.0 +2.0 ² to 1.0	June to February January to December
Very Poorly Drained	Floridana (14) – mucky fine sand	44	0.0 to 1.0	June to February
-	Water (99)	4	-	-

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 and special flood hazard area (SFHA) designations for the subject property:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12115C0158G	Percentage of Property (±)
Flood Zone AE or areas within the one percent annual chance (100-year) floodplain; base flood elevations determined. (Elevation 19.8 feet NAVD88)	55
Zone X (shaded) or areas determined to be within the 0.2 percent annual chance (500-year) floodplain.	15
Flood Zone AE or areas within the one percent annual chance (100-year) floodplain; base flood elevations determined. (Elevation 19.6 feet NAVD88)	10

The table below describes the local floodplain information and community flood hazard area (CFHA) for the subject property:

Phillippi Creek Basin Model and County Terrain Data	Percentage of Property (±)
Flood Zone AE or areas within the one percent annual chance (100-year) floodplain; base flood elevations determined. (Elevation 19.61 – 20.06 feet NAVD88)	64

Flooding History for the Area

A review of the Public Works Neighborhood Response Team (NRT) database did not indicate any reports of flooding within a 750-foot buffer area surrounding the subject site. This statement is not intended to indicate that the subject site is not susceptible to flooding, only that none has been reported to the County. Just information that is in the NRT database is included here. There could be flooding incidents that are not recorded in the NRT database and we are only including what is in the database.

NRT data indicated one canal/ditch erosion operation within the 750-foot buffer surrounding area that was addressed by Sarasota County Operations and Maintenance Crews. This operation occurred in 2016 east of the site near 1565 Shadow Ridge Circle. The existing drainage ditch at this location had noticeable erosion, which was causing the residents' fence to fall. No additional information was provided in the NRT database for how this operation was resolved.

NRT data indicated one canal/ditch excavation operation within the 750-foot buffer surrounding area that was addressed by Sarasota County Operations and Maintenance Crews. This operation occurred in 2003 east of the site near 1577 Shadow Ridge Circle. The existing drainage canal at the back of the

residence was having an erosion problem and needed to be looked at by Sarasota County Operations and Maintenance Crews. No additional information was provided in the NRT database for how this operation was resolved.

NRT data indicated one pipe/structure maintenance operation within the 750-foot buffer surrounding area that was addressed by Sarasota County Operations and Maintenance Crews. This operation occurred in 2016 south of the site near 2130 Shadow Oaks Road. The existing corrugated metal pipe at the rear of the property and in the roadway was rusted out and needed to be replaced with polyethylene pipe. No additional information was provided in the NRT database for how this operation was performed by Sarasota County Operations and Maintenance Crews.

It is noted that there were a few requests for general maintenance not related to flooding (i.e., 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 provided a Binding Development Concept Plan (DCP) dated February 2024 which shows the project site. The DCP shows one detention pond that will serve as the stormwater system for the project site.

The applicant provided the following stormwater drainage narrative:

“Stormwater Drainage Narrative

This project proposes a ± 49.3-acre single-family development on property with an address of 1771 Raymond Road, Sarasota, FL 34240. The property is located south and east of Raymond Road, just southeast of the Celery Fields/Regional Stormwater Management Facility. The site currently has one single-family residence, and is mostly pasture with an agricultural land use.

In its existing condition the majority of the site drains via sheet flow toward onsite upland cut ditches. Those ditches discharge to a County-maintained conveyance that border the eastern and southern property boundaries, which then crosses under the Raymond Road bridge. Stormwater management for the project is planned to be provided with one large wet detention pond that will collect stormwater runoff from the project to provide both water quality treatment and flood attenuation prior to discharge. It is anticipated that the wet detention pond will be controlled with an outfall allowing discharge to the south to match historic drainage patterns. All runoff from the property eventually drains to Phillippi Creek and is tributary to the larger Phillippi Creek Watershed.

It is likely that the construction of the project will require filling within 100-year floodplain as identified on the applicable preliminary Flood Emergency Management Agency (FEMA) panel and Phillippi Creek Watershed model. In all cases, the existing drainage patterns on the property will be maintained, with no adverse off-site flood stage increases or increases in discharge rate in the required design storm events in the Sarasota County Stormwater Manual. It is expected that this will be demonstrated during Site Development Review by incorporating the project into the County stormwater model for the Phillippi Creek Watershed.”

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
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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.

2. 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.

AIR AND WATER QUALITY

Background:

The applicant proposes a Rezone for approximately 49.32 acres of land to allow for 170 homes to be developed. Portions of the parcels are currently used as farm land and has 2 single-family residences built.

Analysis:

Some of the subject parcels have historically and currently been used for agricultural purposes. Article 9, Section 124-174(a)(1-2) of the Unified Development Code has requirements for site's uses that are not ideal for development or redevelopment due to legacy conditions that could result in adverse impacts to human health and the environment. These requirements will be due at the time of a Site and Development submittal.

Staff reviewed available records and found nothing to currently imply the presence of pollution-related environmental issues on any parcels. Potential sources of pollution onsite and/or generated during development will be addressed through the review of subsequent environmental assessments, soil or groundwater sampling, water quality monitoring reviews and 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.

PUBLIC UTILITIES

The proposed Smith Properties RZ 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. FDEP 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. Please be aware that due to the limited availability of utilities adjacent to this project site, offsite improvements may be required as part of this project.

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

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. Potable water will be required to be looped along Raymond Road from an existing 12-in potable water main, north of the proposed development near the intersection of Palmer Blvd and Raymond Road, to an existing 12-in potable water main located south of the proposed development adjacent to the intersection of Porter Road and Raymond Road.

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 and Utility Manual. 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. The project will be required to connect to the existing sanitary system located offsite and a lift station will be required as part of the proposed development. The placement of this lift station will be required to conform to the standards of Lift Station Optimization

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) rain water 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.

LONG RANGE PLANNING

Comprehensive Plan Consistency

Current Status

The subject property is zoned as Open Use Rural (1 unit/10acres). The future land use is Moderate Density Residential (≥ 2 and < 5 DU/acre).

Proposed Status

A rezone request to Residential, Single Family-2 (3.5 unit/1 acre) to allow 170 residential units.

May be found CONSISTENT with the following Comprehensive Plan Goals, Objectives, and Policies

Chapter 7 – Future Land Use

1. FLU Policy 1.1.1 The Comprehensive Plan is intended to provide for the future use of land in Sarasota County and contemplates a gradual and ordered growth.

- The proposed project does not require a Future Land Use (FLU) Map change.

2. FLU Policy 1.3.9 The identified districts are consistent with the comprehensive plan when selected for a site having the land use designation shown on the chart and when the district is also consistent with the goals objectives and policies of the plan; this will usually be the case.

- The proposed rezone is an implementing zone district for the existing Future Land Use, thus also consistent with the comprehensive plan.

3. FLU Policy 2.1.2 Provide for the adequate buffering of Public Conservation Lands from potentially incompatible adjacent land uses.

- The Applicant proposes additional buffer to mitigate potential impacts on the Celery Field

4. FLU Obj 3.1 Maintain an Urban Service Area Boundary within which development is encouraged by ensuring sufficient developable acreage is available to accommodate the sustainable projected population growth and that adequate concurrency-related public facilities are available concurrent with the impact of development consistent with Florida Statutes.

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

Chapter 8 – Sarasota 2050 RMA Resource Management Area

5. US Obj 4 To encourage development that enhances the livability of the Future Urban Area and is compact and pedestrian friendly and preserves the Greenways and significant areas of Open Space.

- The proposal increases buffer requirements to mitigate any potential impact on neighboring Celery Field.

Chapter 9 – Housing

6. HOU Policy 1.1.2 Locate housing within the Urban Service Boundary or Sarasota 2050 Village/Open Spaces where supporting infrastructure is available including: public transit, schools, parks, emergency services, hurricane shelters, water, sewer services and utilities.

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

Chapter 11 – Economic Development

7. ECON Policy 2.2.4 Supporting urban and neighborhood infill development and redevelopment.

- The subject property optimizes the use of land via infill development (Subdivision).

May be found INCONSISTENT with the following Comprehensive Plan Goals, Objectives, and Policies

Chapter 7 – Future Land Use

8. FLU Policy 1.2.17 As reflected in Sarasota County Zoning standards, potential incompatibilities between land uses due to the density, intensity, character, or type of use proposed, shall be mitigated through site and architectural design.

- The proposed development may impact the surrounding environmental features, especially that of the Celery Field Open Space land use activities.

FINDINGS OF FACT

Approval Criteria	Demonstrating Consistency	Demonstrating Inconsistency
1. The proposed change would/would not be consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan; (LONG RANGE)	FLU Policy 1.1.1 FLU Policy 1.3.9 FLU Obj 3.1 FLU Policy 2.1.2 FLU Policy 2.1.3 HOU Policy 1.1.2 US Obj. 4 Econ Policy 2.2.4	FLU Policy 1.2.17
2. The proposed change will/will not adversely influence living conditions in the neighborhood; (LONG RANGE/NEIGHBORHOODS)	The proposed Rezone will not change the current land use of the site. The proposed residential development will implement the intent of the existing FLU designation.	Staff found none to be applicable.
3. Whether the gradual and ordered growth contemplated in the Comprehensive Plan can/cannot be best accomplished through the approval of a land use which is less intense than the intensity designated on the Future Land Use Map of the Comprehensive Plan; (LONG RANGE)	The proposed Rezone is an implementing zone district within the existing Moderate Density Residential FLU, therefore maintaining the same level of land use.	Staff found none to be applicable.

Recommended Stipulation:

All development shall occur in substantial accordance with the Binding Development Concept Plan, date stamped February 28, 2024, and attached hereto as Exhibit "A," except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable County regulations.