

**SIESTA PROMENADE**  
**CRITICAL AREA PLAN / REZONE PETITION NO. 16-29**

**FACT SHEET**

**APPLICANT:** SIESTA 41 ASSOCIATES, LLP, AN AFFILIATE OF BENDERSON DEVELOPMENT COMPANY

**AGENT:** TODD MATHES  
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**REQUESTS:** The Siesta Promenade **Critical Area Plan (CAP)** is a privately-initiated plan for the development of approximately 23 acres located at the northwest corner of U.S. 41 and Stickney Point Road and within the U.S. 41 and Stickney Point Road Commercial Center. CAPs are essentially small area plans that bridge the gap between the Comprehensive Plan and the Zoning Regulations, and are used in particular areas such as major corridors and commercial areas.

The Applicant seeks to **Rezone** and develop the parcel as a mixed use, open air retail center/ lifestyle center containing up to 133,000 square feet of retail and 7,000 square feet of office, a 130-room hotel, and 414 multi-family units utilizing the Commercial, General (CG) zone district. To obtain approval of multi-family use in a CG district and density above 13 units per acre as proposed, a CAP must be adopted that specifically provides for the mixed use and higher density.

Pursuant to the CAP Regulations, the CAP and rezone petition will be reviewed for Comprehensive Plan consistency. The findings of this assessment will be presented at a subsequent set of public hearings before the Planning Commission and the Board.

**LOCATION AND PROPERTY SIZE:**

23 ACRES LOCATED AT NORTHWEST CORNER OF U.S. 41 AND STICKNEY POINT ROAD

**PROPOSAL OVERVIEW:** The Applicant seeks a CAP and rezone approval to develop the parcel as a mixed-use redevelopment project containing up to 133,000 square feet of retail and 7,000 square feet of office, 479 units (414 multi-family units and 130 hotel rooms). (Note that, hotel rooms count as 0.5 units according to the Zoning Regulations). The proposed density is 20.8 units an acre (23.04 acres at 25 per/acre = 479).

An application has been filed to change the zoning designation of the Commercial Center and Commercial Corridor designated properties from Residential, Multi-Family, 6 units/acre (RMF-1), Residential, Mobile Home, 5 units/acre (RMH), and Office, Professional, and Institutional (OPI) zone districts to the Commercial, General (CG) zone district. Note: Without approval of a CAP, Residential density in CG is limited to 13 units per acre.

Future Land Use Policy 1.2.15 allows property owners to request up to 25 units an acre within a Commercial Center future land use designation when developed as a mixed use project, and designated for the higher densities in an adopted CAP.

**NEXT STEPS:** A CAP application and Rezone Petition has been submitted and deemed sufficient and the Formal Review Process has commenced, as of July 17, 2018. Formal Review will take approximately 45 days. Public hearings will be set after the formal review has ended. The County anticipates the first public hearing (Planning Commission) to occur approximately 30 days after the end of formal review, and the Board of County Commission public hearing to occur approximately 45 days after the Planning Commission public hearing.