



Planning and Zoning Department  
401 W. Venice Avenue  
Venice, FL 34285  
941-486-2626 ext. 7434  
[www.venicegov.com](http://www.venicegov.com)

## Zoning Map Amendment Application

### Section 1.7 Zoning Map Amendment Application (Quasi-Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

**Project Name:** Stiles Multi-Family

**Brief Project Description:** Multi-family residential development

#### Property Information

Address/Location(s): 3590 & 3600 Laurel Road E.

Parcel Identification No.(s): 0389-00-2007 and 0389-00-2001

Parcel Size: 21.34+/- acres

Current Zoning Designation: RMF-2 and OUE

Proposed Zoning Designation: RMF-3

FLUM Designation: Medium Density (prop)

#### Application Fees:

☐ **Total Fees:** \$4313.71 (Application Fee: \$3209.89 / Review Fee: \$1103.82)

*A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.*

**Applicant/Owner Name (for billing purposes):** Stiles Corp. (applicant) see attached (ownership)

**Address:** 201E. Las Olas Ave., Suite 1200, Ft. Lauderdale, FL 33301 (applicant)

**Email:**

**Phone Number:** 954-627-9300 (applicant)

**Signature:**

**Date:**

**Authorized Agent (project point of contact):** Jackson R. Boone, Esq.

**Address:** 1001 avenida Del Circo

**Email:** jackson.boone@boone-law.com

**Phone Number:** 941-488-6716

**Signature:**

**Date:** 3/9/23

*By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.*

## **ZONING MAP AMENDMENT APPLICATION Checklist**

Please check box for each document submitted; if not applicable, please indicate with N/A.

### Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail (see *Specific Application Requirements* below).
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.E including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- ☒ **CONCURRENCY APPLICATION** (if applicable; see Section 5)
  - ☒ School (when required)
  - ☐ Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- ☒ **TRAFFIC STUDY** - if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility).

### Specific Application Requirements (Section 1.7.2):

- ☒ Narrative explaining justification for the zoning map amendment.
- ☒ All data and maps required to support conclusions made in responses to specific findings in Sec. 1.7.4.
- ☒ Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the LDR.

### Decision Criteria (Section 1.7.4):

In a separate document, please restate and address each item below:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
3. Consistency with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
  - a. Impact on the traffic characteristics related to the site.
  - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
  - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
6. Effect on health, safety and welfare of the neighborhood and City.
7. Conformance with all applicable requirements of this LDR.
8. Potential expansion of adjacent zoning districts.
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

## **Project Narrative**

The subject property is comprised of two adjacent parcels located at 3590 and 3600 Laurel Road E. totaling approximately 21.34 acres. The parcel located at 3590 Laurel Road E. is currently zoned RMF-2 and has a current Future Land Use designation of Mixed Use Residential (MUR). The parcel located at 3600 Laurel Road E. is an enclave with an Annexation application on file with the City. It is currently zoned Sarasota County-Open Use Estate (OUE) and has a Sarasota County Future Land Use designation of Major Employment Center (MEC). A concurrent Comprehensive Plan Amendment is on file to designate the property Medium Density Residential. Consistent with the Medium Density Residential land use designation, the proposal is to rezone the property to the RMF-3 zoning district to allow for a multi-family residential development.

The parcel at 3590 Laurel Road E., while presently designated Mixed Use Residential, is zoned RMF-2 which allows for a density of up to nine (9) dwelling units per acre. The parcel at 3600 Laurel Road E., with its FLU designation of MEC, would allow for up to 13 dwelling units per acre in addition to a mix of office and industrial uses. Combined, the proposed rezoning to RMF-3 will result in a reduction in the overall intensity of development which could otherwise be permitted for the properties. Furthermore, the combined parcels, located on the south side of Laurel Road, are adjacent to an approved multi-family parcel within the GCCF PUD to east, a vast amount of open space including an FPL transmission line easement to the south within the GCCF PUD, and a future office/multi-family/ assisted living site within the GCCF PUD to the west. Therefore, the proposed RMF-3 zoning is compatible with the surrounding land uses.

The proposed rezoning is compatible with all applicable elements of the Comprehensive Plan, and therefore, approval of the rezoning is hereby requested.