



# 25-68PP CHALETS AT VENICE

Owner: P3 LAF Chalets at Venice LLC

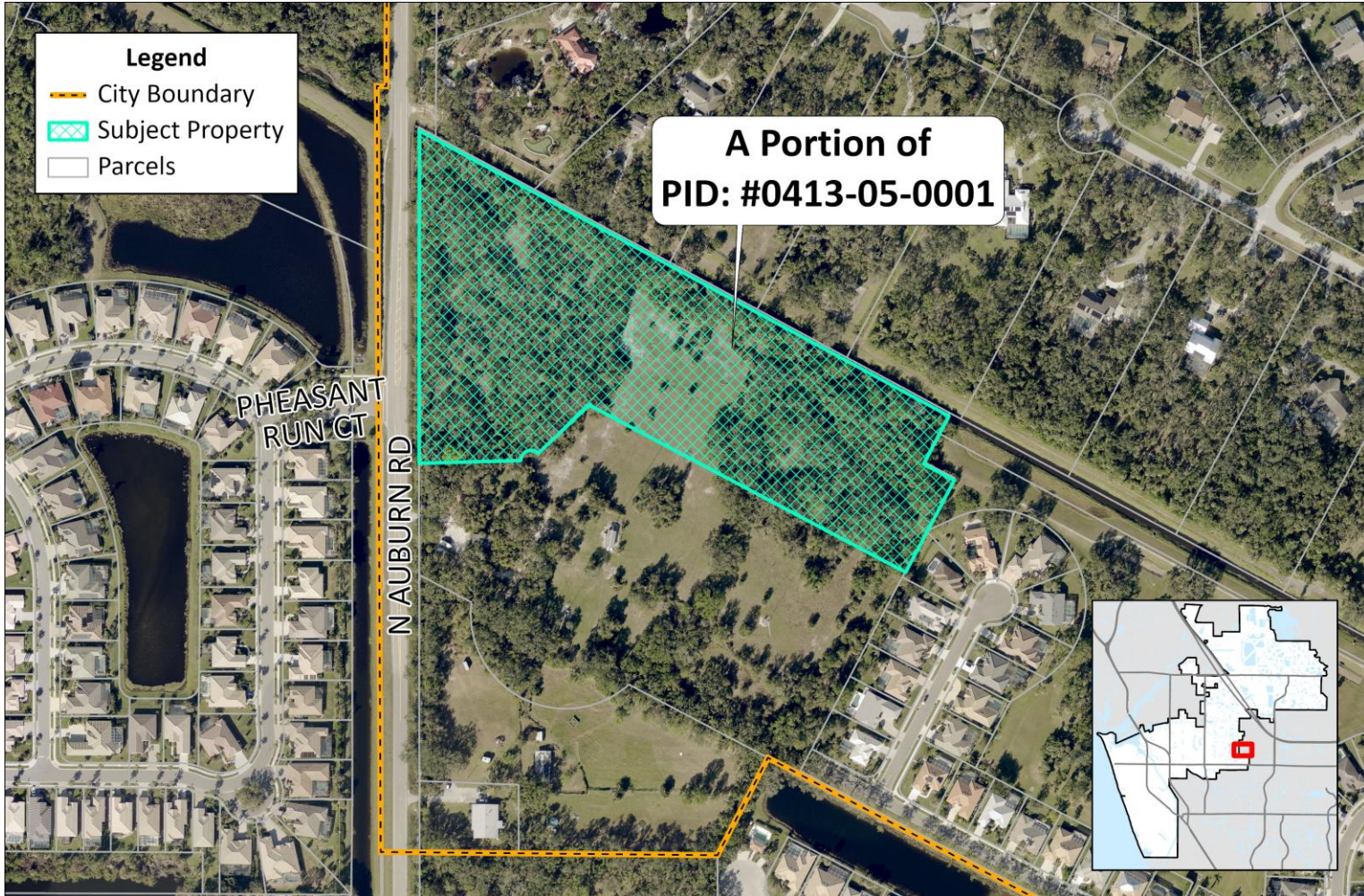
Agent: Morris Engineering & Consulting, LLC

# GENERAL INFORMATION

<b>Address:</b>	282 North Auburn Road
<b>Requests:</b>	Development of a 43-lot single-family residential subdivision
<b>Applicant:</b>	P3 LAF Chalets at Venice LLC
<b>Agent:</b>	Morris Engineering & Consulting, LLC
<b>Parcel ID:</b>	0413-05-0001
<b>Parcel Size:</b>	10.1209 ± acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Zoning:</b>	Planned Unit Development (PUD)
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Neighborhood
<b>Application Date:</b>	January 14, 2026

# PROJECT DESCRIPTION & BACKGROUND

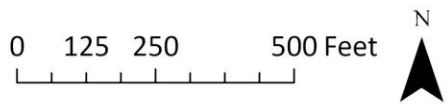
- ▶ Creating 43 single-family lots consistent with binding concept plan
  - ▶ approved April 14, 2026 (Ordinance 2026-10)



**AERIAL**



**Chalets at Venice**  
Aerial Map

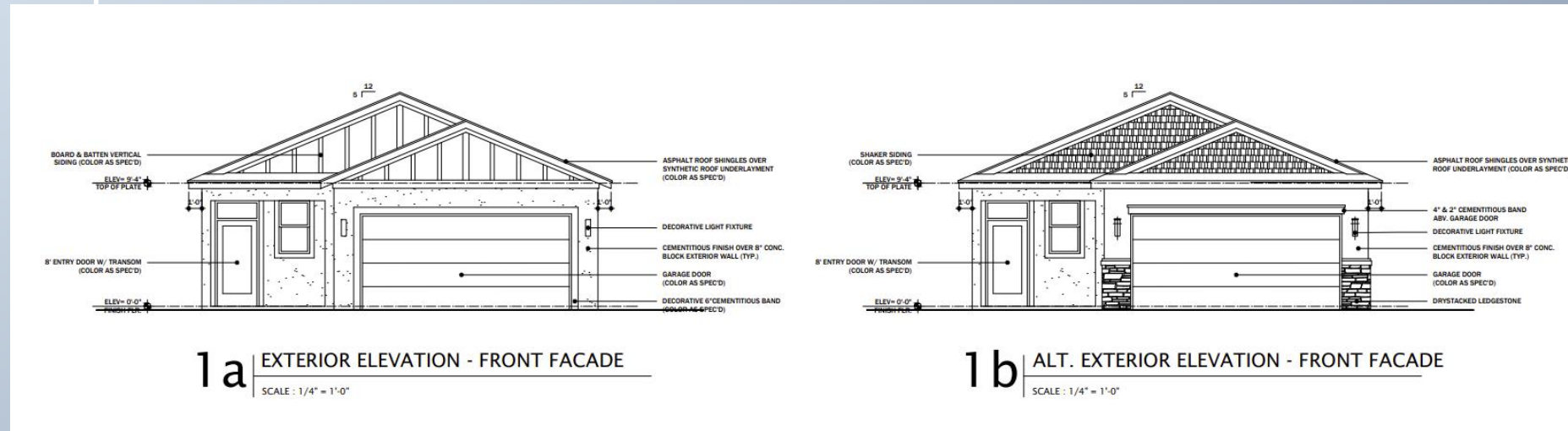
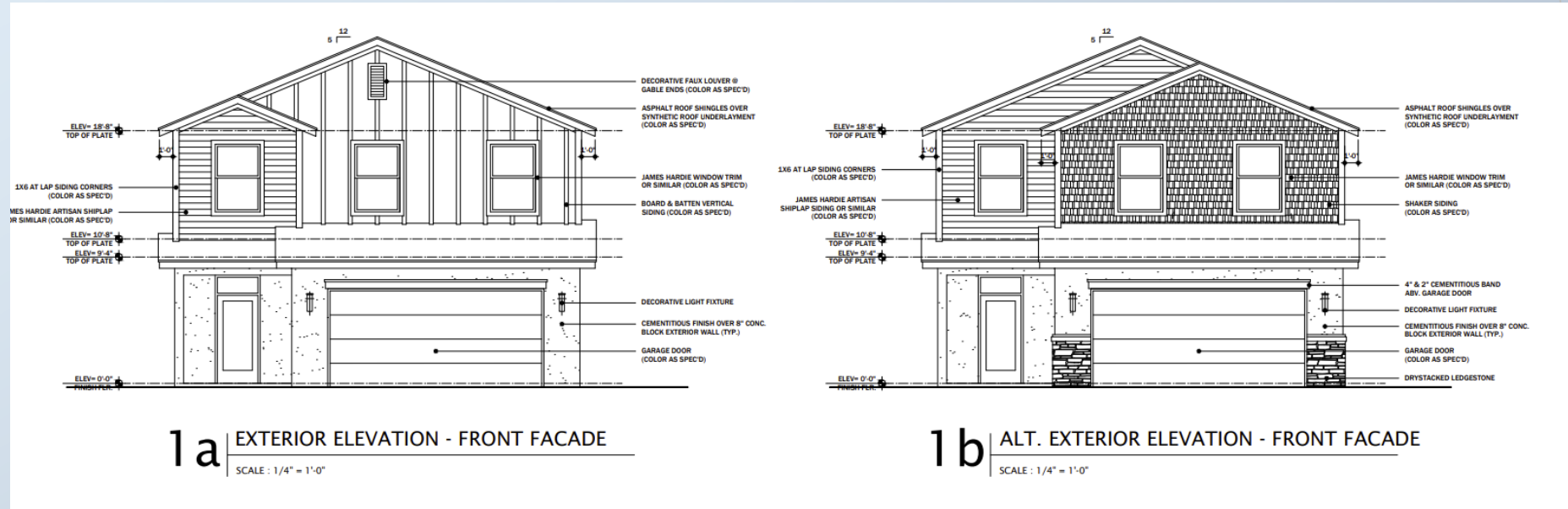




# BINDING MASTER PLAN



# ELEVATIONS





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# EXISTING CONDITIONS

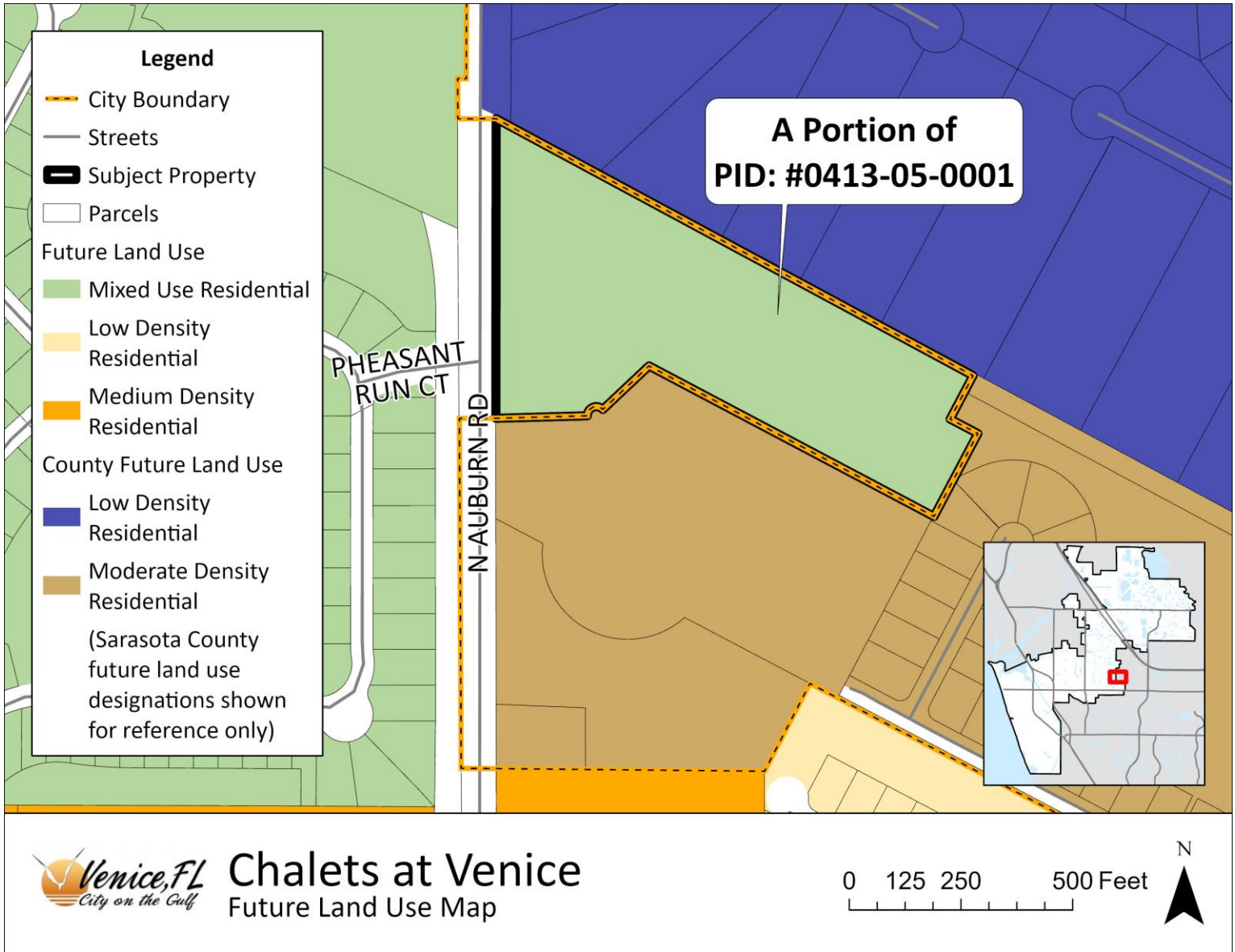
Future Land Use Map

Zoning Map

Site Photos

Surrounding Land Uses

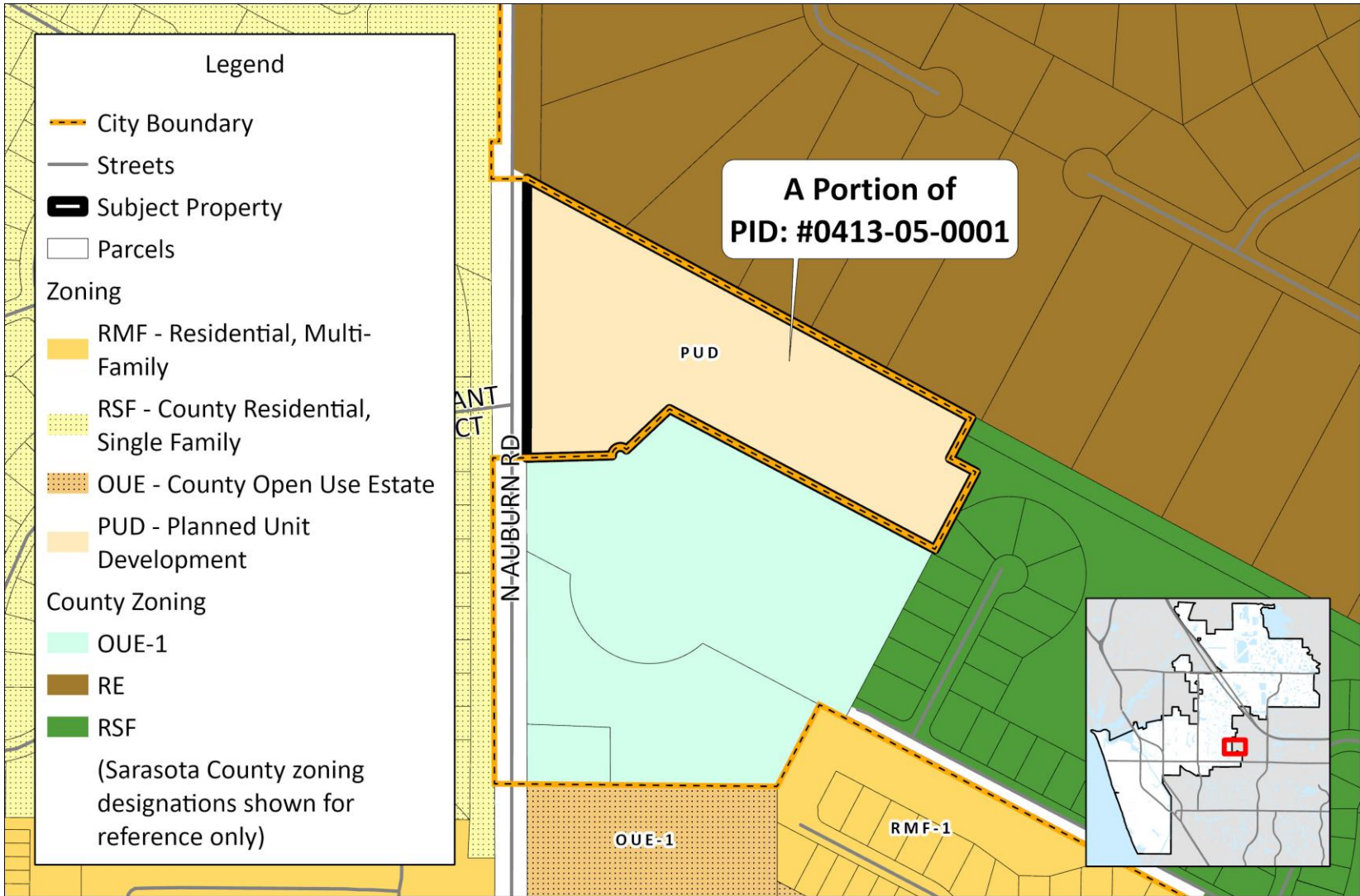
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# FUTURE LAND USE MAP



**Chalets at Venice**  
Future Land Use Map

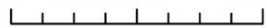


# ZONING MAP



## Chalets at Venice Zoning Map

0 125 250 500 Feet



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# SITE PHOTOS



# SURROUNDING PROPERTY INFORMATION

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Venice Acres	County Residential Conservation, Estate, Planned Unit Development (RE-2)	County Low Density Residential
South	Radio station/ remainder of subject parcel	County Open Use Estate 1 (OUE-1)	County Moderate Density Residential
East	Venice Palms/ Valencia Lakes	County Residential Single Family/ Residential Multi Family 1	County Moderate Density Residential/ City Moderate Density Residential
West	Sawgrass	Residential Single Family	Mixed Use Residential

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# PLANNING ANALYSIS

Comprehensive Plan Consistency

Land Development Code Compliance

Concurrency/Mobility

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# COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU 1.2.16- Mixed Use Residential.**  
The proposed housing project is within a property that is zoned PUD and has the required amount of open space.
- ▶ **Strategy LU 1.2.17- Mixed Use Residential Open Space Connectivity.** The proposed project provides connectivity to open space.

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

## **CONCLUSIONS/ FINDINGS OF FACT: COMPREHENSIVE PLAN**

# LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Reviewed by the Technical Review Committee; no issues regarding compliance with the Land Development Code
- ▶ Applicant has responded to decision criteria (Sec. 87-1.10.C for PP)
- ▶ Approved binding concept plan
  - ▶ Planning Commission considered compatibility, access, layout, drainage, open space, and arrangement

# PRELIMINARY PLAT DECISION CRITERIA

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility, consistent with Section 4 of this LDR;
3. General layout of the development including streets, access points, and onsite mobility;
4. General layout of drainage on the property;
5. Adequacy of recreation and open spaces uses;
6. General site arrangement, amenities, convenience, and appearance; and
7. Other standards including, but not limited to, architectural requirements as may be required.

- ▶ The proposed petitions are compliant, and no inconsistencies have been identified with the LDC.

## **CONCLUSIONS/ FINDINGS OF FACT: LAND DEVELOPMENT CODE**

# CONCURRENCY & MOBILITY

Facility	Department	Estimated Impact	Status
Potable Water	County Utilities	4,888.6 ERUs	Concurrency Confirmed
Sanitary Sewer	County Utilities	12,399.5 ERUs	Concurrency Confirmed
Solid Waste	Public Works	520.47lbs per day	Concurrency Confirmed
Parks & Recreation	Public Works	.301 acres	Concurrency Confirmed
Drainage	Engineering	Compliance Shown	Concurrency Confirmed

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	48 PM peak hour trips	Compliance confirmed by Traffic Engineering Consultant

## Concurrency

- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.
- ▶ **Mobility**
  - The applicant provided traffic analysis that was reviewed by the City's transportation consultant. No issues were identified.

# CONCLUSIONS/ FINDINGS OF FACT: CONCURRENCY & MOBILITY

- ▶ Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action Preliminary Plat Petition No. 25-68PP.

# **CONCLUSION AND PLANNING COMMISSION ACTION**