



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

## Comprehensive Plan Amendment Application

### Section 1.5 Future Land Use Map and/or Text Amendments (Legislative 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

☒ Map Amendment

☐ Text Amendment

#### 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

Zoning Designation: RMF-3 (Proposed)

FLUM Designation: MEDR (proposed)

☒ Residential

☐ Non-Residential

#### Application Fees:

☒ Small Scale: Total Fees: \$7837.06 (Application Fee \$5629.44 / Review Fee \$2207.62)

☐ Expedited: Total Fees: \$8682.60 (Application Fee \$7026.88 / Review Fee \$1655.72)

*The Zoning Administrator will determine scale of amendment. 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:** 201 E. 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, Venice, FL 34285

**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.*

## **FUTURE LAND USE MAP AND/OR TEXT AMENDMENTS 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 1.5.2):

- ☒ All data, maps, and text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and in an editable electronic format.
- ☒ Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).
- ☒ Narrative justification for the future land use map amendment and its consistency with the Comprehensive Plan.
- ☒ A transportation analysis of three planning periods consistent with Strategy TR 1.2.2.a (map amendments only).

*Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the Comprehensive Plan.*

*Any amendment to create a new future land use designation shall be supported by additional data and analysis in accordance with F.S. § 163.3177.*

## **Project Narrative & Comprehensive Plan Compliance Analysis**

### 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). The proposed Comprehensive Plan Amendment is to redesignate both parcels with a FLU designation of Medium Density Residential (MEDR) to allow for a multi-family residential development on the combined parcels.

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 designation of Medium Density Residential (MEDR) on the subject property will result in a reduction in the overall intensity of development which could otherwise be permitted. 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 multi-family use is compatible with the surrounding land uses.

### Comprehensive Plan Compliance

Pursuant to the applicable requirements of F.S. 163.3177(6)(a)(2), F.S. 163.3177(6)(a)(8), and F.S. 163.3177 (6)(a)(9), facilities and services are available to serve the site, and the proposed development will discourage urban sprawl and will serve to provide housing necessary to strengthen and diversify the City's economy in an area of the City experiencing economic development.

Finally, the proposed Comprehensive Plan Amendment to designate the Property Medium Density Residential (MEDR) is consistent with all applicable elements of the Comprehensive Plan, and therefore, approval is hereby requested.