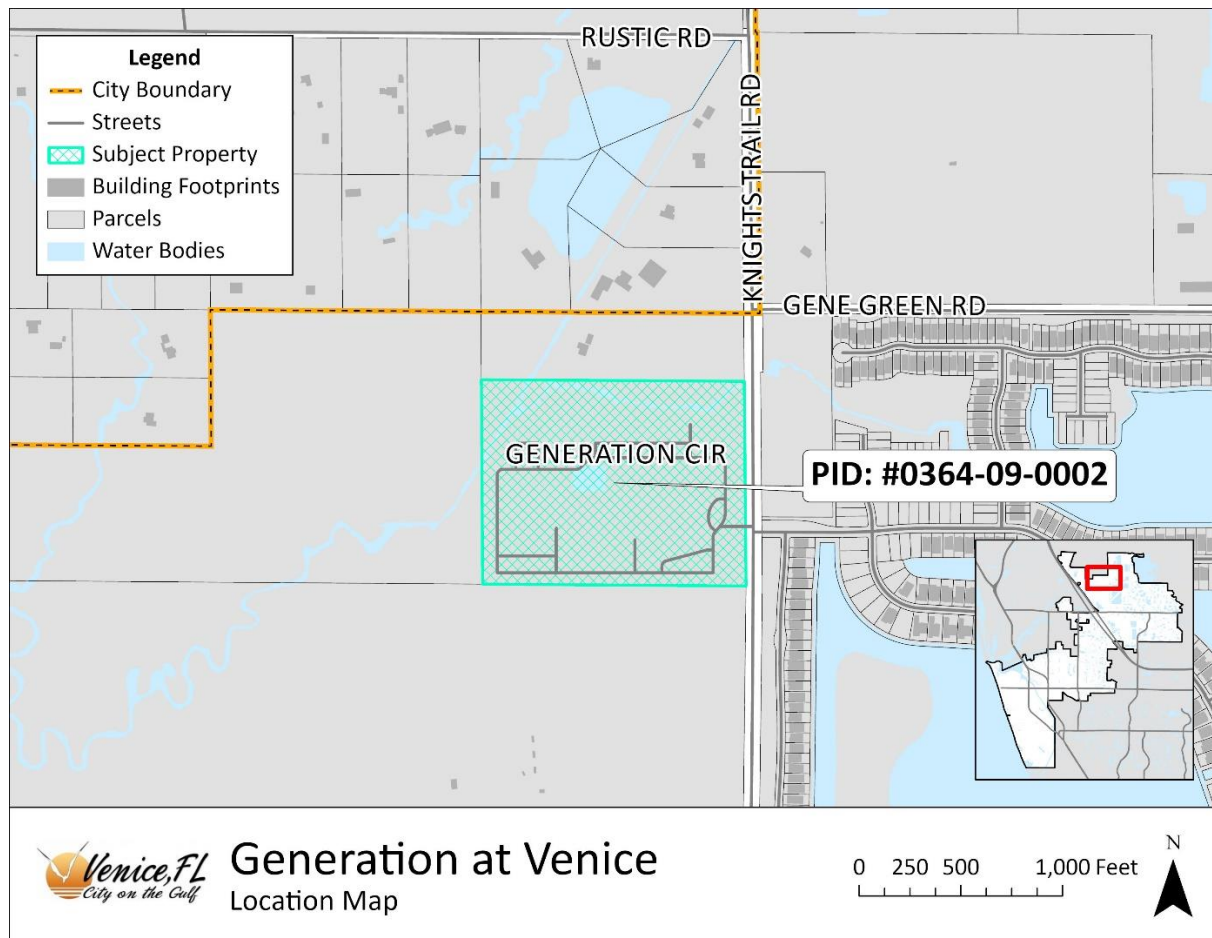


25-03SP – Generation at Venice Site and Development Petition Staff Report



GENERAL INFORMATION

Address:	2201 Knights Trail Road
Request:	Development of 348 multifamily residential units with amenities, landscaping, and associated improvements
Owner:	Generations at Venice, LLC
Agent:	Jackson R. Boone, Esq. Boone Law Firm
Parcel ID:	0364090002
Parcel Size:	29.87 ± acres
Future Land Use:	Mixed Use Corridor (MUC)
Current Zoning:	Residential, Multifamily 4 (RMF-4)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	January 15, 2025

I. BACKGROUND

The following table summarizes past actions on this property since it has been known as the Generation project (beginning in 2020):

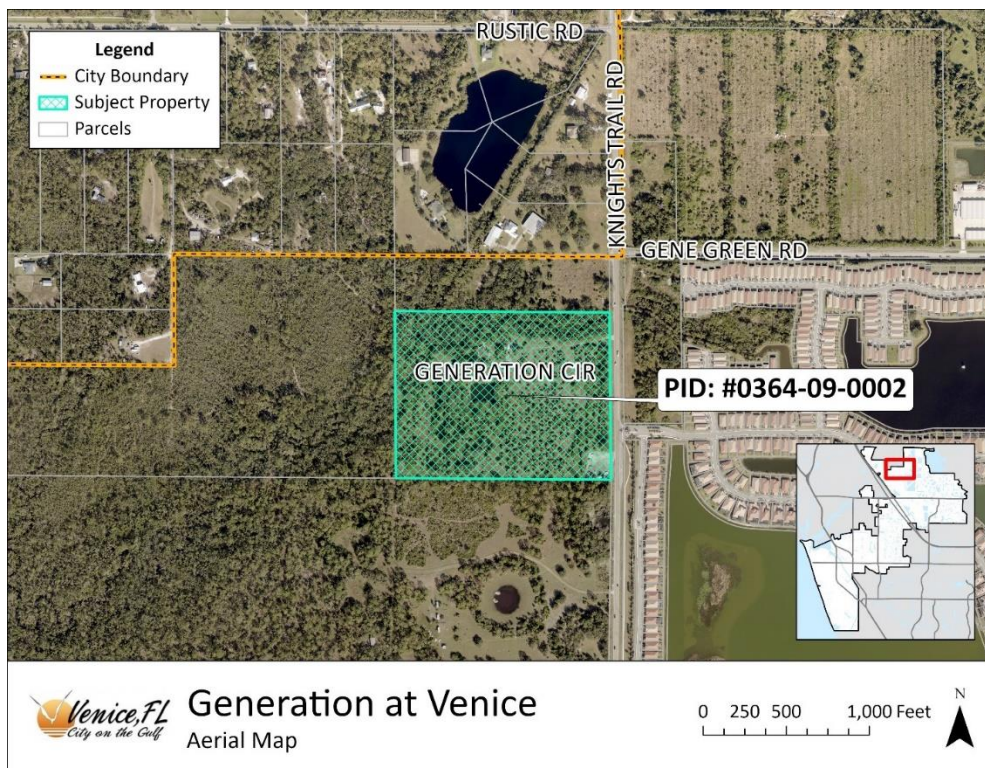
Petition No.	Request	Status
20-34SP	239 multifamily villas	Expired 1/11/2024
20-50SE	Reduced number of loading zones and increased driveway width at the property line	Expired 1/5/2022
20-51CU	Community gates	Expired 2/9/2023
20-56VZ	Sign exceeding maximum size	Expired 7/4/2021
21-59SP	Relocating access point	Administratively closed 6/3/2022
22-68SP	348 multifamily apartments	Valid until 8/23/2027
23-12DA	Sign exceeding maximum size	Valid until 8/23/2027
23-48DA	Driveway width of 58.8'	Expired 3/10/2025
24-26SP	Amendment to change building type	Withdrawn by applicant 1/29/2025

II. PROJECT DESCRIPTION

The proposed site and development plan would replace the previously approved plan (22-68SP), which had 348 units distributed among six apartment buildings, with the same number of units arranged as attached villas or townhome-style dwellings.

Amenities include a dog park, pickleball courts, parking garages, gated entry, and a pool and clubhouse. The building materials include fiber cement board and batten and shingle and metal roofing. There are three building types, which share an architectural style but differ in form.

III. EXISTING CONDITIONS

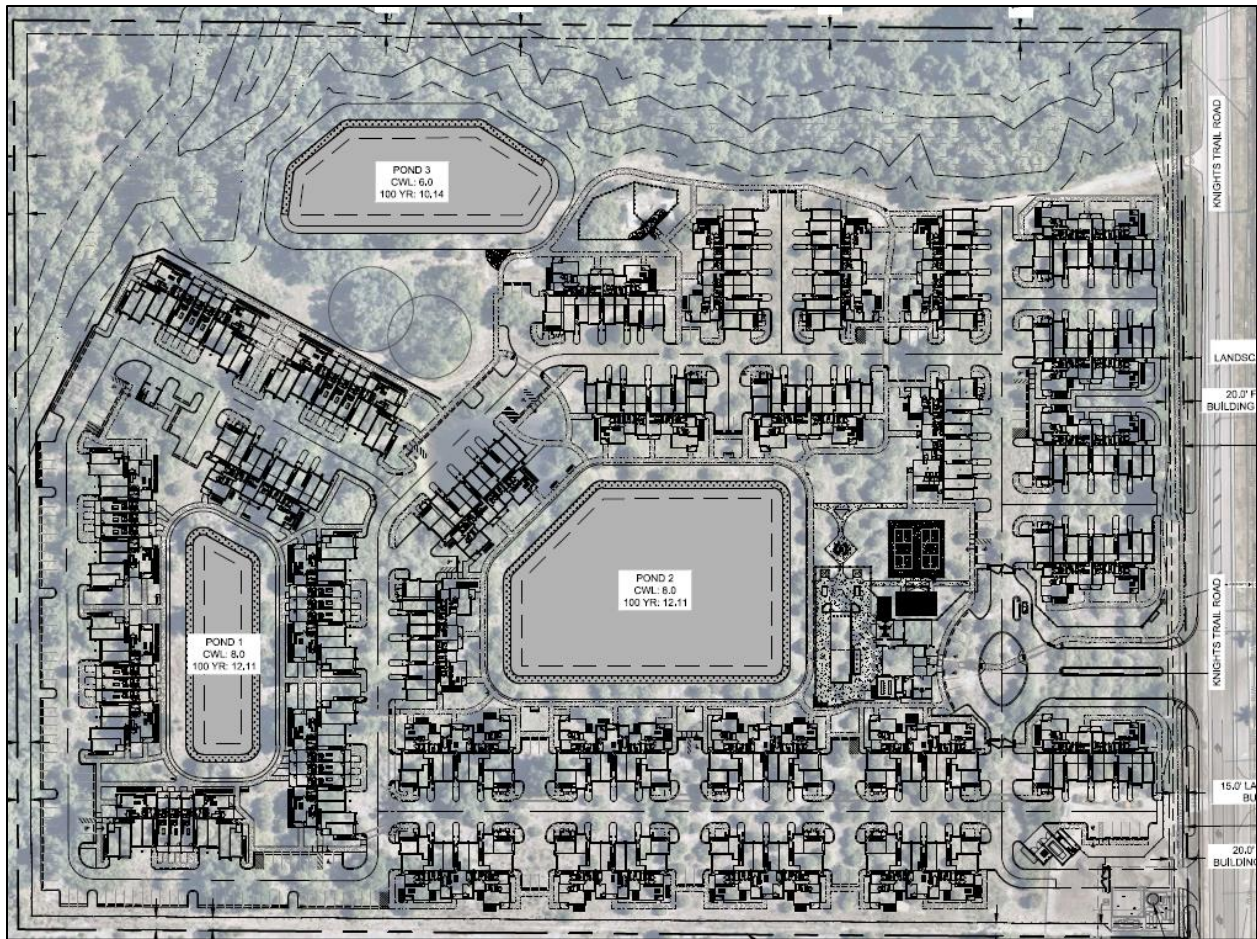


Site Photographs





Site Plan



Elevations



Rear Elevation (Type I)



Right Elevation (Type I)



Rear Elevation (Type II)



Left Elevation (Type II)



Front Elevation (Type III)

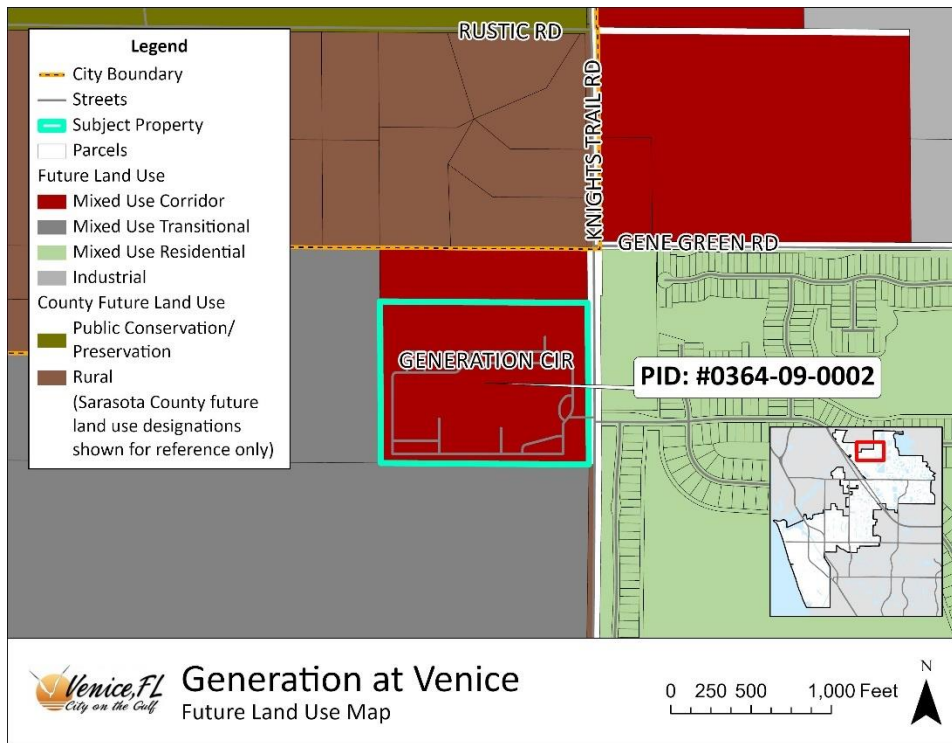


Side Elevation (Type III)

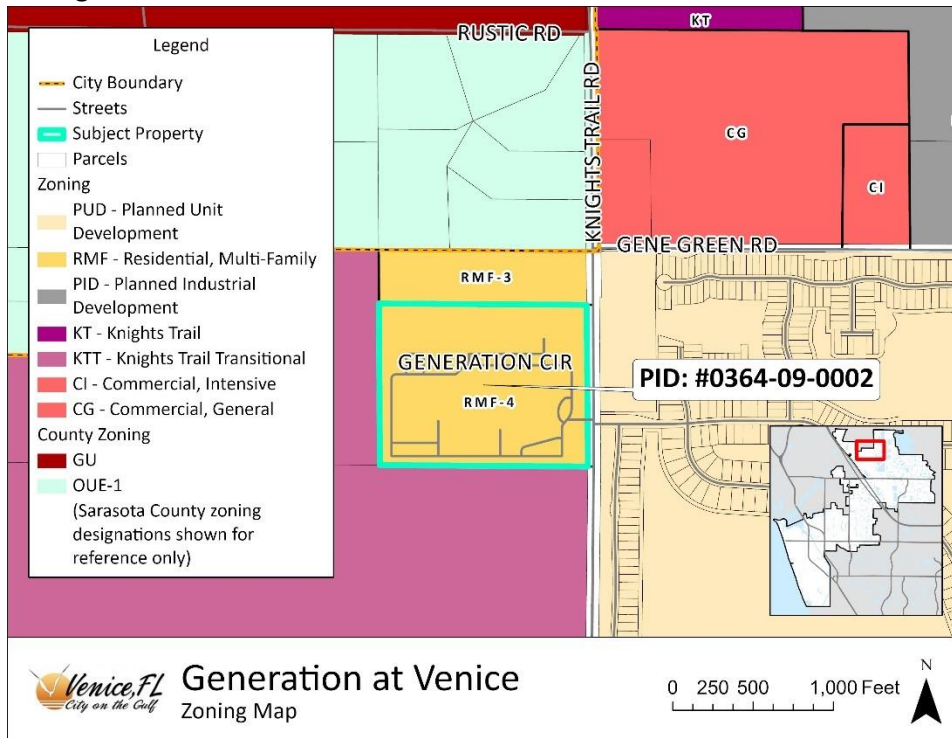
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MU) and the zoning district is Residential, Multi-Family 4 (RMF-4).

Future Land Use



Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Residential, Multifamily 3	Mixed Use Corridor (MUC)
South	Vacant	Knights Trail Transitional	MUC
East	Toscana Isles	Planned Unit Development	Mixed Use Residential
West	Vacant	Knights Trail Transitional	MUC

IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject Site and Development Plan evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

Strategy LU 1.2.9.c - MUC The proposed Site and Development Plan is consistent with the medium density uses permitted in this designation. The density proposed is 11.7 units per acre, consistent with **Strategy LU-KT 1.1.1.A**, which allows a maximum of 13.0 units per acre in this designation.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

Comparison of RMF-4/Development Standards and Proposed Site and Development Plan

Standard	Requirement	Proposed Site Plan
Parking (min/max)	348/696 spaces	516 spaces
Height (max)	35' per Ordinance 2017-20	35'
Setbacks (min)	Front: 20' Rear: 15' Side: 10'	Front:>30' Rear: >150' Side: >250'
Lot Coverage (max)	35%	19.95%

Site and Development Plan Decision Criteria (Sec. 87-1.9.4)

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, by which the Commission shall be guided in its decision to approve, approve with conditions, or deny. These criteria are reproduced below along, with applicant responses and staff comments.

In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed plan is in compliance with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed development is consistent with Section 4 of the Land Development Regulations.

3. General layout of the development including access points, and onsite mobility;

Applicant Response: Access has been designed to provide safe and convenient movement throughout the site, and is consistent with the access approved in Development Order No. 22-68SP.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Off-street parking facilities and off-street loading facilities are safely and conveniently.

5. General layout of drainage on the property;

Applicant Response: Drainage for the property has been designed to meet all City of Venice and SWFWMD requirements.

6. Adequacy of recreation and open spaces;

Applicant Response: Not applicable.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: The proposed development will provide adequate site arrangement, onsite amenities, convenience for residents and will be aesthetically attractive in appearance.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: Not applicable

Summary Staff Comment:

The proposed project is similar to the previously approved site plan, with the major change being the unit layouts/building types. Off-street parking and loading are provided, access is designed consistent with City and County requirements, and drainage has been deemed adequate through the technical review process. No specific requirements regarding open space or architecture apply to this property.

Conclusions/Findings of Fact (Compliance with the Land Development Code):

The subject petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

Concurrency/Mobility

Regarding public facilities concurrency and transportation/mobility, no issues were identified by the Technical Review Committee. The concurrency application and traffic impact statement were submitted for the site plan application. These were reviewed by the TRC and the City's traffic consultant and deemed compliant.

Concurrency

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	314 ERUs	Concurrency confirmed
Sanitary Sewer	Utilities	314 ERUs	Concurrency confirmed

Facility	Department	Estimated Impact	Status
Solid Waste	Public Works	4,203 lbs/day	Concurrency confirmed
Parks & Recreation	Public Works	595 potential population	Concurrency confirmed
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Concurrency confirmed
Public Schools	School Board		Compliance to be confirmed by School District

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning and Zoning	171 PM peak hour trips	Compliance confirmed by City Transportation Consultant

Conclusions/Findings of Fact (Concurrency/Mobility):

No issues were identified by the Technical Review Committee regarding the Site and Development Plan request.

V. CONCLUSION

Planning Commission Report and Action

Upon review of the petitions 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 for the Planning Commission to take action on Site and Development Petition No. 25-03SP.