

# IL GIRASOLE REZONING

## Decision Criteria (Section 1.7.4)

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

*The existing land use pattern along Knights Trail includes a mix of residential and nonresidential development. The proposed IL GIRASOLE zoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations.*

2. Changes in land use or conditions upon which the original zoning designation was based.

*The subject site is subject to a pre-annexation agreement that requires rezoning of the property from its legacy County zoning to a city approved zoning classification. In addition, there has been a substantial change in the existing land use pattern and approved development patterns along Knights Trail since the property was annexed into the City.*

3. Consistency with all applicable elements of the Comprehensive Plan.

*The proposed density and intensity of development within Il Girasole is consistent with and implements the standards of the City's adopted Comprehensive Plan*

4. Conflicts with existing or planned public improvements.

*No conflicts with existing or planned public improvements have been identified. The proposed mix of uses permitted under the proposed zoning will be consistent with the Sarasota County planned fire training facility and fueling/public works depot adjoining the site on Knights Trail, as well as with other approved multifamily and non-residential uses along Knights Trail.*

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.

*We have coordinated and agreed to limit site access to three access point to Knights Trail with Sarasota County Public Works representatives as the permitting agency for access, the location of these access points have been selected to minimize adverse impacts to existing development and to be consistent with other planned development in the area.*

- 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.

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*(i) Infrastructure Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and wastewater infrastructure is presently available at the property by extension of facilities along the Knights Trail corridor. At present, the City's water and wastewater infrastructure has capacity to serve the project.*

*(ii) Water and Wastewater Water service sufficient to serve the project will be provided by the City of Venice by connection to an existing 12" water main on Knight's Trail Road. Wastewater service will be provided by construction of onsite lift stations which will pump to an existing City of Venice 6" force main on Knight's Trail Road.*

*(iii) Stormwater will be detained and treated onsite prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principal of providing adequate flood protection based on the site drainage system.*

- 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.

*Sarasota County has confirmed its plans to extend Knights Trail north to ultimately provide connection to Lakewood Ranch to the north. In addition, Rustic Road is currently approved for extension west to Honore Boulevard, providing improved transportation accessibility to the site.*

- 6. Effect on health, safety and welfare of the neighborhood and City.

*The existing natural and manmade features that surround the property includes large lakes, existing rights-of-way/streets that serve to provide compatibility between Il Girasole and existing single family neighborhoods. The closest existing lower intensity residential structures are more than 329 feet from the property of Il Girasole.*

- 7. Conformance with all applicable requirements of this LDR.

*Development within Il Girasole will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, reuse areas, delivery and storage areas, as well as landscaping, buffers and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.*

- 8. Potential expansion of adjacent zoning districts.

*The proposed rezoning of the subject property reflects the City's identified implementing zoning for the adopted Comprehensive Plan and Future Land Use Map and the applicant has relied upon the City's approval of these designations in moving forward with its development petitions.*

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9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

*The environmental assessment confirmed that the property is suitable for mixed use development and that the property contains limited regulated environmental features. Approximately 87.21% (63.44 acres) of the project site is classified as upland habitats, most of which is designated as woodland pasture (FLUCFCS 213) and disturbed land (FLUCFCS 740). The remainder of the uplands consist of hardwood-conifer mix (FLUCFCS 434), a tree nursery (FLUCFCS 240), and unpaved roads (FLUCFCS 814). Overall, the site contains a total of 0.91 acres of wetlands (associated with two wetlands) and 8.4 acres of surface waters. The surface waters are characterized by a natural stream (0.76 acres), an upland cut canal (Cow Pen Canal) that totals 1.81 acres, two upland cut ditches (0.26 acres) and three ponds (5.56 acres)*

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law

*Additional details regarding internal traffic flow, proposed placement of structures, and location and type of municipal amenities will be provided as part of subsequent site and development plans for each phase of development. These subsequent site and development plans will also include demonstration of compliance with the applicable development intensity, density, design and architectural standards of the City.*