

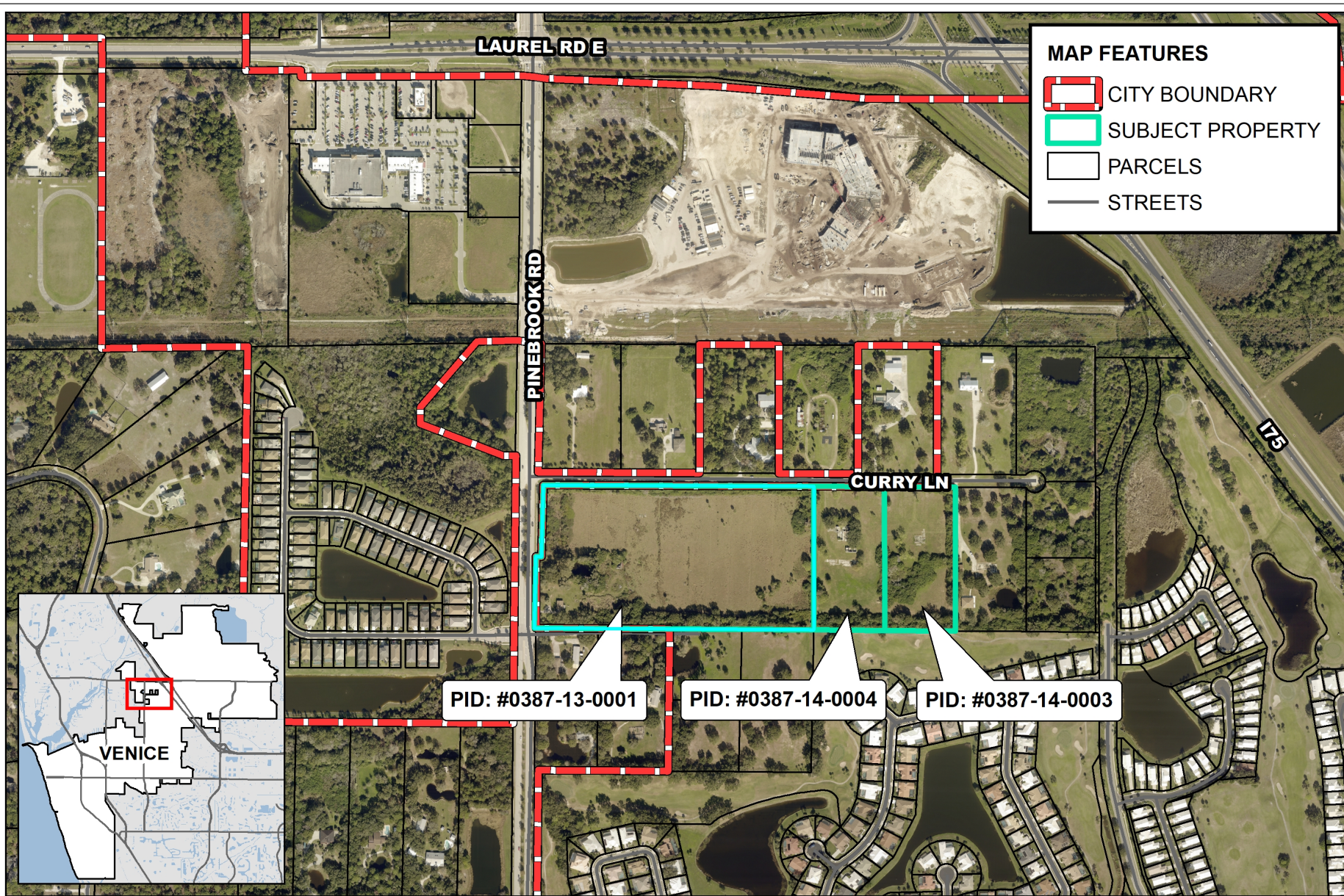


# ▶ Watermark at Venice 21-13SP & 21-29SE

Owner: Thompson Thrift Development, Inc.

Agent: Jackson Boone, Esq.

| GENERAL INFORMATION                 |                                                          |
|-------------------------------------|----------------------------------------------------------|
| Petition Numbers:                   | 21-14CU                                                  |
| Address:                            | 500 R&F Ranch Road, 2800 & 2806 Curry Lane               |
| Request:                            | Allowing for gates in a proposed multifamily development |
| Owner:                              | Thompson Thrift Development, Inc.                        |
| Agent:                              | Jackson Boone, Esq. - Boone Law Firm                     |
| Parcel IDs:                         | 0387120001, 0387140004, 0387140003                       |
| Property Size:                      | 29.4 ± acres                                             |
| Future Land Use:                    | Medium Density Residential/Moderate Density Residential  |
| Zoning:                             | Residential Multi-Family 3 (RMF-3) and RMF-1             |
| Comprehensive Plan<br>Neighborhood: | Pinebrook Neighborhood                                   |
| Application Date:                   | April 27, 2021                                           |



## WATERMARK AT VENICE

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DIVISION



# Project Description

## Conditional Use

- ▶ Petition proposes internal vehicular gates
- ▶ One Pinebrook Road access point
- ▶ Three Curry Lane access points, with one of these being siren-activated for emergency vehicle use only
  - ▶ Emergency gates are not part of the conditional use; the request applies to the resident entrances



# Existing Conditions

Site Photos, Future Land Use & Zoning, Surrounding Land Uses



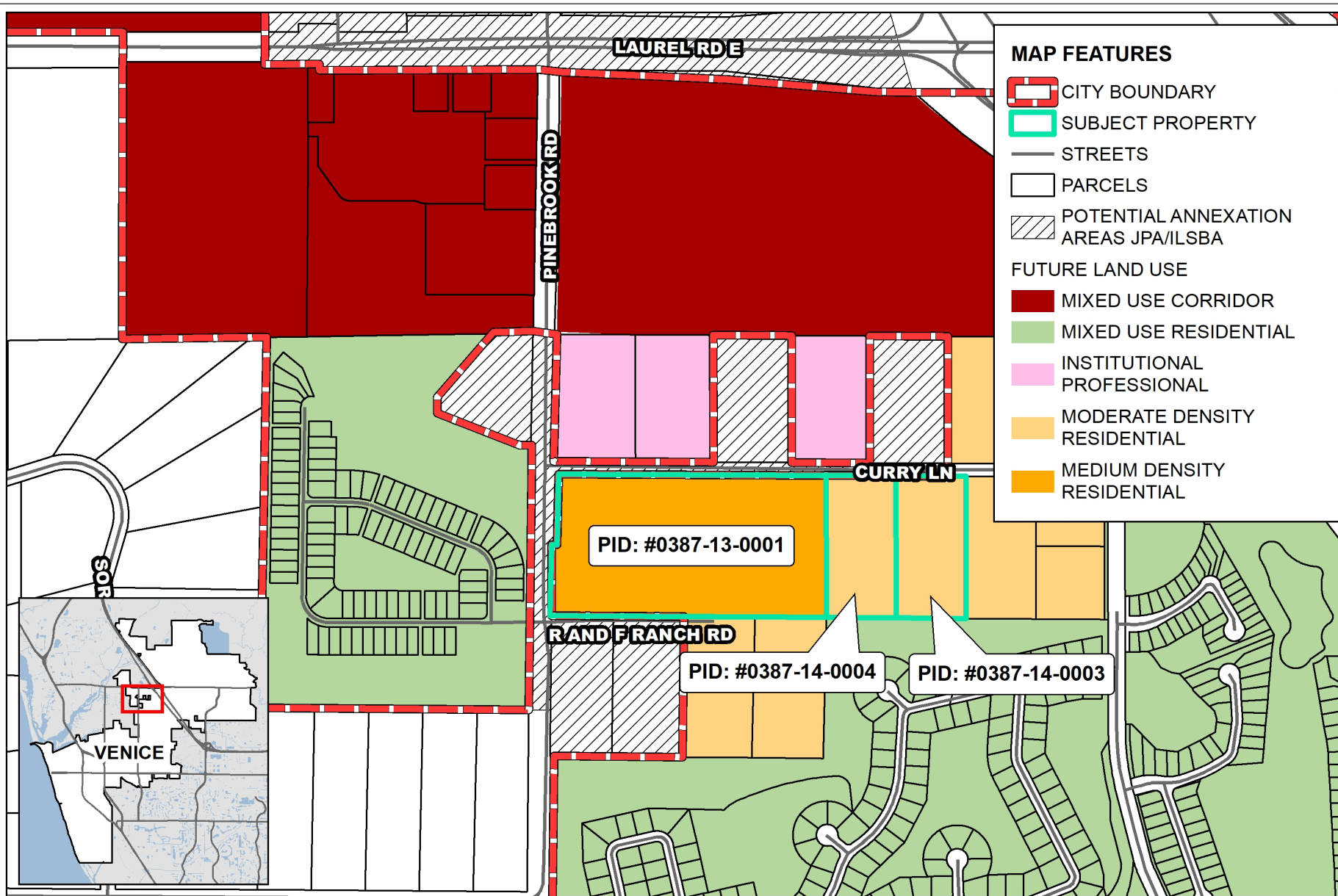
*View towards the south along Pinebrook Road*



*View at the corner of Curry Lane and Pinebrook Road*

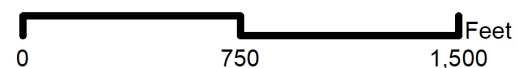


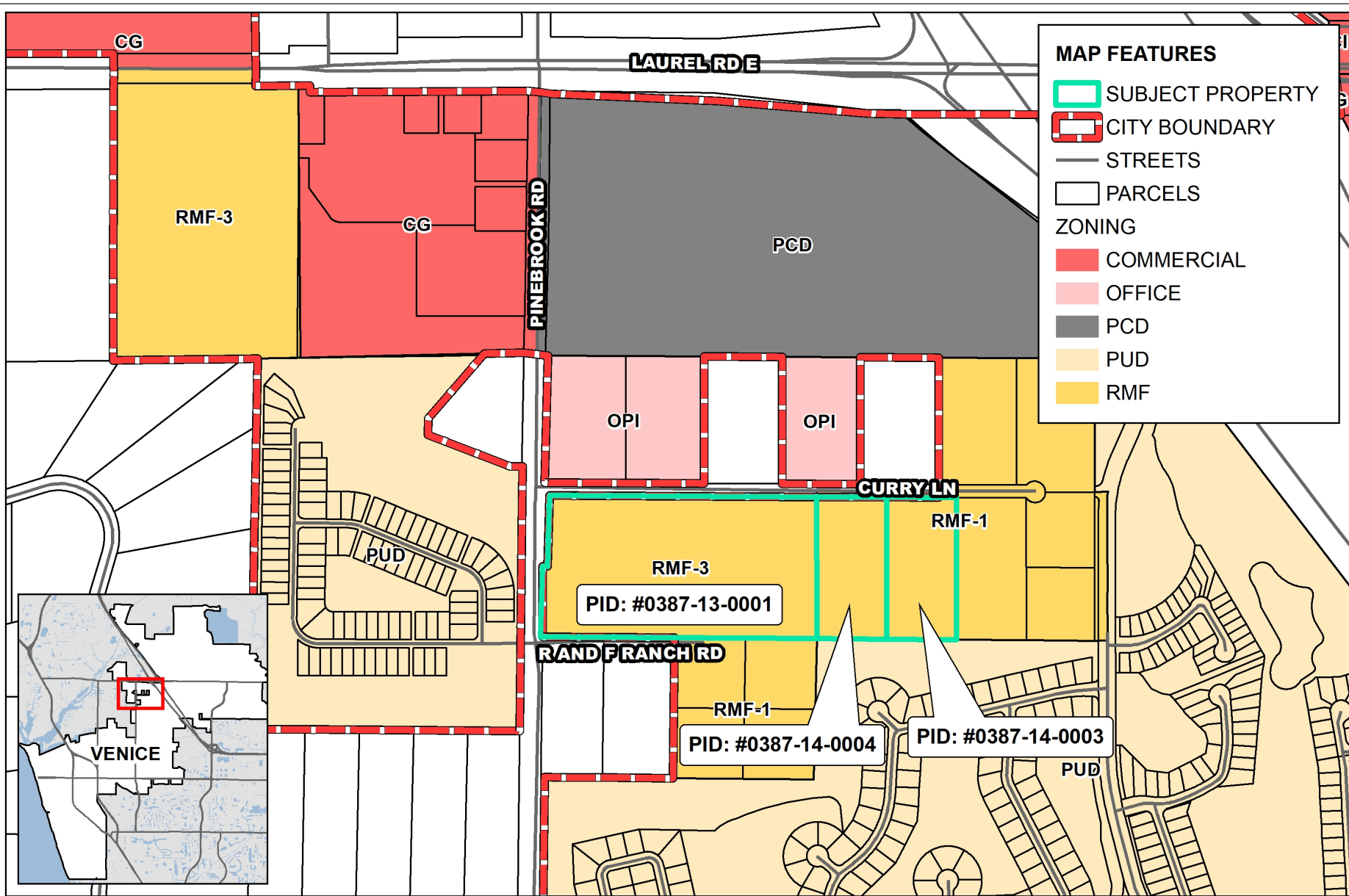
*View towards the east down Curry Lane*



## WATERMARK AT VENICE

FUTURE LAND USE MAP  
PLANNING AND ZONING DIVISION





## WATERMARK AT VENICE

ZONING MAP  
PLANNING AND ZONING DIVISION

0 750 1,500 Feet



| Direction | Existing Land Use(s)                                                 | Current Zoning District(s)                   | Future Land Use Map Designation(s)               |
|-----------|----------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------|
| North     | Medical offices & rehabilitation hospital, single-family residential | OPI, Sarasota County Open Use Estate (OUE-1) | Institutional Professional, Sarasota County MODR |
| West      | Residential (Windwood)                                               | Planned Unit Development (PUD)               | Mixed Use Residential (MUR)                      |
| South     | Residential (Waterford), vacant land, and single-family residential  | PUD, RMF-1, Sarasota County OUE-1            | MUR, MODR, Sarasota County MODR                  |
| East      | Residential                                                          | RMF-1                                        | MODR                                             |

# Planning Analysis

Comprehensive Plan, Land Development Code, Concurrency & Mobility

# Comprehensive Plan Consistency

- ▶ A review of the Comprehensive Plan produced no strategies or intents that would conflict with the proposed conditional use of a gated community.

## Conclusions/Findings of Fact

- *Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Medium and Moderate Density Residential future land use designations, strategies found in the Pinebrook Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency*

# Land Development Code Compliance

- ▶ Applicant responses to Sec. 86-42(e)1-9 addressing bases for decision found in staff report & agenda packet
- ▶ **Summary Staff Comment:** The conditional use request for gates is not expected to impact surrounding land uses in any way. The gates will be used to guide internal traffic through the development only. No variations to code standards regarding required yards, buffering, or parking are proposed as a result of the addition of gates.

# Conclusions/Findings of Fact

- ▶ *No inconsistencies have been identified with the LDC*

## Concurrency & Mobility Confirmation

- ▶ No issues were identified by the Technical Review Committee regarding the conditional use request
- ▶ An analysis of transportation concurrency for the site and development plan has been performed by the City's traffic consultant and has been deemed compliant
  - ▶ The conditional use petition did not impact the transportation review

# Conclusions/Findings of Fact

## ► *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 has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified*

## Planning Commission Report and Recommendation

- 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 for the Planning Commission to make a recommendation on Conditional Use Petition No. 21-14CU.