

25-20CP Chalets at Venice

Applicant: P3 LAF Chalets at Venice LP

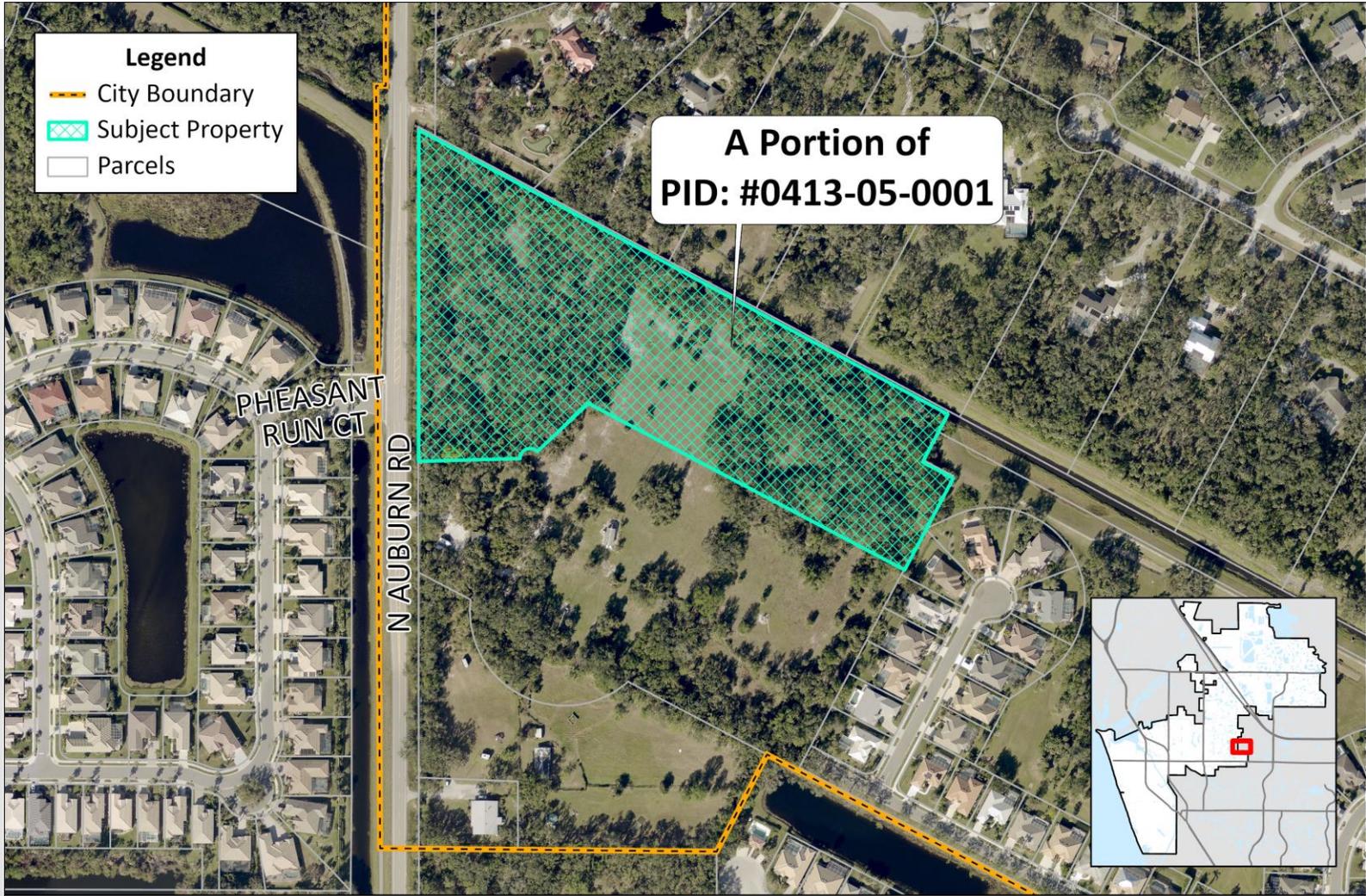
Agent: Jackson R. Boone, Esq. of Boone Law Firm

General Information

Address:	282 N Auburn Rd.
Request:	Change the future land use designation from County Moderate Density Residential to City of Venice Mixed Use Residential
Applicant:	P3 LAF Chalets at Venice LP
Agent:	Jackson R. Boone, Esq. of Boone Law Firm
Parcel ID:	0413-05-0001
Parcel Size:	10.1209 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Proposed Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	April 2, 2025
Associated Petitions:	25-19AN and 25-21RZ

Project Description

- Request for a Future Land Use (FLU) designation of Mixed Use Residential (MUR)
- Property currently has a Sarasota County FLU of Sarasota County Moderate Density Residential Petitions 25-19AN and 25-21RZ filed concurrently



Aerial Map

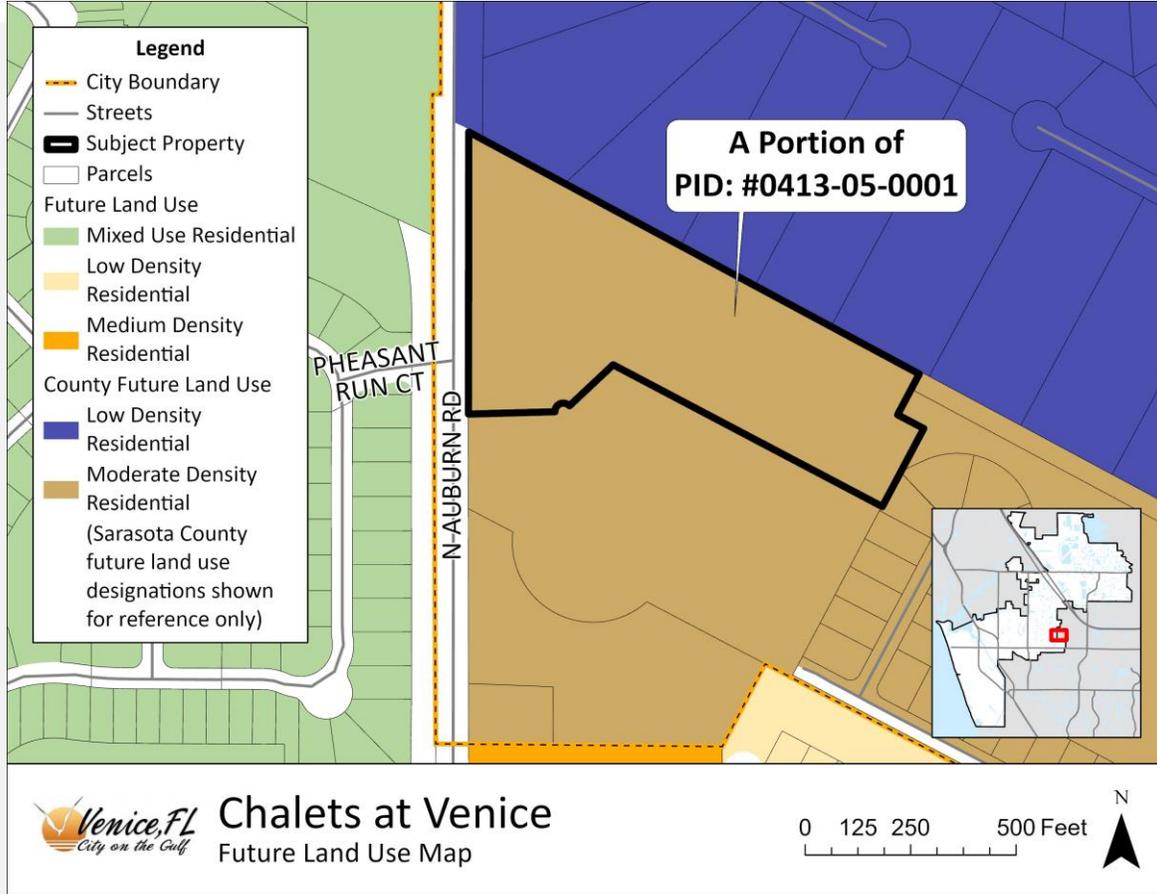


Chalets at Venice
Aerial Map

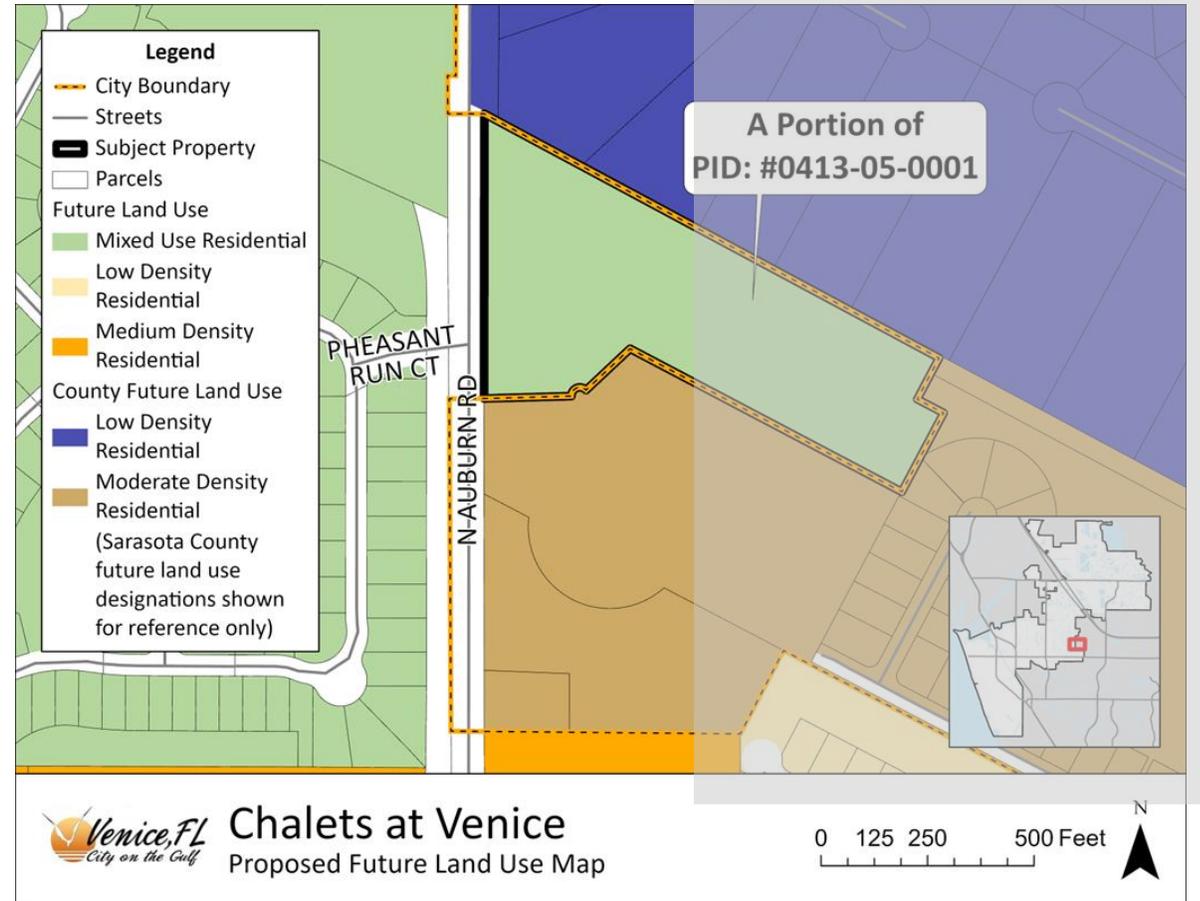
Existing Conditions

Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses

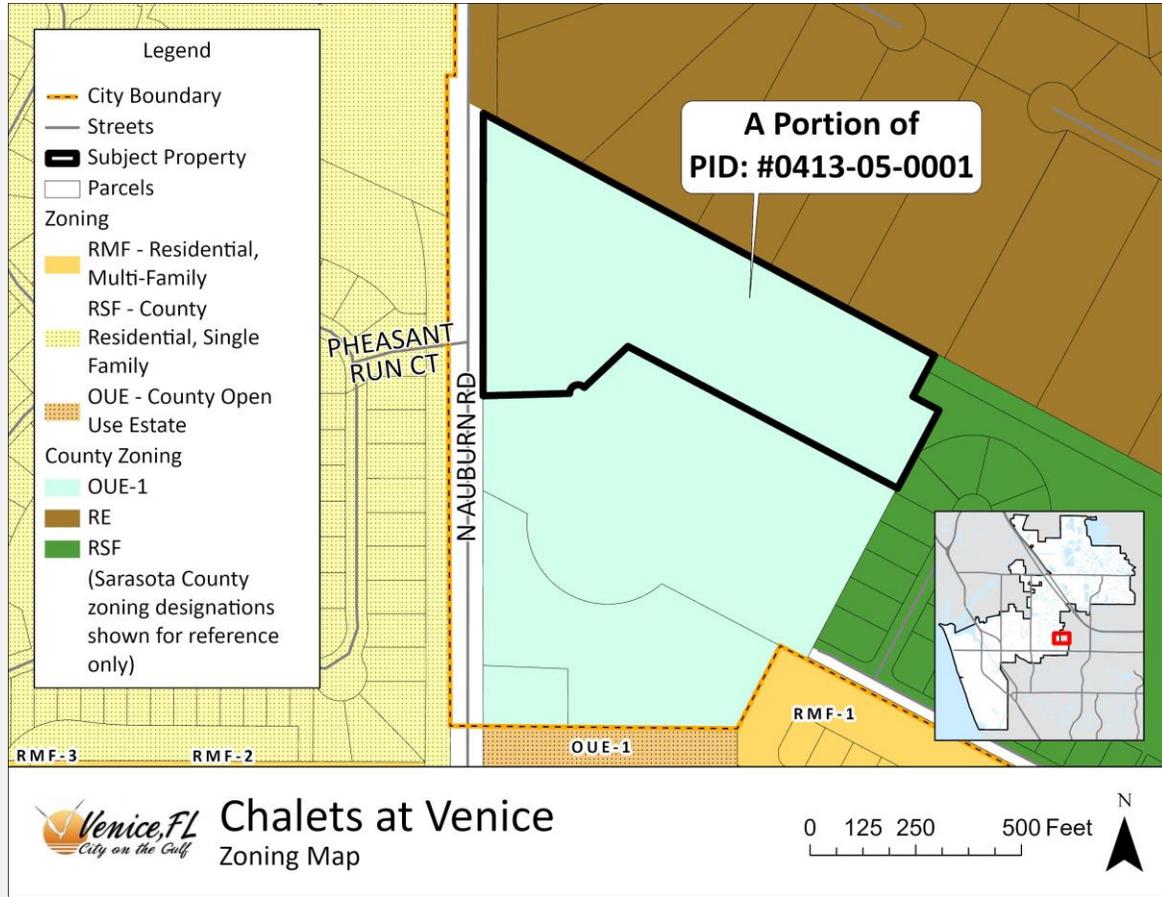
Existing Future Land Use Map



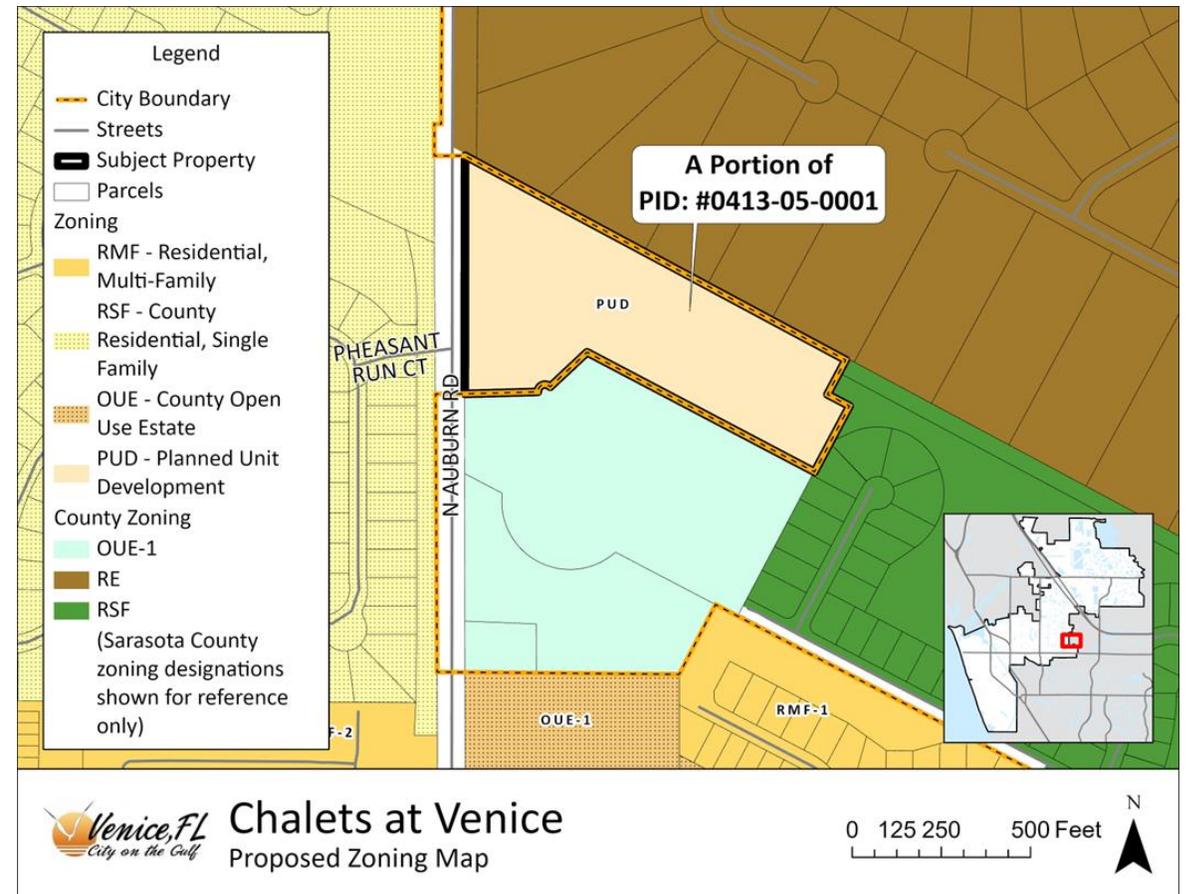
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map





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 Ranch	County Residential Single Family	County Moderate Density Residential
West	Sawgrass	Residential Single Family	Mixed Use Residential

Surrounding Land Uses

Planning Analysis

Land Development Code Compliance, Comprehensive Plan
Consistency, Florida Statute Compliance

Compliance with the Land Development Code

Section 87-1.5.3 includes the following decision criteria:

- A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*





City of Venice

Map FLUM-22
Auburn Road Neighborhood
(JPA/ILSBA Area No. 7)

Joint Planning Area
 Venice City Limits, 2010
 Parcels

Utility Corridor*
 Conservation/Open Space*
→ Pedestrian/Vehicular Connectivity*

*Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 18.16 AND POLICY 18.19 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 10/26/10 | ORD. No. 2010-21
AMD No. City of Venice 10-1ER
Source: City of Venice GIS, 2010; City of Venice Planning & Zoning Department, 2010.







- non-residential uses are not permitted in this Area.
- Area 7 allows for a maximum of 5 units per (gross) acre.
- Service by City Water & Sewer.

JPA Area 7

- Limits density in this subarea to 5 units per acre
- Development in this area is served by City water and sewer

Strategy LU 1.2.16-Mixed Use Residential (MUR)

- Limited to existing and proposed properties zoned or proposed to be zoned PUD. **Staff Comment:** *This project is proposing to have PUD zoning.*
- Consistent with the PUD Zoning, conservation and functional open spaces are required. See also OS 1.11.1-Mixed Use Residential District Requirements. **Staff Comment:** *The proposed project has provided the required open space percentages.*
- Development Standards including bulk development standards and housing types are designated at the PUD Zoning level. **Staff Comment:** *The housing type of detached single family is identified in the PUD master plan included with this petition.*
- A variety of residential density ranges are envisioned providing the overall density does not exceed 5.0 dwelling units per gross acre for the subject project/property. **Staff Comment:** *The proposed project proposes a density of 4.4 dwelling units per acre.*
- Previously approved PUD developments exceeding the standards of this Strategy shall be permitted to retain their currently approved density and intensity, open space percentage provisions, and other previously approved development standards.
- Min/Max Percentages as follows:
 - Residential: 95%/100%
 - Non-Residential: 0%/5%
 - Open Space (including both Functional and Conservation): 50% (min). Open Space shall be comprised of a mix of Functional and Conservation Open Space to achieve 50%, with Functional being no less than 10% and Conservation being no less than 20%. For the purposes of this Strategy, Functional Open space may include public and/or private open space. **Staff Comment:** *The applicant has met the open space requirements with a total open space of 50.4%, with 3.24 acres (64%) being Conservation Open Space, .63 acres (12%) being Functional Open Space, and remaining open space 1.23 acres (24%). No non-commercial use is proposed.*
- Intensity/Density:
 - Residential Density: 1.0-5.0 **Staff Comment:** *The applicant is proposing 4.4 du/acre.*

Consistency
with the
Comprehensive
Plan

- Figure LU-9 established the Compatibility Review Matrix between the MUR and existing Future Land Use categories. Where properties need additional compatibility review, there are techniques available in Sections 1.2.C.8 and 4.4 of the Land Development Code.

Figure LU-9: FLU Compatibility Review Matrix for MUR

		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
MUR											

	Presumed Compatible
	Potentially Incompatible

Strategy LU 1.2.17- Mixed Use Residential Open Space Connectivity

- Within the MUR land use designations, new development shall provide open space connectivity by means of either functional and or conservation uses. Open space connectivity shall be a minimum of 25 feet wide. **Staff Comment:** *The proposed project provides connectivity of the open space for both residents and wildlife.*

Consistency
with the
Comprehensive
Plan

Florida Statutes §163.3177(6)(a)

- Small-scale amendment review process
- Fla. Stat. § 163.3177(6)(a)2 contains ten criteria/types of data that should be used to develop the FLU map and any amendment
- Fla. Stat. § 163.3177(6)(a)8 describes what analysis the amendment should be based on
- Fla. Stat. § 163.3177(6)(a)9 provides nine indicators of urban sprawl and requires that at least four indicators against sprawl be met by a proposed amendment

Conclusions / Findings of Fact

- Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Future Land Use Map Amendment.

Conclusion

- Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Future Land Use Map Amendment Petition No. 25-20CP.