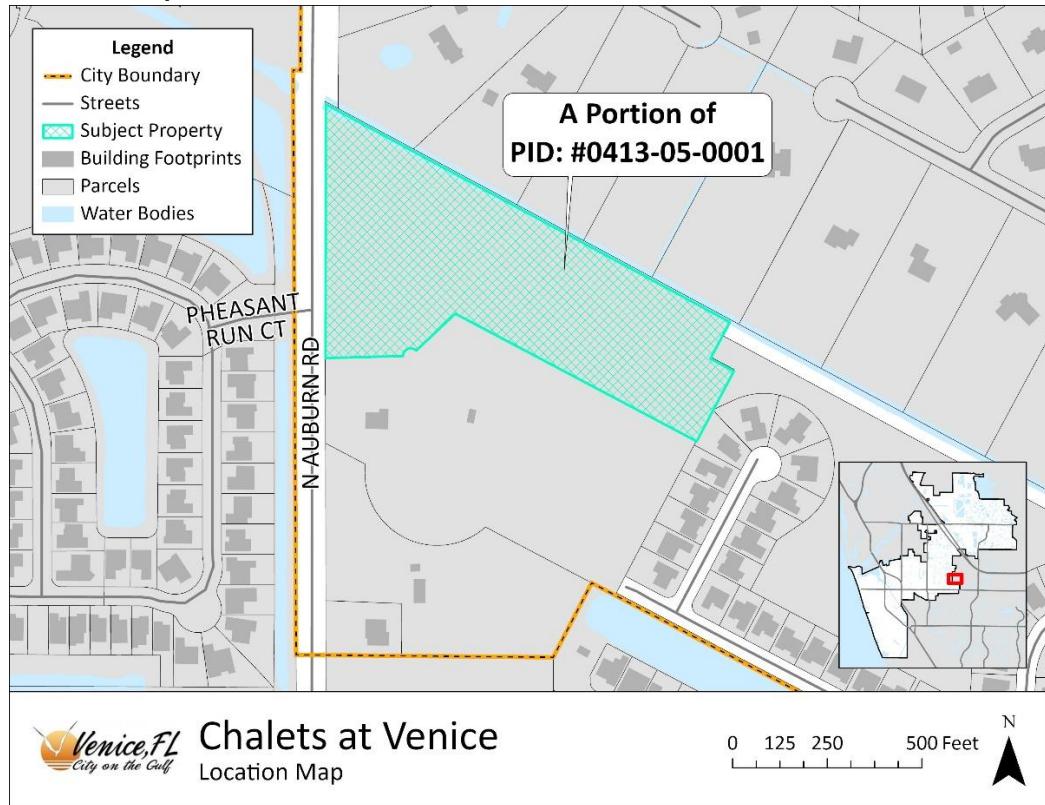


25-20CP – Chalets at Venice

Staff Report



GENERAL INFORMATION

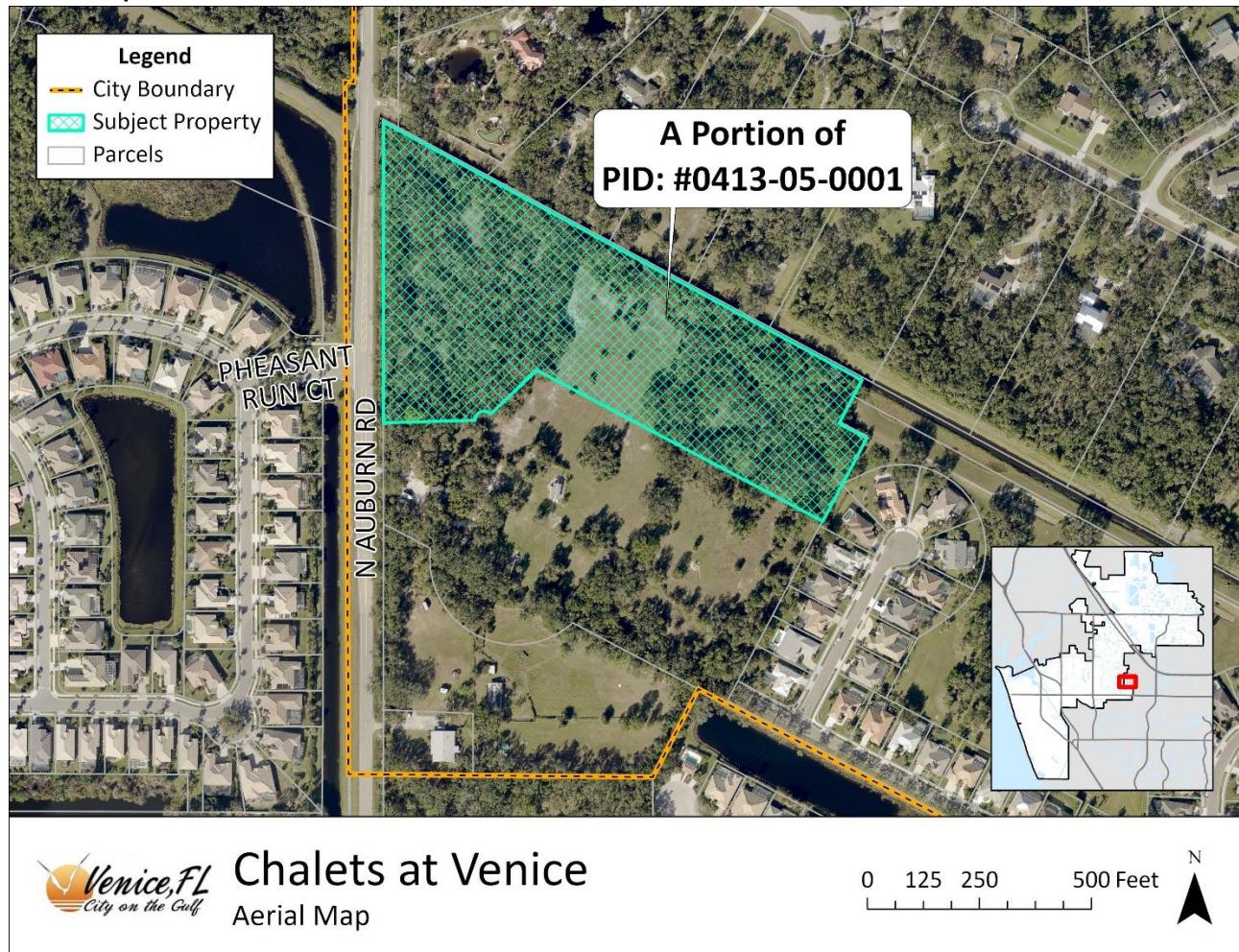
Address:	282 N Auburn Rd.
Request:	Change the future land use designation from County Moderate Density Residential to City of Venice Mixed Use Residential
Applicant:	P3 LAF Chalets at Venice LP
Agent:	Jackson R. Boone, Esq. of Boone Law Firm
Parcel ID:	0413-05-0001
Parcel Size:	10.1209 ± acres
Future 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

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This petition seeks to assign a City of Venice Future Land Use designation of Mixed Use Residential (MUR) to the subject property for development of residential units.

Associated Annexation Petition 25-19AN and Zoning Map Amendment Petition 25-21RZ have been filed concurrently with the subject petition. The associated Zoning Map Amendment petition requests an appropriate implementing district of Planned Unit Development (PUD) to correspond with this Future Land Use map amendment request. The subject property currently has a Sarasota County Future Land Use designation of Sarasota County Moderate Density Residential and a Sarasota County zoning designation of Open Use Estate 1 (OUE-1).

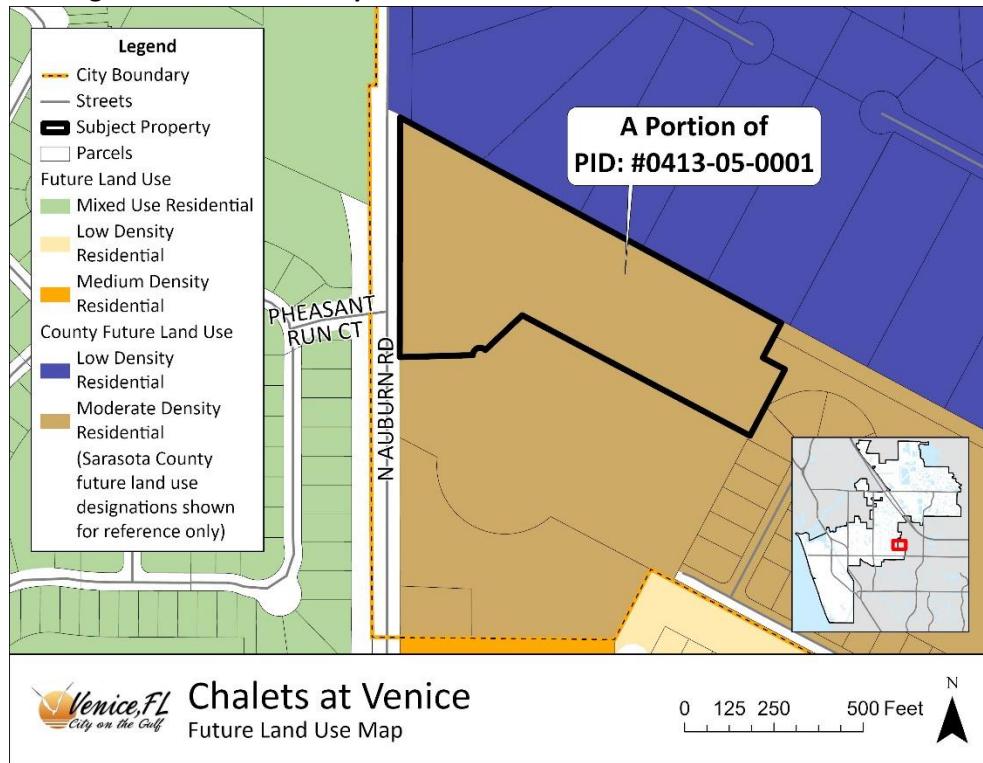
Aerial Map



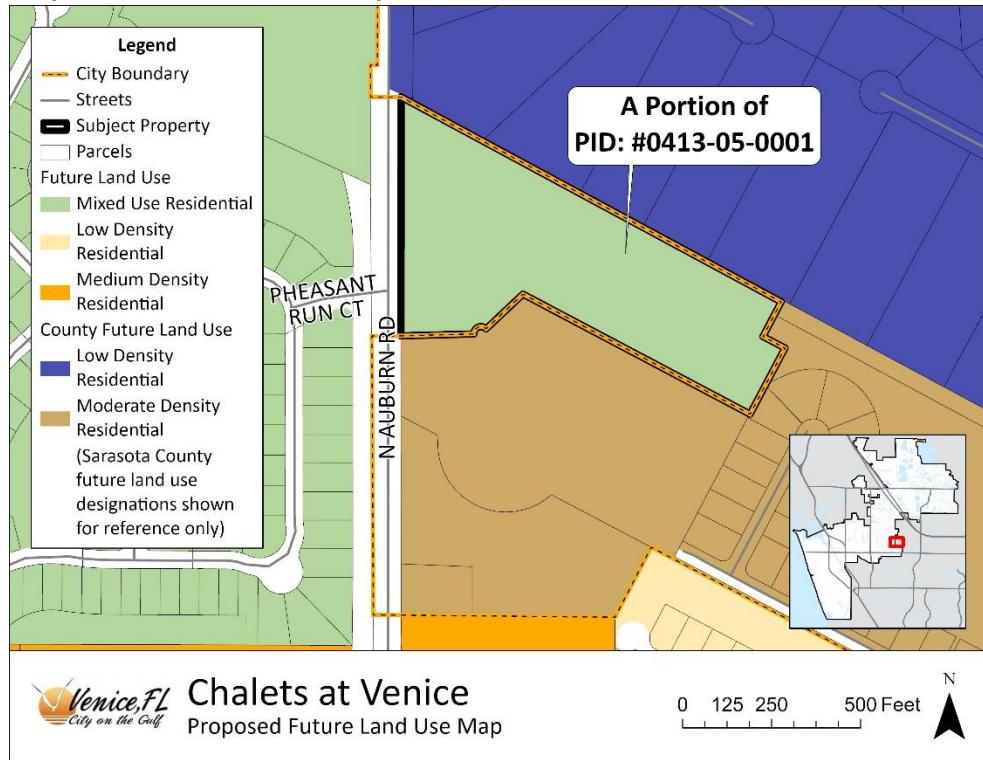
Site Photograph



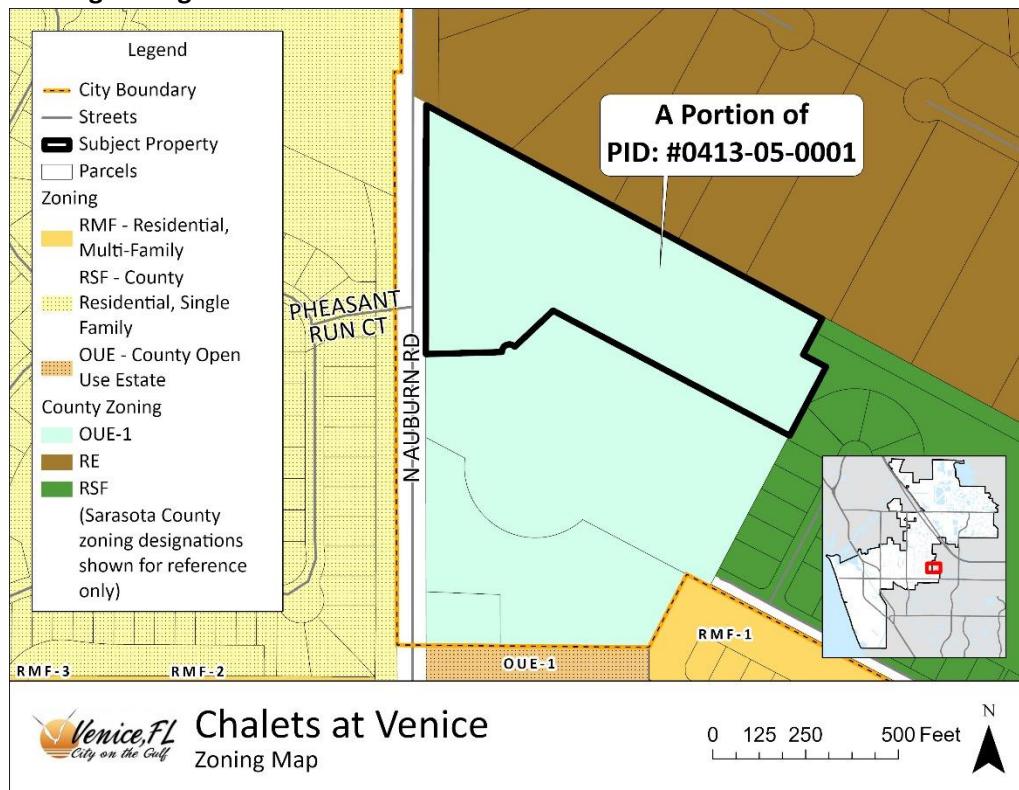
Existing Future Land Use Map



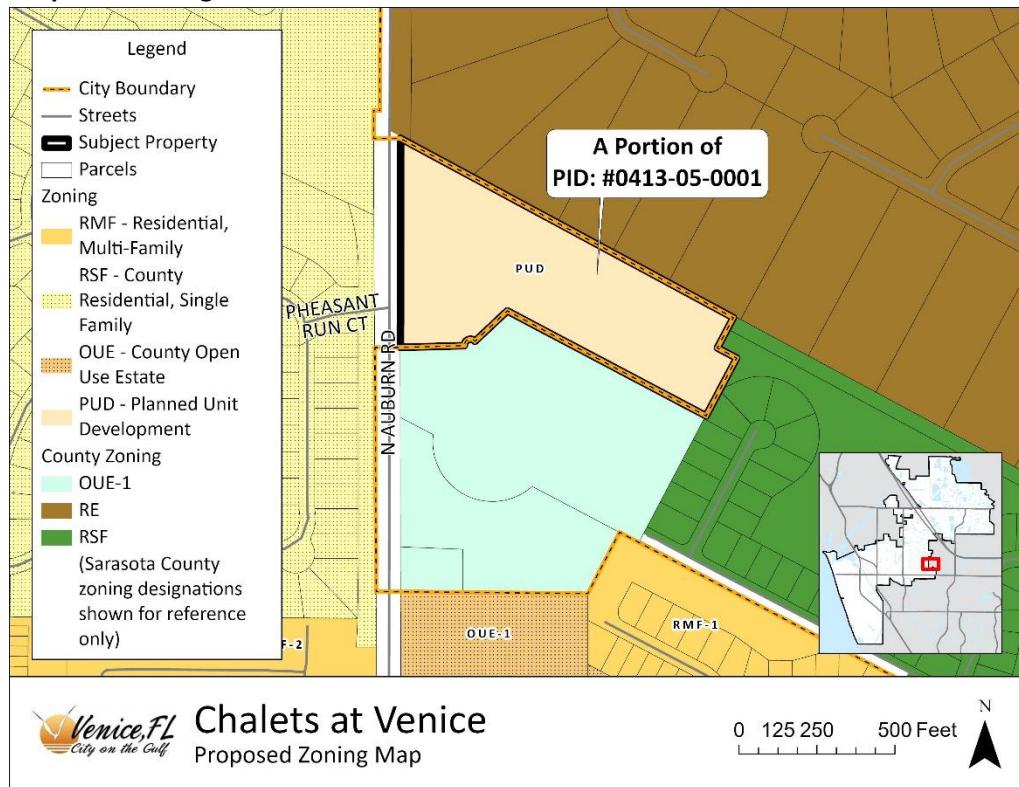
Proposed Future Land Use Map



Existing Zoning



Proposed Zoning



Surrounding Property Information

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

II. PLANNING ANALYSIS

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application, including Future Land Use Map amendments. The Code 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.*

Consistency with the Comprehensive Plan

This petition seeks to apply a Mixed Use Residential Future Land Use designation to the subject property, which is located in the Pinebrook Neighborhood.

Strategy LU 1.2.16-Mixed Use Residential (MUR)

1. Limited to existing and proposed properties zoned or proposed to be zoned PUD. **Staff Comment:** *This project is proposing to have PUD zoning.*
2. 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.*
3. 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 the zoning petition which was filed concurrently with this petition.*
4. 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 4.25 dwelling units per acre.*
5. 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.
6. Min/Max Percentages as follows:

- a. Residential: 95%/100%
- b. Non-Residential: 0%/5%
- c. 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.*

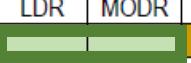
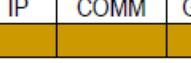
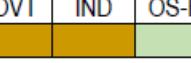
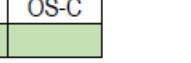
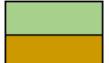
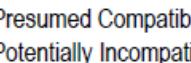
7. Intensity/Density:

- a. Residential Density: 1.0-5.0 **Staff Comment:** *The applicant is proposing 4.25 du/acre.*

The applicant's stated use of residential units is appropriate for this designation. The surrounding area includes both single and multifamily developments.

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

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

Florida Statutes

The size of the subject property indicates that the proposed Future Land Use Map Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes applicant responses to each.

2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*

a. *The amount of land required to accommodate anticipated growth.*

Applicant Response: The proposed small scale amendment is in connection with the requested

annexation of the subject property and will provide the necessary amount of land required to accommodate anticipated growth.

b. *The projected permanent and seasonal population of the area.*

Applicant Response: The proposed single-family subdivision in connection with this proposed amendment is will provide housing options for the projected permanent and seasonal population of the area.

c. *The character of the undeveloped land.*

Applicant Response: The land is undeveloped and is targeted for residential development designated for a maximum density of 5 units per acre pursuant to the Joint Planning Agreement between the city and Sarasota County.

d. *The availability of water supplies, public facilities and services.*

Applicant Response: Water, wastewater, public facilities and services are currently available for the property.

e. *The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*

Applicant Response: Not applicable.

f. *The compatibility of uses on lands adjacent to or closely proximate to military installations.*

Applicant Response: Not applicable.

g. *The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.*

Applicant Response: Not applicable.

h. *The discouragement of urban sprawl.*

Applicant Response: The proposed amendment does not promote urban sprawl. It is infill development.

i. *The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*

Applicant Response: The proposed amendment will contribute to job creation, capital investment, and economic development within the community in a manner which strengthens and diversifies the community economy.

j. *The need to modify land uses and development patterns within antiquated subdivisions.*

Applicant Response: Not applicable.

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)8, provided in this section. Applicant responses and a summary staff comment are provided for these three considerations.

8. *Future land use map amendments shall be based upon the following analyses:*

a. *An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

Applicant Response: The property will be served by existing facilities and services.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

Applicant Response: Appropriate surveys, environmental reports, and analyses have been conducted for the proposed amendment.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Applicant Response: The proposed amendment achieves the goals and requirements of this section.

Staff Response: The applicant has provided analysis regarding the suitability and availability of facilities for the project, and the Technical Review Committee has no issues with the provided information.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and the applicant has responded to each. These responses can be found in the agenda packet. Subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant has responded to each of the indicators. Staff has selected four of the most relevant for this report.

- (I) *Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density or single-use development or uses.*
Applicant Response: The proposed amendment is consistent with the parameters for the property established in the Joint Planning Agreement.
- (II) *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
Applicant Response: The subject property is located within an urban area and is targeted for residential development in the Joint Planning Agreement.
- (III) *Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development.*
Applicant Response: The proposed amendment does not promote, allow, or designate urban development in the manners described.
- (IV) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
Applicant Response: The proposed amendment does not fail to protect natural resources.

Summary Staff Comment: The project includes an annexation to bring in a property adjacent to the City's jurisdiction to the west. The use will be residential, which is similar to all surrounding properties, and will use City water and City sewer.

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 Comprehensive Plan Amendment.

III. CONCLUSION

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 Planning Commission to make a recommendation to City Council on Future Land Use Map

Amendment Petition No. 25-20CP.