



CITY OF VENICE
 Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-33 for complete comprehensive plan amendment submittal requirements.

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| PROJECT NAME: Laurel Road Mixed Use Corridor Amendment- Strategy LU-LR 1.1.1 | |
| Brief Project Description: Amendment to Strategy LU-LR 1.1.1 percentage allocation of residential and non-residential uses. | |
| Address/Location: Laurel Road | |
| Parcel Identification No.(s): N/A (text amendment) | Parcel Size: 299 +/- |
| <input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency) | |
| Zoning Designation(s): N/A (text amendment) | FLUM Designation(s): Mixed Use Corridor |
| <i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.</i> | |
| <input type="checkbox"/> Application Fee (Small Scale Amendment) \$5,492.14 <input type="checkbox"/> Review Fee \$2,153.78 OR | |
| <input type="checkbox"/> Application Fee (Expedited State Review) \$6,855.49 <input type="checkbox"/> Review Fee \$1,615.34 | |
| Applicant/Property Owner Name (will be used for billing): Steele Harbour Capital Partners(applicant) (Randall Hurt, Joseph Hurt, Mary McMullen (owners)) | |
| Address: 1775 Tysons Boulevard, 5th Floor, Tysons, Virginia 22102 (applicant) | |
| Email: | Phone: |
| Design Professional or Attorney: | |
| Address: | |
| Email: | Phone: |
| Authorized Agent (project point of contact): Jeffery A. Boone, Esq. | |
| Address: 1001 Avenida Del Circo, Venice, FL 34285 | |
| Email: jboone@boone-law.com | Phone: 941-488-6716 |



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COMPREHENSIVE PLAN AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

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| <input checked="" type="checkbox"/> | Application: Signed by agent and applicant. |
| <input checked="" type="checkbox"/> | Narrative: Provide a statement describing in detail the proposed changes, in addition to the short description on page one of the application. |
| <input checked="" type="checkbox"/> | Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff. |
| <input checked="" type="checkbox"/> | Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information. |
| <input checked="" type="checkbox"/> | Legal Description: Must Indicate the PID with each respective description in Word format. N/A - text amendment |
| <input checked="" type="checkbox"/> | Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations) N/A - text amendment |
| <input checked="" type="checkbox"/> | Location Map: A map or aerial that delineates every parcel included in the application and indicate each parcel's current and proposed FLUM on the map in callouts. |
| <input checked="" type="checkbox"/> | Survey of the Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of survey: N/A - text amendment |
| <input checked="" type="checkbox"/> | Land Use Map: A map or aerial that may include existing conditions, aerial photographs, natural communities and transportation network. |
| <input checked="" type="checkbox"/> | Comprehensive Plan Compliant Report: Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan. |
| <input checked="" type="checkbox"/> | Strikethrough/Underline Revisions: Prepare a report listing individually each proposed Map, Section, Table, or Figure change of the Comprehensive Plan in strikethrough/underline format. |
| <input checked="" type="checkbox"/> | Base Analysis: may include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation, and open space), special studies, etc. in support of proposed amendment. |
| <input checked="" type="checkbox"/> | School Concurrence (Residential Only): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal |
| <input checked="" type="checkbox"/> | Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.). |

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

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| Authorized Agent Name: Jeffery a. Boone, Esq. | Applicant Name: |
| Authorized Agent Signature: | Applicant Signature: |
| Date: 5/27/2022 | Date: |

Laurel Road Mixed Use Corridor- Comprehensive Plan Amendment

Base Analysis

The Laurel Road Mixed Use Corridor (MUC) was established by the 2017 City of Venice Comprehensive Plan. The Laurel Road MUC included approximately 299 acres as identified on *Figure (Map) LU-LR-2: Future and Use Map*.

The adopted 2017 Comprehensive Plan included new *Strategy LU-LR 1.1.1* as identified below;

Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 298.8 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

- A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

| | Number of Acres | DUs per Acre (Max) | Minimum Development % | Maximum Development % | Minimum DUs | Maximum DUs | Existing as of 01/01/17 |
|------------|-----------------|--------------------|-----------------------|-----------------------|-------------|-------------|-------------------------|
| MUC | 299 | 13 | 10% | 25% | 389 | 972 | 17 |

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUC is:

| | Number of Acres | Area Wide FAR | Minimum Development % | Maximum Development % | Minimum Square Feet | Maximum Square Feet | Existing as of 01/01/17 |
|------------|-----------------|---------------|-----------------------|-----------------------|---------------------|---------------------|-------------------------|
| MUC | 299 | 0.50 | 75% | 90% | 4,884,165 | 5,860,998 | 132,251 |

Strategy LU-LR 1.1.1 represented to the community and property owners within the Laurel Road MUC that the maximum residential development within the MUC was 972 dwelling units of which 17 were “existing” at the time of adoption of the Comprehensive Plan, leaving additional capacity for 955 residential units. However, a recent change in interpretation of “existing” units by staff after adoption of the Comprehensive Plan, wherein units are considered “existing” at the time of zoning, results in all of the additional residential capacity in the MUC being exhausted. In fact, based upon the new staff interpretation of “existing” units, all of the residential capacity was exhausted at the time of adoption of the 2017 Comprehensive Plan, because a minimum of 973 units “existed” at that time (Portofino CMU-650 Units, S&J Property - 306 units, reported “existing” at the time – 17 units).

A review of the approved mix of uses at the time of adoption of the 2017 Comprehensive Plan (maximum 25% residential and minimum 75% non-residential) reveals an over-allocation for

non-residential (4,884,165 square feet) with an absorption of non-residential square footage totaling 361,262 square feet (7.4% of capacity), including the new Sarasota Memorial Hospital.

As a result of staff's recent interpretation the resulting allocation between residential and non-residential uses (0% residential remaining and 92.6% non-residential remaining).

Narrative

The applicant proposes to amend the above referenced strategy LU-LR 1.1.1 as follows:

Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 298.8 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

- A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

| | Number of Acres | DUs per Acre (Max) | Minimum Development % | Maximum Development % | Minimum DUs | Maximum DUs | Existing as of 11/01/21 |
|------------|-----------------|--------------------|-----------------------|-----------------------|-------------|--------------------------------|-------------------------|
| MUC | 299 | 13 | 10% | 25% 50% | 389 | 972 1,944 | 973 |

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUC is:

| | Number of Acres | Area Wide FAR | Minimum Development % | Maximum Development % | Minimum Square Feet | Maximum Square Feet | Existing as of 11/01/21 |
|------------|-----------------|---------------|-----------------------|-----------------------|--|---------------------|-------------------------|
| MUC | 299 | 0.50 | 75% 50% | 90% | 4,884,165 3,256,110 | 5,860,998 | 361,262 |

The above-proposed amendment to Strategy LU-LR 1.1.1 provides for a re-allocation of the mix of residential and non-residential uses to allow additional residential capacity which will encourage a mix of uses in the MUC while preserving a minimum of an additional 2,894,848 square feet of the existing non-residential development.

Comprehensive Plan Compliance

The proposed Comprehensive Plan Amendment is consistent with all applicable elements of the Comprehensive Plan and approval is hereby requested.