

**Sawgrass
Zoning Map Amendment
Petition No. 23-13RZ**

OWNERS: MULTIPLE

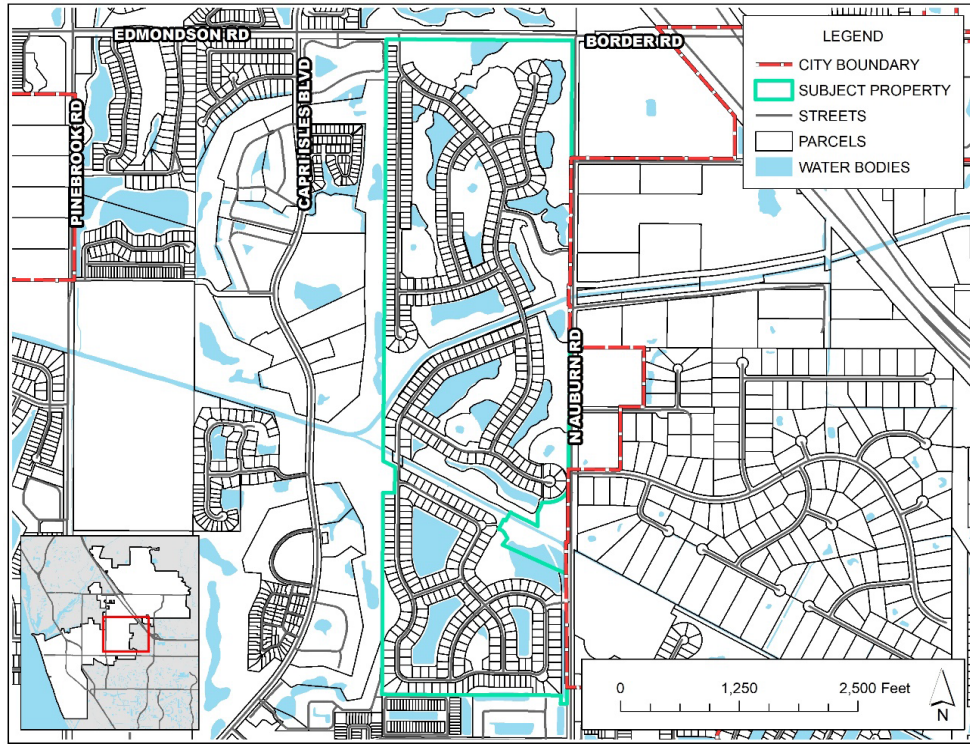
APPLICANT: CITY OF VENICE

Project Description

- During the annexation process, Sawgrass was never rezoned
- Currently, it has a Sarasota County zoning designation of Residential Single Family (RSF-2), with a Planned Unit Development (PUD) overlay
- The City is initiating a Zoning Map Amendment because Sawgrass needs to be brought into compliance with the City's Comprehensive Plan designation of Mixed Use Residential (MUR)
- No changes are being proposed as a result of this rezoning
- The proposed Binding Master Plan will memorialize setbacks, open space and other standards that currently exist in the community

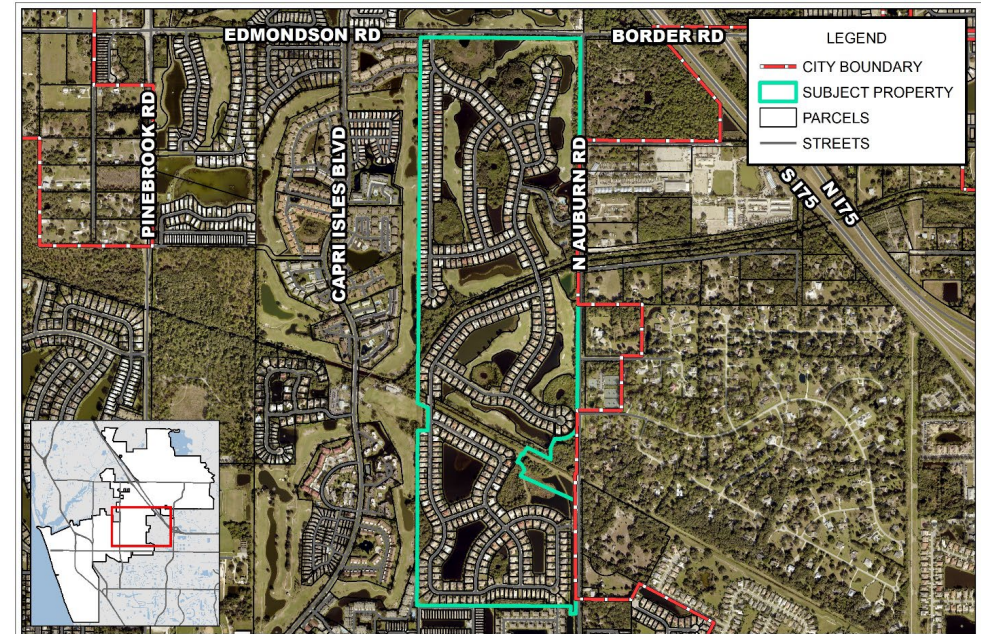
General Information

| | |
|---|---|
| Address: | Generally the west side of N. Auburn Rd. between E. Venice Ave. and Edmonson/Border Rd. |
| Request: | To rezone the Sawgrass community from Sarasota County Residential Single Family (RSF-2) with a Planned Unit Development (PUD) Overlay to City of Venice PUD |
| Owners: | Multiple |
| Applicant: | City of Venice |
| Parcel IDs: | Multiple |
| Parcel Size (overall): | 316 ± acres |
| Future Land Use: | Mixed Use Residential (MUR) |
| Zoning: | Existing: Sarasota County Residential Single Family (RSF-2), PUD Overlay Proposed: Planned Unit Development (PUD) |
| Comprehensive Plan Neighborhood: | Pinebrook |
| Application Date: | March 21, 2023 |



Location Map

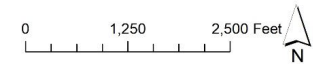
Aerial Photo



SAWGRASS



SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



SITE PHOTOS



Edmonson Rd. entrance



Main entrance, looking south on N. Auburn Rd.



Main entrance along N. Auburn Rd.

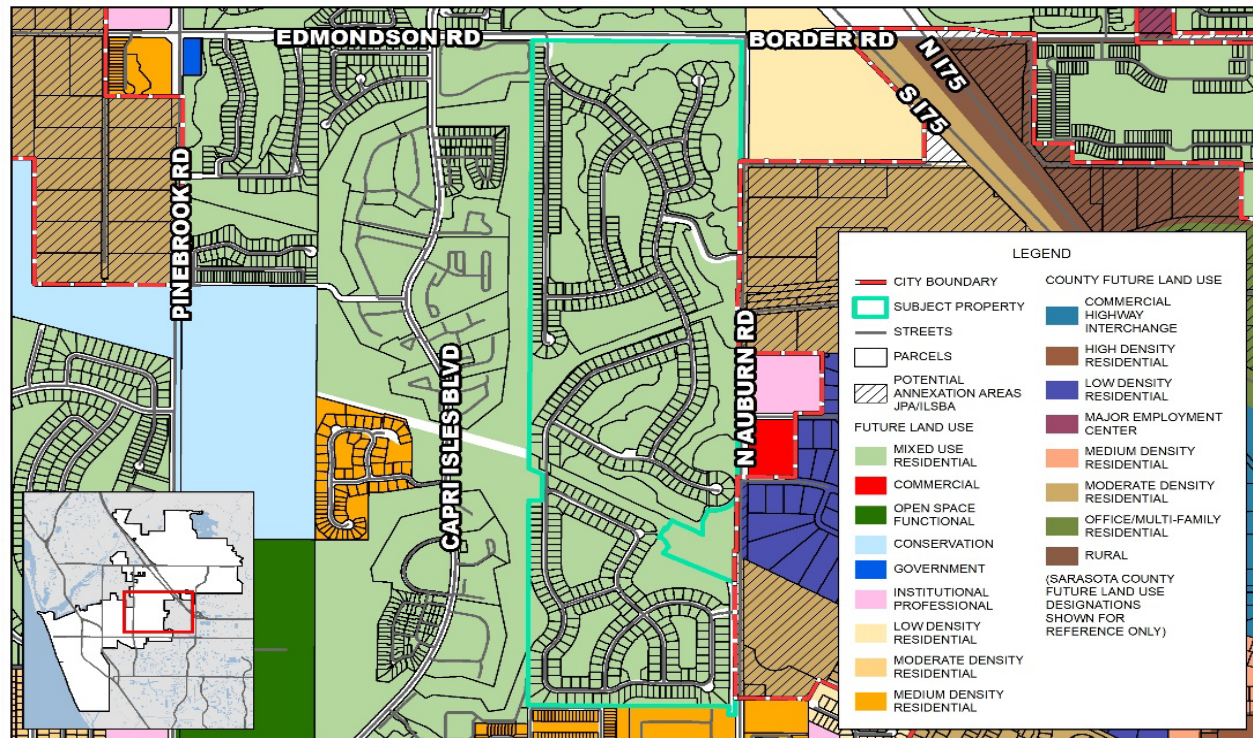


Southernmost N. Auburn Rd. entrance

SURROUNDING PROPERTIES

| Direction | Existing Land Uses(s) | Current Zoning District(s) | Future Land Use Map Designation(s) |
|-----------|--|---|--|
| North | Waterford | PUD | MUR |
| South | Fountain View; Auburn Lakes | Residential Multifamily (RMF-2); RMF-3 | Medium Density Residential |
| East | Residential, vacant; Single family detached; Radio/television utility; Courtside Tennis Club; Jewish Community Center of Venice; Church; Drainage reservoir; Fox Lea Farm; Agricultural grazing land | <u>County:</u> Open Use Estate (OUE-1); Open Use Rural (OUR); Residential, Estate (RE) <u>City:</u> Office, Professional, and Institutional (OPI); Commercial (CM); Open Use Estate (OUE-1) (within City limits but retains County zoning) | <u>County:</u> Moderate Density Residential; Low Density Residential <u>City:</u> Institutional-Professional; Commercial; Low Density Residential; Medium Density Residential |
| West | Capri Isles | PUD | MUR |

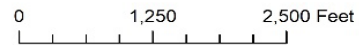
Current Future Land Use, no changes



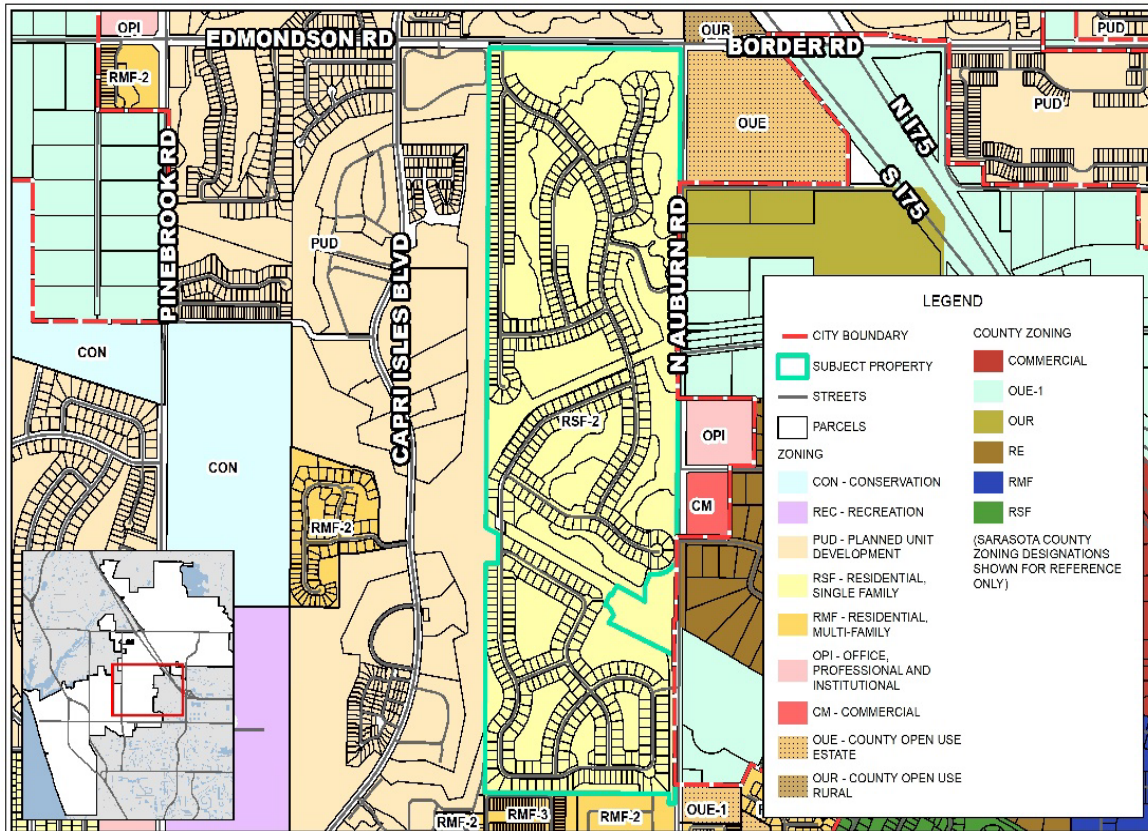
SAWGRASS



FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



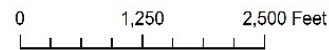
Current Zoning



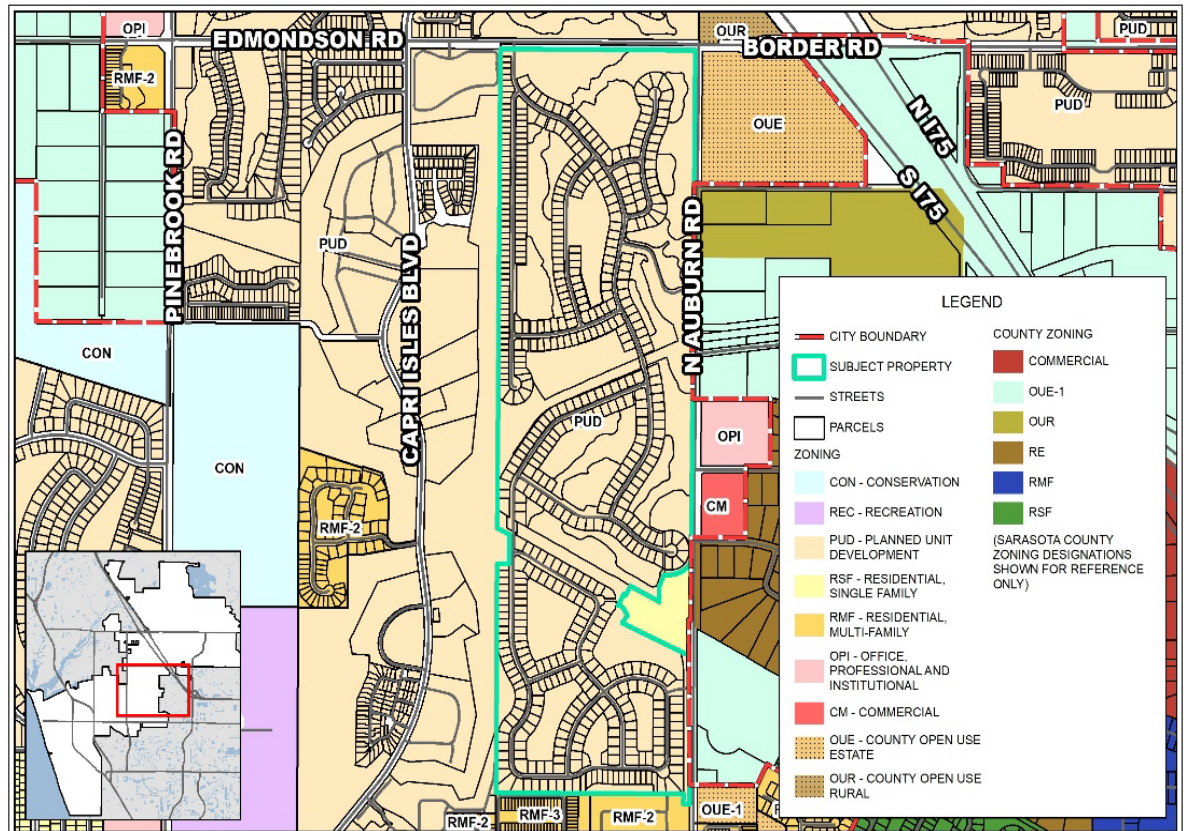
SAWGRASS



ZONING MAP
PLANNING AND ZONING DEPARTMENT



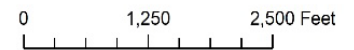
Proposed Zoning



SAWGRASS



PROPOSED ZONING MAP
PLANNING AND ZONING DEPARTMENT



Sawgrass Proposed Binding Master Plan



COMPREHENSIVE PLAN

Land Use Element

Strategy LU 1.2.16.6(a) – Mixed Use Residential (MUR). The subject property has an existing Comprehensive Plan Future Land Use designation of MUR, which allows a maximum of 5% nonresidential uses throughout the PUD. There are no existing commercial uses and they will be prohibited through this petition. Planned Unit Development (PUD) is the only implementing zoning district for MUR.

Open Space Element

The Code requires designated open space in a PUD to be restricted “by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years” (Ch. 87, Sec. 2.2.4.4.D.). No changes are proposed to the existing open space through this rezoning. A stipulation is included consistent with the above code requirement.

Strategy OS 1.11.1 – Mixed Use Residential District Requirements. As previously described, the Comprehensive Plan has a minimum open space requirement of 50% in Mixed Use Residential (MUR) designated areas. Since this rezoning is being applied to the existing conditions of the Sawgrass subdivision, this condition is being considered de minimis. The Sawgrass development in its existing form provides a total of 48.9% open space, as it has been since it was originally platted. Preservation of existing open space will satisfy the Comprehensive Plan requirement for a minimum of 10% functional and 20% conservation.

Pinebrook Neighborhood

Strategy LU-PB 1.1.1 Neighborhood Open Space Protection. The City shall require that functional and conservation open spaces within existing residential developments including those zoned Planned Unit Development (PUD) be protected from redevelopment and infill development which may negatively affect their use. Reduction and or elimination of open spaces developed consistent with the underlying PUD zoning shall not be supported by the City. No redevelopment or infill development is proposed through this rezoning.

No other elements or strategies in the Pinebrook Neighborhood were identified as specifically relevant to the subject proposal.

COMPREHENSIVE PLAN

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential land use designation, 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

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

This amendment is proposed to memorialize the existing standards in the Sawgrass community. No other changes are intended through this request and no development is anticipated.

Binding Master Plan

Consistent with Code requirements in Ch. 87, Sec. 1.7.3, a Binding Master Plan has been submitted. The proposed PUD zoning provides standards to maintain the subject property in its current state, as no changes are being proposed through this request.

Unified Control

Due to the fact that the City is the applicant for the amendment and the property is already developed, the requirement of unified control is irrelevant. No rights are being taken away, and the community is being approved as it currently exists. In fact, this rezoning will provide additional protections for the property, especially the open space. This is merely the correction of a long-standing issue regarding County zoning designations on property within the city limits of Venice.

LAND DEVELOPMENT CODE

Conclusions/Findings of Fact (Compliance with the Land Development Code):

Analysis has been provided by staff to determine compliance with the standards of the land development code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

CONCURRENCY AND MOBILITY

Public Facilities Concurrency

The applicant is not requesting confirmation of concurrency as part of the proposed Zoning Map Amendment and no development is being proposed through this request. However, the request was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusion/Findings of Fact (Public Facilities Concurrency):

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Transportation/Mobility

No development is being proposed through this request. The Sawgrass community is essentially built-out. Thus no transportation changes are anticipated.

Conclusion/Findings of Fact (Transportation/Mobility):

No traffic analysis has been provided for this request as no development is being proposed.

CONCLUSION

STAFF STIPULATION RECOMMENDATION: Consistent with Section 2.2.4.4.D. of the City Code of Ordinances, all land designated as open space in the Sawgrass PUD at the time of the approval of Petition 23-13RZ shall be restricted to open space perpetually, or for a period of not less than 99 years, through an executed legal instrument or instruments signed by all owners of land identified as open space. Such instrument shall be binding upon such owners, their successors and assigns and shall constitute a covenant running with the land, and be in recordable form.

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 to make a decision on Zoning Map Amendment Petition No. 23-13RZ.