

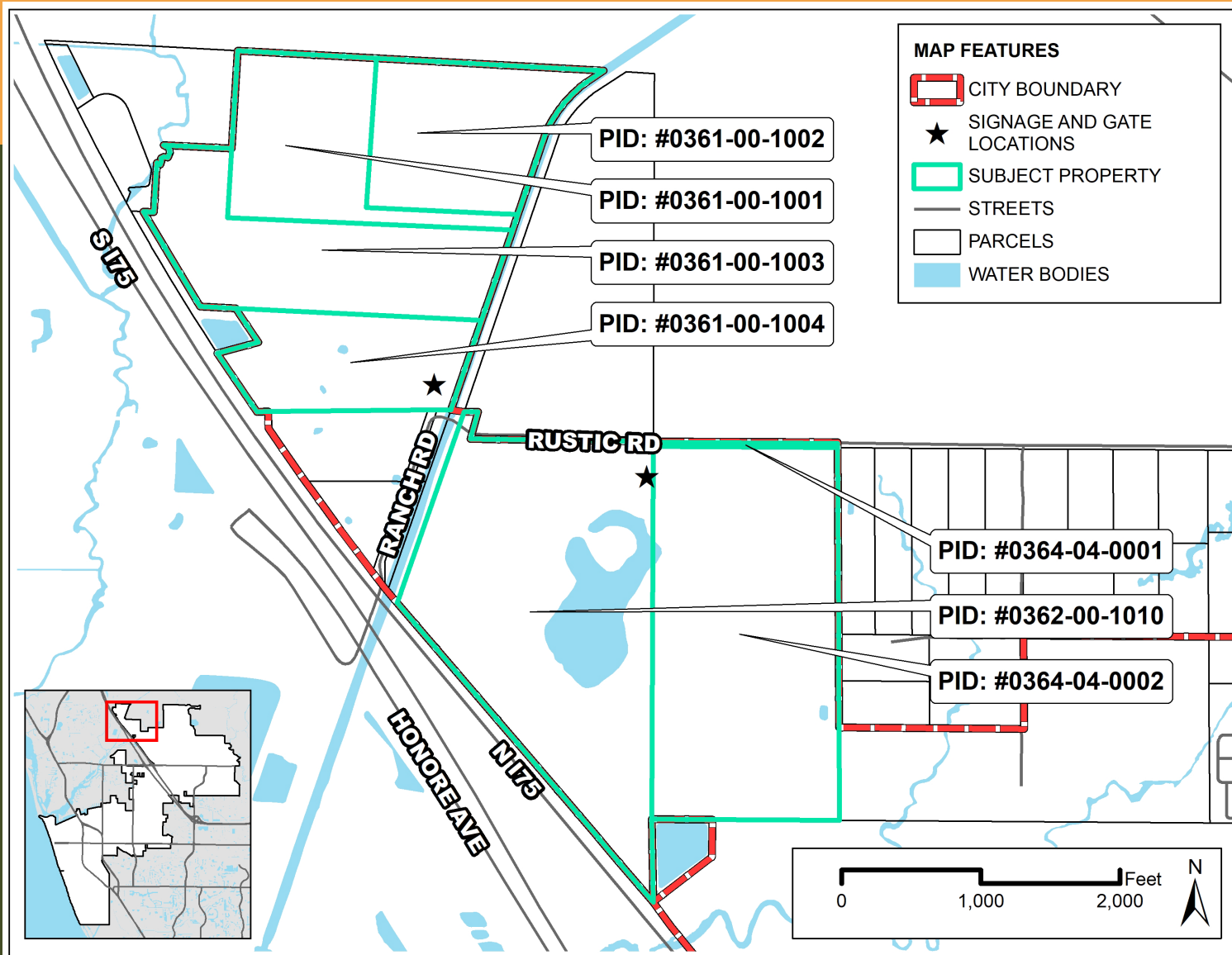
CONDITIONAL USE
PETITION NO. 22-20CU

Agent: Tyler Vansant, Meritage Homes of Florida

Owner: AG EHC II (MTH) Multi State 1, LLC

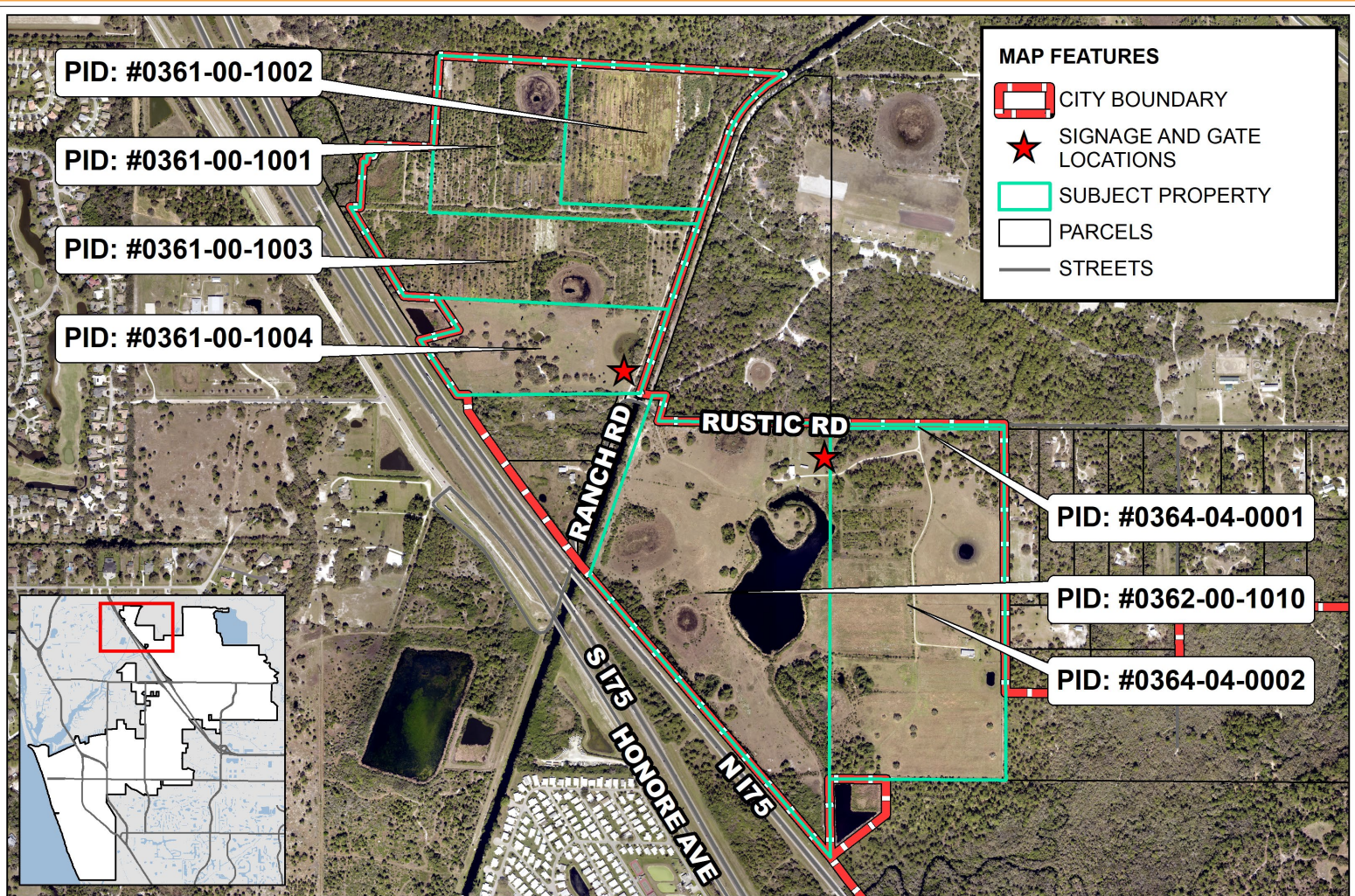
GENERAL INFORMATION

Petition Number:	22-20CU
Address:	0 Rustic Rd
Requests:	Gates for single-family neighborhoods
Owner/Applicant:	AG EHC II (MTH) Multi State 1, LLC
Agent:	Tyler Vansant, Meritage Homes of Florida
Parcel ID:	Multiple
Property Size:	N/A
Future Land Use:	Mixed Use Residential
Zoning:	Planned Unit Development
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	April 13, 2022



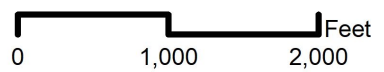
LOCATION MAP

AERIAL MAP



MAGNOLIA BAY SIGNAGE AND GATES

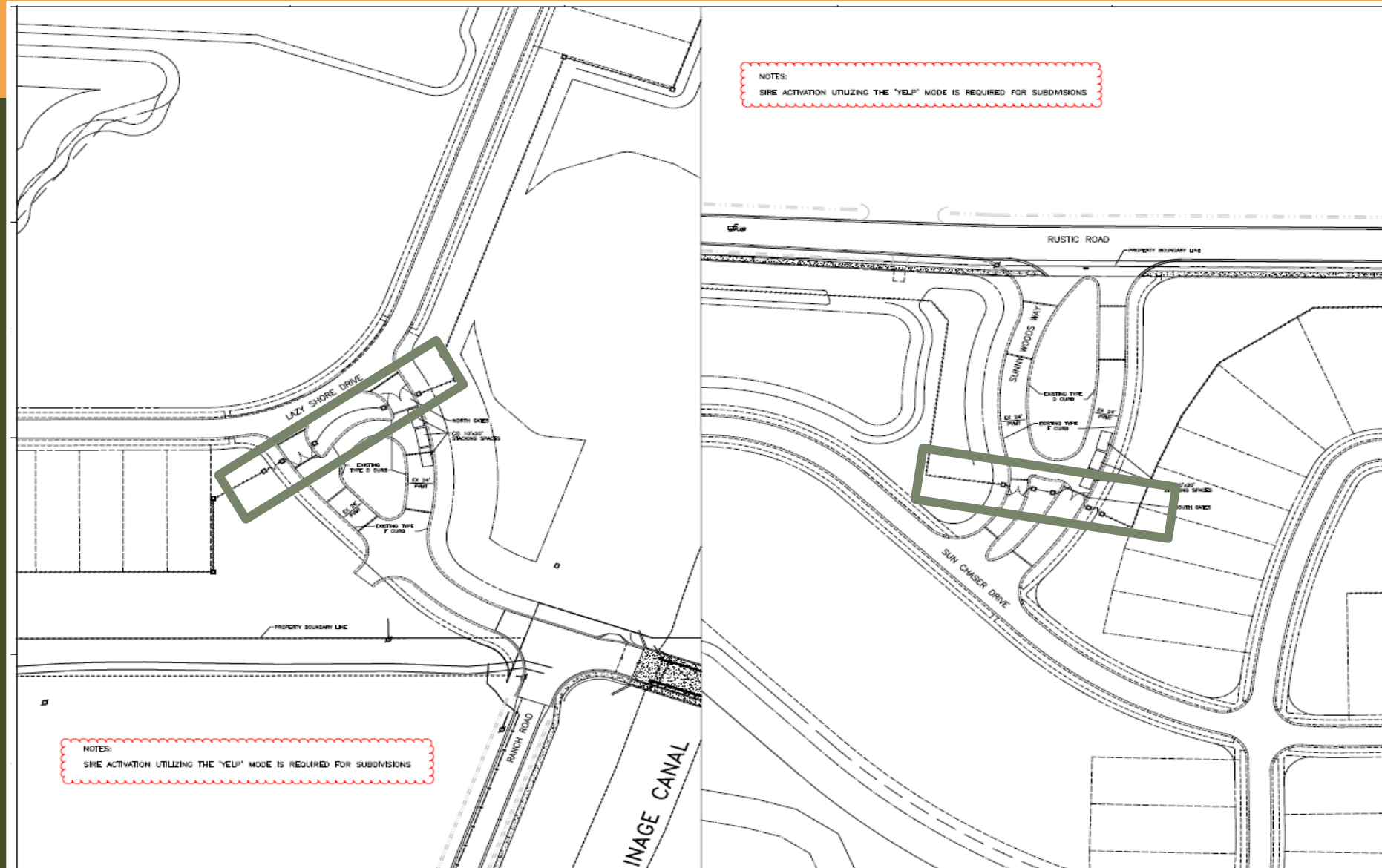
SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



PROJECT DESCRIPTION

- Gates for Magnolia Bay North and Magnolia Bay South, two single-family neighborhoods included in the Rustic Road Planned Unit Development (petition no. 18-07RZ)
- Both neighborhoods were approved through the preliminary plat process as petitions 21-03PP (South) and 21-05PP (North)
- Subject application focuses solely on the entry gates

GATE LOCATIONS

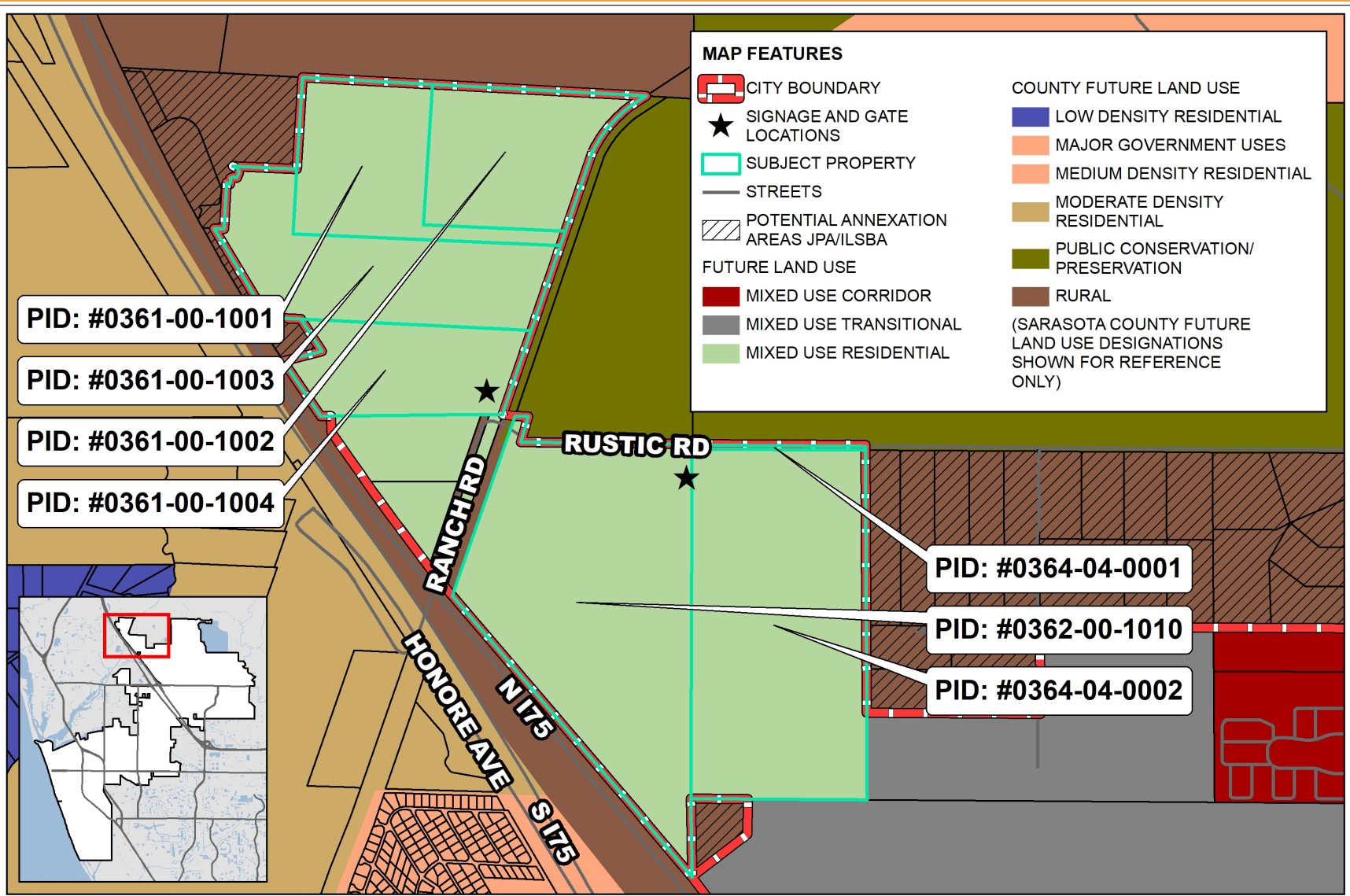


EXISTING CONDITIONS

Site Photos, Zoning & Future Land Use, Surrounding Uses



Site Photos



MAP FEATURES

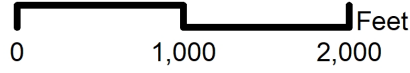
CITY BOUNDARY	LOW DENSITY RESIDENTIAL
SIGNAGE AND GATE LOCATIONS	MAJOR GOVERNMENT USES
SUBJECT PROPERTY	MEDIUM DENSITY RESIDENTIAL
STREETS	MODERATE DENSITY RESIDENTIAL
POTENTIAL ANNEXATION AREAS JPA/ILSBA	PUBLIC CONSERVATION/PRESERVATION
FUTURE LAND USE	RURAL
MIXED USE CORRIDOR	(SARASOTA COUNTY FUTURE LAND USE DESIGNATIONS SHOWN FOR REFERENCE ONLY)
MIXED USE TRANSITIONAL	
MIXED USE RESIDENTIAL	

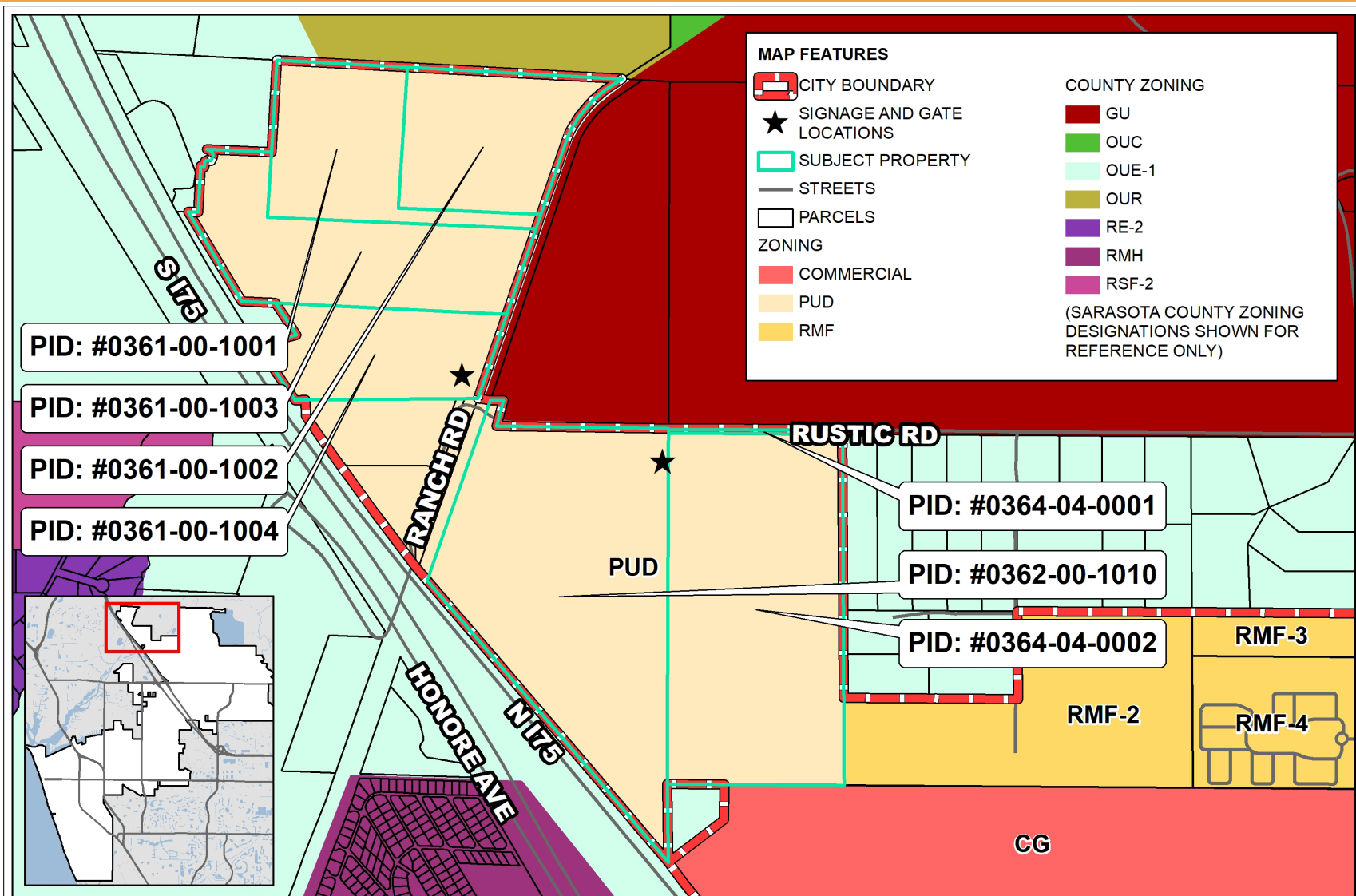
FUTURE LAND USE MAP



MAGNOLIA BAY SIGNAGE AND GATES

FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



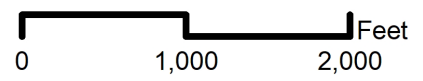


ZONING MAP



MAGNOLIA BAY SIGNAGE AND GATES

ZONING MAP
PLANNING AND ZONING DEPARTMENT



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
Magnolia Bay North			
North	Vacant	County Rural	County Open Use Rural (OUR)
South	Ranch Road Multifamily (petitions in progress)	Planned Unit Development (PUD; Rustic Road)	Mixed Use Residential (MUR)
East	Outdoor Shooting Range (Knight Trail Park)	County Government Use (GU)	County Public Conservation/Preservation
West	I-75	N/A	N/A
Magnolia Bay South			
North	Outdoor Shooting Range (Knight Trail Park)	County Government Use (GU)	County Public Conservation/Preservation
South	<ul style="list-style-type: none"> I-75 Vacant Land 	<ul style="list-style-type: none"> N/A Commercial General (CG) 	<ul style="list-style-type: none"> N/A Mixed Use Transitional (MUT)
East	Residential	County Open Use Estate (OUE)	County Rural/JPA Area 1
West	Ranch Road Multifamily (petitions in progress)	PUD	MUR

PLANNING ANALYSIS

Comprehensive Plan, Land Development Code, Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY: SITE AND DEVELOPMENT PLAN

- A review of elements and strategies in the Comprehensive Plan did not produce any relevant considerations for this project
- No inconsistencies have been identified with this proposal

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 future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE AND RUSTIC ROAD PUD BINDING MASTER PLAN COMPLIANCE

- Land Development Code

- Requirement to apply for approval as a conditional use set out in Sec. 86-42(a)(3); applicant responses and staff comments in the report

- Binding Master Plan

- Section F(3) includes a statement requesting City Council approval of limited access gates for neighborhood roads; can be granted through the conditional use process

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE AND BINDING MASTER PLAN):

- The proposed conditional use is compliant, and no inconsistencies have been identified with the LDC or the Rustic Road PUD Binding Master Plan.

CONCURRENCY/MOBILITY

- No issues identified by the Technical Review Committee
- Confirmation of concurrency is not sought through this petition, as it has been confirmed through the plat process for these two neighborhoods (21-03PP and 21-05PP)

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 with previously approved applications 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 to City Council on Conditional Use Petition No. 22-20CU.