



23-28CP

Oaks at Venice

OWNER: DOUGLAS G. ANDREWS

AGENT: ANNETTE BOONE, ESQ.

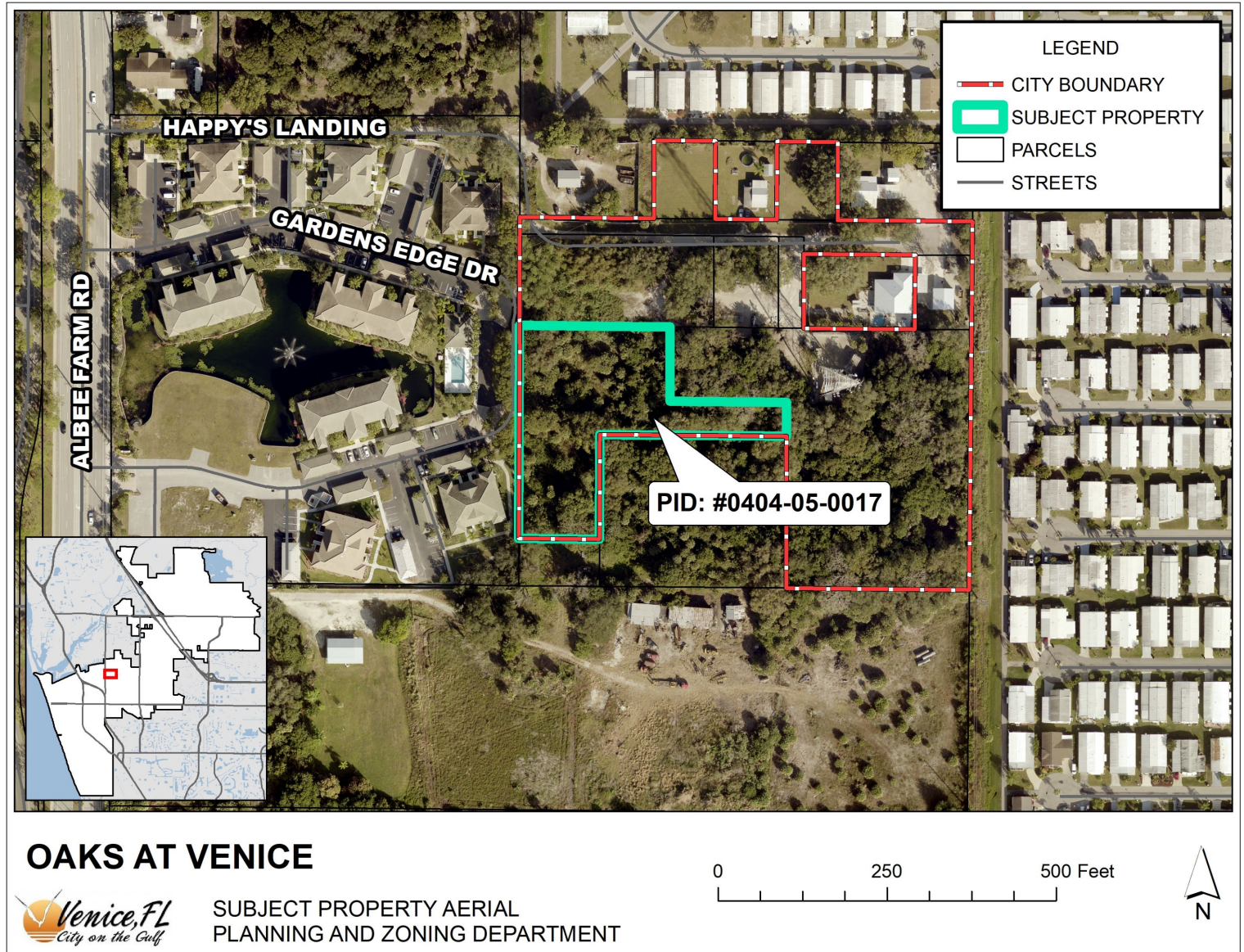
General Information

Address:	Unaddressed parcel east of Albee Farm Road
Request:	Assigning a City of Venice Future Land Use designation of Medium Density Residential to the subject property
Applicant:	The Oaks at Venice, LLC
Owner:	Douglas G. Andrews
Agent:	Annette Boone, Boone Law Firm
Parcel ID:	0404050017
Parcel Size:	1.43 ± acres
Future Land Use:	Sarasota County Low Density Residential
Zoning:	Sarasota County Open Use Estate 2
Comprehensive Plan Neighborhood:	Pinebrook Avenue
Application Date:	April 19, 2023
Associated Petitions:	23-27AN, 23-29RZ

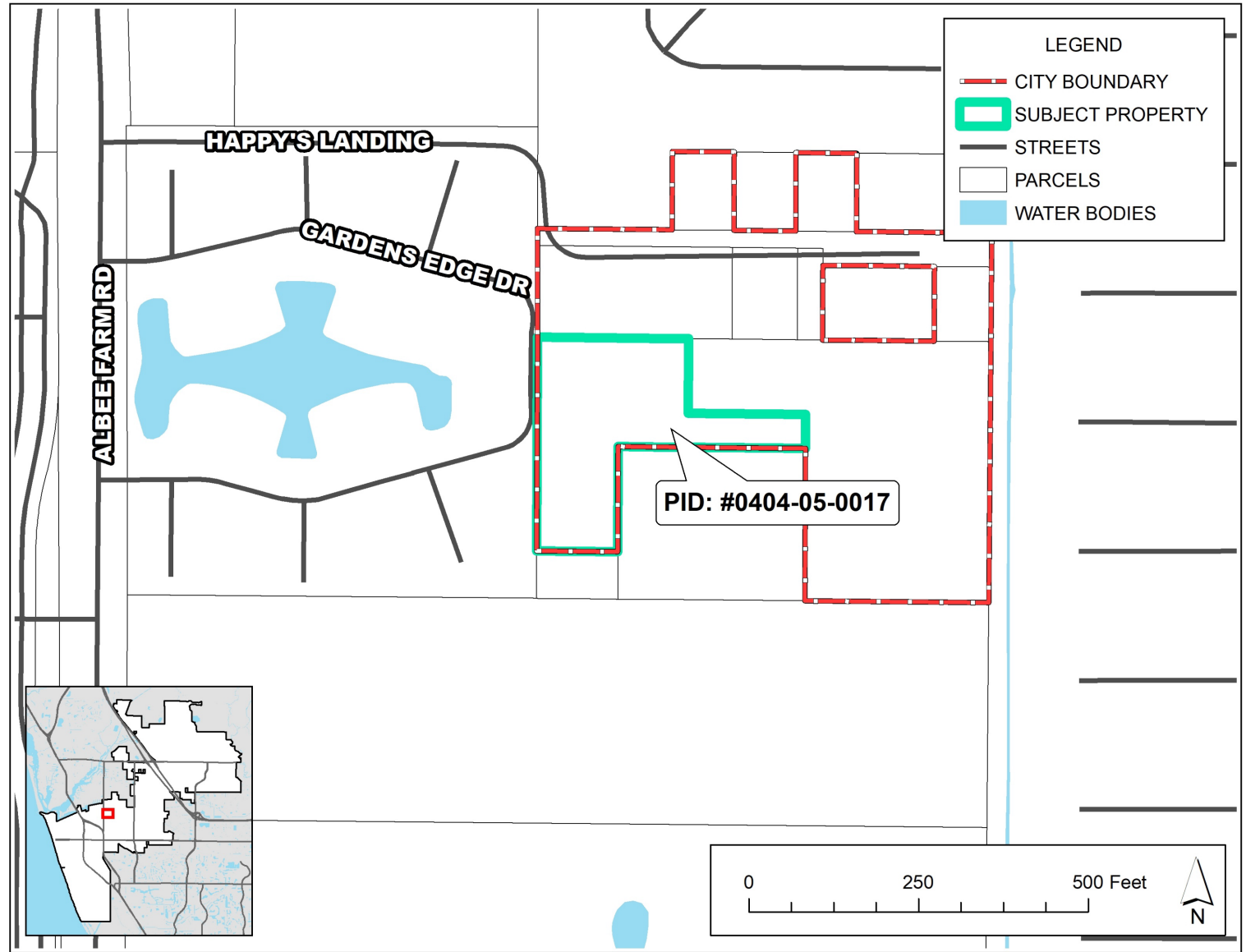
Project Description

- Proposal to assign a City of Venice Future Land Use designation of Medium Density Residential (MEDR) for development of residential units
- Associated Annexation Petition 23-27AN and Rezoning Petition 23-29RZ filed concurrently
 - Zoning Map Amendment petition requests the appropriate implementing district of Residential, Multi-Family 3 (RMF-3)

Aerial Map

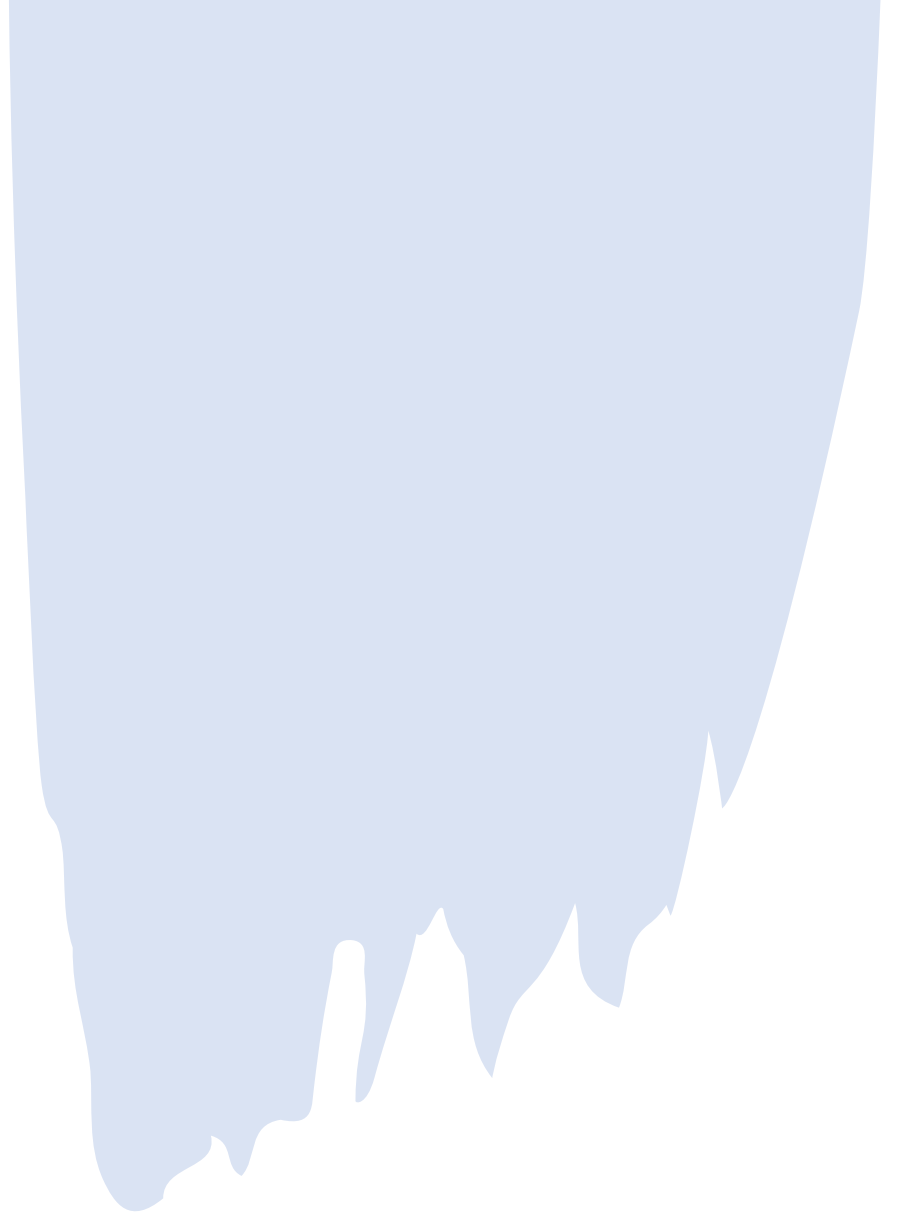


Location Map

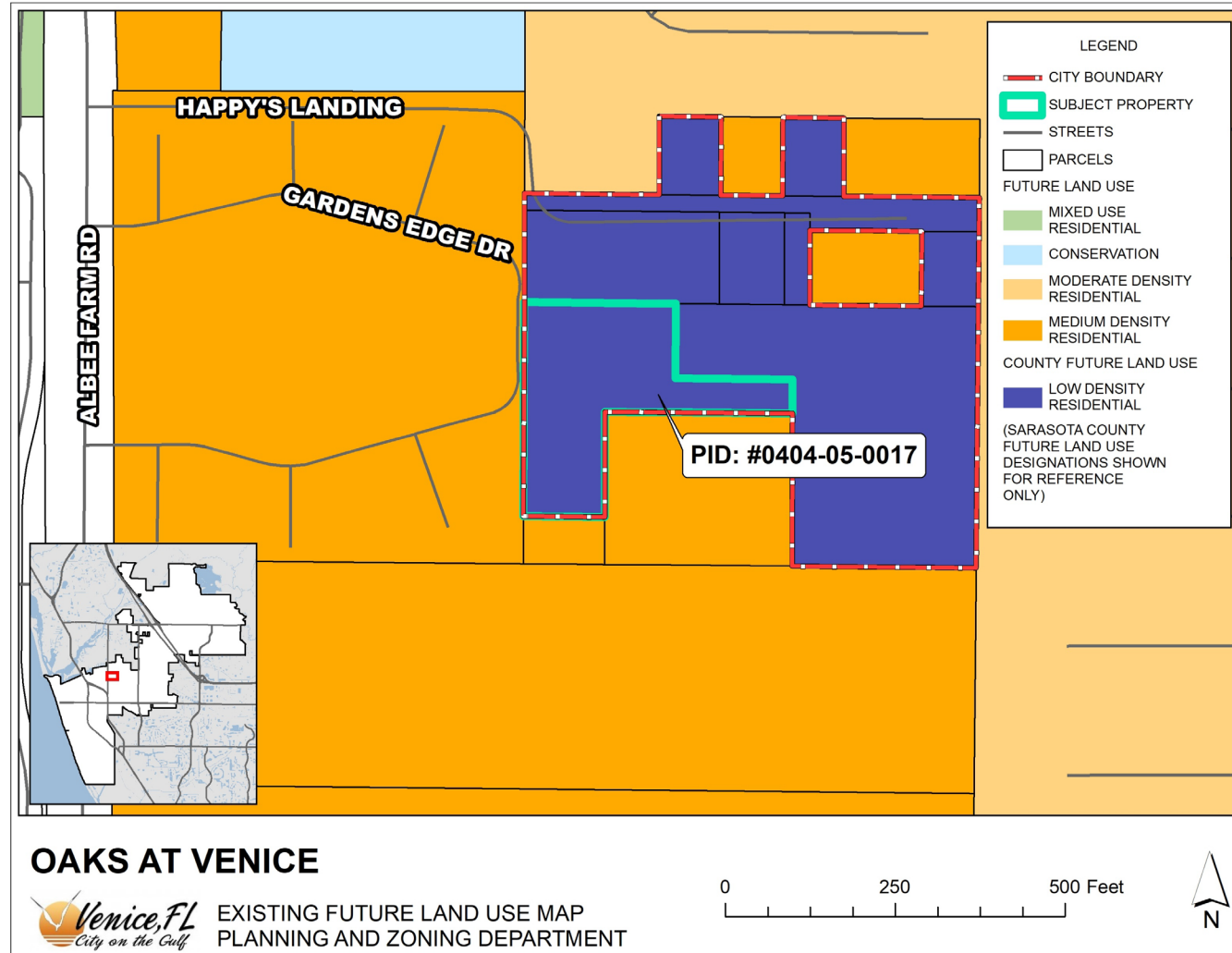


Existing Conditions

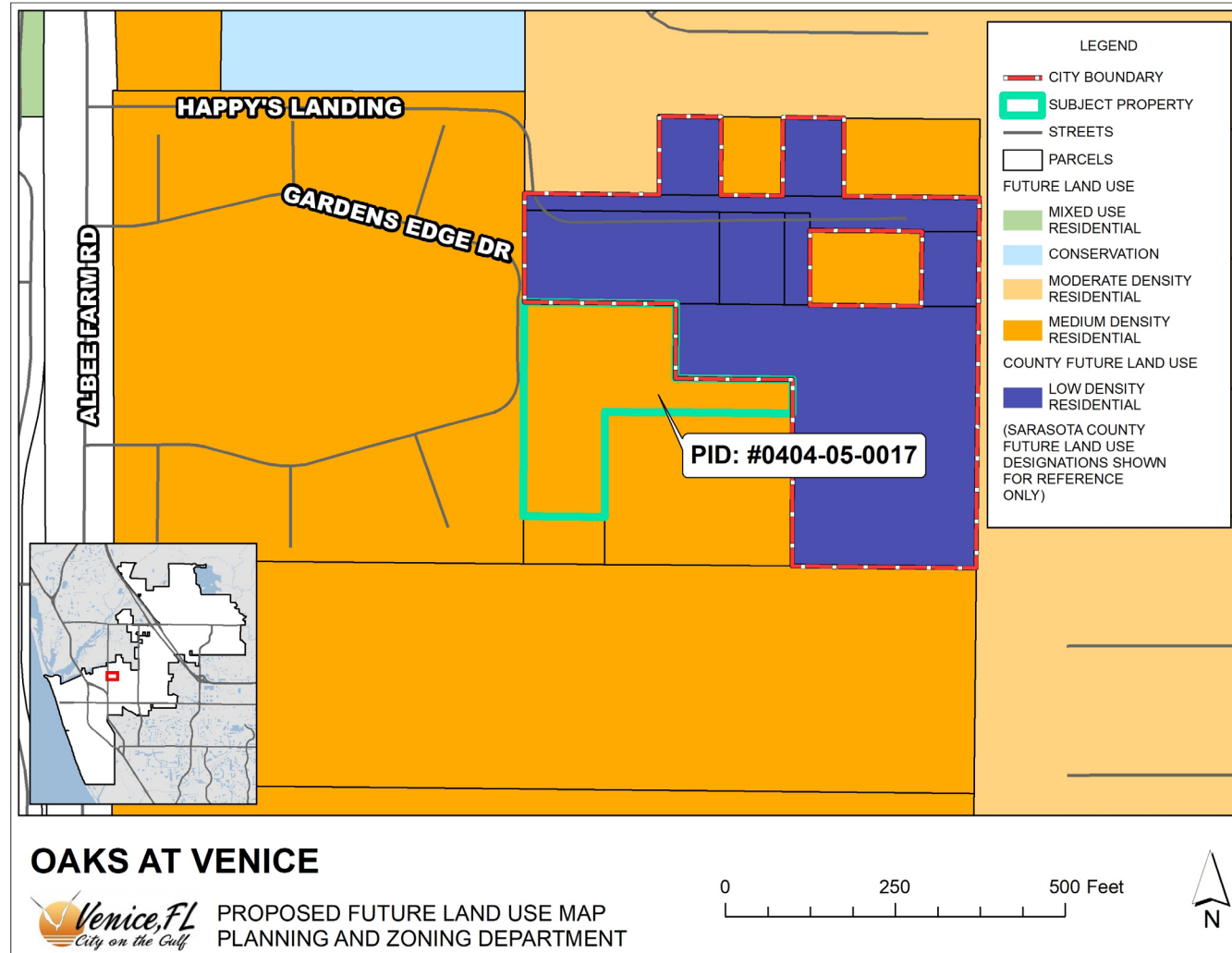
FUTURE LAND USE MAP, ZONING
MAP, SITE PHOTOS, SURROUNDING
LAND USES



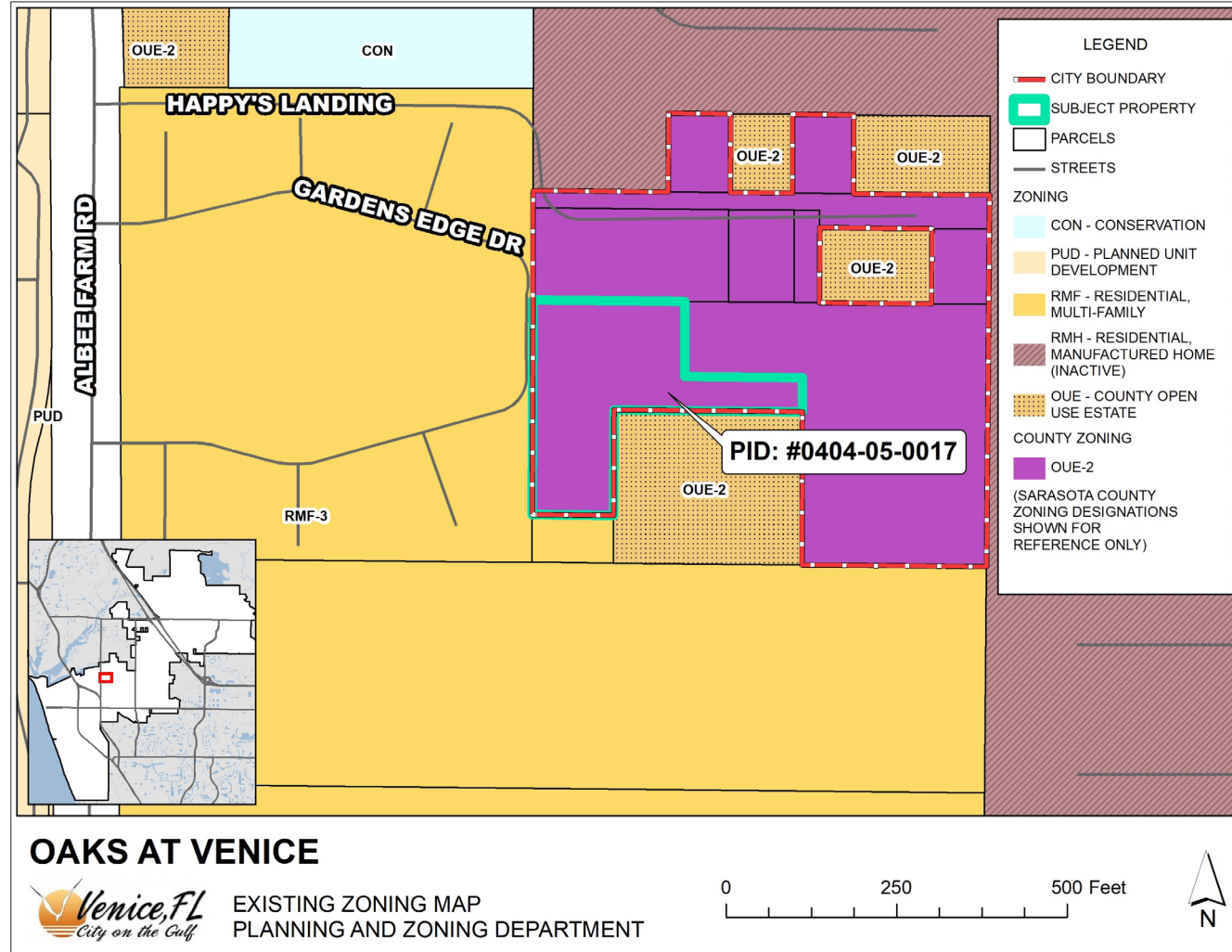
Existing Future Land Use Map



Proposed Future Land Use Map



Zoning Map



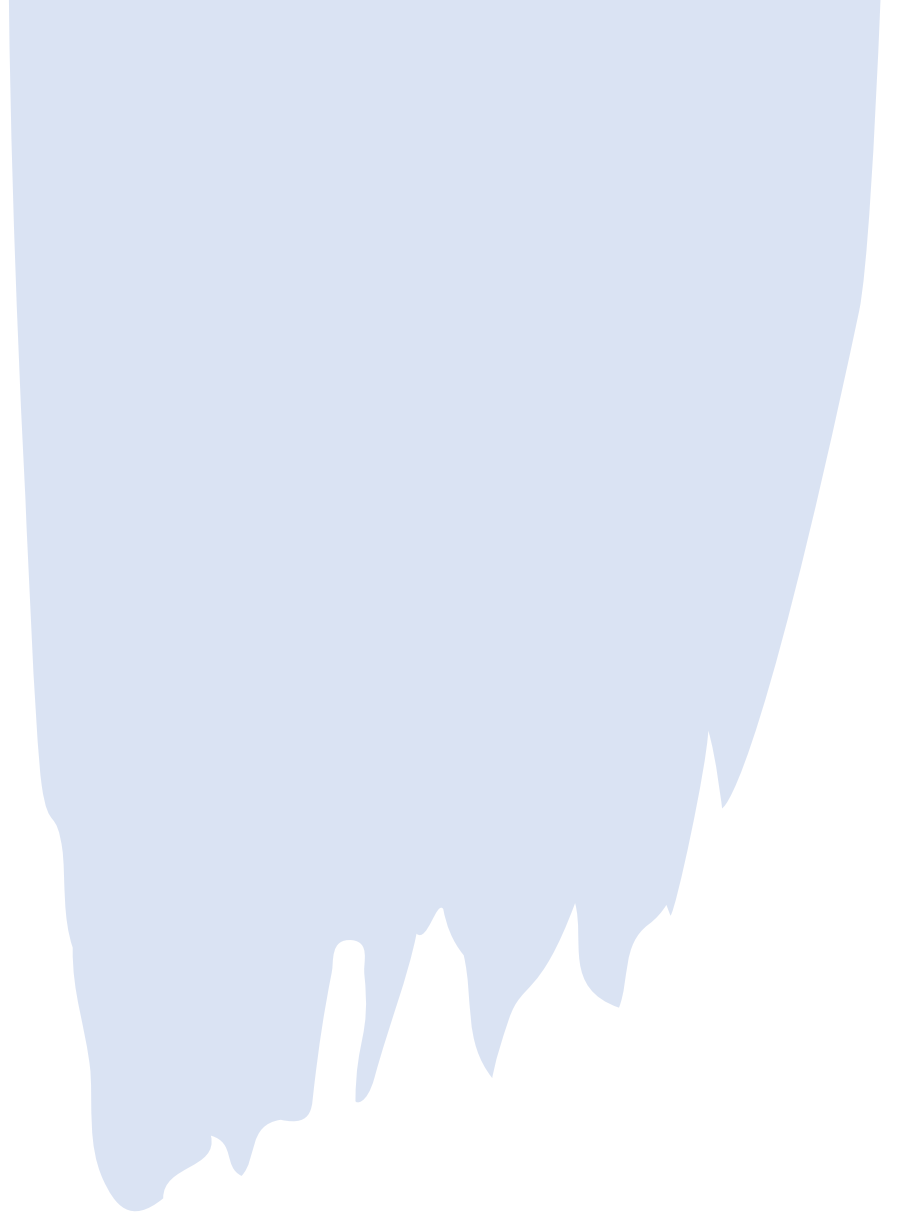


Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Sarasota County Open Use Estate 2 (OUE-2)	Sarasota County Low Density Residential
South	Residential	OUE-2 & City of Venice Residential Multi-Family 3 (RMF-3)	Sarasota County and City of Venice Medium Density Residential
East	Residential	OUE-2	Sarasota County Low Density Residential
West	Residential	RMF-3	City of Venice Medium Density Residential

Planning Analysis

COMPREHENSIVE PLAN
CONSISTENCY, FLORIDA STATUTE
COMPLIANCE, LAND DEVELOPMENT
CODE COMPLIANCE



Consistency with the Comprehensive Plan

- Strategy LU 1.2.3.c – Medium Density Residential includes “a variety of residential types – single family attached and multifamily; supports mixed use residential development.”
 - Intent for multifamily residential is appropriate for this designation
 - Limited to a density range of 9.1-13.0 dwelling units per acre
- Strategy LU 1.2.8 – Compatibility Between Land Uses: no potential incompatibilities among proposed MEDR and adjacent FLU designations.

Figure LU-8: FLU Compatibility Review Matrix

FLU Proposed	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
LDR	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
MODR	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
MEDR	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
HDR	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
IP	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
COMM	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
GOVT	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
IND	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
OS-F	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
OS-C	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible

Presumed Compatible
 Potentially Incompatible

Compliance with Florida Statutes

- Small-scale amendment review process (ordinance will be transmitted to State after adoption)
- Responses to Florida Statutes regarding FLU map amendments and urban sprawl contained in staff report
- Applicant Response: Per Florida Statutes Ch. 163, all municipalities in the state of Florida are required to adopt a Comprehensive Plan and periodically update and/or amend same. Consequently, the above considerations are requirements and guidelines for municipalities as they are in the statutorily required process of either adopting or amending a Comprehensive Plan.
- Summary Staff Comment: Resolves an existing enclave, assigns City of Venice FLU designations to properties retaining County FLU designations, allows for denser multifamily development in a multi-use neighborhood. Site issues like sidewalks and environmental quality to be determined with development.

Compliance with the 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:
 - 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.
- A transportation impact statement has been provided according to the requirements of Section 87-1.5, and a further review of traffic impacts will be conducted with subsequent development applications

Conclusions / Findings of Fact:

- Staff has provided analysis of the proposed Comprehensive Plan 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.

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 Comprehensive Plan Amendment Petition No. 23-28CP.