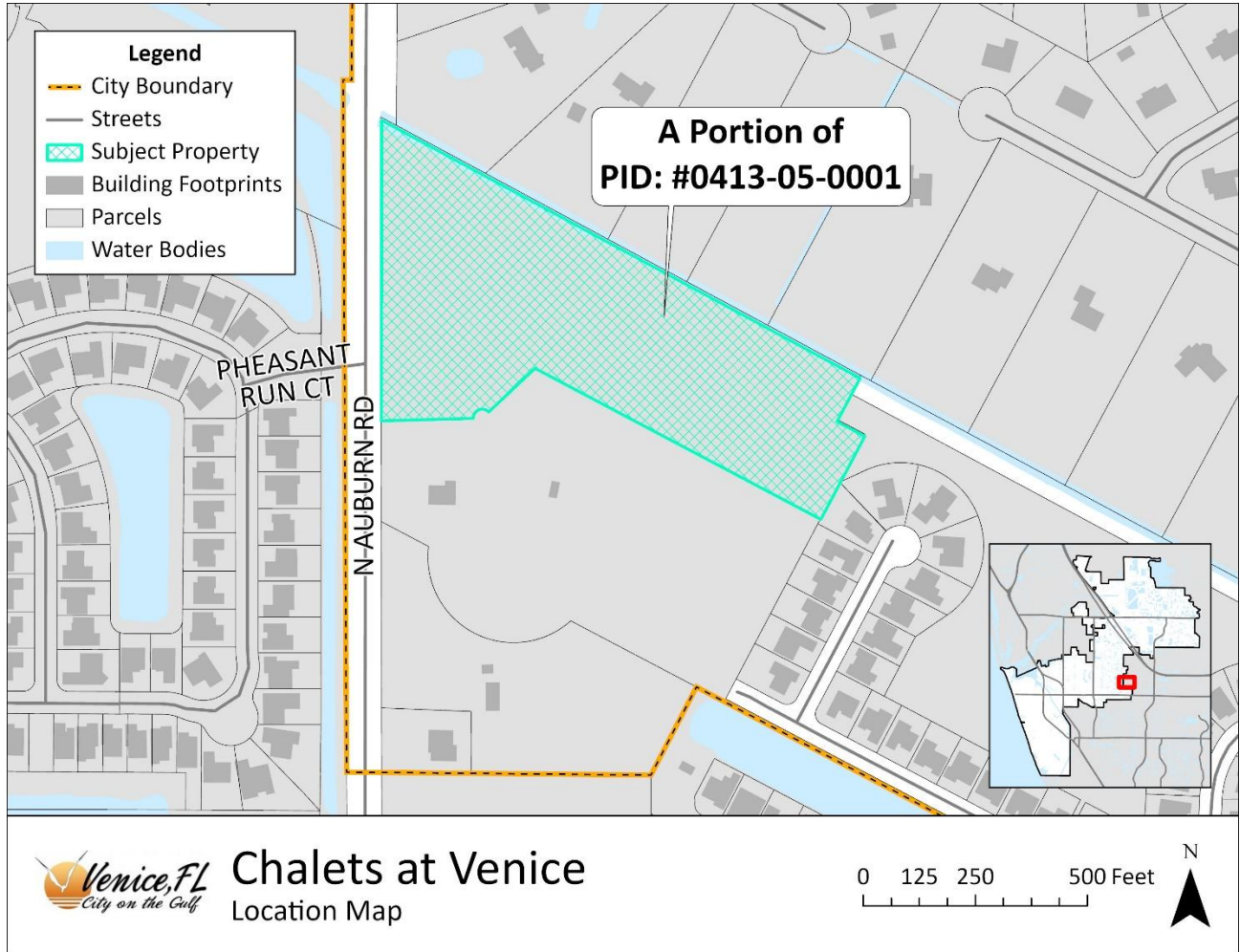


# 25-68PP Chalets at Venice

## Staff Report



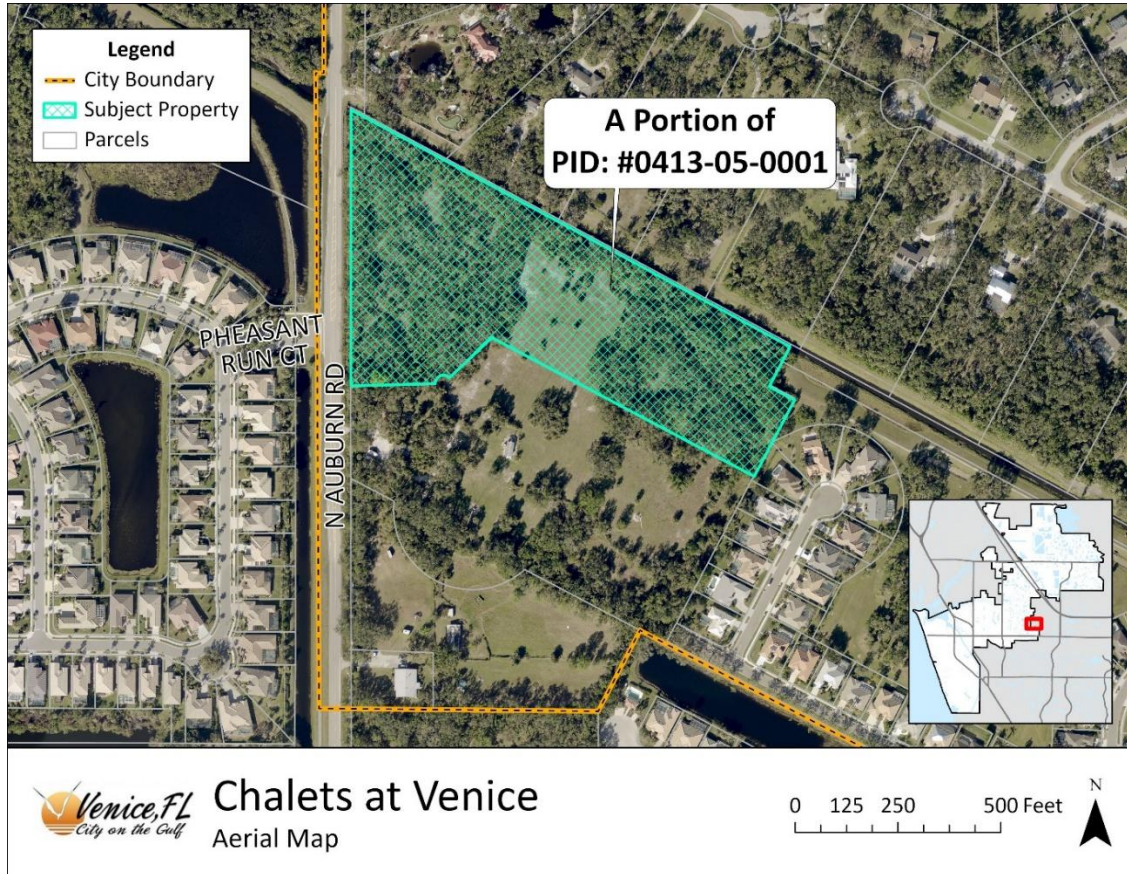
### GENERAL INFORMATION

<b>Address:</b>	282 North Auburn Road
<b>Requests:</b>	Development of a 43 lot single-family residential subdivision
<b>Owner:</b>	P3 LAF Chalets at Venice LP
<b>Agent:</b>	Morris Engineering & Consulting, LLC
<b>Parcel ID:</b>	0413-05-0001
<b>Parcel Size:</b>	±10.1209 acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Zoning:</b>	Planned Unit Development (PUD)
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Neighborhood
<b>Application Date:</b>	August 27, 2025

## I. BACKGROUND AND PROJECT HISTORY

The subject property is located off N Auburn Road. The property is Zoned Planned Unit Development with a Future Land Use Designation of Mixed Use Residential (MUR). The property was recently annexed into the City of Venice and has a binding master plan that was adopted with the approval of the rezone for the property. The proposed Preliminary Plat is consistent with the binding master plan which is for a 43 unit single-family lot development.

### Aerial Photo



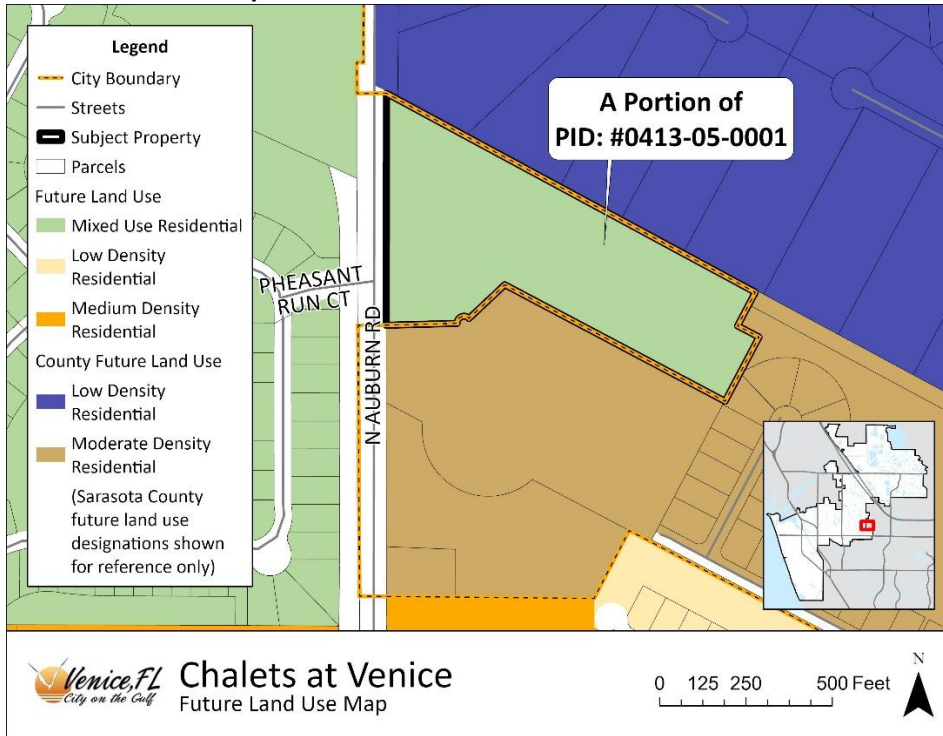
### Surrounding Land Uses

Direction	Existing Land Uses(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 Palms/Valencia Lakes	County Residential Single Family/ Residential Multi Family 1	County Moderate Density Residential/ City Moderate Density Residential
West	Sawgrass	Residential Single Family	Mixed Use Residential

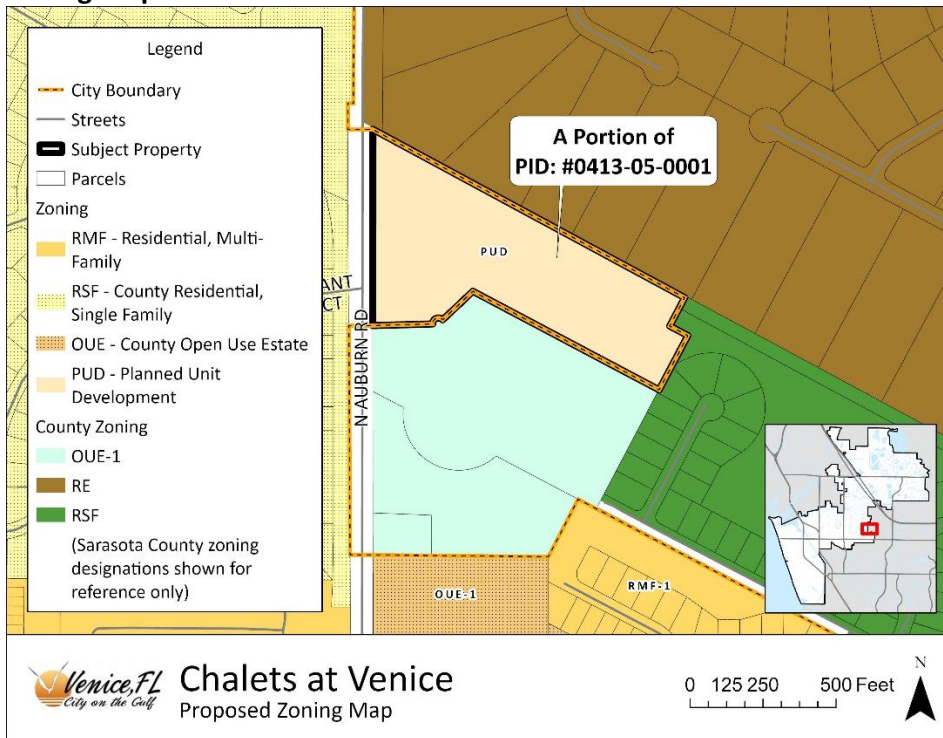
### Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Residential (MUR) and the Zoning is Planned Unit Development (PUD).

### Future Land Use Map



### Zoning Map



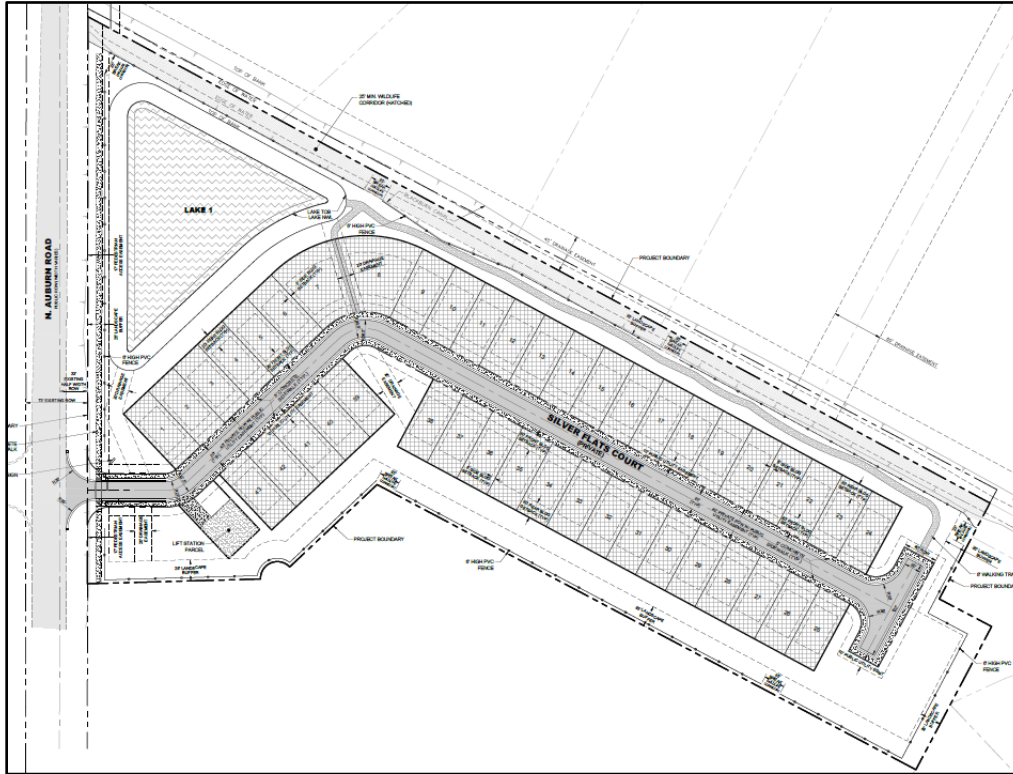
Facing Southeast from Blackburn Canal



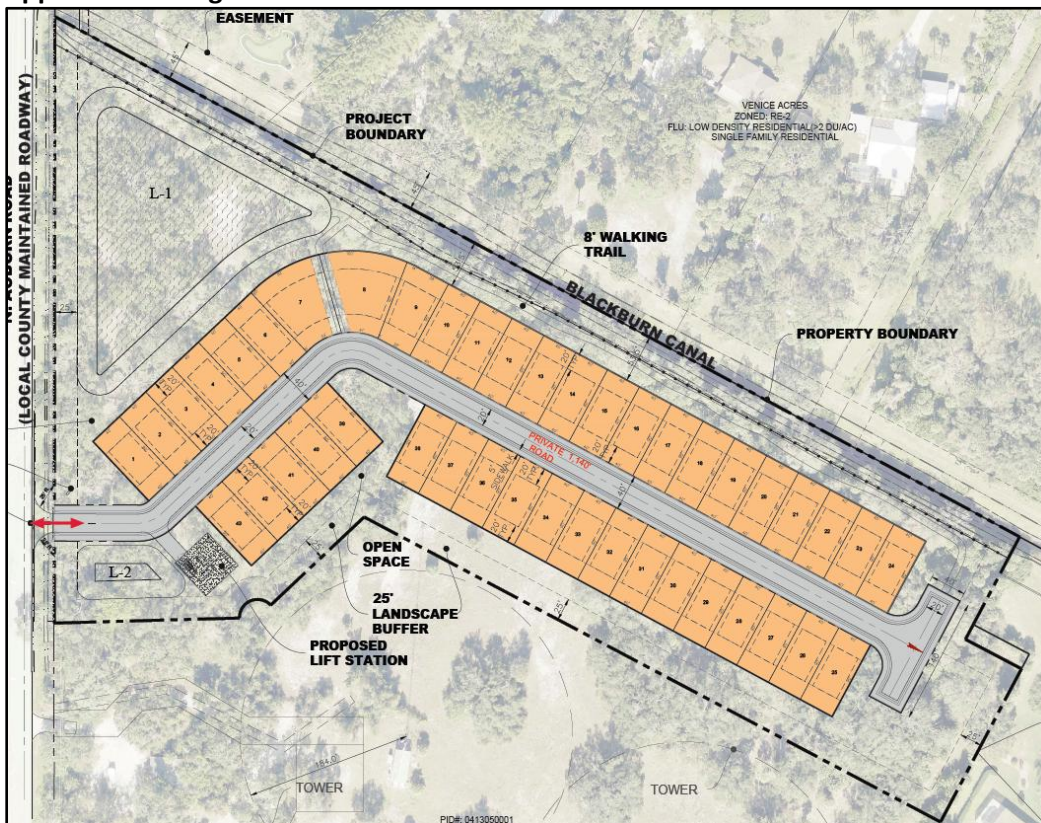
Facing East from across Auburn Road



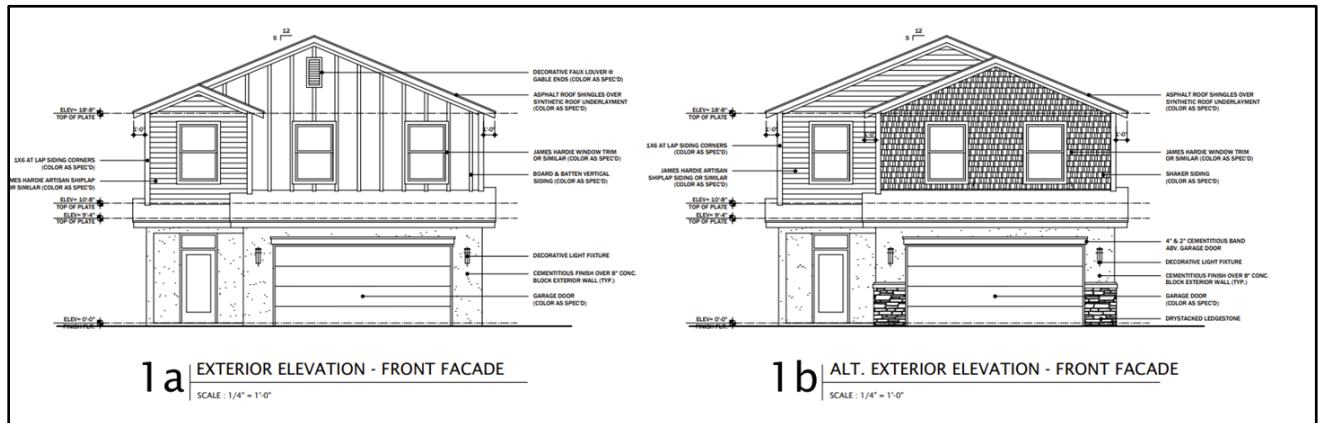
**Preliminary Plat**



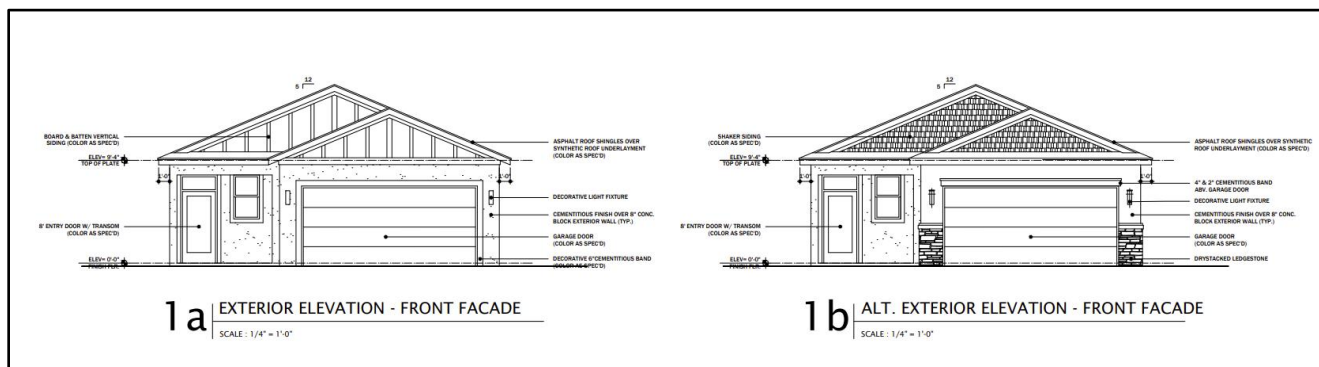
**Approved Binding Master Plan**



**Elevations  
Calais Model**



**Marseille Model**



**III. PLANNING ANALYSIS**

Staff reviewed the preliminary plat application to evaluate consistency with the City of Venice 2017-2027 Comprehensive Plan, compliance with the Land Development Code and for compliance with the requirements for Concurrency/Mobility.

**Consistency with the Comprehensive Plan**

The following is an analysis of the subject property related to the Comprehensive Plan:

**Strategies**

**Strategy LU 1.2.16- Mixed Use Residential.** The proposed housing project is within a property that is zoned PUD and has the required amount of open space.

**Strategy LU 1.2.17- Mixed Use Residential Open Space Connectivity.** The proposed project provides connectivity to open space.

**Land Development Code**

The subject petition has been processed with the procedural requirements for a preliminary plat. In addition, the petition has been reviewed by the Technical Review Committee. No issues regarding compliance with the Land Development Regulations were identified.

In responding to the decision criteria for Chapter 87 Section 1.10.1.C, the applicant has provided the following:

1. Compliance with all applicable elements of the Comprehensive Plan;

**Applicant Response:** The proposed preliminary plat is in compliance with all applicable elements of the comprehensive plan including strategy LU 1.2.8 and strategy LU 1.2.16 relating to compatibility between land uses and development standards, strategy LU 1.2.17 relating to open space connectivity, strategy LU 1.3.3. relating to walkable streets, and strategy OS 1.11.1 concerning open space.

2. Compatibility, consistent with Section 4 of this LDR;

**Applicant Response:** The proposed preliminary plat is consistent with all applicable elements of Section 4 of this LDR.

**Staff Response:** *The proposed project is consistent with the LDR and the binding master plan.*

3. General layout of the development including streets, access points, and onsite mobility;

**Applicant Response:** The proposed layout of the development includes one access point with access off of Auburn Road in line with the existing Sawgrass subdivision access point to the west. The proposed private road provides sidewalks on each side of the street to provide mobility to the proposed homes. In addition, a functional open space trail is shown along the northern property line providing additional mobility for future residents.

4. General layout of drainage on the property;

**Applicant Response:** The drainage is designed in accordance with local and state regulations. The pond is sized for both treatment and attenuation and is situated at the low point of the site and adjacent to the outfall to the Blackburn Canal. The proposed roads are graded to drain to proposed inlets which are routed to the pond.

5. Adequacy of recreation and open spaces uses;

**Applicant Response:** The proposed preliminary plat meets the criteria of strategy OS 1.11.1 by providing a minimum of 50% open space for the project and providing a minimum of 10% functional and 20% minimum conservational open space.

6. General site arrangement, amenities, convenience, and appearance; and

**Applicant Response:** The proposed project has been designed to maintain a high-quality appearance and provides amenities in a safe and convenient manner.

7. Other standards including, but not limited to, architectural requirements as may be required.

**Applicant Response:** No other standards to the LDR or comprehensive plan are proposed as part of this development.

**Staff Response:** *The proposed preliminary plat is consistent with the binding master plan that was adopted at the time of the Rezone for the property approved by City Council on April 14<sup>th</sup>, 2026. The open space requirements have been met. There have been some minor adjustments to a small dry water detention area but has not effected the drainage for the site and Engineering has had a review of this petition through the TRC process. There are no architectural requirements for the property.*

**Conclusions/Findings of Fact (Compliance with the Land Development Regulations):** The proposed preliminary plat is complete with TRC review.

## CONCURRENCY

Concurrency was determined to be compliant by the staff Technical Review Committee. The table below shows the expected public facility impacts and the status of the applicable departmental concurrency reviews.

Facility	Department	Estimated Impact	Status
Potable Water	County Utilities	4,888.6 ERUs	Concurrency Confirmed
Sanitary Sewer	County Utilities	12,399.5 ERUs	Concurrency Confirmed
Solid Waste	Public Works	520.47lbs per day	Concurrency Confirmed
Parks & Recreation	Public Works	.301 acres	Concurrency Confirmed
Drainage	Engineering	Compliance Shown	Concurrency Confirmed
Public Schools	School Board	Application Submitted	To be reviewed at Site and Development Plan or Final Plat

**CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY):** No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Regulations.

**MOBILITY**

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	48 PM Peak Hour Trips	Compliance Confirmed by Traffic Engineering Consultant

**CONCLUSIONS/FINDINGS OF FACT (MOBILITY):** The applicant provided traffic analysis that was reviewed by the City’s transportation consultant. No issues were identified at that time.

**IV. CONCLUSION**

**Planning Commission Report and Action**

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Preliminary Plat Petition No. 25-68PP.