

MARTIN P. BLACK AICP ICMA-CM

LAND AND P-3 ADVISORS

October 4, 2024 Revised November 12, 2024

Via Electronic Mail

RE: Venice Multifamily/Resort Rental Development Comprehensive Plan Text Amendment Narrative

Background

In follow up to my recent discussions with City staff regarding the development of the approximate 72-acre property encompassing Cows & Turley – IL GIRASOLE, Venice, Florida commonly referred to as the “Venice Advenir Development” (“Subject Site or Parcels” – Sarasota County Tax Parcel ID Nos. 0365002000 and 0363001100) please accept this proposed Comprehensive Plan text amendment to clarify provisions within the Comprehensive Plan regarding allowed ownership forms of the permitted uses already established within the Comprehensive Plan for these properties.

There have been some questions raised regarding the permitted range of dwelling units and whether all units within an individual project must be under common ownership or whether individual dwelling units may be subsequently owned following subdivision platting or condominium platting under City regulations or State statutes. The intent of the amendment is to provide a simple clarification regarding the permitted forms of ownership for any dwelling units already permitted under the density and dwelling unit types established in the Comprehensive Plan and ultimately approved for the individual project sites within this Future Land Use neighborhood area along Knights Trail.

Specific Description of Proposed Text Amendment

We propose the following amendment:

Strategy LU 1.2.9.c - Corridor (MUC)

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
2. Supports mixed use (horizontal and vertical).
3. Moderate to Medium Density Residential uses are permitted; low density/~~single family~~ uses are not permitted. Dwelling units may be conveyed through common ownership, subdivision platting or condominium platting under City regulations or State statutes.
4. Non-Residential uses are limited to Commercial and Institutional Professional.
5. Industrial Uses are not permitted except as noted below.
6. Designation Total Development (Min/Max Percentages) as follows:
 - a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
 - b) Residential: See Specific Neighborhood for Min/Max Percentages
7. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property
 - b) Residential Density: 5.1 - 13.0
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus-style” design may be used.
9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation.

MARTIN P. BLACK AICP ICMA-CM

LAND AND P-3 ADVISORS

This proposed clarifying language is consistent with the definition of dwelling unit contained in the Comprehensive Plan that already contemplates individual ownership, rental, lease of other occupancy forms:

“A room or group of rooms forming a single independent habitable unit used for or intended to be used for living, sleeping, sanitation, cooking and eating purposes by one (1) family only; for owner occupancy or for rental, lease, or other occupancy on a weekly or longer basis; and containing independent kitchen, sanitary and sleeping facilities.” [emphasis added]

The proposed text amendment does not contemplate any changes to the permitted density range or type of dwelling units and merely seeks to confirm that dwelling units with the Knights Trail Neighborhood may be owner occupied, rented, leased or used through other forms of occupancy.

Sincerely,



Martin P. Black, AICP, ICMA-CM(ret.)

www.martinpblack.weebly.com

941.915.3435

602 84th Street NW

Palma Sola, Florida 34209