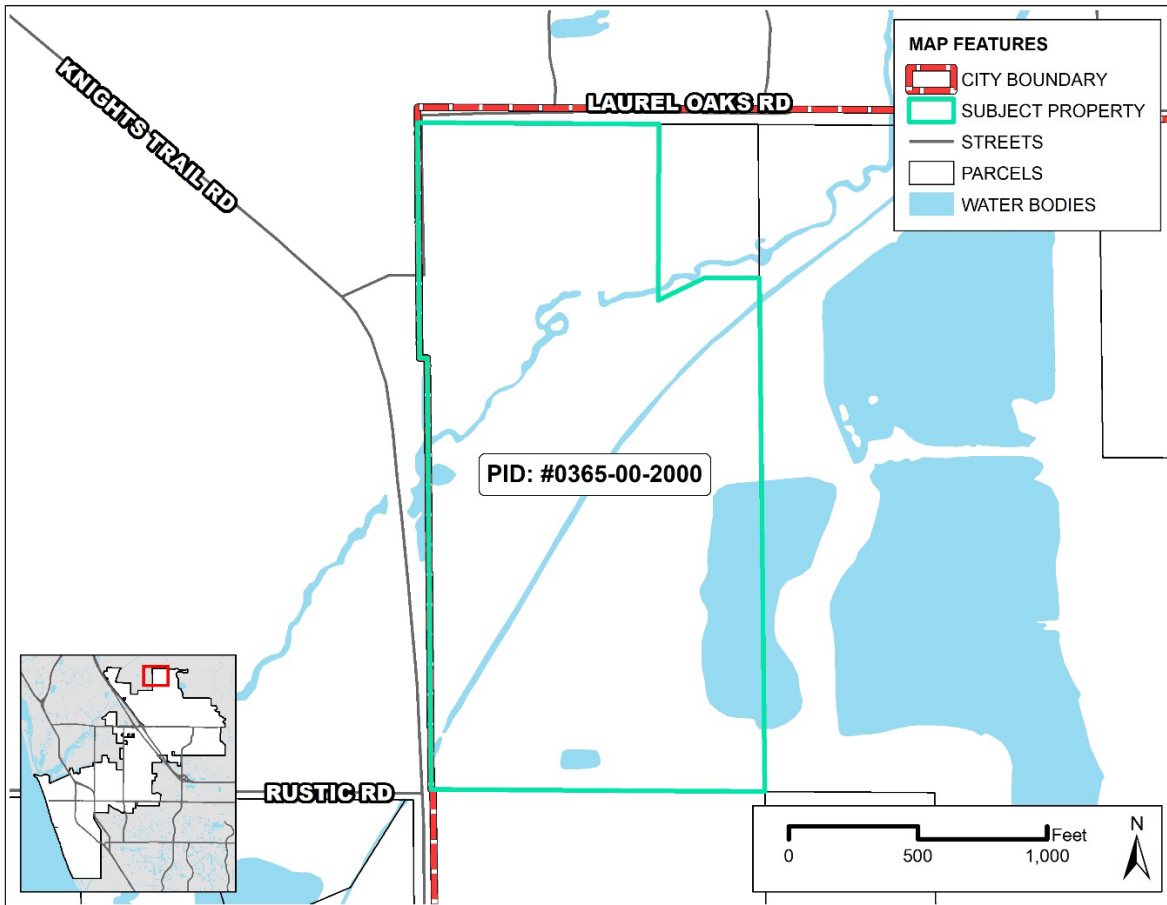


22-15RZ– II Girasole

Staff Report



GENERAL INFORMATION

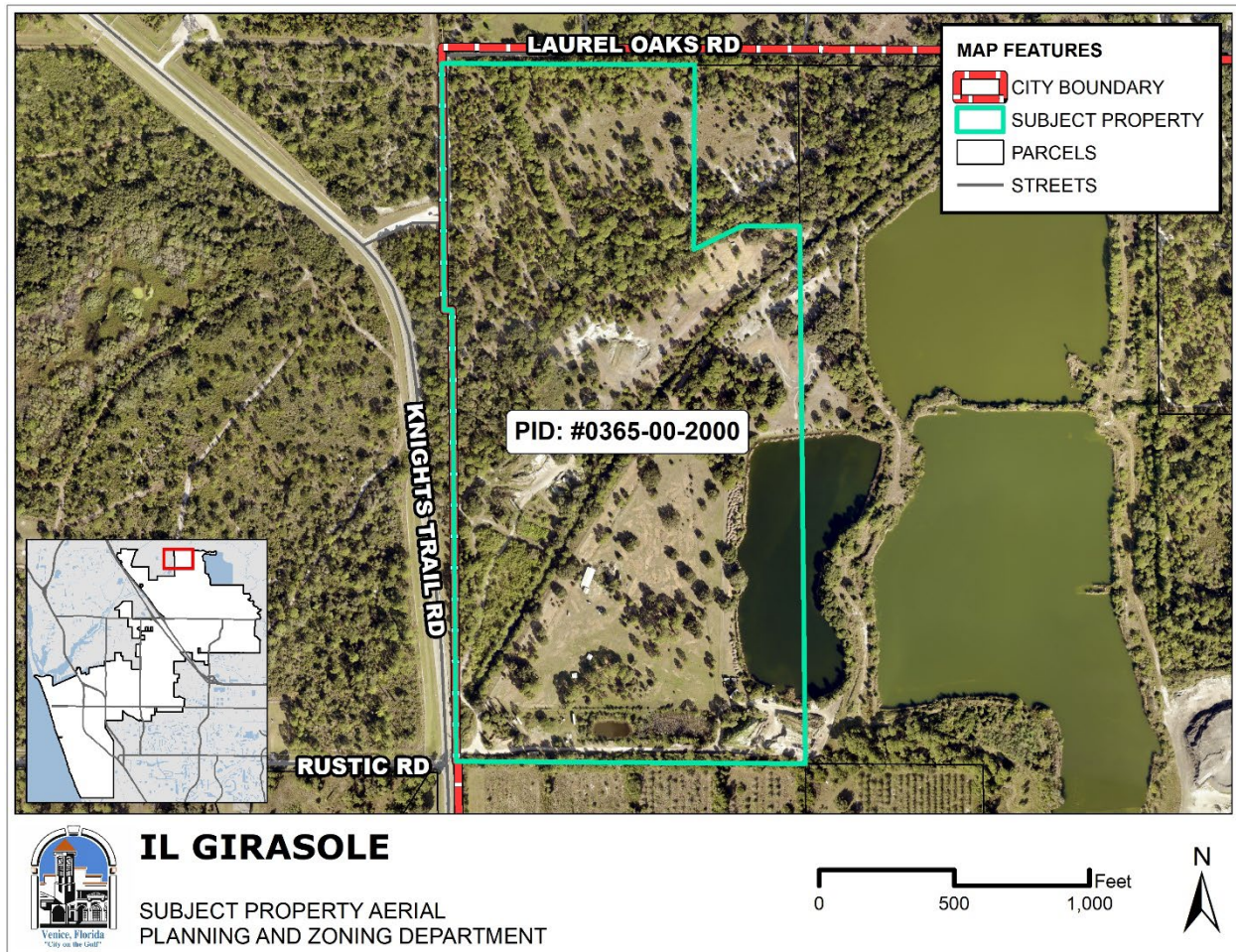
Address:	Knights Trail Road
Request:	To rezone the subject parcel from Sarasota County Open Use Estate (OUE-1) to City of Venice Knights Trail (KT)
Owners:	Cows & Turkeys, LLC
Agent:	Martin P. Black, AICP, ICMA-CM (Ret.)
Parcel ID:	0365002000
Parcel Size:	71 ± acres
Future Land Use:	Mixed Use Corridor
Existing Zoning:	County OUE-1
Proposed Zoning:	City KT
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	March 8, 2022

I. BACKGROUND & PROJECT DESCRIPTION

The subject property is approximately 71 acres and is included in the Knights Trail neighborhood of the Comprehensive Plan. This project was applied for under the previous Land Development Regulations, Chapter 86, with the intent to rezone the property to Commercial, Mixed Use (CMU). This zoning district required a Binding Master Plan, which was provided by the applicant consistent with the requirements of the previous Sec. 86-97. The CMU application was reviewed under the previous code and deemed technically compliant.

In the new code, adopted through Ordinance No. 2022-15, CMU is no longer a zoning district in the City. As a result of discussion with City staff, the applicant has chosen to be processed under the new Chapter 87, which is permitted through Transitional Provision A in the introductory provisions section.

The applicant is requesting to be rezoned to the Knights Trail (KT) zoning district and has provided updated documentation to complete this application, which is also compliant with the provisions of Chapter 87. Unlike CMU, KT is not a planned district zoning designation, and there are fewer requirements for this application. No Binding Master Plan is required, and the applicant is allowed to pursue a mixed use development without an adopted conceptual plan.



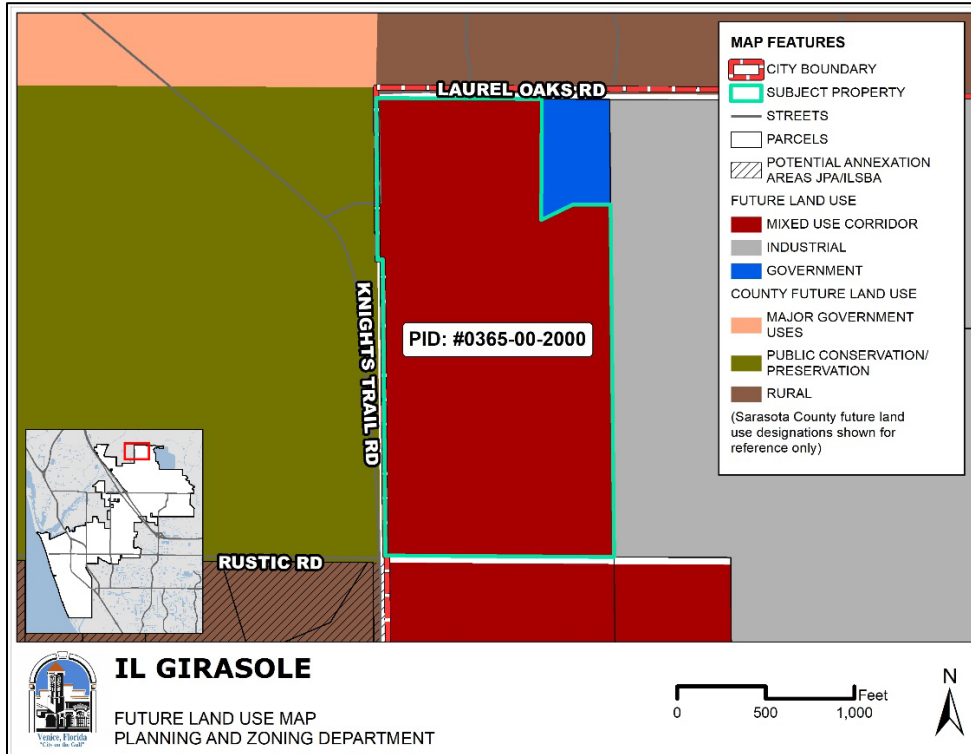
Site Photographs



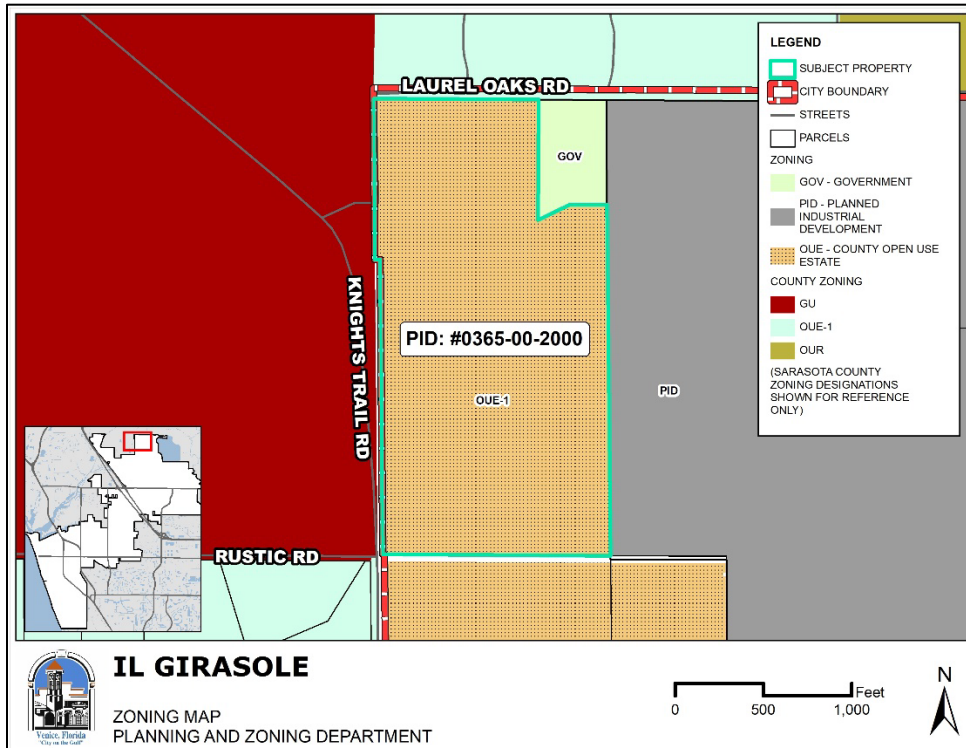
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor. The proposal in this petition is to change the Zoning district from County Open Use Estate (OUE-1) to City Knights Trail (KT), as shown on the maps below.

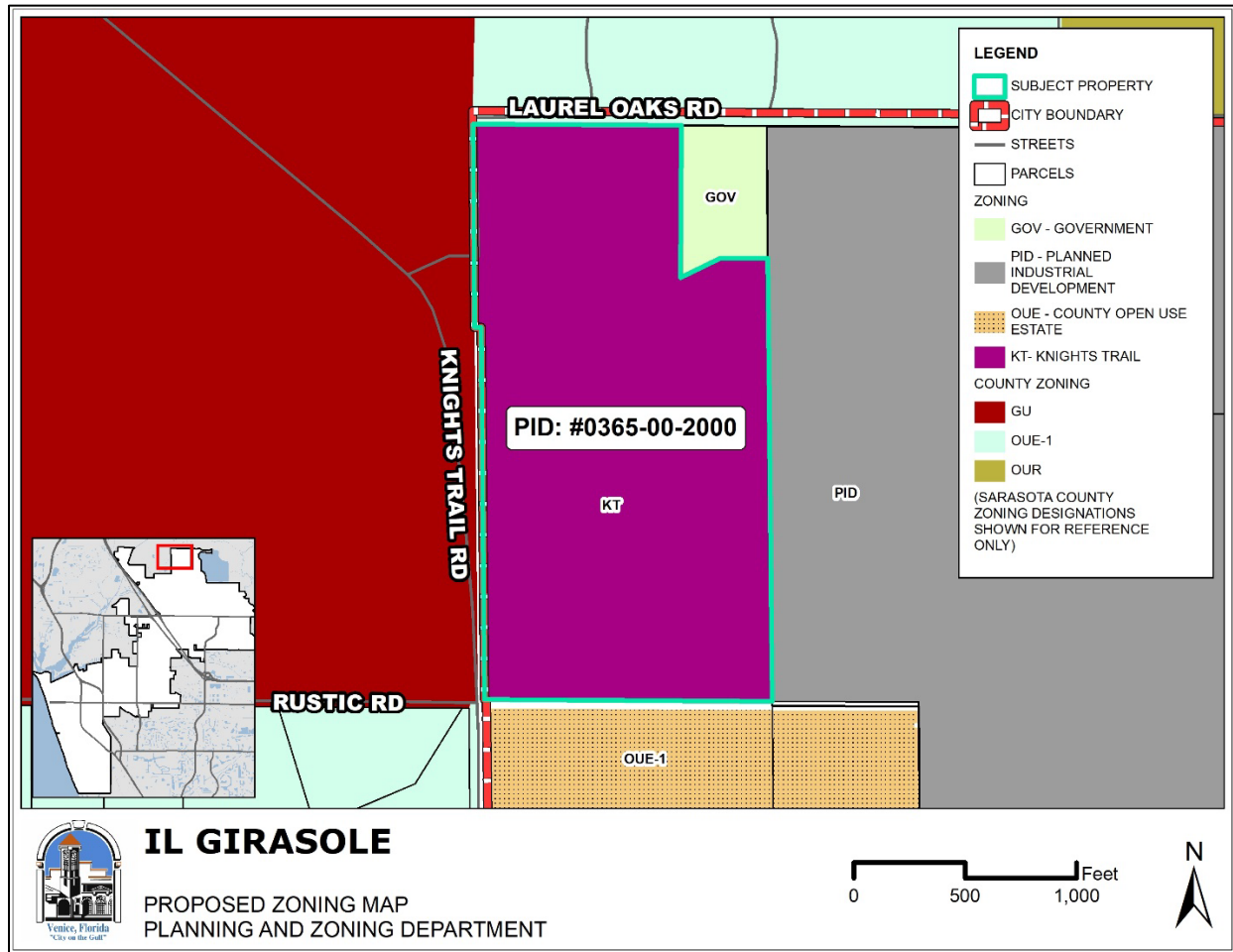
Future Land Use



Existing Zoning



Proposed Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	County Open Use Estate (OUE-1)	County Rural
South	Vacant	County OUE-1	Mixed Use Corridor (MUC)
East	Triple Diamond Commerce Plaza	Planned Industrial Development (PID)	Industrial
West	Knight Trail Park/Sarasota County Gun Range	County Government Use (GU)	County Public Conservation/Recreation

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) how the existing County Open Use Estate (OUE-1) zoning compares to the proposed City Knights Trail (KT) zoning

with regard to allowed uses and development standards, 2) consistency with the Comprehensive Plan, 3) compliance with the City’s Land Development Code (LDC), and 4) compliance with requirements for Concurrency/Mobility.

1) Comparison of Existing County OUE Zoning and Proposed City KT Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from County OUE to City KT and has stated an intent to develop multifamily and commercial on the site. The KT district is somewhat flexible regarding development standards, with a wide range of permitted lot coverage, no building frontage requirement, and no restriction on the arrangement of parking areas.

The table below provides a comparison of the districts’ development standards and permitted uses.

Zoning Standard	Existing Zoning – County OUE	Proposed Zoning – KT
Density Limit	0.2 du/ac	None – regulated by Comprehensive Plan
Intensity Limit	None listed; 20% open space required for nonresidential development	None – regulated by Comprehensive Plan
Height	35’	35’ by right Additional height up to 46’ with height exception
Lot Dimensions	5 acres minimum	5,000 square feet minimum
Lot Coverage	20% maximum	10% minimum/75% maximum
Architectural Style	None	Venice Historic Precedent for façades and exterior walls, roofs, and two categories of other building features
Principal Uses**	Single-family detached, agricultural production crops, animal boarding, farm/produce stand, keeping of ponies or horses, plant nursery, borrow pit, guest house, cemetery, artesian wells, stormwater facilities, riding academy or public stable, animal hospital, crematorium, day care home, parks, minor utilities, barn, parking or storage of heavy vehicles	Multifamily dwellings, upper story residential, residential care (all types), essential services, lodge or private clubs, post office, university/technical schools, retail sales and service, restaurants (all types except rooftop dining), artist studio, hotel, fitness club, commercial parking lot/structure, offices, research and development, warehouse storage (indoor), flex space

**Not an exhaustive list

2) Consistency with the Comprehensive Plan

The subject property has the existing Comprehensive Plan Future Land Use designation of Mixed Use Corridor (MUC) and lies within the Knights Trail neighborhood. The following is an analysis of the subject property related to the Comprehensive Plan.

Strategy LU 1.2.12 states that the City shall adopt a form based code to implement the mixed use development designations in the Comprehensive Plan. Ordinance No. 2022-15 has accomplished that, and the related Comprehensive Plan Amendment 22-22CP is under review by the Florida Department of

Economic Opportunity with the intent to be scheduled for an adoption hearing once approved by the State. This amendment would make Knights Trail an implementing district of the MUC future land use designation. Other properties in the city have already been rezoned to mixed use districts while awaiting adoption of these amendments to the implementing districts table.

Strategy LU 1.9.2.c – MUC allows a maximum intensity of 1.0 Floor Area Ratio (FAR) per individual property and density up to 13.0 dwelling units per acre (du/ac). Strategy LU-KT 1.1.1 in the Knights Trail neighborhood reflects the same FAR and du/ac maximums. The intensity and density on this property will be reviewed at the time of development to determine consistency with these limits.

Transitional strategies and former Planning Area architectural requirements will not apply to this property after adoption of the ongoing amendments; instead, Section 87-4 and architectural requirements from Sec. 87-2.3.11 of the LDC will be applied for this and any future applications on the property to address compatibility and style.

Per Strategy LU-KT 1.1.1.A and Strategy LU 1.2.19 – Thresholds Applied, at the time of application there were 737 units remaining in the Knights Trail MUC designation based on the maximum percentage of the land that can be used for residential development. This property is entitled to those units.

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 Corridor 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.

3) Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements contained in Section 87-1.2 and Sec. 87-1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified. Future development of the subject property will require confirmation of continued compliance with all applicable LDC standards.

Section 87-1.7.4.A of the Land Development Code states that, when pertaining to the rezoning of land, the Planning Commission and City Council shall consider ten items related to the proposed change. The applicant's response to each of the considerations is reproduced below with a summary staff comment:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: The existing land use pattern along Knights Trail includes a mix of residential and nonresidential development. The proposed IL GIRASOLE zoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations.

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: The subject site is subject to a pre-annexation agreement that requires rezoning of the property from its legacy County zoning to a city approved zoning classification. In addition, there has been a substantial change in the existing land use pattern and approved development patterns along Knights Trail since the property was annexed into the City.

3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: The proposed density and intensity of development within Il Girasole is consistent with and implements the standards of the City's adopted Comprehensive Plan

4. Conflicts with existing or planned public improvements.

Applicant Response: No conflicts with existing or planned public improvements have been identified. The proposed mix of uses permitted under the proposed zoning will be consistent with the Sarasota County planned fire training facility and fueling/public works depot adjoining the site on Knights Trail, as well as with other approved multifamily and non-residential uses along Knights Trail.

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

a. Impact on the traffic characteristics related to the site.

Applicant Response: We have coordinated and agreed to limit site access to three access point to Knights Trail with Sarasota County Public Works representatives as the permitting agency for access, the location of these access points have been selected to minimize adverse impacts to existing development and to be consistent with other planned development in the area.

b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Applicant Response:

(i) Infrastructure Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and wastewater infrastructure is presently available at the property by extension of facilities along the Knights Trail corridor. At present, the City's water and wastewater infrastructure has capacity to serve the project.

(ii) Water and Wastewater Water service sufficient to serve the project will be provided by the City of Venice by connection to an existing 12" water main on Knight's Trail Road. Wastewater service will be provided by construction of onsite lift stations which will pump to an existing City of Venice 6" force main on Knight's Trail Road.

(iii) Stormwater will be detained and treated onsite prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principal of providing adequate flood protection based on the site drainage system.

c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Applicant Response: Sarasota County has confirmed its plans to extend Knights Trail north to ultimately provide connection to Lakewood Ranch to the north. In addition, Rustic Road is currently approved for extension west to Honore Boulevard, providing improved transportation accessibility to the site.

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: The existing natural and manmade features that surround the property includes large lakes, existing rights-of-way/streets that serve to provide compatibility between Il Girasole and existing single family neighborhoods. The closest existing lower intensity residential structures are more than 329 feet from the property of Il Girasole.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: Development within Il Girasole will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, reuse areas, delivery and storage areas, as well as landscaping, buffers and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.

8. Potential expansion of adjacent zoning districts.

Applicant Response: The proposed rezoning of the subject property reflects the City's identified implementing zoning for the adopted Comprehensive Plan and Future Land Use Map and the applicant

has relied upon the City's approval of these designations in moving forward with its development petitions.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: The environmental assessment confirmed that the property is suitable for mixed use development and that the property contains limited regulated environmental features. Approximately 87.21% (63.44 acres) of the project site is classified as upland habitats, most of which is designated as woodland pasture (FLUCFCS 213) and disturbed land (FLUCFCS 740). The remainder of the uplands consist of hardwood-conifer mix (FLUCFCS 434), a tree nursery (FLUCFCS 240), and unpaved roads (FLUCFCS 814). Overall, the site contains a total of 0.91 acres of wetlands (associated with two wetlands) and 8.4 acres of surface waters. The surface waters are characterized by a natural stream (0.76 acres), an upland cut canal (Cow Pen Canal) that totals 1.81 acres, two upland cut ditches (0.26 acres) and three ponds (5.56 acres)

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: Additional details regarding internal traffic flow, proposed placement of structures, and location and type of municipal amenities will be provided as part of subsequent site and development plans for each phase of development. These subsequent site and development plans will also include demonstration of compliance with the applicable development intensity, density, design and architectural standards of the City.

Summary Staff Comment: The subject property must be rezoned to a City district, as it has retained its County zoning since annexation, which would not be permitted today. The applicant has agreed to move this application forward under the code adopted through Ordinance No. 2022-15 and is proposing a mixed use zoning on a property in a mixed use future land use designation; this is consistent with the intent of the Comprehensive Plan and reflects the City's desire to have mixed use development in this area. All applicable documents for a zoning map amendment have been provided, with further detailed review to be undertaken at the time of development.

Compatibility

Section 87-4 – Compatibility states that mixed use districts are deemed internally compatible (4.1.C(1)); however, Planning Commission and City Council may use their discretion to require additional mitigation techniques found in Section 4.4.A and 4.4.B(1-7), particularly due to the location of this site in relation to adjacent County OUE zoning designations. Mixed Use districts are required to have perimeter buffers per Section 4.5.A, which should be reviewed with any future development applications wherever the perimeter of this property touches a City of Venice traditional zoning designation.

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

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 87-1.7.4.A of the Land Development Code.

4) Concurrency/Mobility Compliance

Concurrency

The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with any development proposal submitted in the future, and a full review will be provided at that time. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusion / Findings of Fact (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

The applicant is not seeking confirmation of concurrency through this application. However, a traffic statement has been submitted to the City's transportation consultant for review, and compliance with Sec. 5 of the LDC will be confirmed through any subsequent applications for development.

Conclusion / Findings of Fact (Mobility):

No development has been proposed through this application. However, a preliminary traffic statement has been submitted and a Traffic Impact Analysis will be required with any future submittal of a development proposal.

III. CONCLUSION

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 make a recommendation to City Council on Zoning Map Amendment Petition No. 22-15RZ.