

# 23-20RZ – Stiles Multi-Family

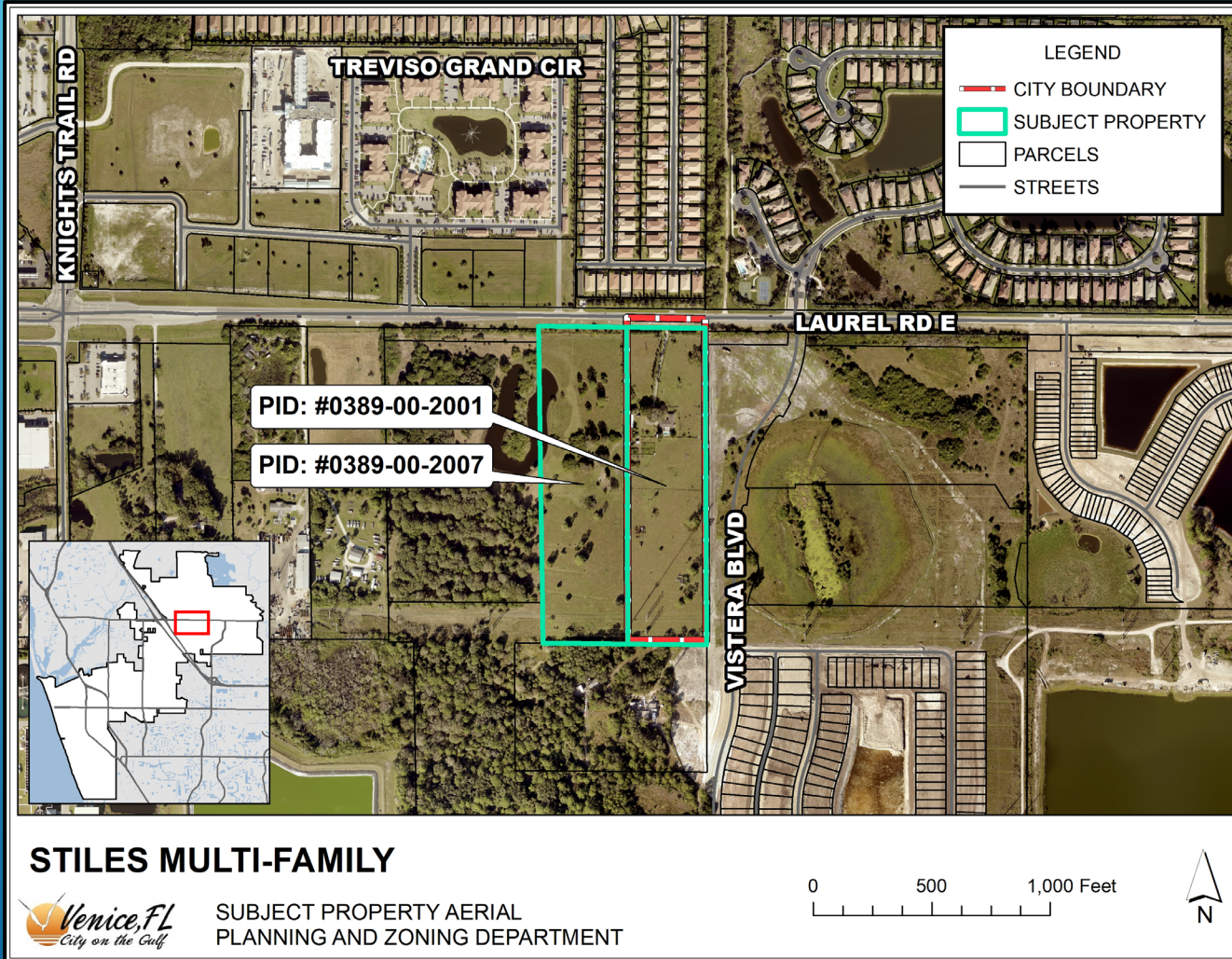
Owner: Stiles Corp.

Agent: Jackson R. Boone, ESQ. Boone Law Firm

# GENERAL INFORMATION

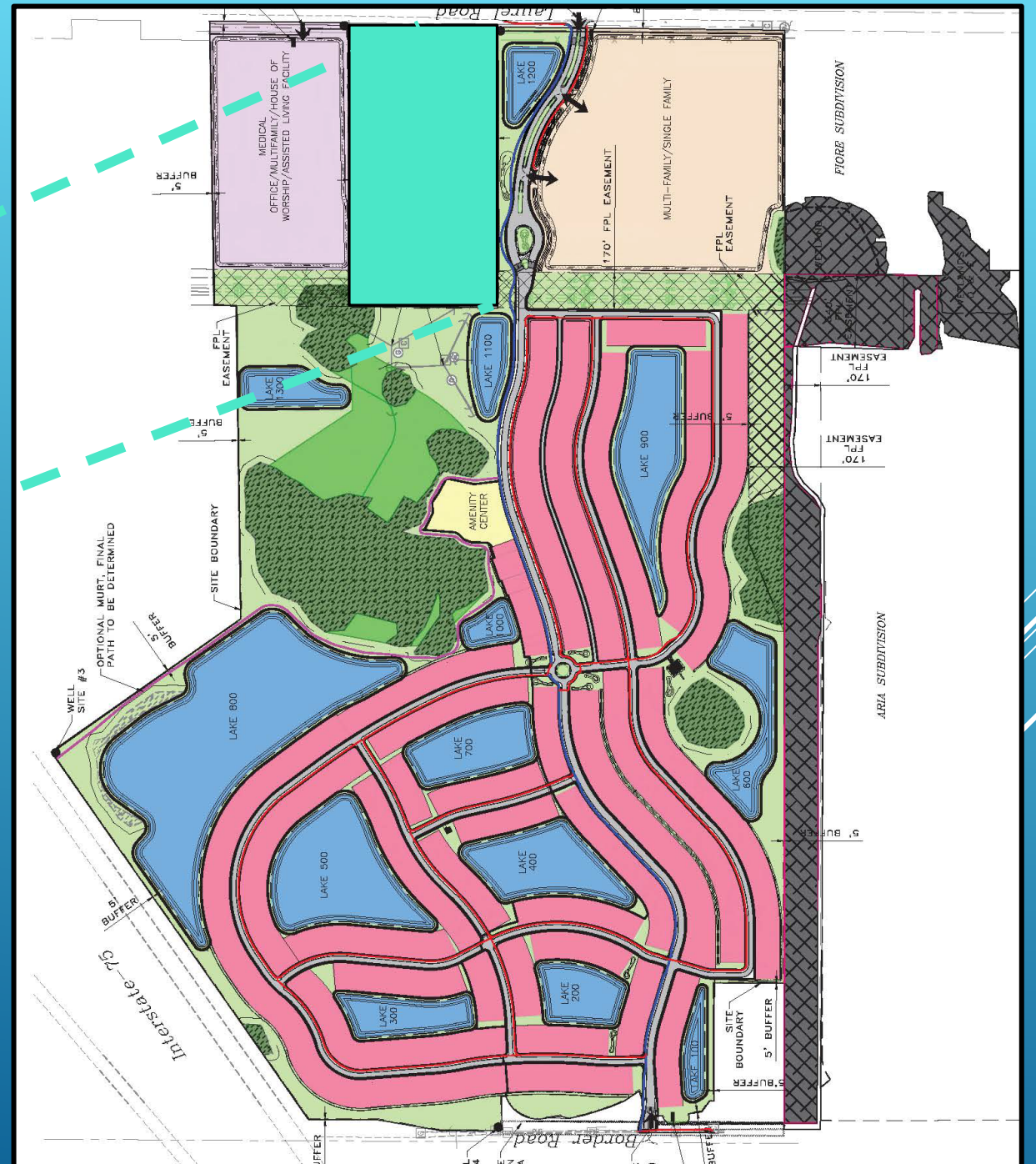
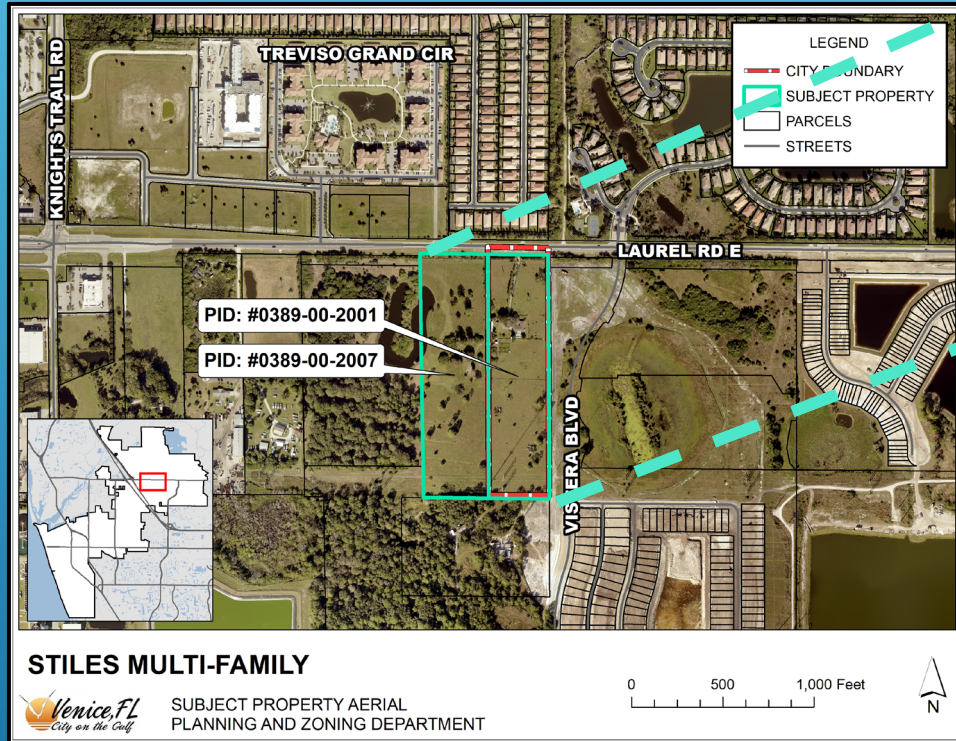
<b>Address:</b>	<b>3590 and 3600 Laurel Road East.</b>
<b><u>Request:</u></b>	To rezone the subject properties from City of Venice Residential Multifamily (RMF-2) and Sarasota County Open Use Estate (OUE) to RMF-3
<b>Owner:</b>	Stiles Corp.
<b>Agent:</b>	Jackson R. Boone, ESQ, Boone Law Firm
<b>Parcel ID:</b>	0389002007 and 0389002001
<b>Parcel Size:</b>	21.34 ± acres combined
<b><u>Future Land Use:</u></b>	Sarasota County Major Employment Center (MEC) and City of Venice Mixed Use Residential (MUR)
<b><u>Current Zoning:</u></b>	RMF-2 and Sarasota County OUE
<b><u>Comprehensive Plan Neighborhood:</u></b>	Northeast Neighborhood
<b>Application Date:</b>	March 9, 2023
<b>Related Applications:</b>	23-18AN and 23-19CP

# AERIAL AND SURROUNDING PROPERTIES



Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Toscana Isles), Commercial (Mirasol)	Laurel East (LE), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Mixed Use Corridor (MUR)
South	Residential (GCCF PUD)	PUD	MUR
East	Residential (GCCF PUD)	PUD	MUR
West	Residential (GCCF PUD)	PUD	MUR

# AERIAL AND GCCF MASTER PLAN

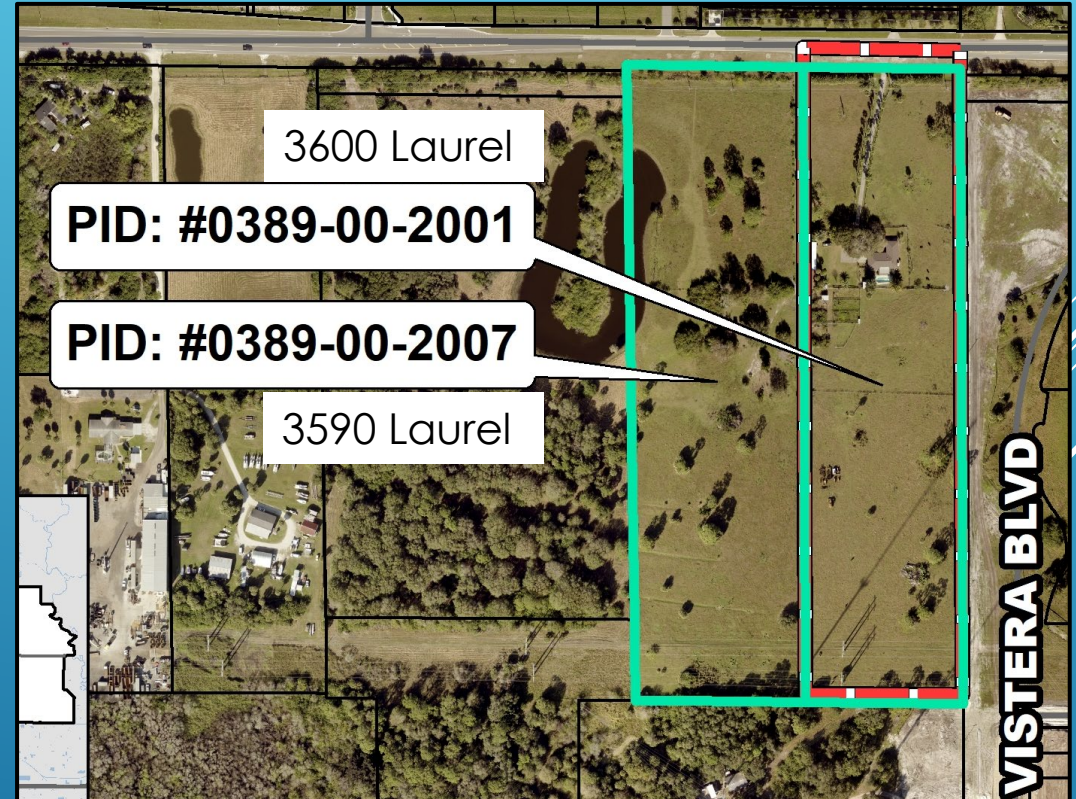


- West: Medical Office/ Multi-Family/ Place of Worship/ Assisted Living
- East: Multi-Family/ Single-Family
- South: FPL Easement and Open Space

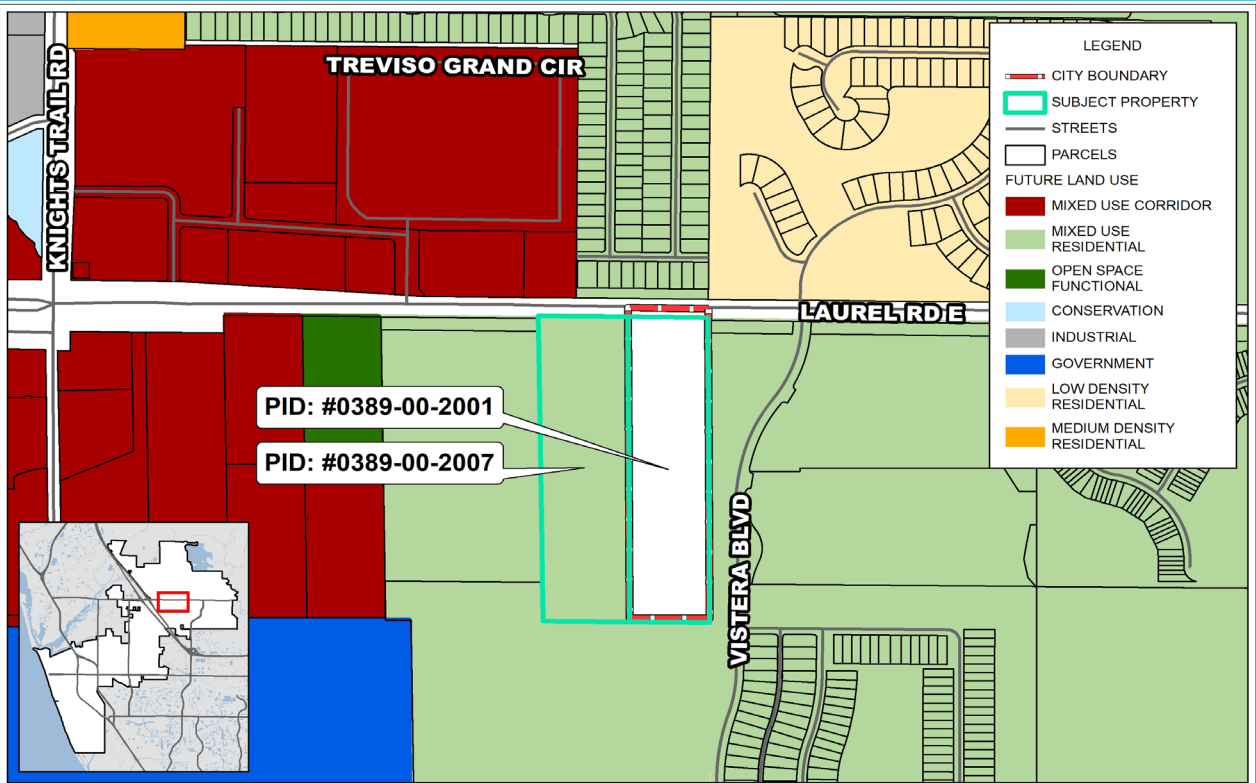
# PROJECT DESCRIPTION

The project consists of **two parcels**, one located at **3590 Laurel Road East** within city limits, the other located at **3600 Laurel Road East**.

The proposed rezone would bring both properties under the same zoning designation of Residential, Multifamily-3 (RMF-3).



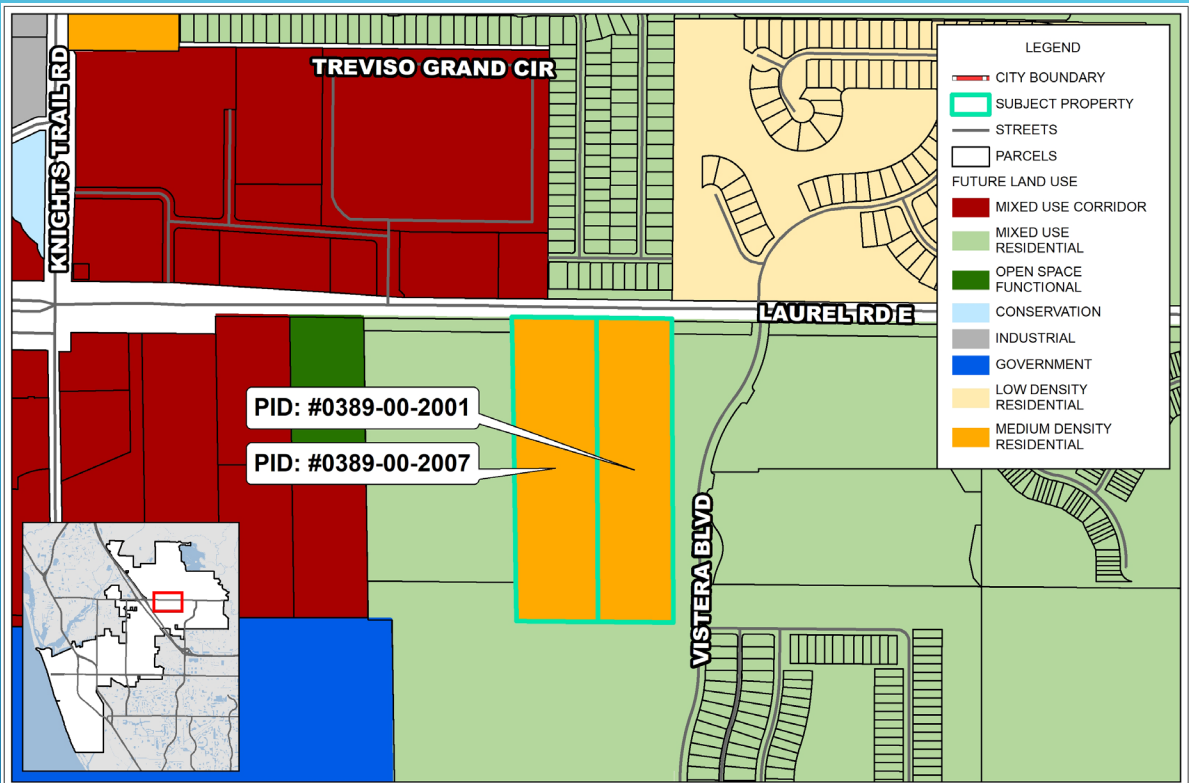
# FUTURE LAND USE MAPS



**STILES MULTI-FAMILY**

*Venice, FL*  
City on the Gulf  
FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT

Existing FLU

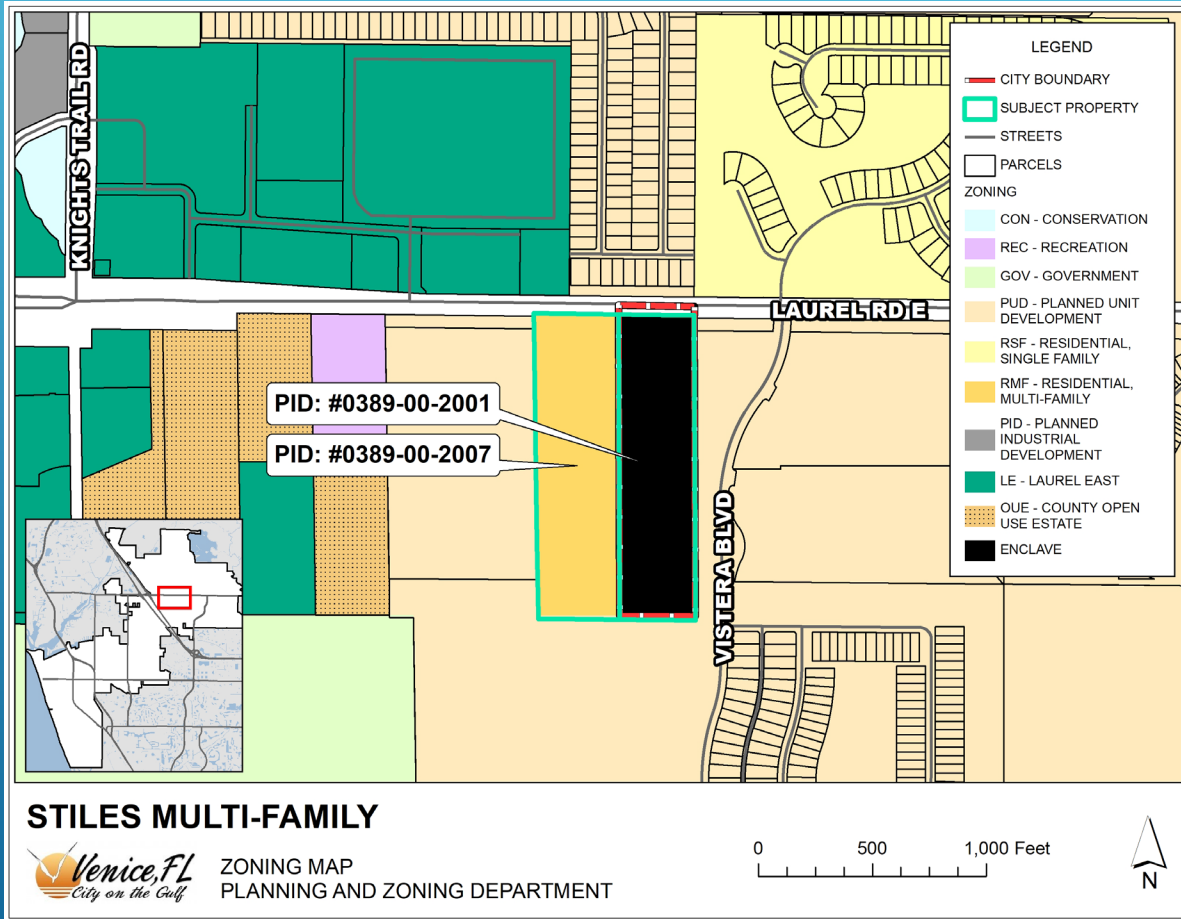


**STILES MULTI-FAMILY**

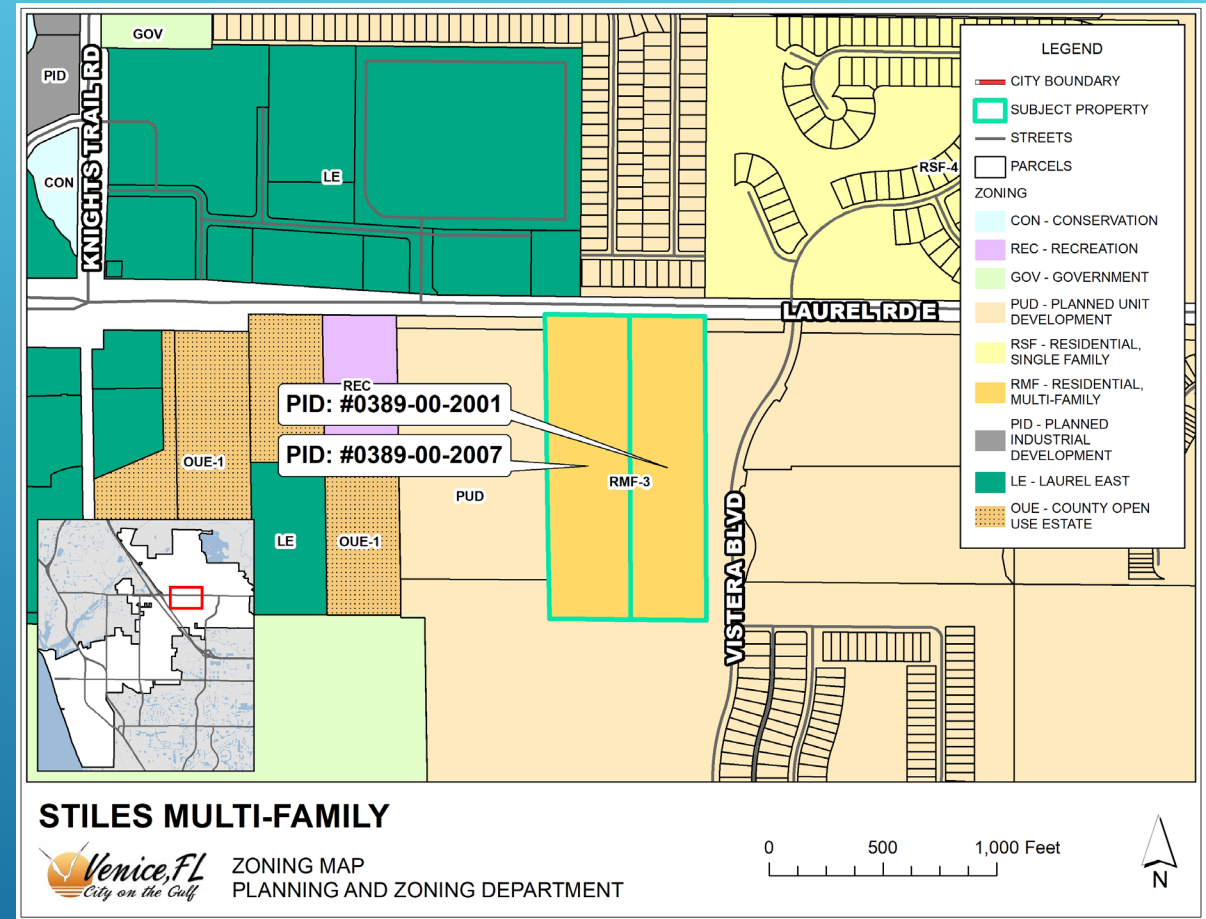
*Venice, FL*  
City on the Gulf  
PROPOSED FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT

Proposed FLU

# ZONING MAPS



Existing Zoning



Proposed Zoning

# COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.3.- Residential:

The concurrent Comprehensive Plan Amendment 23-19CP, would redesignate the property from MEC and MUR to MEDR, which **would allow RMF-3 to be an implementing zoning district.**

Strategy LU 1.2.3.c-Medium Density Residential:

The proposed rezoning to RMF-3 for a multifamily residential development supports strategy LU1.2.3.c, **which encourages a mix of residential development, including multifamily.**



# COMPREHENSIVE PLAN CONSISTENCY

## **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 RMF-3 land use designation, strategies found in the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

# LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

# LAND DEVELOPMENT CODE

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

- ▶ Analysis has been provided by staff to determine compliance with the standards of the land development code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7. of the Land Development Code.

# CONCURRENCY AND MOBILITY

## ***Public Facilities Concurrency/Mobility***

No development is being proposed through this request. Transportation impacts will be determined at the point of Site and Development Plan.

## ***Findings of Fact (Public Facilities Concurrency/Mobility):***

No issues were identified within that report and a more detailed transportation analysis will be provided at the time of Site and Development.

# 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 on Zoning Map Amendment Petition No. 23-20RZ.