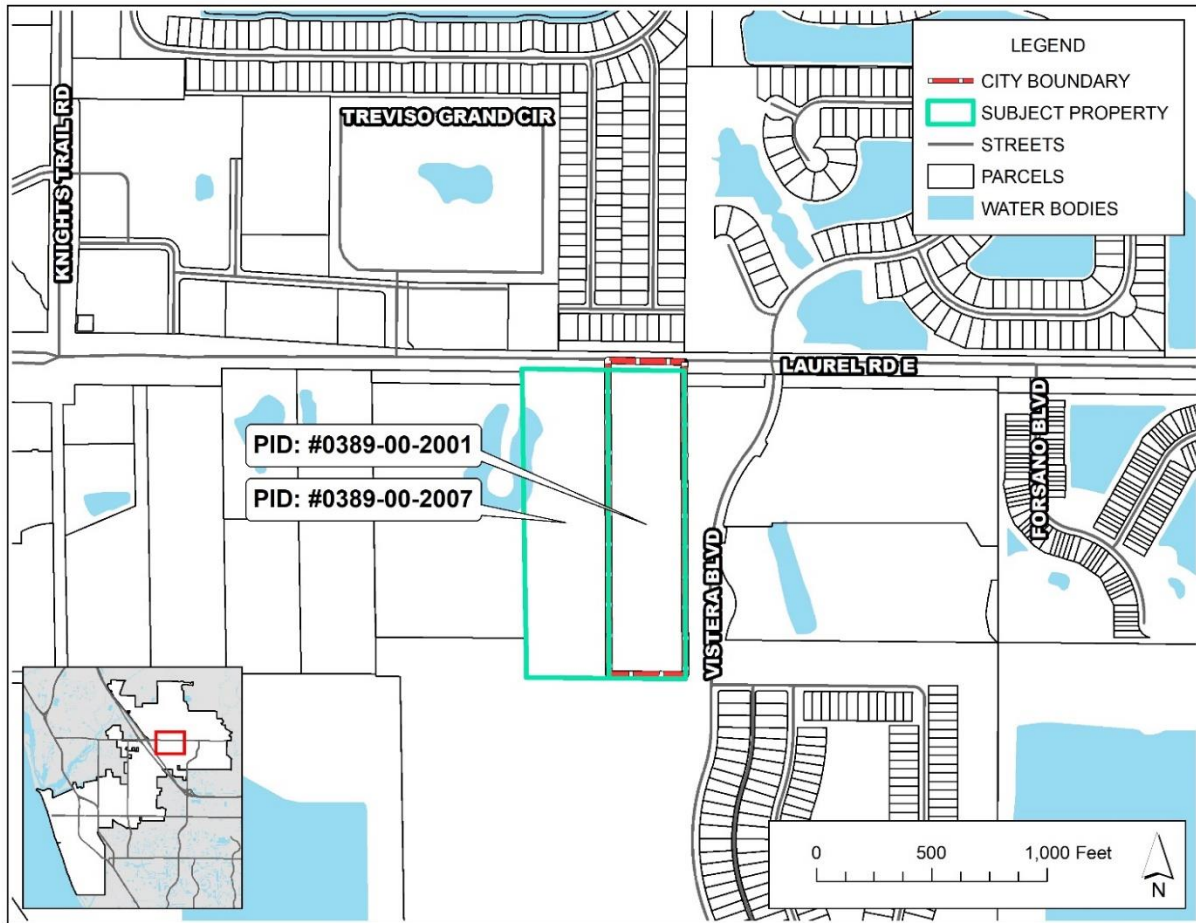


23-20RZ Stiles Multifamily Staff Report



GENERAL INFORMATION

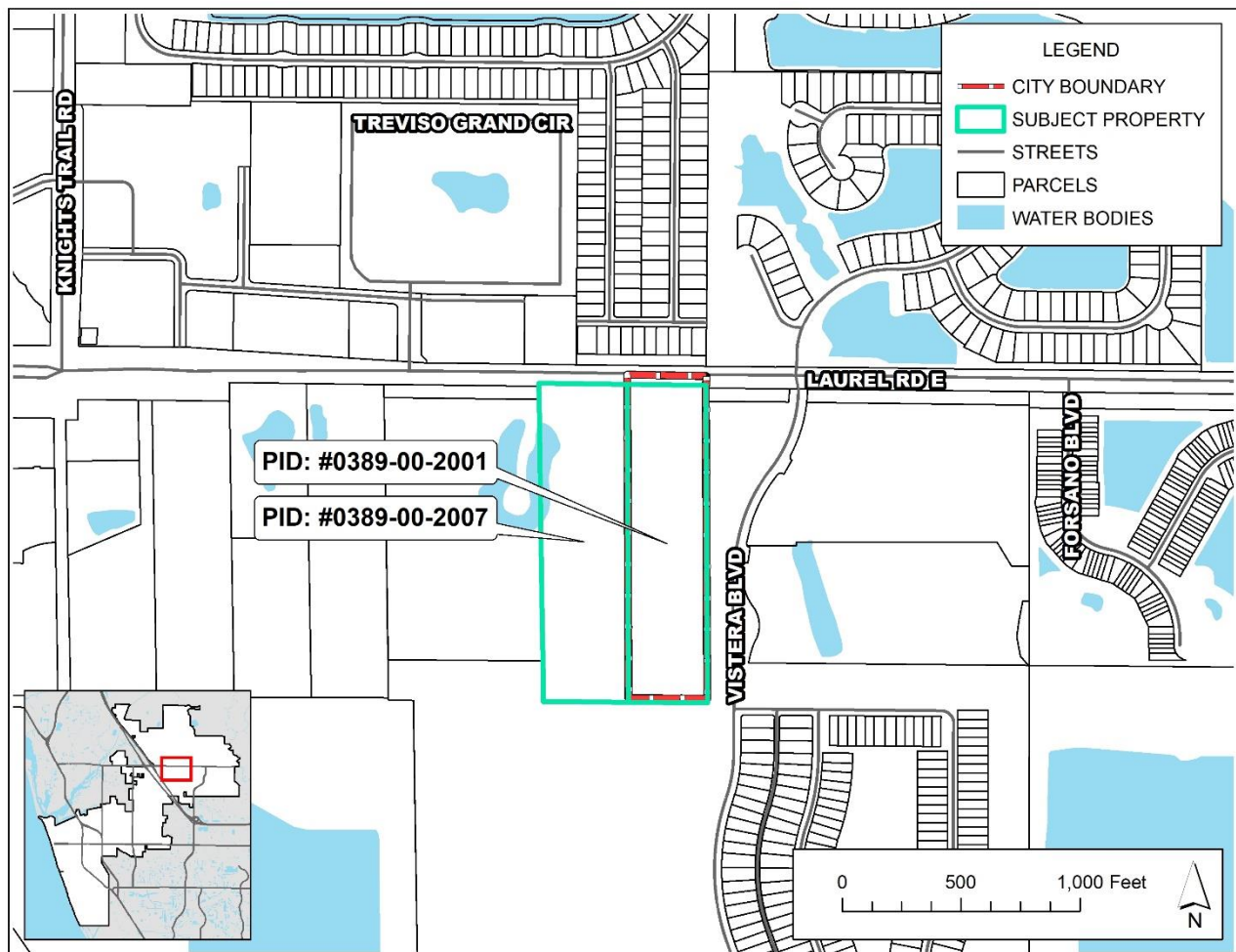
Address:	3590 and 3600 Laurel Road East.
Request:	To rezone the subject properties from City of Venice Residential Multifamily (RMF-2) and Sarasota County Open Use Estate (OUE) to RMF-3
Owner:	Stiles Corp.
Agent:	Jackson R. Boone, ESQ, Boone Law Firm
Parcel ID:	0389002007 and 0389002001
Parcel Size: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

I. BACKGROUND

The Stiles Multifamily project is located south of Laurel Road East and west of Visterra Boulevard. 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 latter is an enclave and under the jurisdiction of Sarasota County. The property located at 3590 Laurel is currently zoned Residential Multifamily (RMF-2) which allows for up to nine (9) dwelling units per acre. The property located at 3600 Laurel is zoned Open Use Estate (OUE), allowing for up to 1 unit per 5 acres. The proposed rezone would bring both properties under the same zoning designation of Residential, Multifamily-3 (RMF-3).

The proposed zoning map amendment is part of a three-part application including a request for an Annexation (23-18AN) and a Comprehensive Plan Amendment (23-19CP); however, they will not be discussed in this report.

Location Area

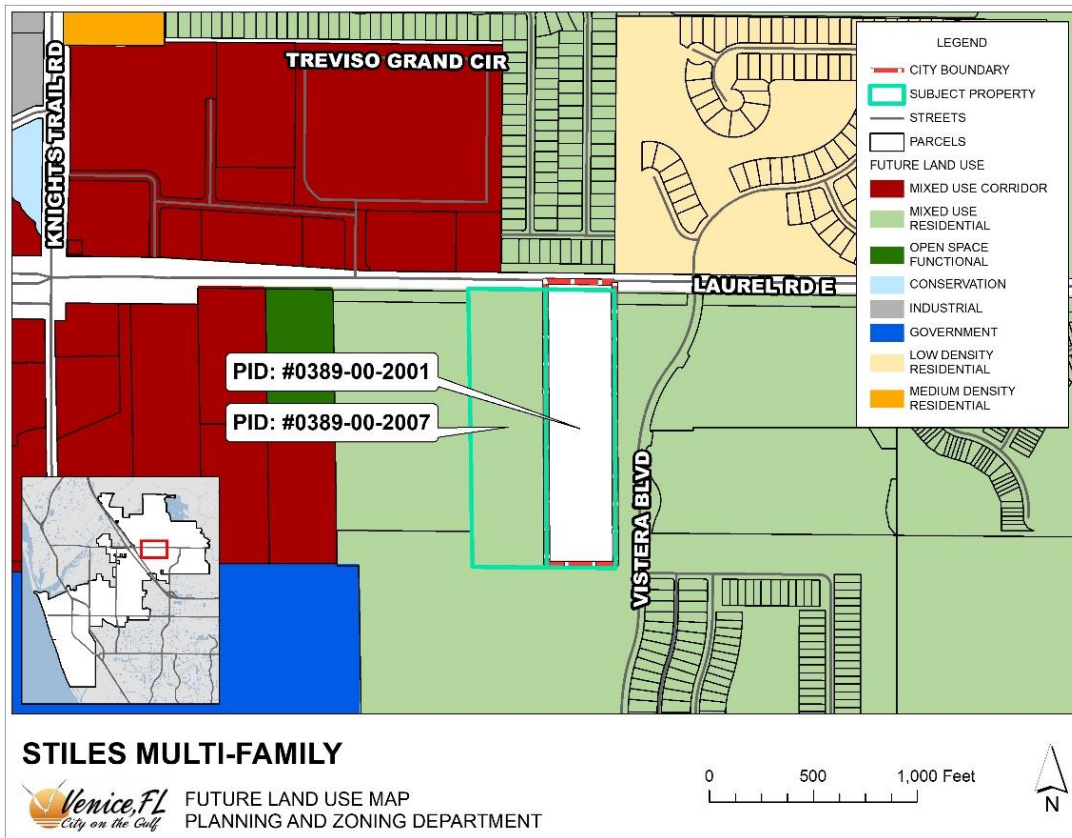


Future Land Use and Zoning

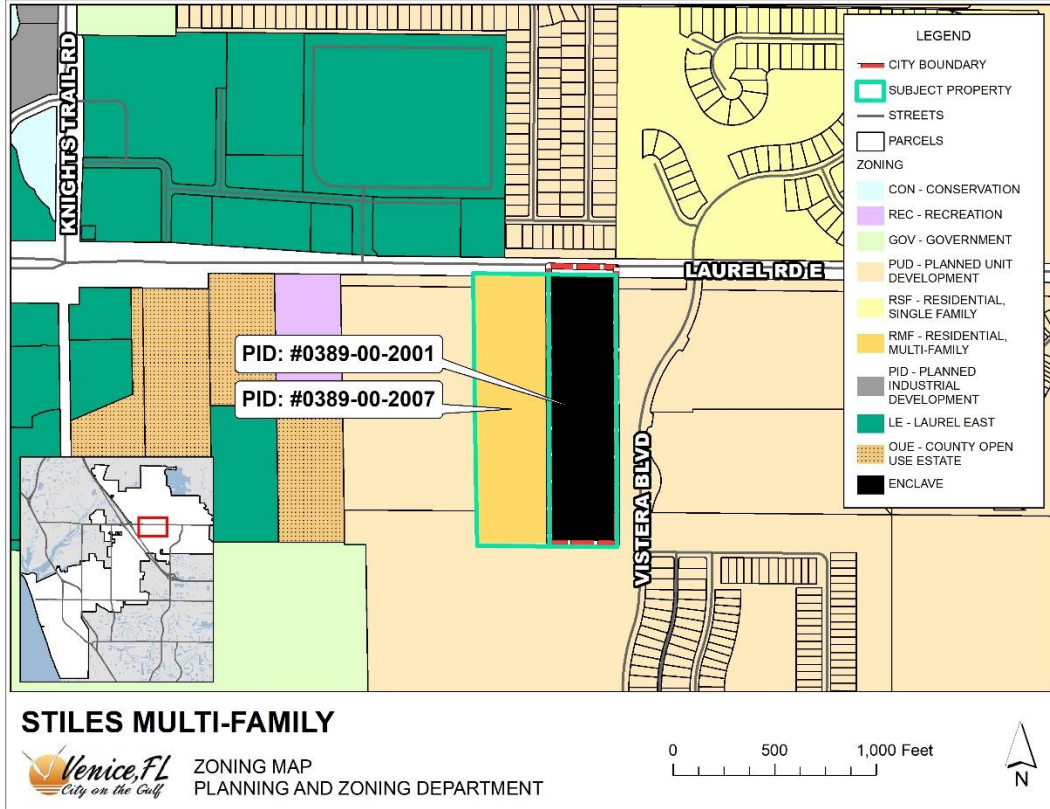
The Future Land Use designations for the subject properties are City of Venice Mixed Use Residential (MUR) and Sarasota County Major Employment Center (MEC). The current zoning designations on the

subject properties are City of Venice Residential Multifamily (RMF-2) and Sarasota County Open Use Estate (OUE). The proposal is to rezone to RMF-3. All are depicted on the maps below.

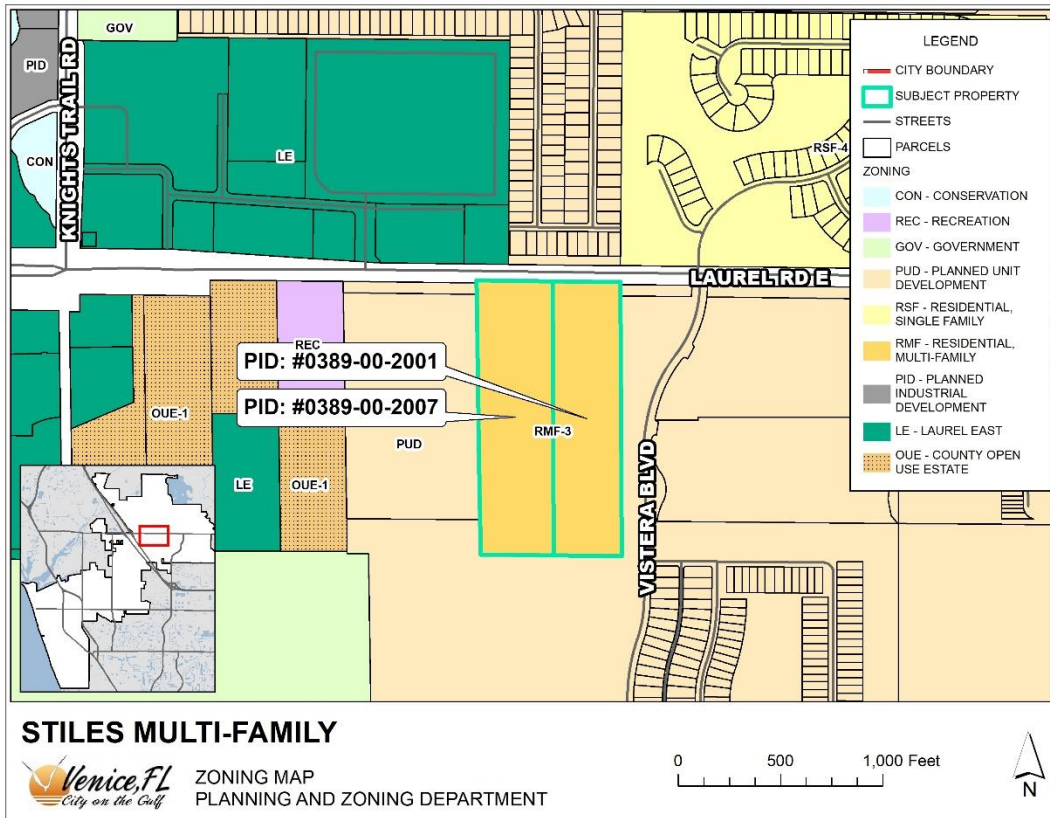
Future Land Use



Current Zoning



Proposed Zoning



Surrounding Land Uses

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

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

Land Use Element

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 Inconsistencies

No inconsistencies have been identified with this proposal.

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.

Chapter 87, Section 1, Decision Criteria 1.7.4

In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

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

Applicant Response: The subject property is located on the south side of Laurel Road adjacent to an approved multi-family parcel within the GCCF PUD to east, a vast amount of open space including an FPL transmission line easement to the south within the GCCF PUD, and a future office/multi-family/assisted living site within the GCCF PUD to the west, thereby assuring compatibility with the surrounding land uses.

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

Applicant Response: Annexation of the 10-acre portion of the property requires placement of a City of a Venice Zoning designation on the property.

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

Applicant Response: The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan.

4. Conflicts with existing or planned public improvements.

Applicant Response: The proposed rezoning does not conflict with any planned public improvements.

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: Impacts on the traffic characteristics related to the site have been addressed.

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: Public facilities including schools, water and sewer, roads recreation areas and other facilities are in place to serve the site. In addition, the future development of the site will generate significant impact fees to mitigate any impacts to public facilities.

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: Public facilities including schools, water and sewer, roads recreation areas and other facilities are in place to serve the site. In addition, the future development of the site will generate significant impact fees to mitigate any impacts to public facilities.

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

Applicant Response: The proposed rezoning will not have any detrimental effect on the health, safety, and welfare of the neighborhood and the City.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: The proposed rezoning is in conformance with all requirements of the LDR's.

8. Potential expansion of adjacent zoning districts.

Applicant Response: Not applicable.

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

Applicant Response: Not applicable.

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

Applicant Response: Not applicable.

Summary Staff Comment:

The proposed zoning map amendment request to RMF-3 would be considered an implementing zoning district within the proposed Medium Density Residential Future Land Use for the subject properties and bring both properties under the same zoning district.

Concurrency/Transportation Mobility

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

Conclusions/Findings of Fact (Concurrency/Transportation Mobility):

A traffic study was submitted and was deemed compliant by the City's Transportation consultant. No issues were identified within that report and a more detailed transportation analysis will be provided at the time of Site and Development.

III. CONCLUSION**Planning Commission Report and Action**

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.