

The Woods of Venice

(Jackson Road)

Comprehensive Plan Amendment Petition No. 17-03CP

Project Applicant and Agent:

Applicant: Border Road Investments, LLC

Agent: Jeffery Boone, Esq., Boone Law Firm



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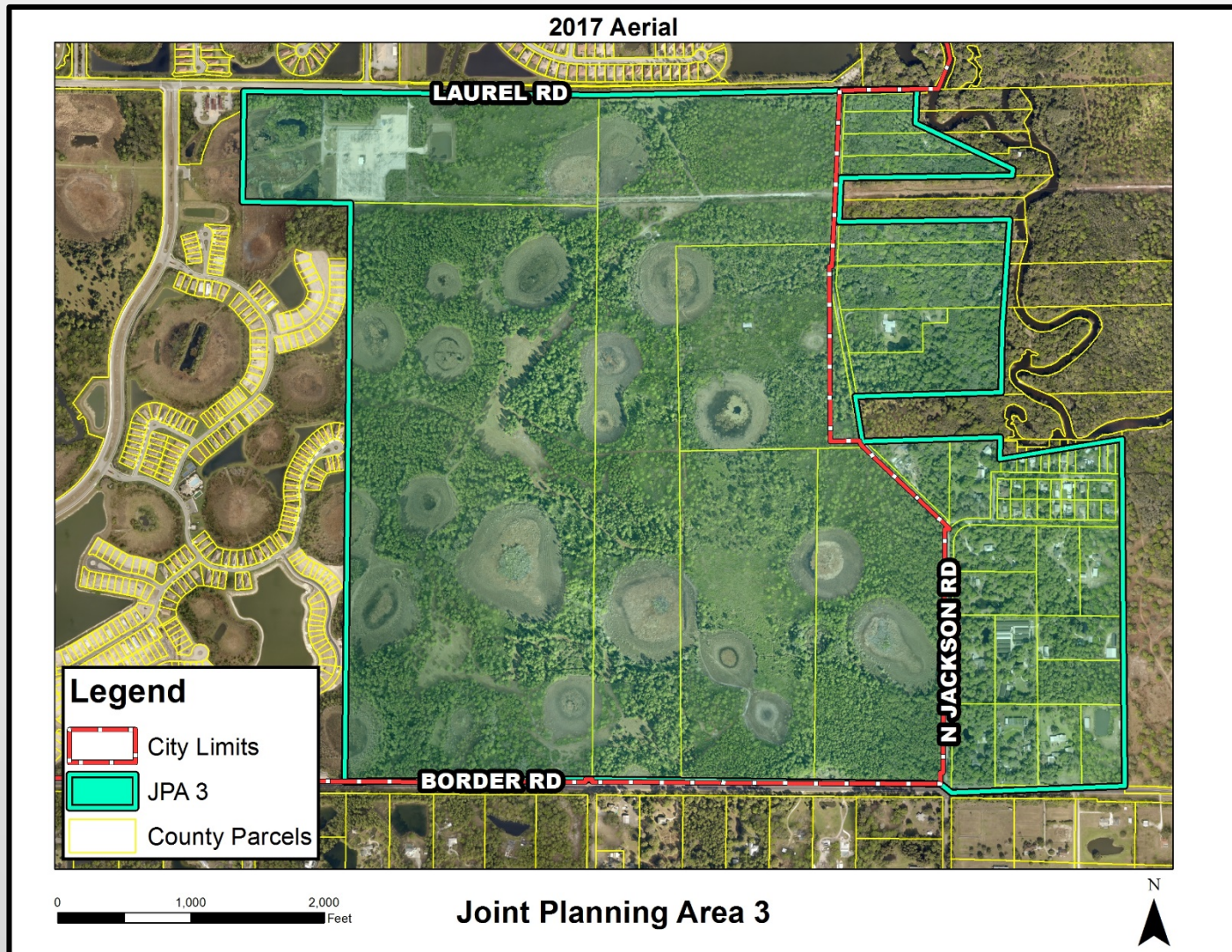
Background:

- The property owned by the applicant known as The Woods of Venice was annexed into the city in May of 2008.
- Since the original JP/ILSBA of 2007, the subject property has been located within the Border Road to Myakka River Neighborhood (Joint Planning Area 3).
- Policy 18.8 of the planning area indicates creation of an interconnection of Jackson Road from Border Road to Laurel Road. During the public hearing to rezone The Woods of Venice to PUD, there was much discussion regarding the potential extension of N. Jackson Road.
- A stipulation was placed on the rezone that required the N. Jackson Road connection to be addressed prior to final plat of The Woods of Venice project.
- The applicant obtained approval to remove similar language from the applicable pre-annexation agreements and is now proposing removing language requiring the interconnection from the Comprehensive Plan.

Text Proposed for Removal:

E. Construction of a collector roadway system through the community neighborhood which provides for the interconnection of Jackson Road from Border Road to Laurel Road as a two-lane collector facility as depicted on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards Element.

Aerial Photograph



Factors for Consideration

- The indicated N. Jackson Road connection is not included in the draft comprehensive plan update.
- The proposed road is not identified in the Sarasota County Comprehensive Plan.
- The connection of N. Jackson Road also does not appear on the MPO's current Transportation Improvement Plan (TIP) or the Long Range Transportation Plan (LRTP).
- The close proximity to the Myakka River which is considered an environmentally sensitive area.
- Jacaranda Boulevard has now been completed between Border Road and Laurel Road as a two lane facility with the potential for expansion to four lanes.
- The connector roadway has not been identified as a requirement to maintain the City's level of service for transportation and therefore is not identified in the City's Capital Improvement Plan (CIP) or Capital Improvement Schedule (CIS).
- Little to no support from the surrounding neighborhoods for connection of N. Jackson Road to Laurel Road.
- Actual developed density of the surrounding land versus potential density as provided for in the 2010 Comprehensive Plan has been greatly reduced.

Planning Analysis:

Based on Code Section 86-33(5):

This review will be done to determine consistency with the comprehensive plan and other relevant city ordinance, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch.163.

Consistency with the Comprehensive Plan

- The amendment was processed consistent with direction provided in the plan.
- Does not appear to necessitate any changes to the DIA.
- The amendment may warrant further revision to the referenced FLU map series.

Consistency with other relevant city ordinance, resolutions or agreements and financial feasibility of the Plan:

- The applicable pre-annexation agreements have been appropriately amended to remove similar language.
- As confirmed by Sarasota County review, if the Comprehensive Plan amendment is approved, the next step will be to amend the JP/ILSBA.
- No future need for expenditures on the new facility (i.e. maintenance, stormwater).

Compliance with Florida Statute Chapter 163

- Two provisions of 163.3177. One that pertains to development of land or designation of use and one that discourages urban sprawl. Neither of which are applicable to the subject amendment.

Staff Findings of Fact

- 1) **Findings of Fact (*Land Development Code*)**: The proposed comprehensive plan amendment can be found in compliance with Section 86-33(5) which requires a determination of consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements and an assessment of the effect of the proposed amendment upon the financial feasibility of the comprehensive plan.
- 2) **Findings of Fact (*Florida Statutes*)**: The proposed comprehensive plan amendment can be found to be in compliance with the applicable requirements of F.S. ch. 163.

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Upon review of the petition and associated documents, state statutes, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for City Council to take action on Comprehensive Plan Amendment Petition No. 17-03CP.