

August 16, 2022

22-15RZ
Il Girasole

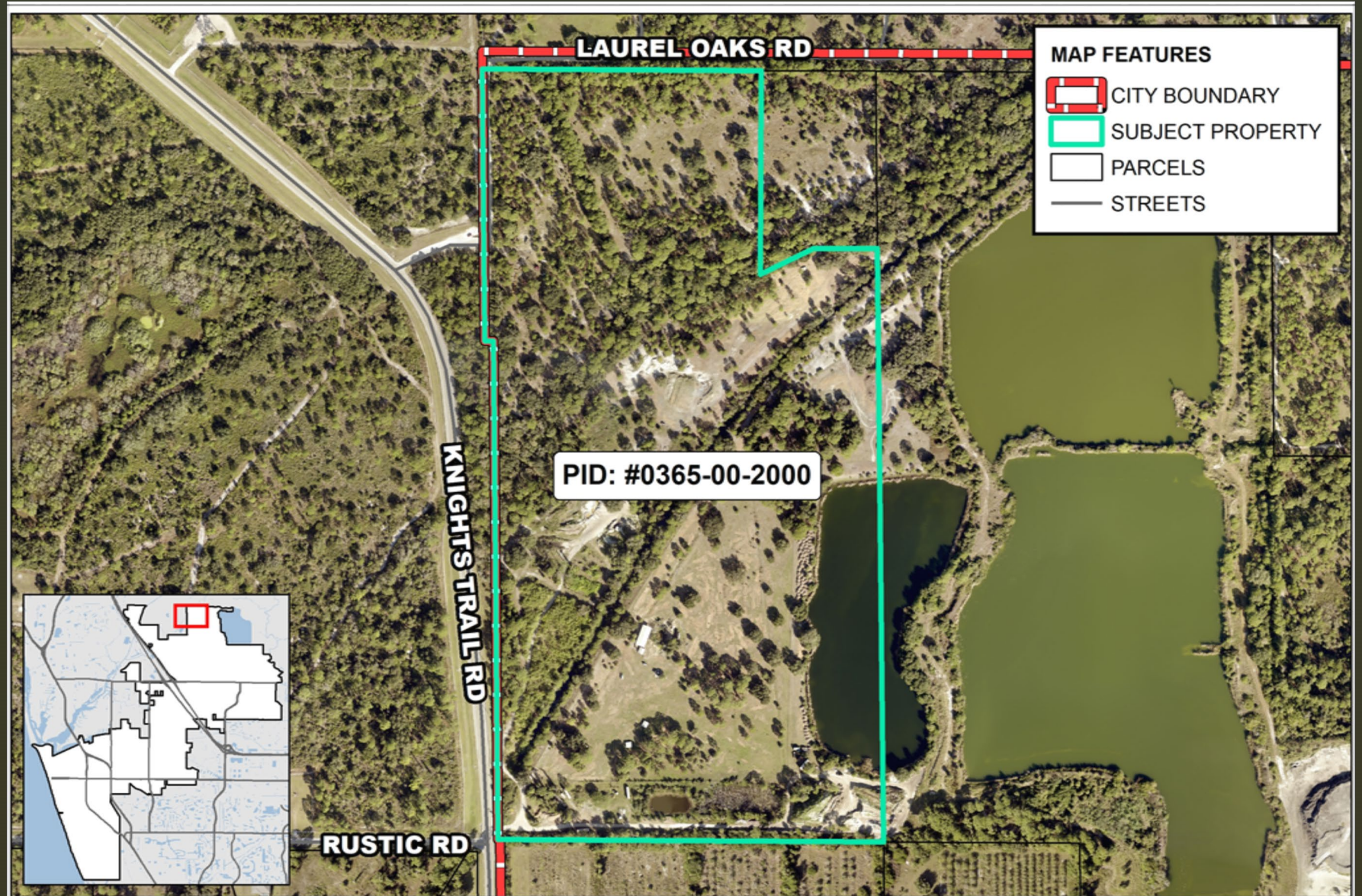
General Information

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

Background & Project Description

- 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)
 - Required a Binding Master Plan
 - The CMU application was reviewed under the previous code and deemed technically compliant
- Per Ordinance No. 2022-15, CMU is no longer a zoning district in the City
- The applicant has chosen to be processed under the new Chapter 87
 - Permitted through Transitional Provision A in the introductory provisions section
- Requesting to be rezoned to the Knights Trail (KT) zoning district
 - Updated documentation is also compliant with the provisions of Chapter 87
 - KT is not a planned district zoning designation; no Binding Master Plan required

Aerial Map

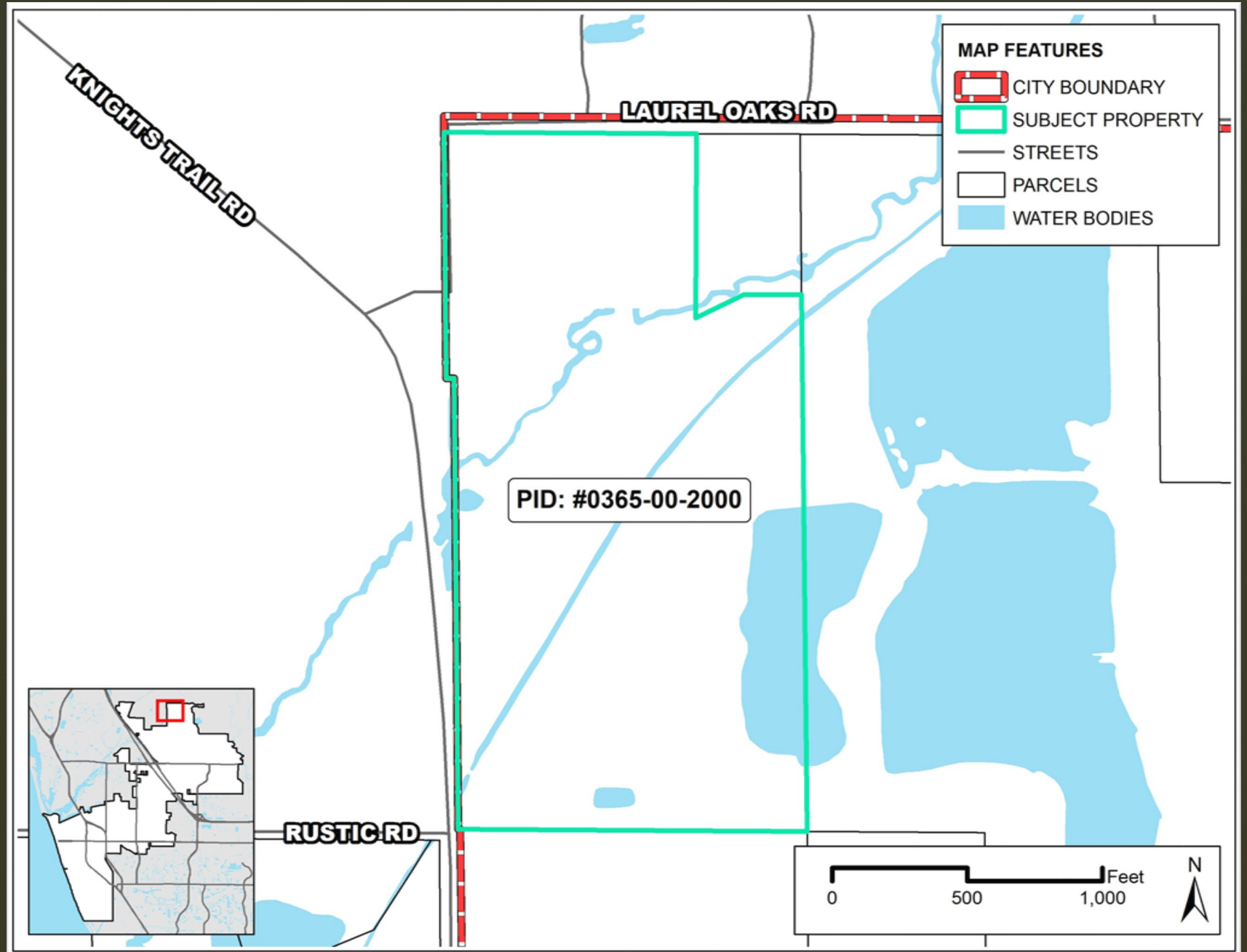


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SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



Location Map





Site Photos, Future Land Use and Zoning Maps, Surrounding Land Uses

Existing Conditions

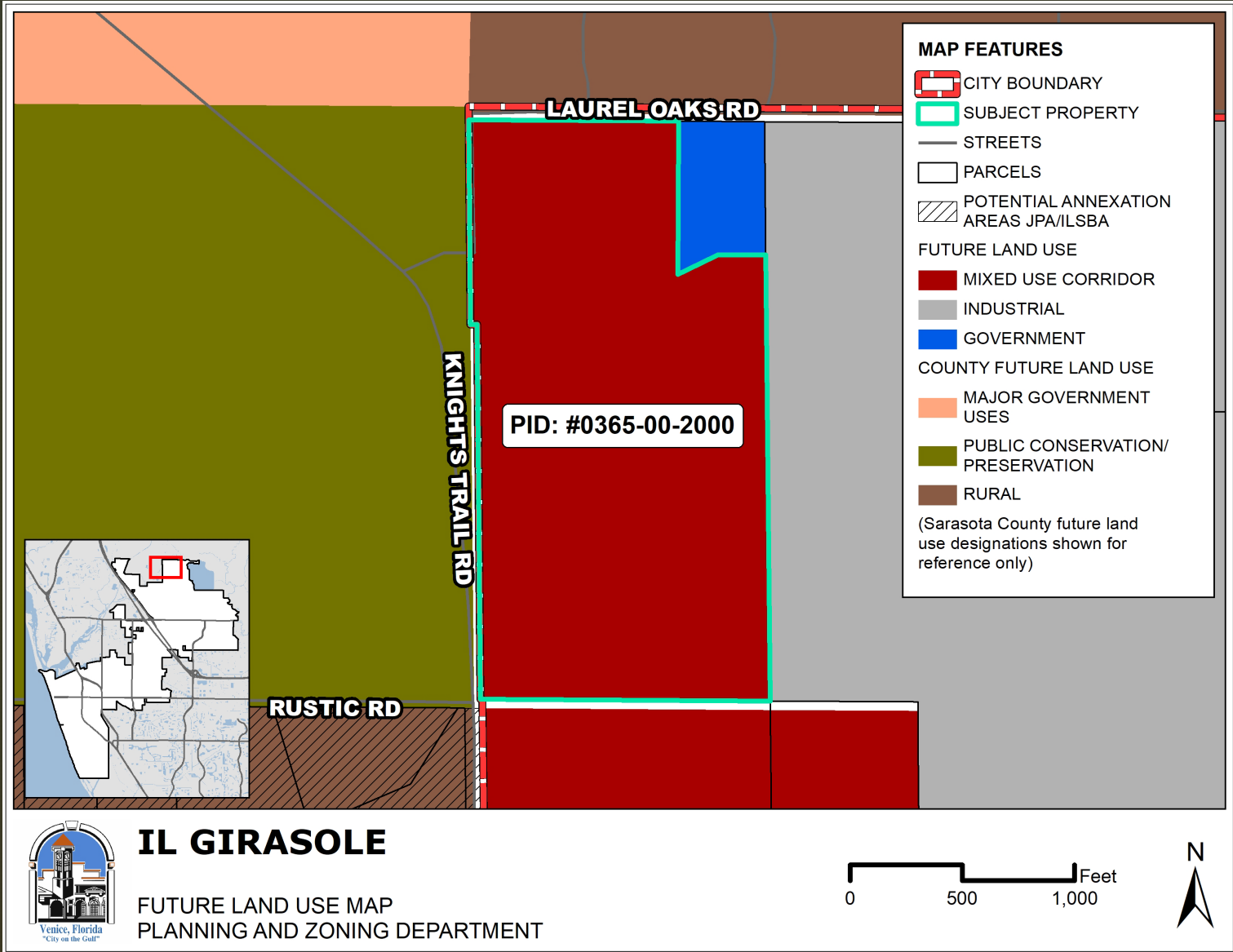




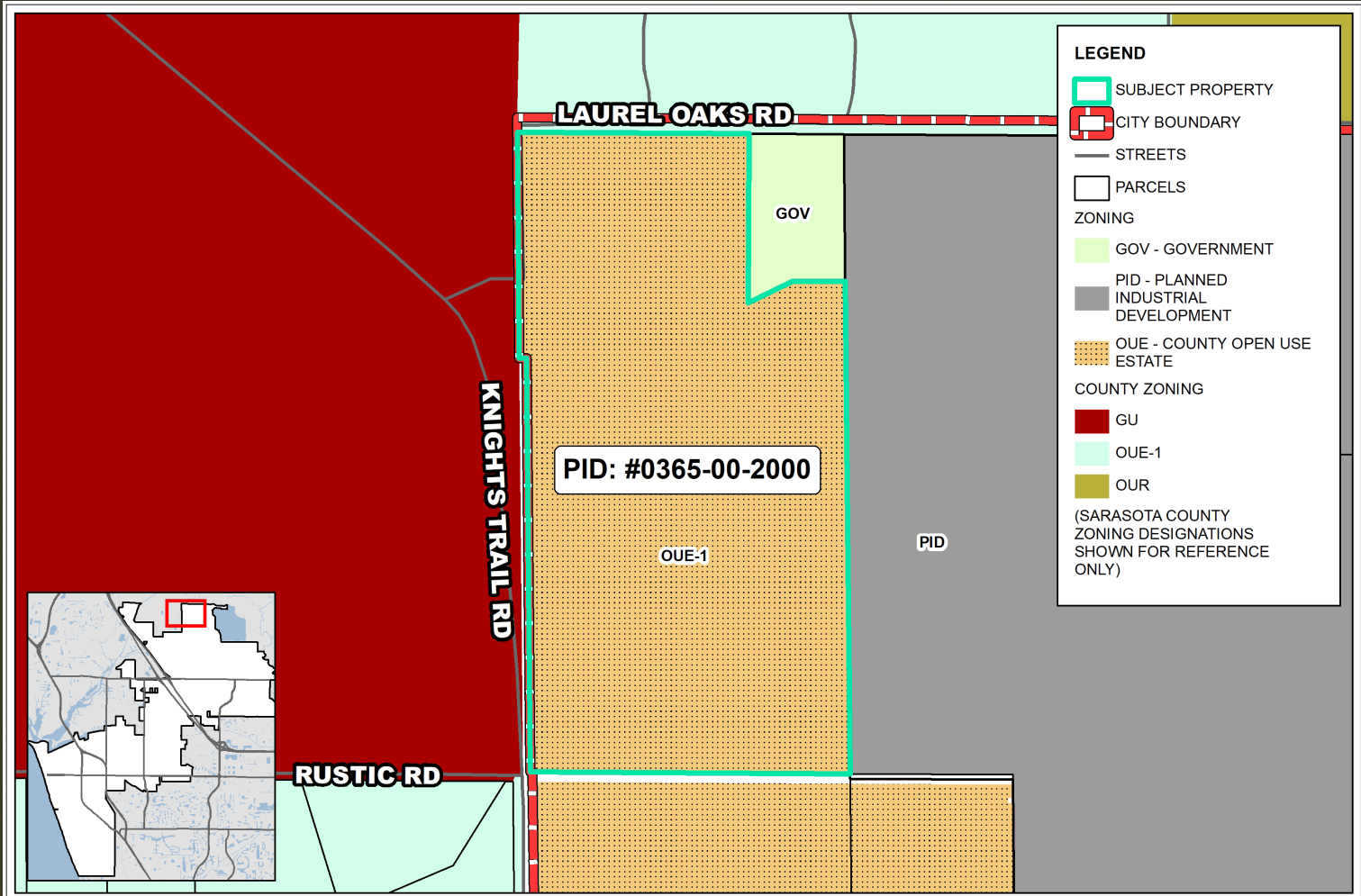
Site Photos



Future Land Use Map

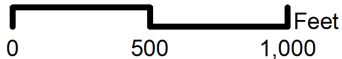


Existing Zoning Map

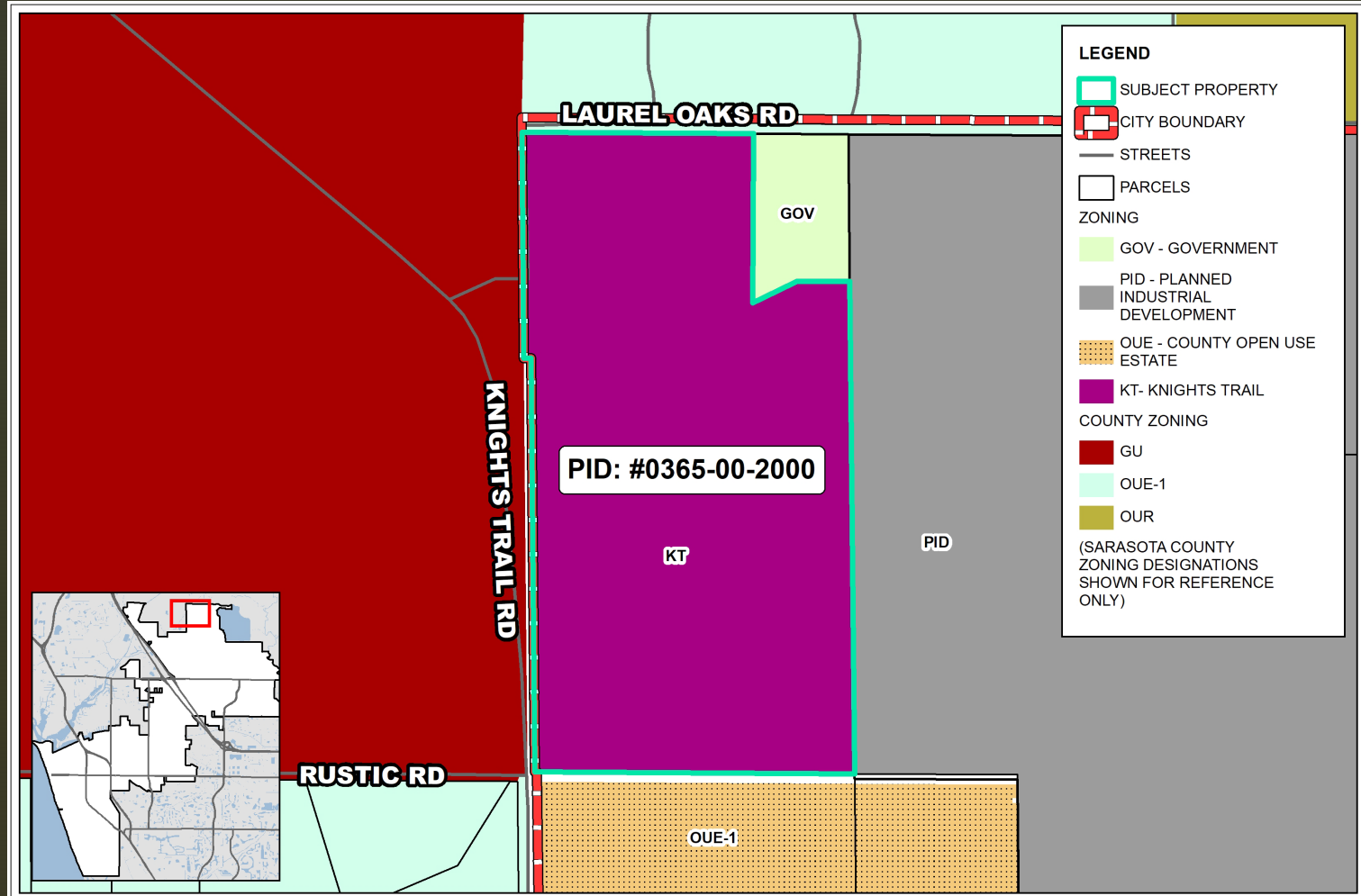


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ZONING MAP
PLANNING AND ZONING DEPARTMENT

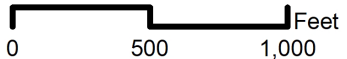


Proposed Zoning Map



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PROPOSED ZONING MAP
PLANNING AND ZONING DEPARTMENT



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

Comparison of Existing and Proposed Zoning, Comprehensive Plan Consistency, Land Development Code Compliance, Confirmation of Concurrency/Mobility Requirements

Planning Analysis

Comparison of Existing and Proposed Zoning

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

Comprehensive Plan Consistency

- Strategy LU 1.2.12 - City shall adopt a form based code to implement the mixed use development designations
 - Related Comprehensive Plan Amendment 22-22CP is under review by the DEO
 - Makes Knights Trail an implementing district of the MUC
- Strategy LU 1.9.2.c – MUC and Strategy LU-KT 1.1.1 allows up to 1.0 FAR per individual property and density up to 13.0 du/ac
- Transitional strategies and former Planning Area architectural requirements will not apply to this property after adoption of the ongoing amendments
- Section 87-4 and architectural requirements from Sec. 87-2.3.11 of the LDC will be applied for this and any future applications
- 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

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.

Land Development Code Compliance

- Processed according to Sec. 87-1.7 and deemed compliant
- **Compatibility**
 - Section 87-4 – Compatibility states that mixed use districts are deemed internally compatible (4.1.C(1))
 - 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)
 - This site is adjacent County OUE zoning designations
 - Mixed Use districts required to have perimeter buffers per Section 4.5.A
 - Should be reviewed with any future development applications wherever the perimeter touches a traditional zoning designation

Land Development Code Compliance

- **Decision criteria have changed (Sec. 87-1.7.4.A for Zoning Map Amendments):**
 - Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
 - Changes in land use or conditions upon which the original zoning designation was based.
 - Consistency with all applicable elements of the Comprehensive Plan.
 - Conflicts with existing or planned public improvements.
 - Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - Impact on the traffic characteristics related to the site.
 - 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.
 - 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.
 - Effect on health, safety and welfare of the neighborhood and City.
 - Conformance with all applicable requirements of this LDR.
 - Potential expansion of adjacent zoning districts.
 - Findings of the Environmental Assessment Report, consistent with Chapter 89.
 - Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

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.

Concurrency/Mobility Requirements

■ **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.

■ **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 (Concurrency and Mobility):

■ **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.

■ **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.

Planning Commission Report and Recommendation

- 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.