

PRELIMINARY PLAT

PETITION NO.: 18-06PP

REQUEST: A Preliminary Plat for 28 attached single-family dwelling units on 5.07 ± acres. Per Land Development Regulations Section 86-230(d), the applicant is requesting variances to: reduce minimum lot requirements and side setbacks, and increase maximum lot coverage.

GENERAL DATA

Owner: Aqueduct, LLC

Agent(s): Jeffery A. Boone, Esq., Boone Law Firm

Location: 1755 East Venice Avenue

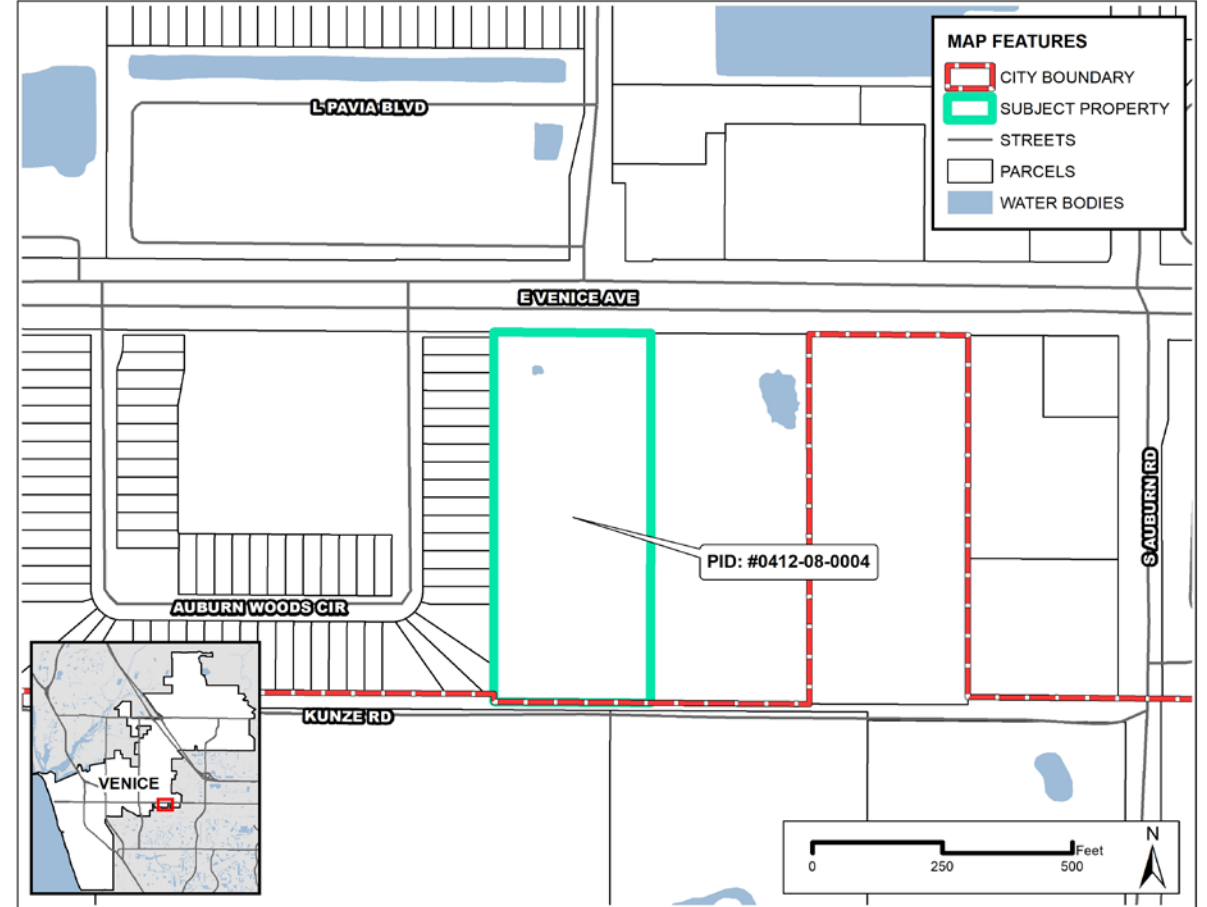
Parcel ID: 0412-08-0004

Property Size: 5.07 ± acres

Future Land Use: Moderate Density Residential

Comp Plan Neighborhood: East Venice Avenue

Zoning: Residential Multi-Family 2 (RMF-2) and Venetian Gateway (VG)



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Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

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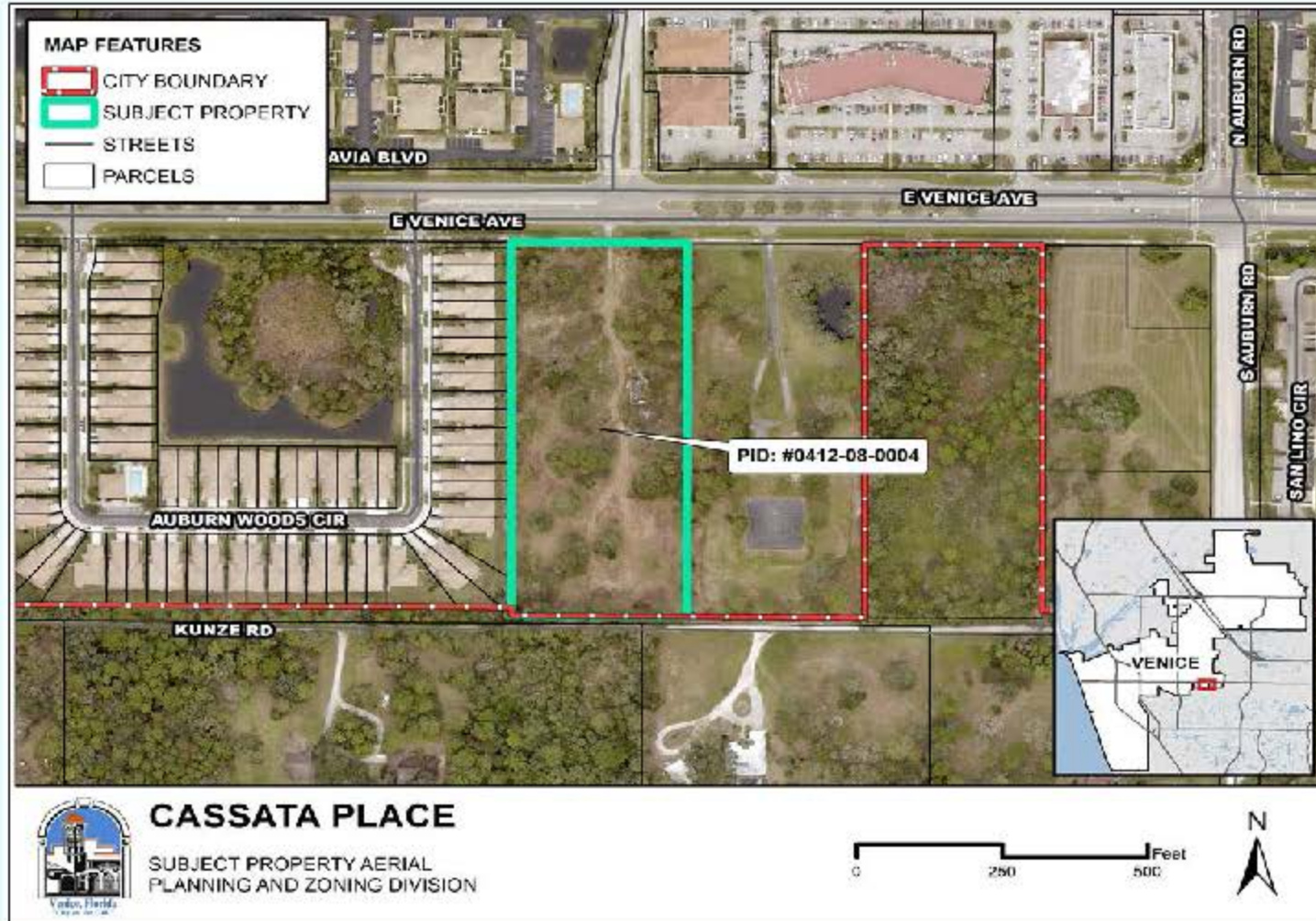
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PROJECT LOCATION



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SUBJECT PROPERTY



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PROJECT HISTORY

January 13, 2004: Property annexed through City Council adoption of Ordinance 2004-04.

March 14, 2006: Comprehensive Plan amendment approved through Ordinance 2006-20 designating the property as Moderate Density Residential.

May 24, 2005: The Property was rezoned to RMF-2/VG with the following stipulations:

- Inclusion of the ‘Venetian Gateway’ architectural design overlay.
- Density to not exceed 7.6 units per acre.
- There would not be a special exception request for additional building height allowances,
- There would be no wall, fence or gate along the west end of the property.
- Installation of landscape berms along the front and back third of the west side of the property.

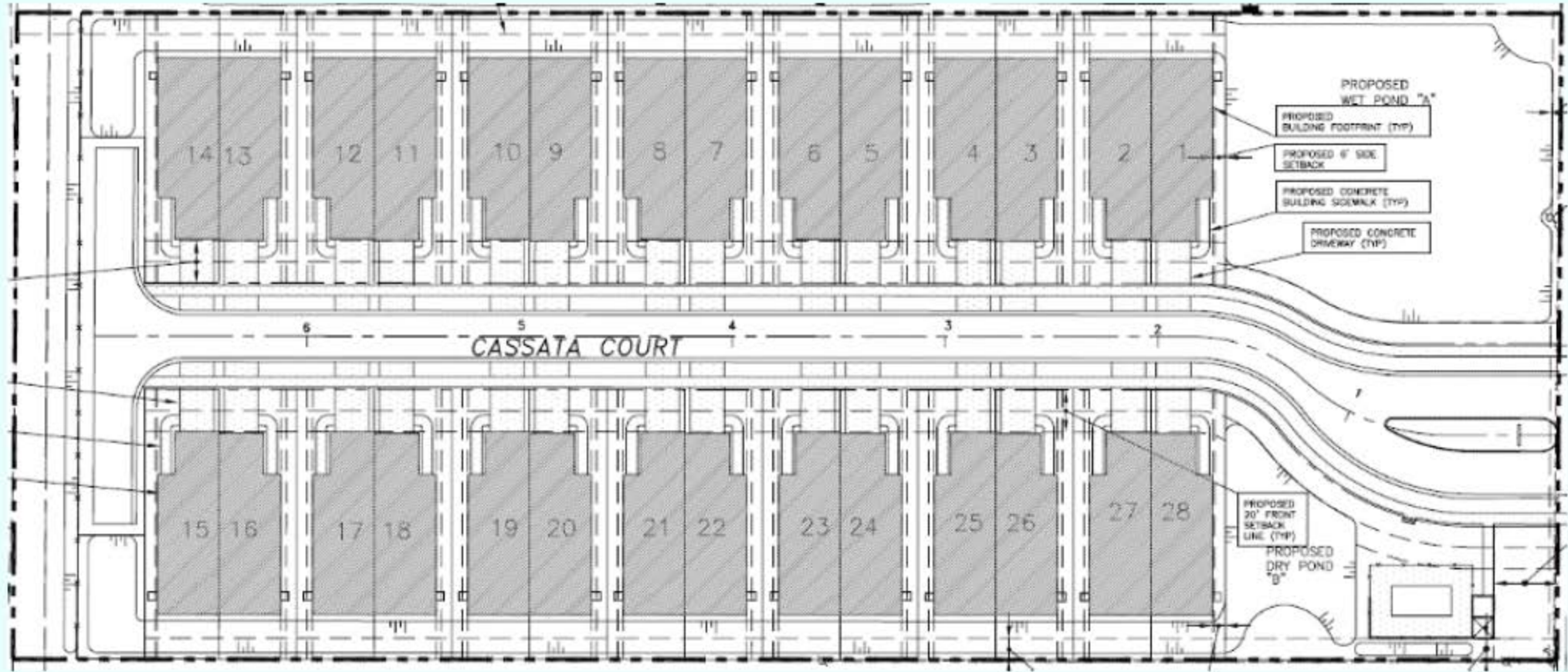
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PROJECT PROPOSAL



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PROJECT PROPOSAL - ELEVATIONS



Elevation A



Elevation B



Elevation C

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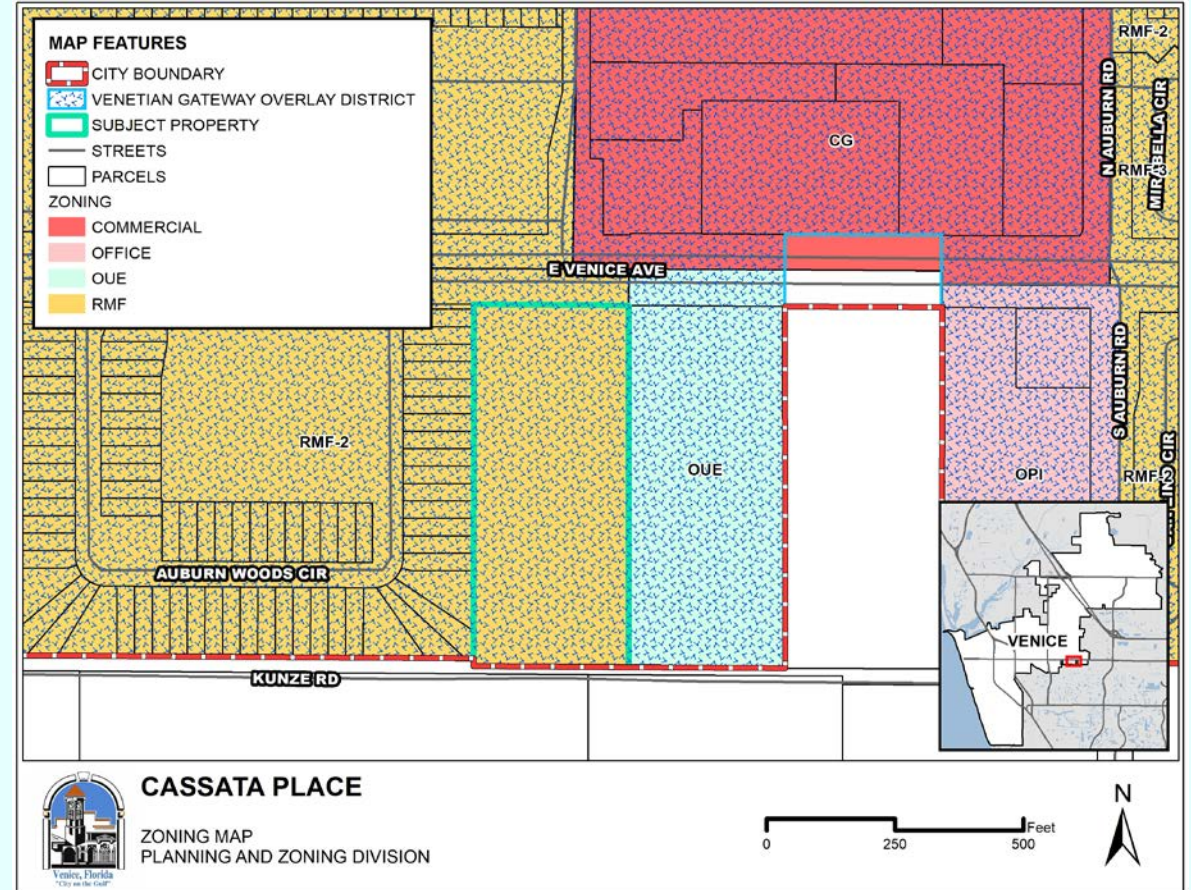
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LAND DEVELOPMENT REGULATIONS

- Zoned:
Residential Multi-Family 2
- Venetian Gateway Overlay



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LDR – COMPATABILITY ANALYSIS

| Direction | Existing Use(s) | Current Zoning | Future Land Use Designation |
|------------------|--|-----------------------|--|
| North | East Venice Avenue and Commercial uses | RMF-3/VG CG/VG | Medium Density Residential and Commercial |
| East | Girl Scouts of America Property | Sarasota County OUE-1 | Moderate Density Residential |
| South | Kunze Road and Large lot Residential | Sarasota County OUE-1 | Sarasota County Medium Density Residential |
| West | Auburn Woods Residential Development | RMF-2/VG | Moderate Density Residential |

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LDR - VARIANCES

| Type | Code Section | Requirement | Variances | Type of change | |
|--------------------------|----------------------|---------------------------------|---------------------------------|----------------|----------|
| | | | | Increase | Decrease |
| Minimum Lot Requirements | Section 86-82(h)(1) | Width 75ft, 7500 sqft | Width 35ft, 4434 sqft | | ✓ |
| Maximum Lot Coverage | Section 86-82(i) | 35% | 53% | ✓ | |
| Side Setback | Section 86-82(j)(1)b | 6 ft minimum, 15 ft combined | 0 ft minimum, 15 ft combined | | ✓ |

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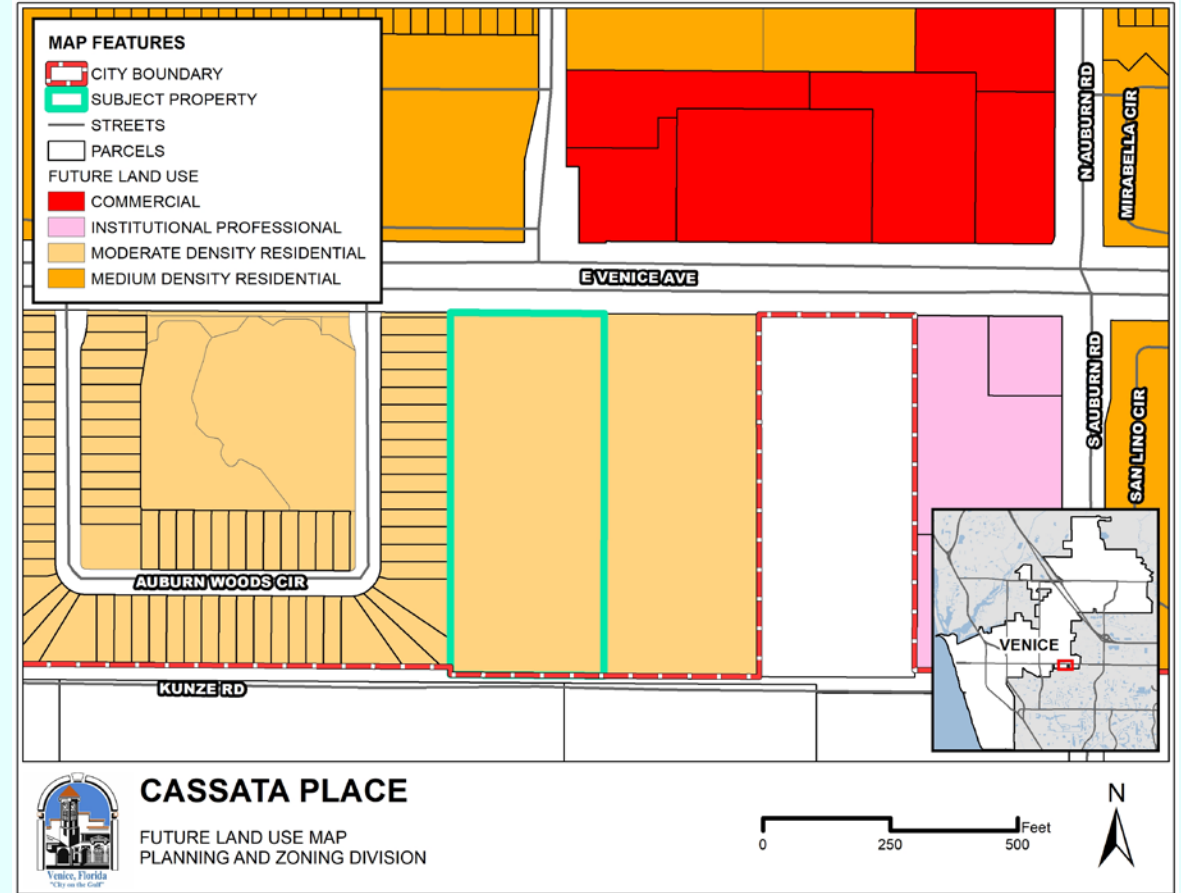
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COMPREHENSIVE PLAN

- Moderate Density Residential
- East Venice Ave Neighborhood



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| FACILITY | DEPARTMENT | ESTIMATED IMPACT | STATUS |
|----------------|---------------------|--|---|
| Transportation | Planning and Zoning | 26 PM Peak Hour Trips | Confirmed by Traffic Engineering Consultant |
| Potable Water | Utilities | 28 ERUs (new) | Concurrency Confirmed by Utilities |
| Sanitary Sewer | Utilities | 28 ERUs (new) | Concurrency Confirmed by Utilities |
| Solid Waste | Public Works | 290.36 lbs per day (new) | Concurrency Confirmed by Public Works |
| Parks and Rec | Public Works | 47.6 | Concurrency Confirmed by Public Works |
| Drainage | Engineering | Compliance Shown with SWFWMD permit | Concurrency Confirmed by Engineering |
| Public Schools | School Board | Under review, awaiting Final Plat approval | No issue raised – approval upon Final Plat |

CONCLUSIONS/FINDINGS OF FACT

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Elements strategies applicable to the Moderate Density Residential designation, strategies found in the East Venice Avenue Neighborhood element, and other plan elements. Staff has provided information and analysis of some of the most applicable comprehensive plan strategies and no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan Consistency.

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

The proposed preliminary plat complies with the City's Land Development Code, including the Venetian Gateway Overlay (Section 86-120), except in the areas in which the applicant has requested Variances.

Conclusions / Findings of Fact (Concurrency/Mobility):

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

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PLANNING COMMISSION 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 the Planning Commission to take action on Preliminary Plat 18-06PP.

Stipulation: The proposed eight foot fence, as shown on the preliminary plat plan, shall not be constructed until the subject property's zoning is amended to allow construction of the fence.

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