

25-21RZ

Chalets at Venice

Applicant: P3 LAF Chalets at Venice LP

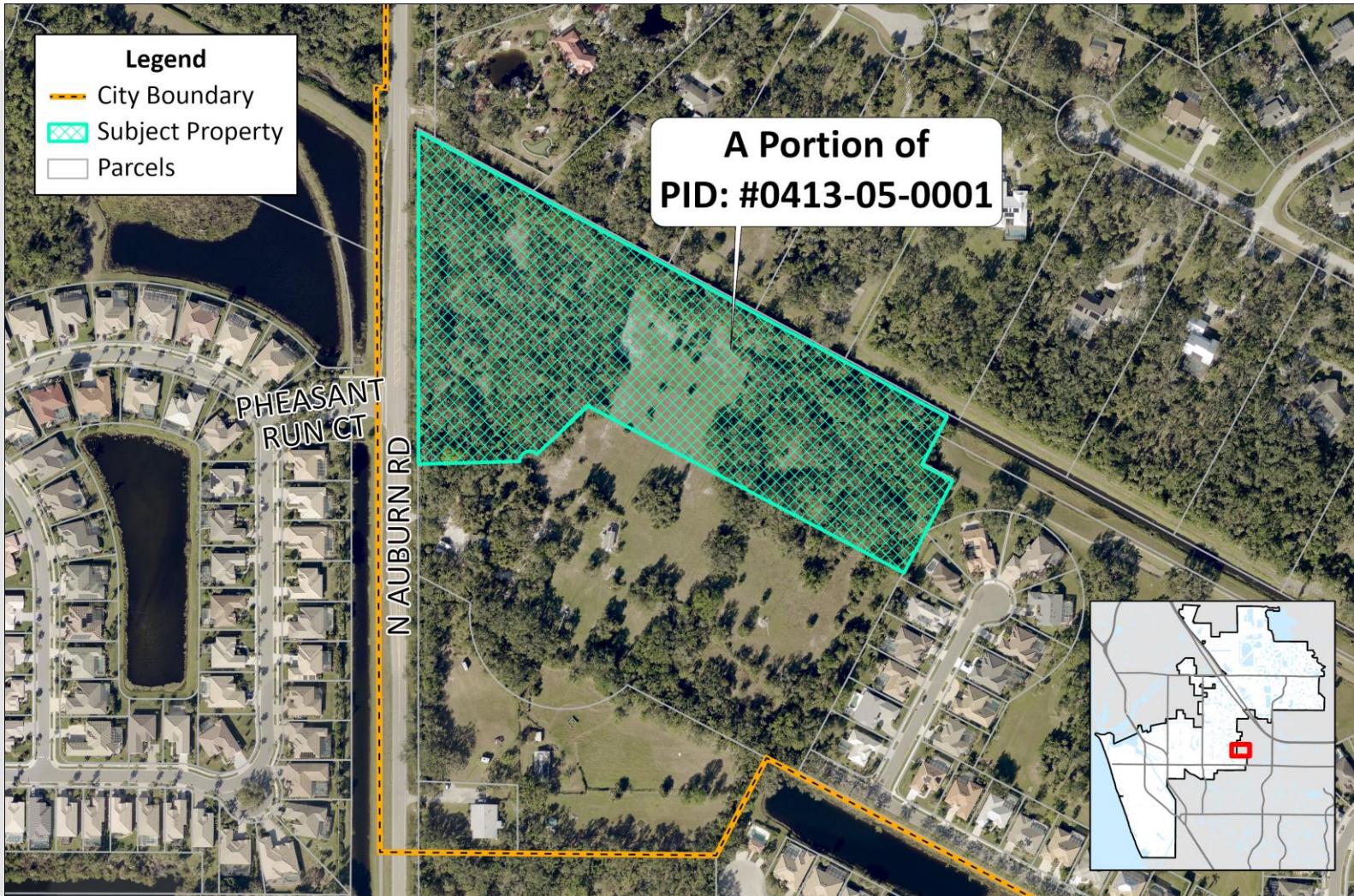
Agent: Jackson R. Boone, Esq. of Boone Law Firm

General Information

Address:	282 N Auburn Rd.
Request:	Change the zoning district from County Open Use Estate 1 to City of Venice Planned Unit Development
Applicant:	P3 LAF Chalets at Venice LP
Agent:	Jackson R. Boone, Esq. of Boone Law Firm
Parcel ID:	0413-05-0001
Parcel Size:	10.1209 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Proposed Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	April 2, 2025
Associated Petitions:	25-19AN and 25-20CP

Project Description

- Assigning a City of Venice Planned Unit Development (PUD) zoning designation on the subject property
 - Applicant intends to develop residential units
- Petitions 25-19AN and 25-20CP and filed concurrently



Chalets at Venice

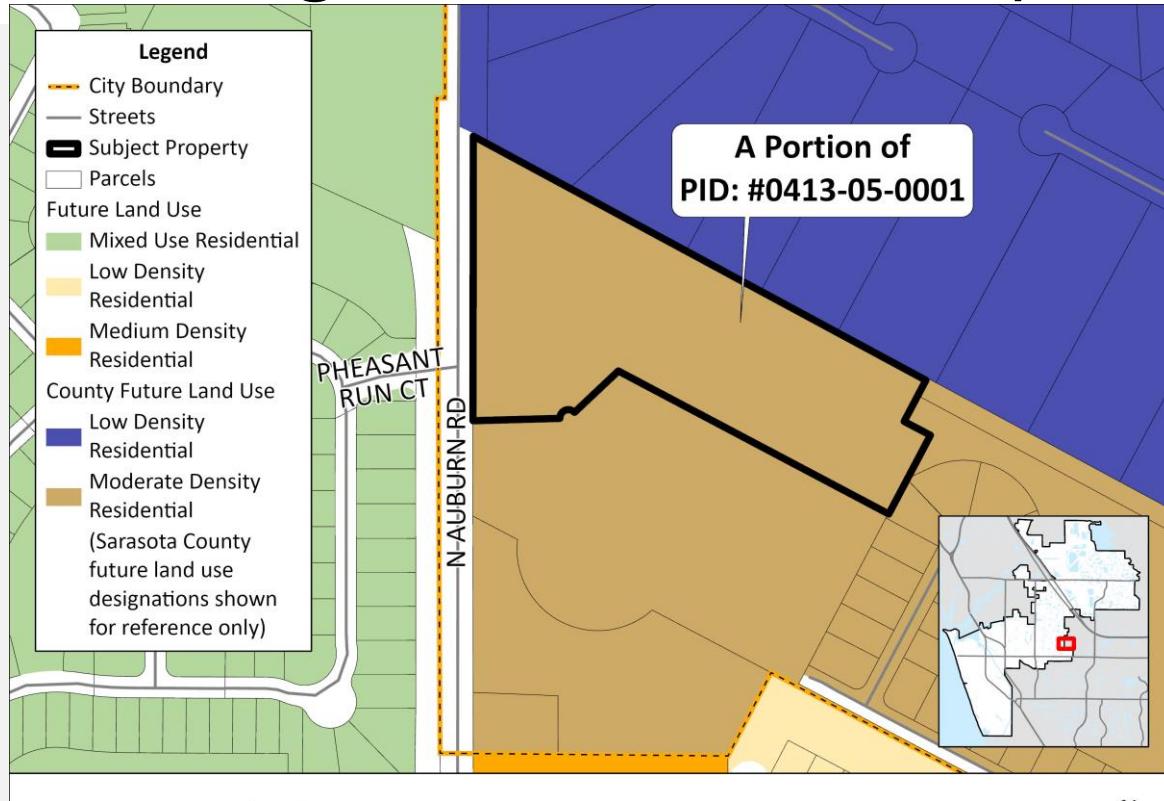
Aerial Map

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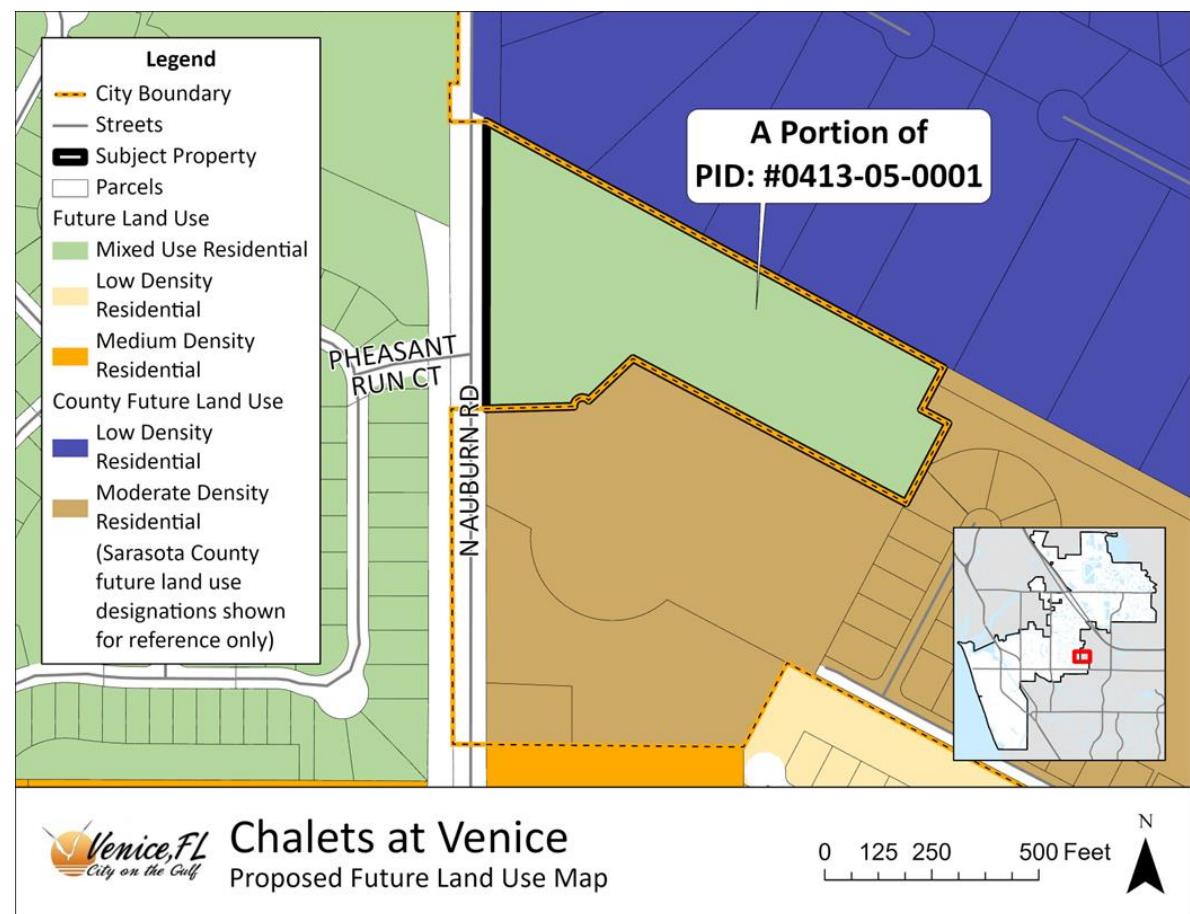
Existing Conditions

Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses

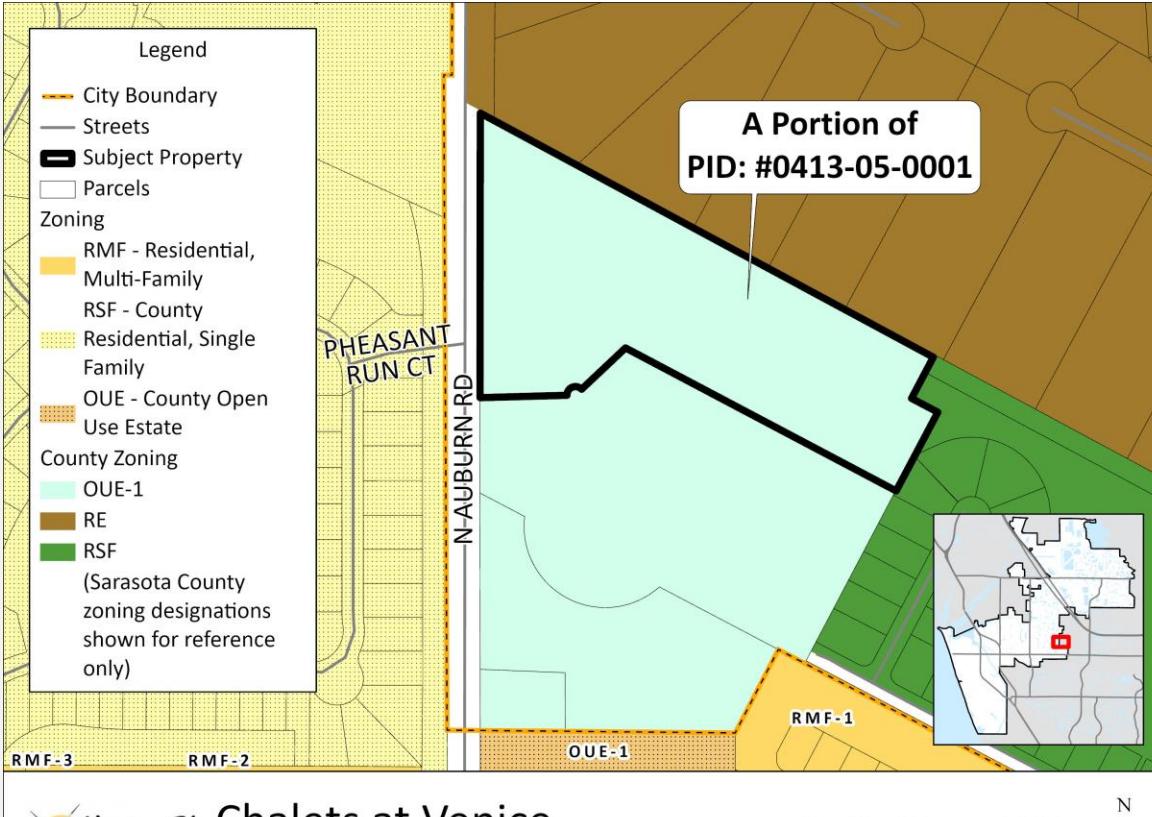
Existing Future Land Use Map



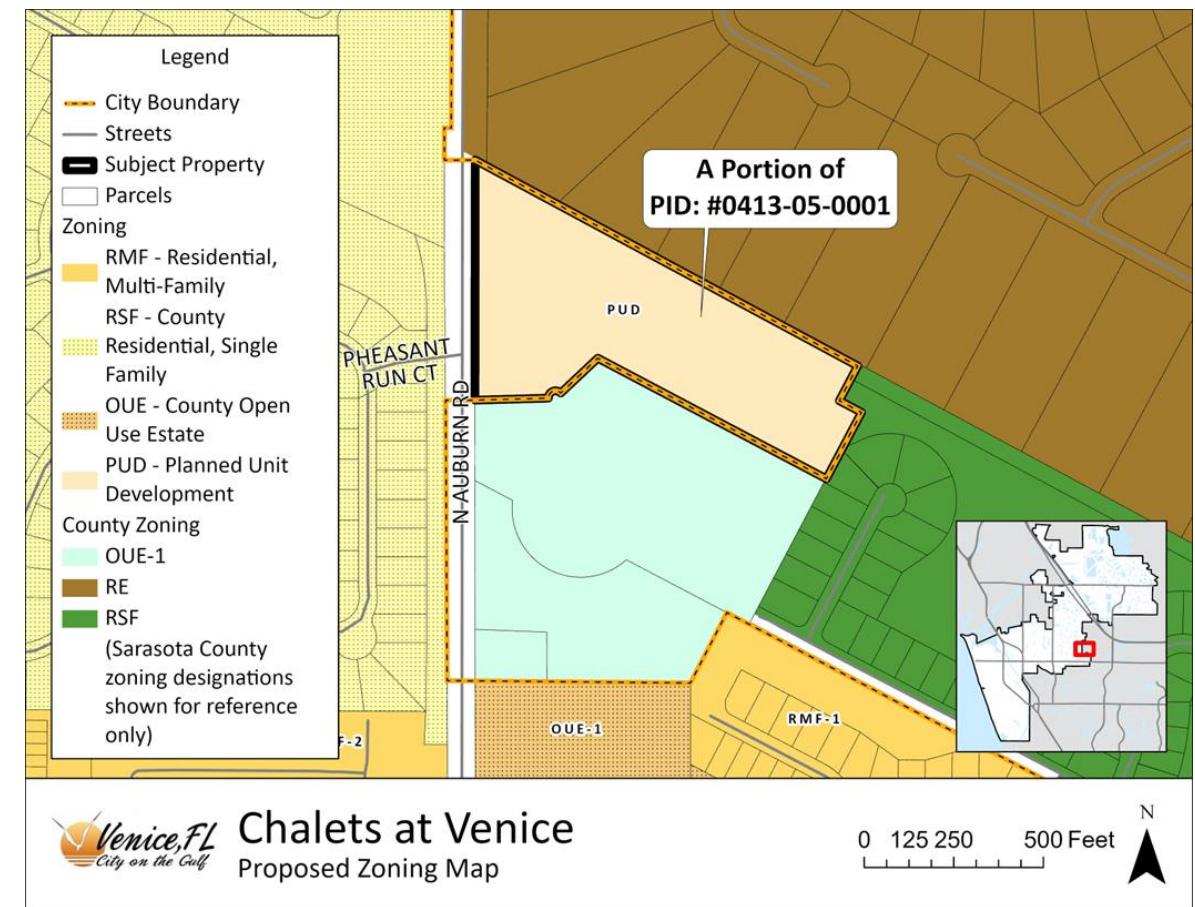
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map





Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Venice Acres	County Residential Conservation, Estate, Planned Unit Development (RE-2)	County Low Density Residential
South	Radio station/ remainder of subject parcel	County Open Use Estate 1 (OUE-1)	County Moderate Density Residential
East	Venice Ranch	County Residential Single Family	County Moderate Density Residential
West	Sawgrass	Residential Single Family	Mixed Use Residential

Planning Analysis

Comparison of Districts, Comprehensive Plan Consistency, Land Development Code Compliance, Concurrency/Mobility

Standards	Existing Zoning – OUE-1	Proposed Zoning – PUD
Density Limit	1 du/5 ac	5 du/ac (per JPA Area 7)
Maximum Dwelling Units on 7.3 acres	1 unit	51 units (43 proposed)
Height	35 feet	35 feet by right 57 feet with height exception
Setbacks	Front: 50 Feet Side: 50 Feet (100 total) Rear: 50 Feet	Front: 20 Feet Side: 5 Feet Rear: 20 Feet
Principal Uses*	Residential, Agriculture, Animal Boarding, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Permitted: Single family attached, multifamily, group living, Essential services (minor)

Comparison of Existing and Proposed Zoning

JPA Area 7

- Limits density in this subarea to 5 units per acre
- Development in this area is served by City water and sewer

Strategy LU 1.2.16-Mixed Use Residential (MUR)

- Limited to existing and proposed properties zoned or proposed to be zoned PUD. **Staff Comment:** *This project is proposing to have PUD zoning.*
- Consistent with the PUD Zoning, conservation and functional open spaces are required. See also OS 1.11.1-Mixed Use Residential District Requirements. **Staff Comment:** *The proposed project has provided the required open space percentages.*
- Development Standards including bulk development standards and housing types are designated at the PUD Zoning level. **Staff Comment:** *The housing type of detached single family is identified in the PUD master plan included with this petition.*
- A variety of residential density ranges are envisioned providing the overall density does not exceed 5.0 dwelling units per gross acre for the subject project/property. **Staff Comment:** *The proposed project proposes a density of 4.4 dwelling units per acre.*
- Previously approved PUD developments exceeding the standards of this Strategy shall be permitted to retain their currently approved density and intensity, open space percentage provisions, and other previously approved development standards.
- Min/Max Percentages as follows:
 - Residential: 95%/100%
 - Non-Residential: 0%/5%
 - Open Space (including both Functional and Conservation): 50% (min). Open Space shall be comprised of a mix of Functional and Conservation Open Space to achieve 50%, with Functional being no less than 10% and Conservation being no less than 20%. For the purposes of this Strategy, Functional Open space may include public and/or private open space. **Staff Comment:** *The applicant has met the open space requirements with a total open space of 50.4%, with 3.24 acres (64%) being Conservation Open Space, .63 acres (12%) being Functional Open Space, and remaining open space 1.23 acres (24%). No non-commercial use is proposed.*
- Intensity/Density:
 - Residential Density: 1.0-5.0 **Staff Comment:** *The applicant is proposing 4.4 du/acre.*

Consistency
with the
Comprehensive
Plan

- Figure LU-9 established the Compatibility Review Matrix between the MUR and existing Future Land Use categories. Where properties need additional compatibility review, there are techniques available in Sections 1.2.C.8 and 4.4 of the Land Development Code.

Figure LU-9: FLU Compatibility Review Matrix for MUR

		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
MUR	Presumed Compatible										
	Potentially Incompatible										

Strategy LU 1.2.17- Mixed Use Residential Open Space Connectivity

- Within the MUR land use designations, new development shall provide open space connectivity by means of either functional and or conservation uses. Open space connectivity shall be a minimum of 25 feet wide. **Staff Comment:** *The proposed project provides connectivity of the open space for both residents and wildlife.*

Consistency with the Comprehensive Plan

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

- Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Institutional Professional future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

Compliance with the Land Development Code

- Processed according to procedures in Sec. 87-1.7
 - No issues identified by the TRC
- Decision Criteria contained in Sec. 87-1.7.4
 - Applicant responses in agenda packet
- Sec. 87-1.2.8.C – Land Use Compatibility Analysis
 - Responses in staff report and agenda packet
- Special considerations in Sec. 4 apply
 - Property subject to the JPA
 - Property adjacent to Sarasota County zoning

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

- The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	6,888.6 ERUs	Compliance Confirmed by Utilities
Sanitary Sewer	Utilities	12,399.5 ERUs	Compliance Confirmed by Utilities
Solid Waste	Public Works	520.47 pounds per day	Compliance confirmed by Public Works
Parks & Rec	Public Works	.301	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

MOBILITY

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	48 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Section 5 of the Land Development Regulations.
- The applicant has provided a traffic statement providing evidence that petition is de minimis in nature with 48 PM Peak hour trips.

Conclusion

- Upon review of the petition, Florida Statutes, the 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 to City Council on Zoning Map Amendment Petition No. 25-21RZ.