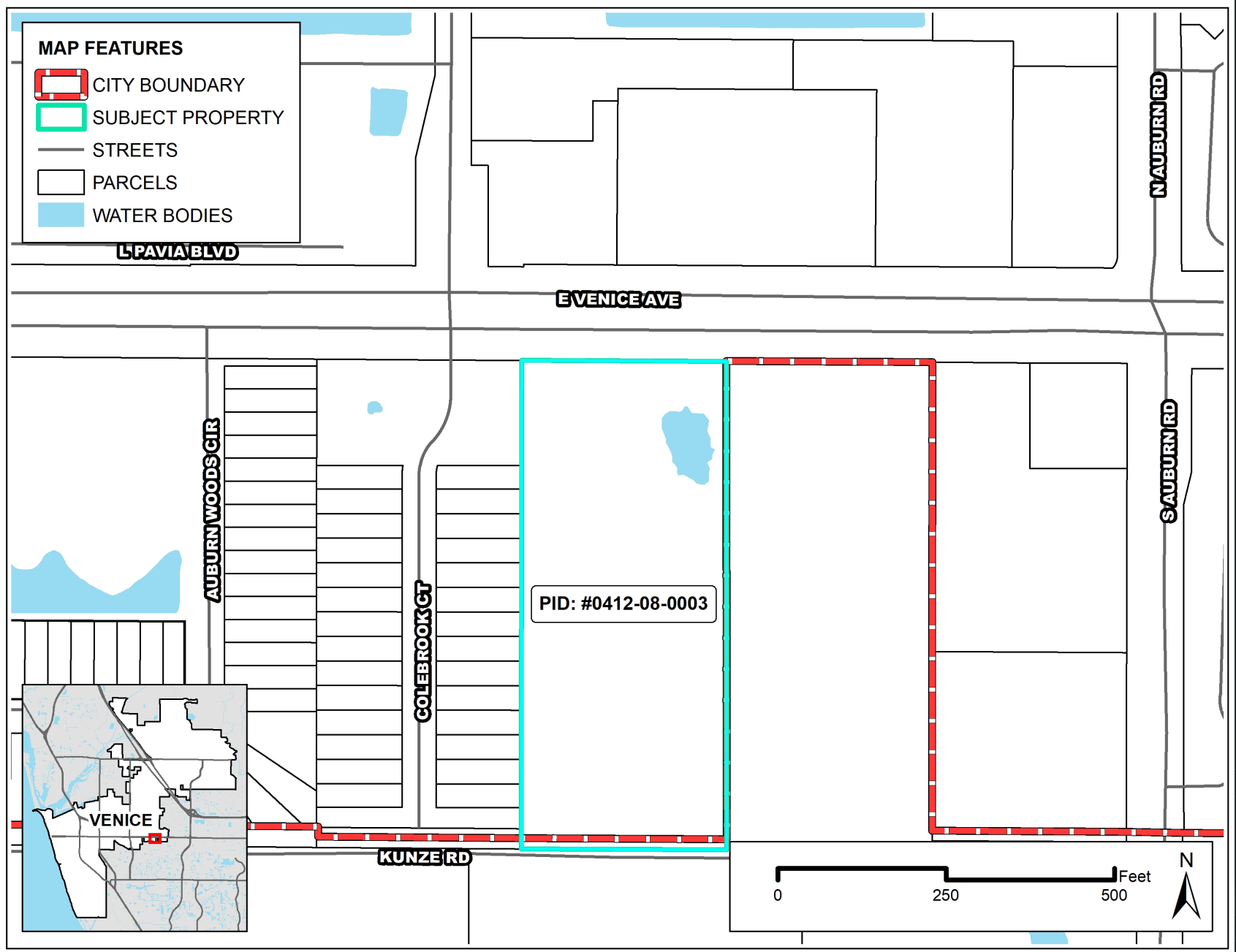


▶ Preliminary Plat
Petition No. 20-66PP
Cottages at Venice

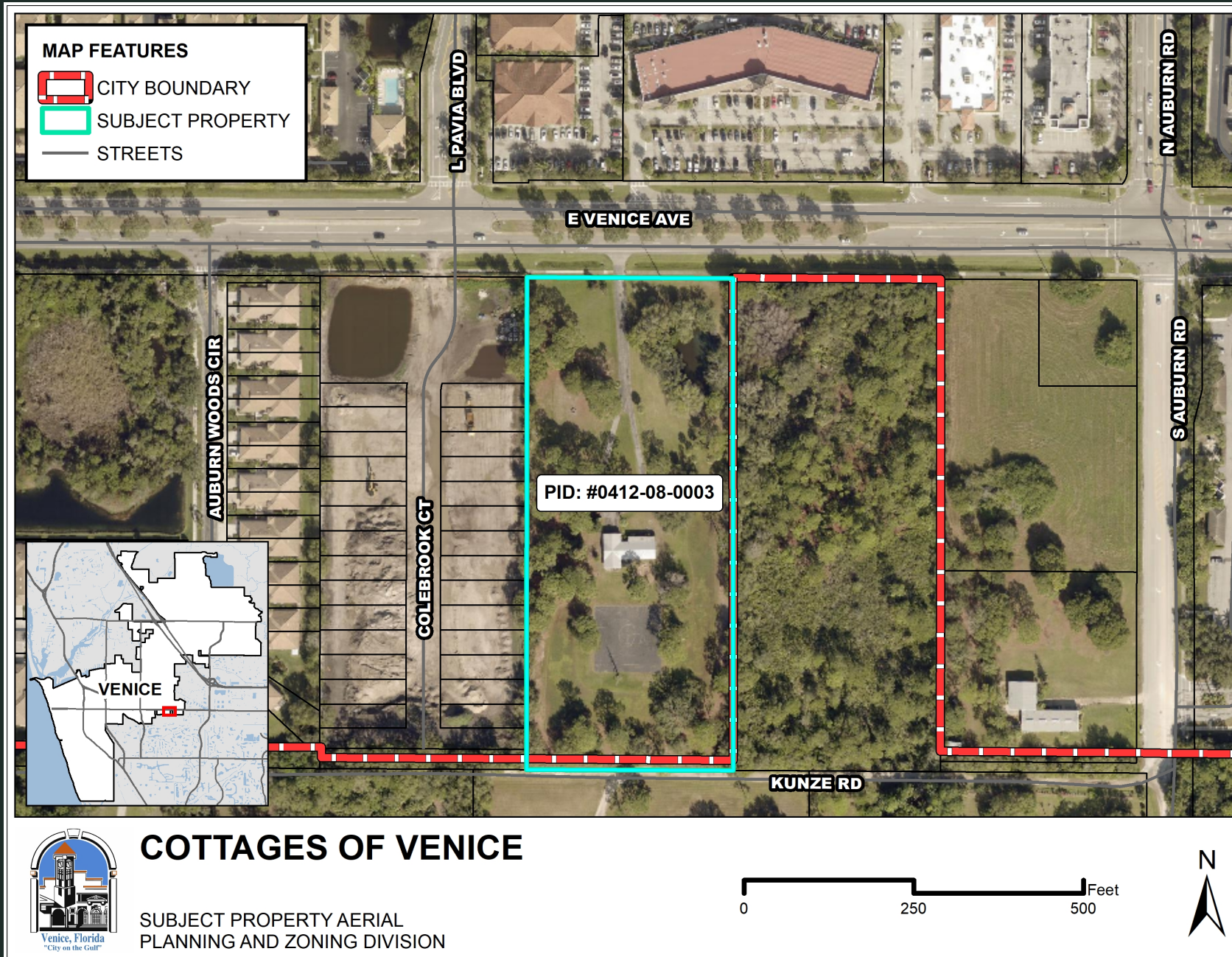
Owner: Keeneland, LLC
Agent: Jeffery Boone, Esq. – Boone Law Firm

GENERAL INFORMATION	
Petition Number:	20-66PP
Address:	1775 E. Venice Avenue
Request:	A preliminary plat for thirty-six single family attached units
Owner:	Keeneland, LLC
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel ID:	0412080003
Property Size:	5.06± acres
Future Land Use:	Moderate Density Residential (MODR)
Zoning:	Residential Multifamily 2/Venetian Gateway overlay district (RMF-2/VG)
Comprehensive Plan Neighborhood:	East Venice Avenue Neighborhood
Application Date:	December 17, 2020

Location Map



Aerial Map



Background & Project Description

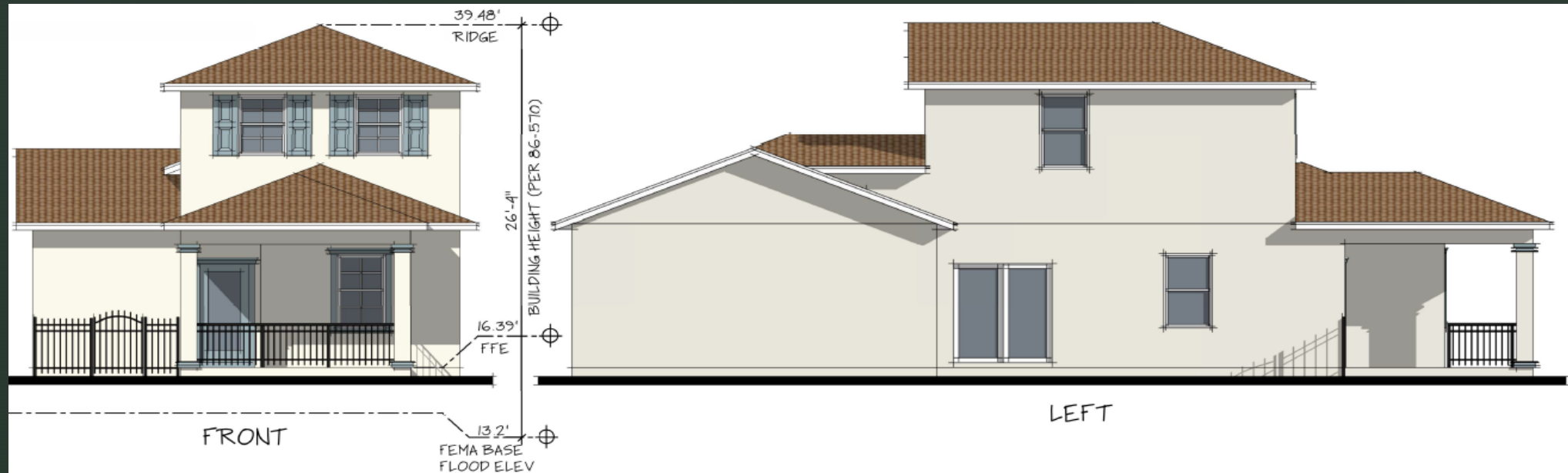
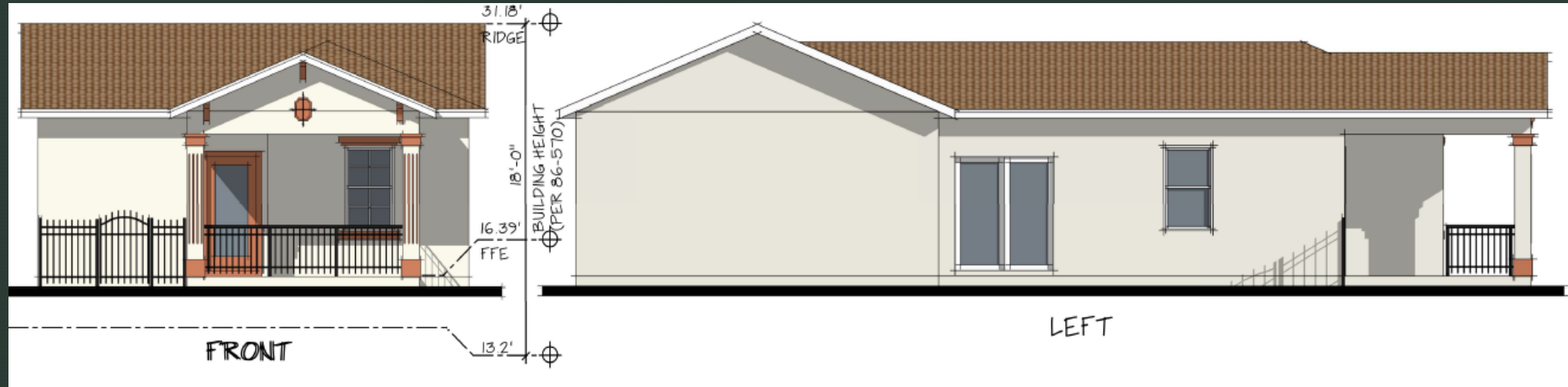
Background

- Annexed in 2006
- Rezoned in 2019

Description

- 36 single family attached units
- Surface and garage parking
- Streetlights and sidewalks provided throughout
- Landscaping conforms to Venetian Gateway standards
- Fencing around perimeter and at the end of unit groups
- Amenities will be processed separately

Elevations



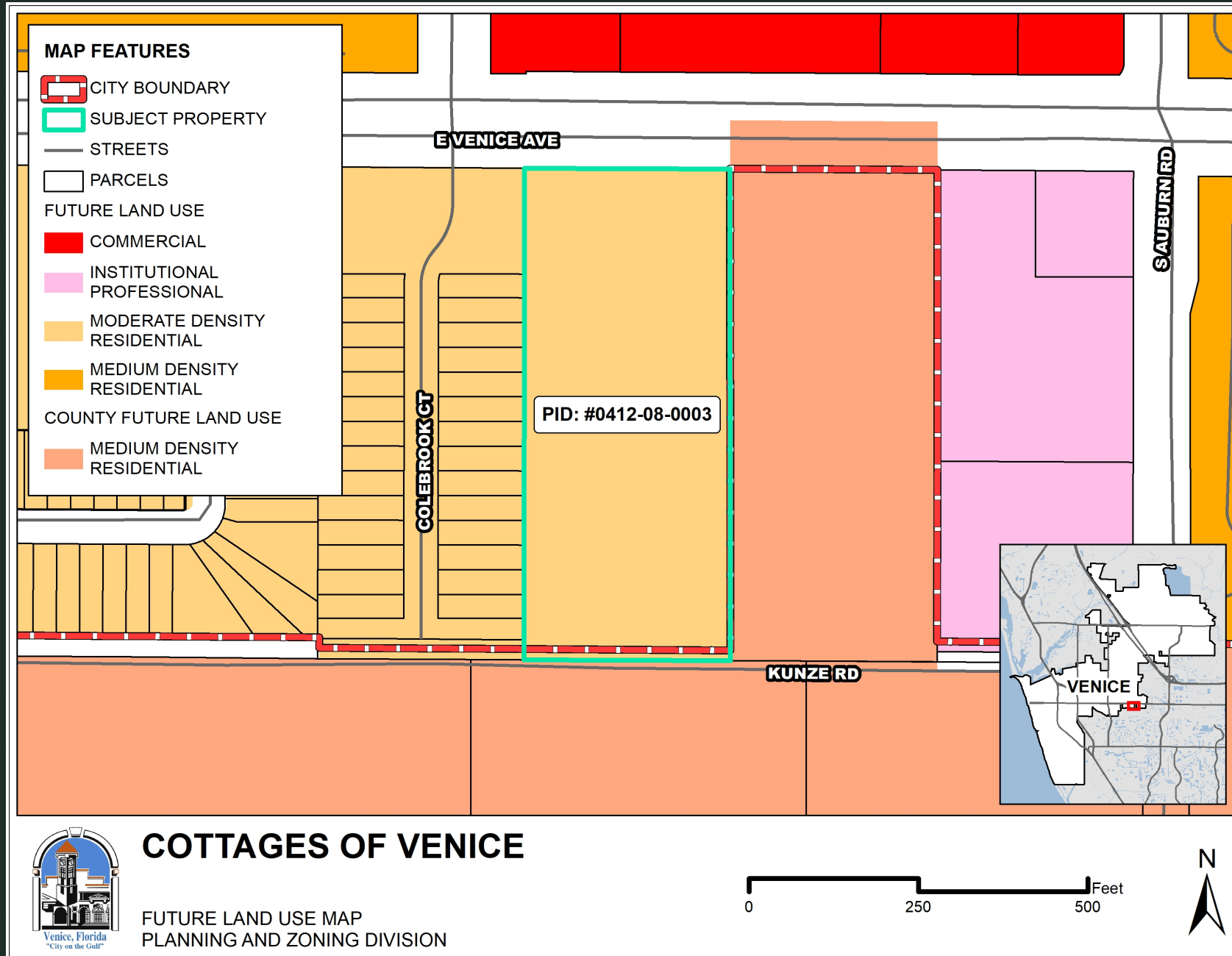
Site Photos, Future Land Use Map, Zoning
Map, Surrounding Land Uses

Existing Conditions

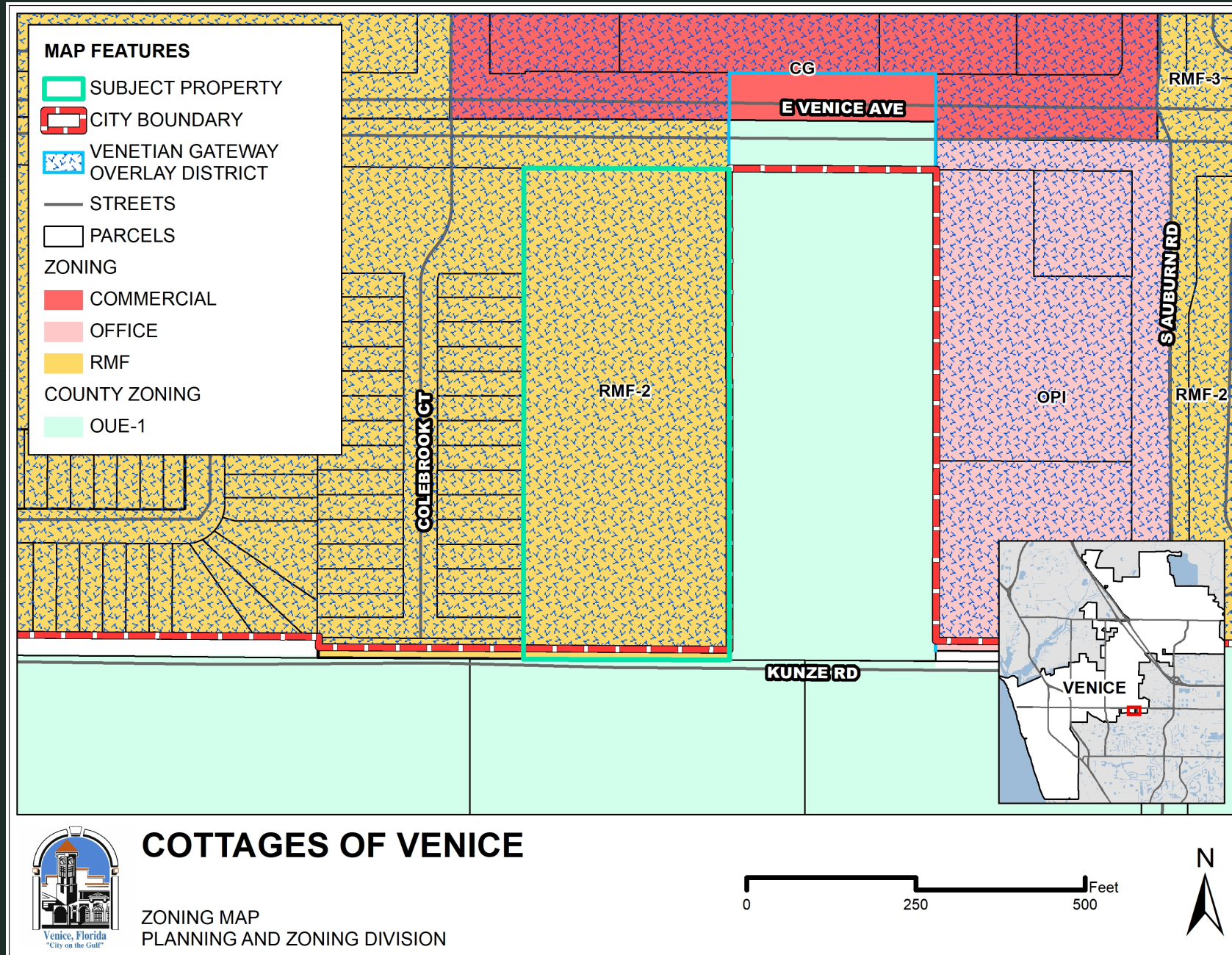


Site Photos

Future Land Use Map



Zoning Map



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Restaurants, medical offices, shopping, personal services	Commercial General/VG	Commercial
West	Residential	RMF-2/VG	Moderate Density Residential
South	Residential	County Open Use Estate	Sarasota County MEDR (JPA Area 4)
East	Vacant	County OUE	County Medium Density Residential and JPA Area 4

Comprehensive Plan, Land Development
Code, Concurrency & Mobility

▼ Planning Analysis

Comprehensive Plan Consistency

Strategy LU-1.2.3 – Residential

- Moderate Density Residential: 5.1 to 9.0 dwelling units per acre (du/ac)
- Implementing zoning districts include RMF-2
- Proposed project density: 7.1 du/ac

Strategy 1.2.3.b – Moderate Density Residential

- Supports a focus on single family attached uses

Strategy LU-EV 1.1.1. – Redevelopment

- Supports redevelopment of underutilized properties; encourages maintain historical character through massing, form, layout, and setbacks

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 future land use designation, strategies found in the East Venice Avenue Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Land Development Code Compliance

- Applicant is requesting modifications to four RMF-2 requirements under Sec. 86-230(d)

Standard Proposed from Modification	Code Section	Code Standard Single-Family Lot	Code Standard- Other (Garage & Clubhouse)	Proposed Modification Single-Family Lot	Proposed Modification- Other (Garages & Clubhouse)
Minimum Lot Requirement	Sec 86-82 (h)(1)	Width 75 ft., Area 7,500 sq. ft.	none- see Sec 86-829h)(4)	Width 26 ft., Area 2,574 sq. ft.	none- see Sec 86-829h)(4)
Maximum Lot Coverage	Sec 86-82(i)(1) Sec 86-82(i)(4)	35 percent	30 percent	31.56 - 47.47 percent	100 percent
Front Setback	Sec 86-82 (j)(1)a. Sec 86-82 (j)(3)a.	20 ft	20 ft	none (proposed 31 - 47.08 ft)	zero
Side Setback	Sec 86-82 (j)(1)b.	6 ft minimum, 15 ft combined	8 ft minimum 18 ft combined 8 ft minimum, 18 ft combined	zero	zero

- Rationale provided: density range could be accomplished through multi-story multifamily development with no modifications, but the intent is to provide single-story, single-family development with similar density
- Applicant notes that overall lot coverage will be 25.1%

Land Development Code Compliance

Height (35' maximum for RMF-2)

- 18' (one-story units)
- 26'4" (two-story units)
- 16' (garages)

Rear setbacks (10' minimum for RMF-2)

- 43.82' from rear property line

Parking (2 spaces per unit required)

- $36 \times 2 = \mathbf{72}$ required
- 75 provided

Landscaping (VG standards)

- Achieves all required points
- E. Venice Ave. requirements satisfied

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

- The proposed site and development plan has been reviewed by the TRC and deemed compliant, with the exception of code modifications requested regarding lot size, lot coverage, and front and side setbacks under Sec. 86-230(d).

Concurrency & Mobility

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	36 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	36 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	373.32 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	61.2 potential population	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	No issues raised by School Board staff	Concurrency will be confirmed upon approval of preliminary plat

Facility	Department	Estimated Impact	Status
Transportation	Development Services	24 PM Peak Hour Trips	Compliance confirmed by Traffic Engineering Consultant

Conclusions / Findings of Fact:

Concurrency:

- 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.

Mobility:

- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.



Planning Commission Report and Recommendation

- 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 make a recommendation to City Council on Petition No. 20-66PP.