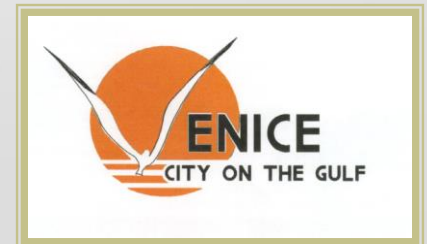


Gulf Harbor Estates
Preliminary Plat Petition No. 16-04PP

Project Owner and Agent:

Owner: Southbridge Investments, LLC.

Agent: Tom Ballenger, P.E.,
GAP Engineering & Planning, LLC



We serve with PRIDE

Owner: Southbridge Investments, LLC.

Parcel ID #: 0178-09-0023

Agent: Tom Ballenger, P.E., GAP Engineering & Planning, LLC

Project Acreage: 2.68 acres

Existing Zoning: Sarasota County Residential, Single-Family 2 (RSF-2)

Existing Future Land Use Designation: Low Density Residential

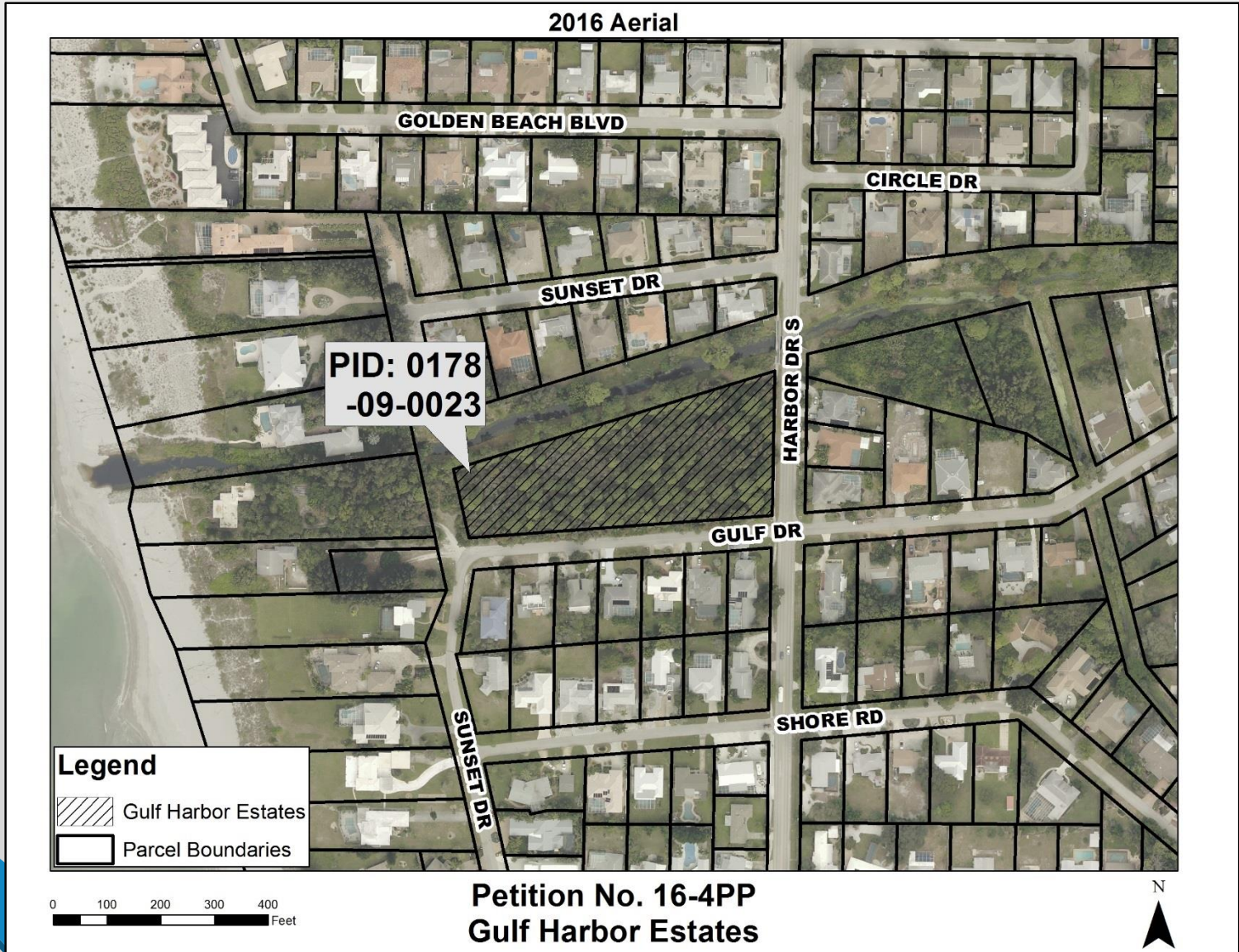
Summary of Proposed Preliminary Plat:

- 1) The subject preliminary plat proposes nine single family lots in compliance with the minimum lot area and width requirements of the City of Venice RSF-3 zoning district.
- 2) Stormwater management facilities are proposed on each of the nine lots; utility service is proposed via existing water and sewer mains in the rights-of-way of Harbor Drive and Gulf Drive.
- 3) A five-foot wide sidewalk is proposed along the north side of Gulf Drive and the west side of Harbor Drive.
- 4) In accordance with Section 86-520(c), the applicant is requesting a waiver from constructing a sidewalk along a portion of unimproved Sunset Drive.

Stipulation:

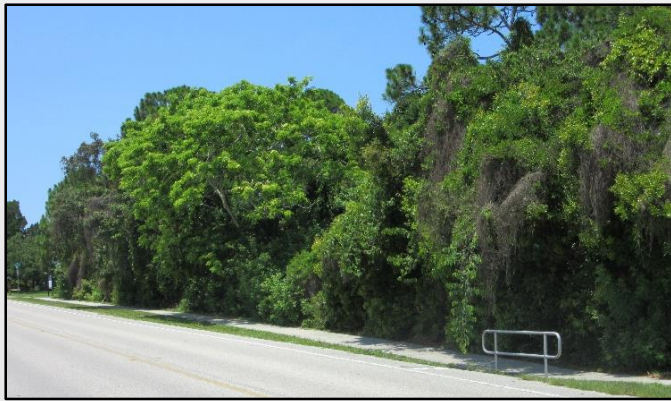
- 1) The preliminary plat approval shall become effective with adoption of a City of Venice RSF-3 zoning designation for the subject property.

Aerial Photograph/Existing Land Use (Map 1 staff report)



Surrounding Property Information (Page 4 staff report)

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Deertown Gully and single family detached residential properties	<u>Sarasota County Residential, Single-Family 1 (RSF-1), Sarasota County Residential, Single-Family 2 (RSF-2), Sarasota County Residential, Single-Family 3 (RSF-3)</u>	Low Density Residential
West	Single-family detached residential properties	<u>Sarasota County Residential, Single-Family 1 (RSF-1) and City of Venice Residential, Single-Family 1 (RSF-1)</u>	Low Density Residential
South	Single-family detached residential properties	<u>Sarasota County Residential, Single-Family 2 (RSF-2) and Sarasota County Residential, Single-Family 3 (RSF-3)</u>	Low Density Residential
East	Single-family detached residential properties	<u>Sarasota County Residential, Single-Family 3 (RSF-3)</u>	Low Density Residential



**The subject property frontage
along Harbor Drive**



**The subject property
frontage along Gulf Drive**



**Unimproved Sunset Drive
right-of-way, with the subject
property in the background**

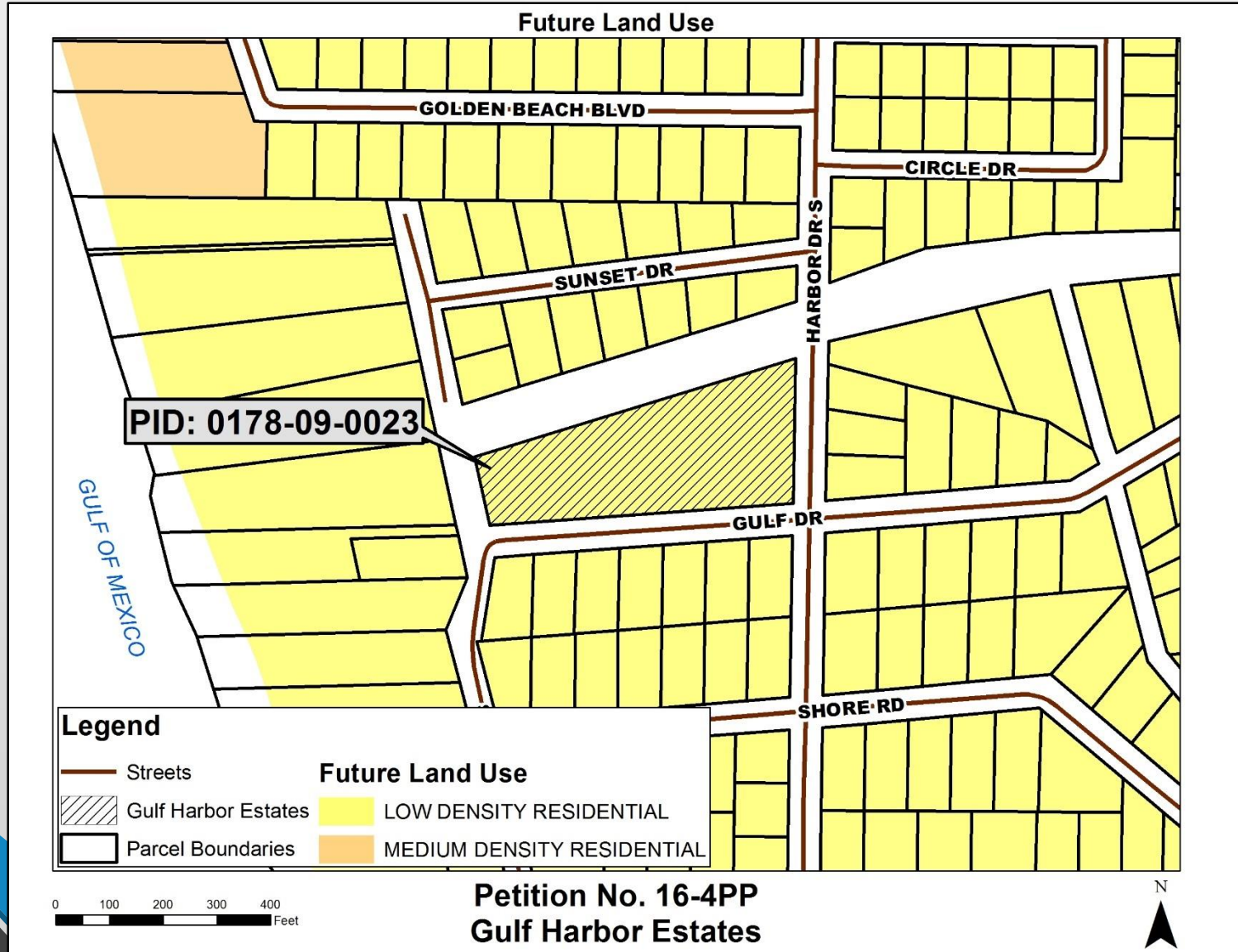


Deertown Gully, a Sarasota County-owned and maintained drainage facility along the subject property's north boundary

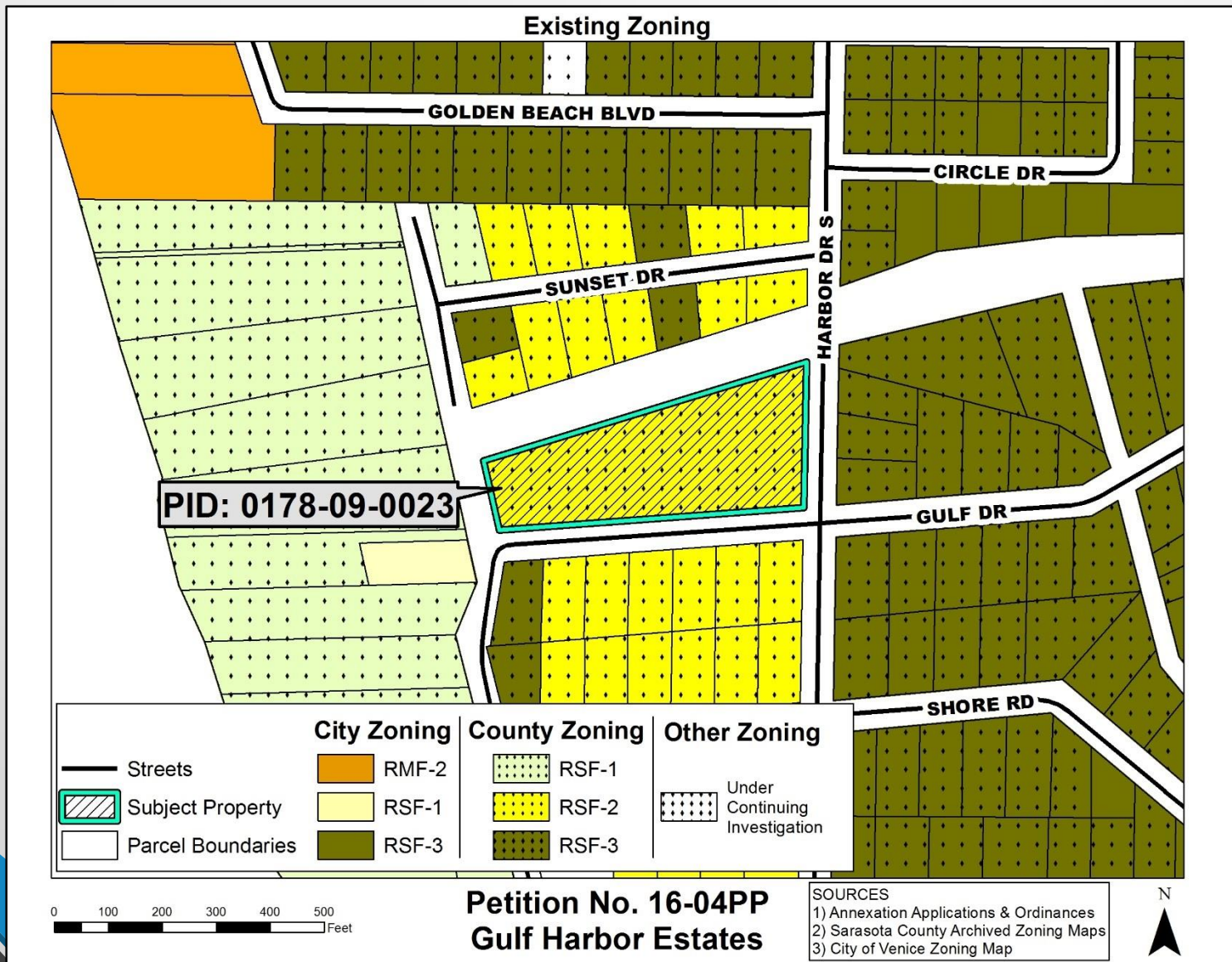


Existing single-family detached properties on the south side of Gulf Drive

Future Land Use Map (Map 2 staff report)



Existing Zoning Map (Map 3 staff report)



Consistency with the Comprehensive Plan

(Pages 8-9 of the staff report)

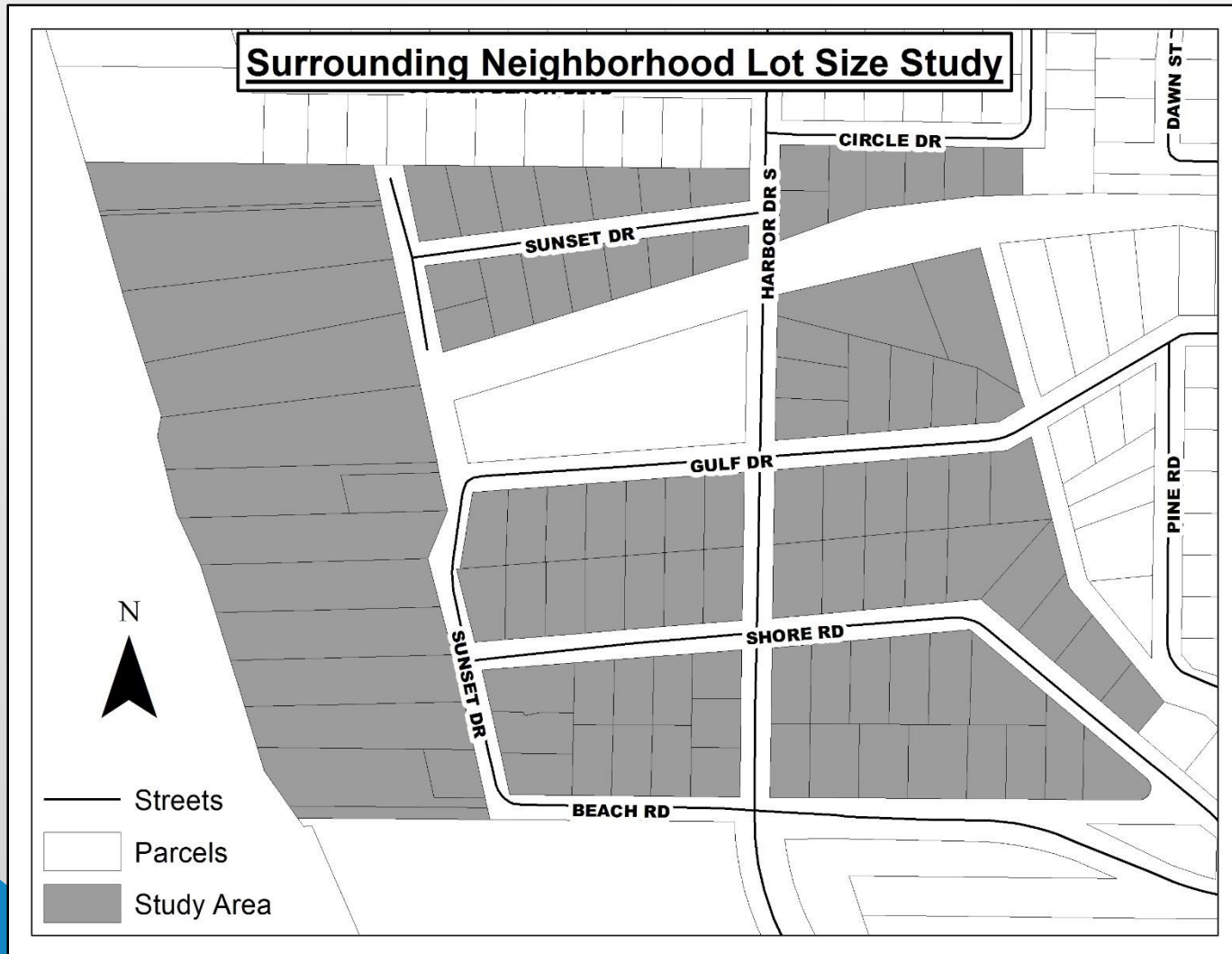
- **The Residential Low Density future land use designation is for residential areas of up to five (5) dwelling units per acre and intended to accommodate single-family and other similar residential uses.**
- **The proposed preliminary plat is consistent with the Residential Low Density future land use designation.**
- **Staff conducted a land use compatibility analysis for 1) protection of single-family neighborhoods from the intrusion of incompatible uses, and 2) densities of proposed uses as compared to the densities of existing uses.**

Consistency with the Comprehensive Plan

(Pages 8-9 of the staff report)

- **The proposed single-family detached subdivision is compatible with the surrounding single-family neighborhood.**
- **The density of the proposed subdivision was compared to the density of the existing single-family neighborhood in terms of average lot size.**

Consistency with the Comprehensive Plan (Pages 8-9 of the staff report)



Consistency with the Comprehensive Plan (Pages 8-9 of the staff report)

Average Lot Size		
Entire Study Area	Study Area Excluding RSF-1 Lots	Proposed Preliminary Plat
16,017 sq. ft.	12,639 sq. ft.	12,991 sq. ft.

- **Based on the average lot size analysis, the density of proposed subdivision can be found generally consistent with the density of the existing neighborhood.**

Compliance with Land Development Code

(Pages 9-11 of the staff report)

- **The proposed preliminary plat was reviewed by all members of the Technical Review Committee (TRC) and found in compliance with all applicable provisions of the LDC, including the City of Venice RSF-3 district standards and the subdivision standards contained in Sections 86-230 through 86-233.**
- **Pursuant to Section 86-520(c), the applicant has requested a waiver from the construction of approximately 130 feet of sidewalk along the east side of the Sunset Drive right-of-way.**

Compliance with Land Development Code (Pages 9-11 of the staff report)



Compliance with Land Development Code

(Pages 9-11 of the staff report)

- **Per Section 86-520(c), the Planning Commission may recommend to the City Council a waiver of the sidewalk requirement when the property owner can demonstrate that the sidewalk will not be reasonably beneficial or useful because of location of the subject property and the characteristics of the immediate neighborhood.**
- **In justifying the request the applicant noted that 1) there is no street in the section of right-of-way, and 2) Deertown Gulley presents an obstacle for vehicular and pedestrian circulation to the north.**

Concurrency Review

(Page 11 of the staff report)

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	9 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	9 ERUs	Concurrency confirmed by City of Venice Utility Department
Public Works	Solid Waste	94 pounds/day	Concurrency confirmed by Public Works Department
Public Works	Parks & Recreation	23 persons	Concurrency confirmed by Public Works Department
Engineering	Drainage	Meets 25 year/24 hour SWFWMD criteria	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	9 p.m. peak hour trips	Concurrency confirmed by Planning & Zoning Department
School Board	Public Schools	Under review awaiting Final Plat approval	No issue raised – approval upon Final Plat

Staff Findings of Fact

(Page 12 of the staff report)

1. **Findings of Fact (comprehensive plan)**: The subject preliminary plat can be found consistent with the comprehensive plan.
2. **Findings of Fact (compliance with *Land Development Code*)**: Subject to the recommended stipulation regarding the effective date of the preliminary plat approval and approval of the requested sidewalk waiver, the proposed preliminary plat is in compliance with the Land Development Code.
3. **Findings of Fact (concurrency)**: No concurrency issues for public facilities have been identified. Issuance of a certificate of concurrency will be required in coordination with approval of the final plat.

Stipulation

- 1) The preliminary plat approval shall become effective with adoption of a City of Venice RSF-3 zoning designation for the subject property.**

Gulf Harbor Estates
Preliminary Plat Petition No. 16-04PP
City Council 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 City Council to take action on Preliminary Plat Petition No. 16-04PP.