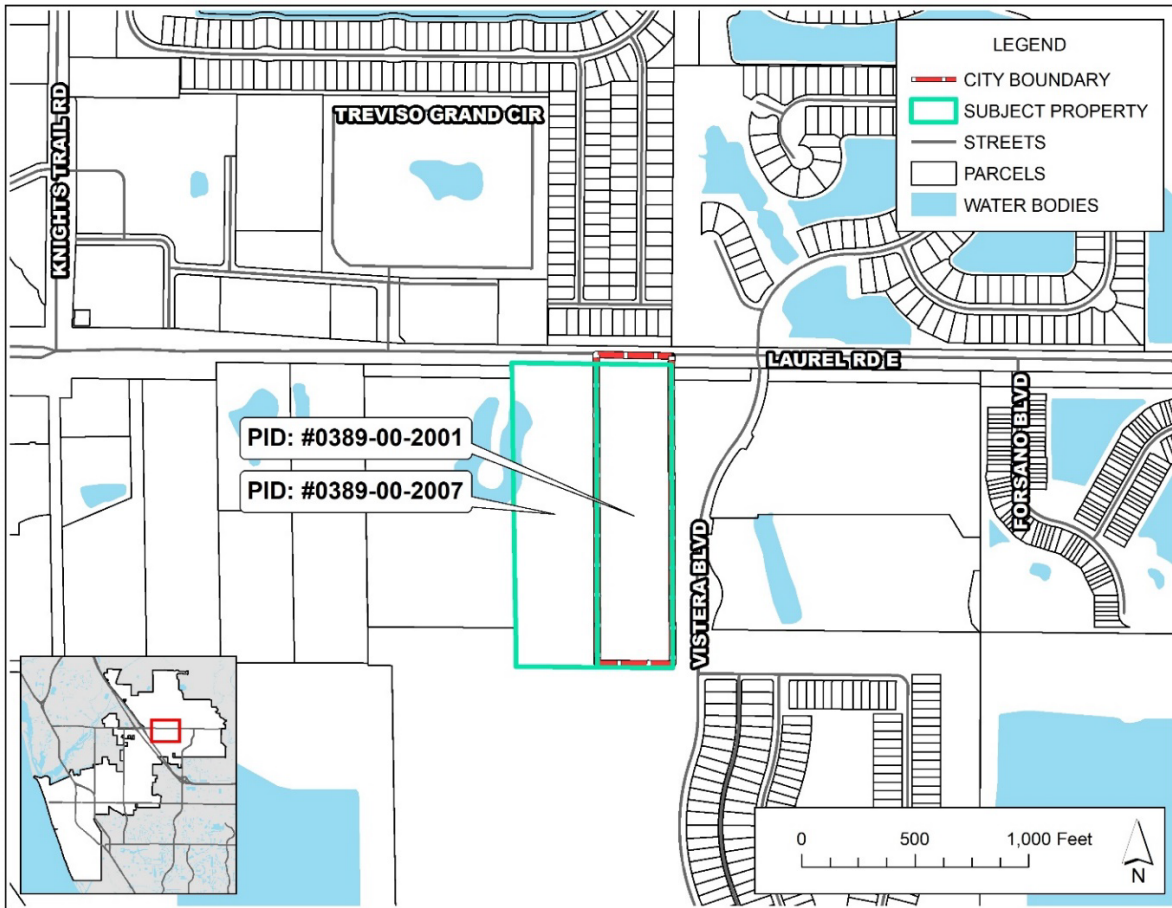


23-19CP Stiles Multifamily Staff Report



GENERAL INFORMATION

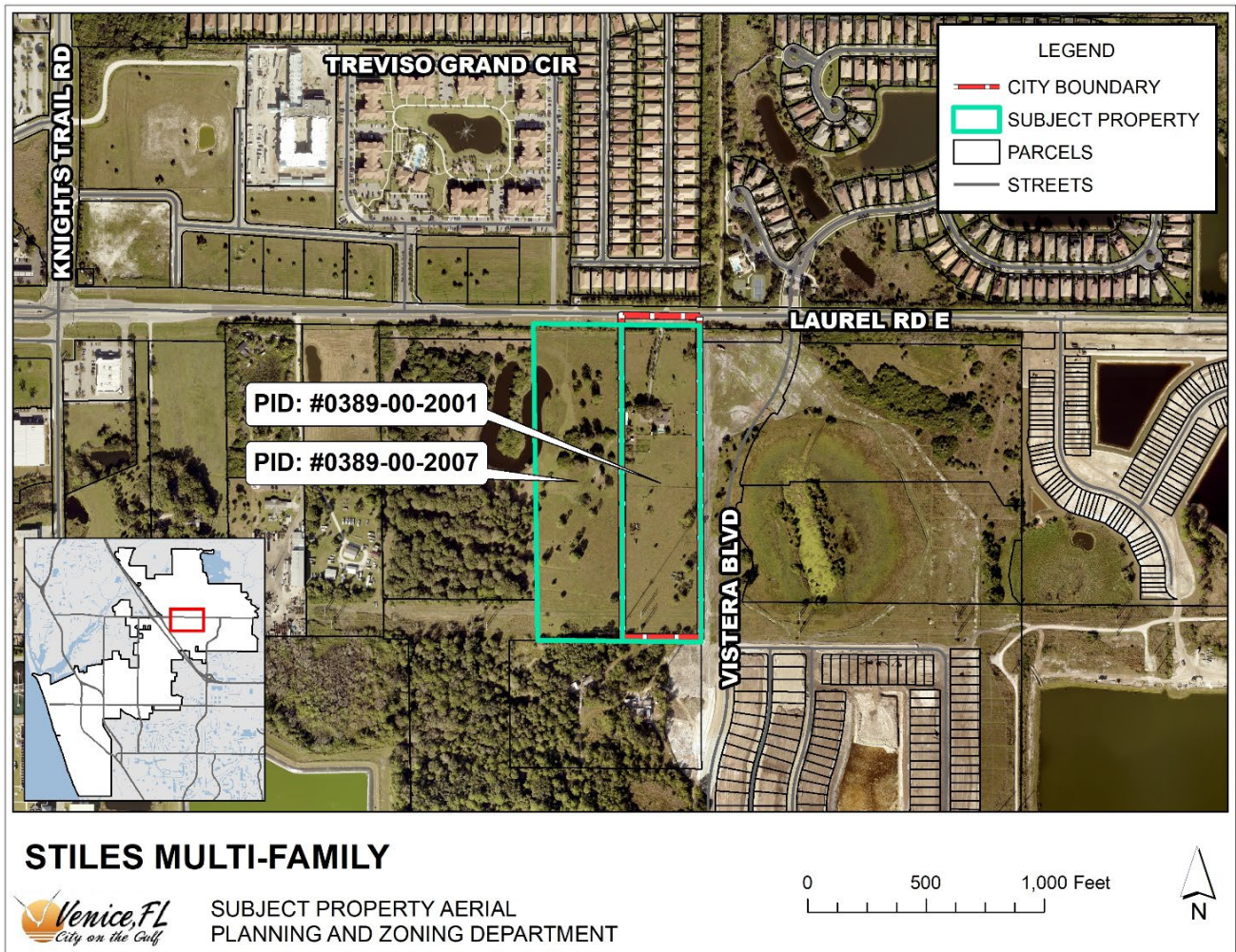
Address:	3590 and 3600 Laurel Road East
Request:	To change the Future Land Use Designation of two properties from Major Employment Center (MEC) and Mixed Use Residential (MUR), to Medium Density Residential (MEDR).
Owner:	Stiles Corp.
Agent:	Jackson R. Boone, ESQ. Boone Law Firm
Parcel ID:	0389002007 and 0389002001
Parcel Size:	21.34 ± acres combined
Existing Future Land Use:	Sarasota County Major Employment Center (MEC) and City of Venice Mixed Use Residential (MUR)
Proposed Future Land Use:	Medium Density Residential (MEDR)
Current Zoning:	RMF-2 and Sarasota County OUE
Comprehensive Plan Neighborhood:	Northeast Neighborhood
Application Date:	March 9, 2023
Related Applications:	23-18AN and 23-20RZ

I. BACKGROUND

The Stiles Multifamily project is located on the south side of Laurel Road East and west of Visterra Boulevard. The project consists of two parcels, one located at 3590 Laurel Road East within city limits, the other located at 3600 Laurel Road East. The latter is an enclave and under the jurisdiction of Sarasota County. The property located at 3590 Laurel is currently zoned Residential Multifamily (RMF-2) which allows for up to nine (9) dwelling units per acre and has the Future Land Use designation of Mixed Use Residential (MUR). The property located at 3600 Laurel is zoned Open Use Estate (OUE), allowing for up to 1 unit per 5 acres, and has the Future Land Use designation of Major Employment Center (MEC). The proposed comprehensive plan amendment would bring both properties under the same future land use designation, Medium Density Residential (MEDR), which would allow up to thirteen (13) units per acre.

The proposed comprehensive plan amendment is part of a three-part application including a request for an Annexation (23-18AN) and a Zoning Map Amendment (23-20RZ); however, they will not be discussed in this report.

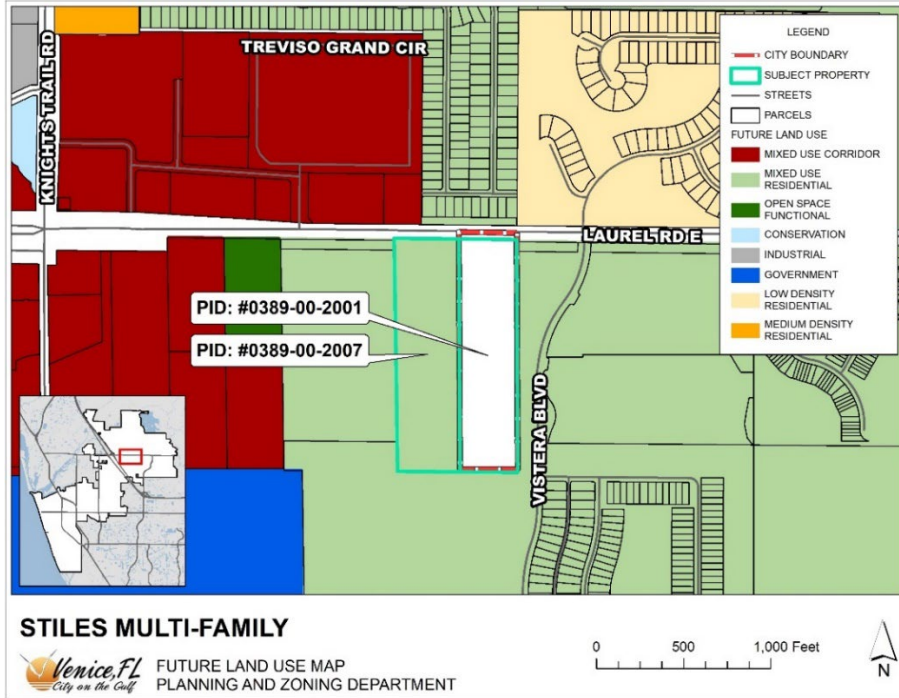
Aerial Photo



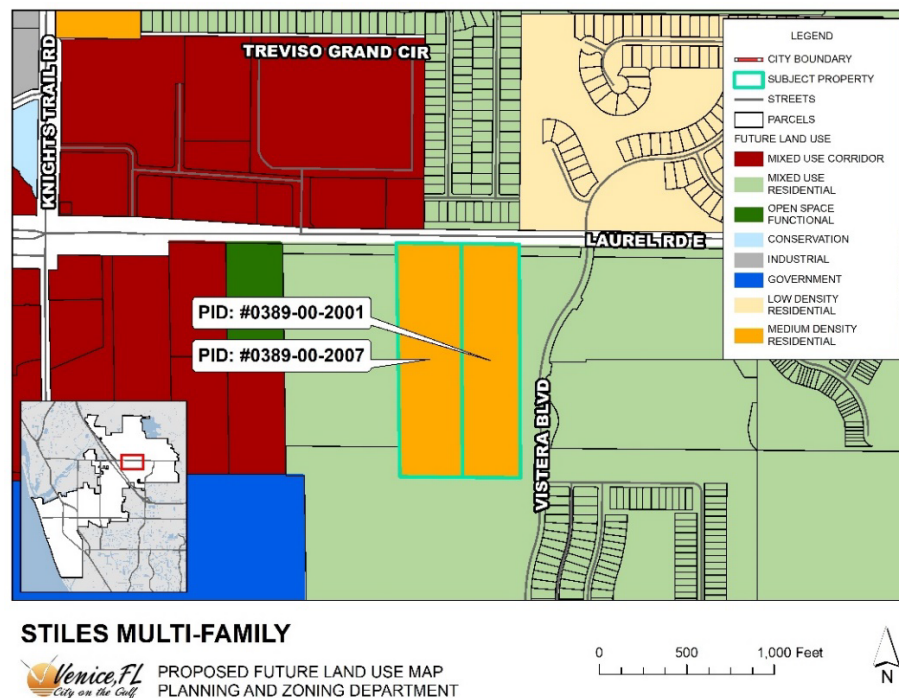
Future Land Use and Zoning

The Future Land Use designations for the subject properties are City of Venice Mixed Use Residential (MUR) and Sarasota County Major Employment Center (MEC). The current zoning designations on the subject properties are City of Venice Residential Multifamily (RMF-2) and Sarasota County Open Use Estate (OUE). The proposal is a comprehensive plan amendment to MEDR. All are depicted on the maps below.

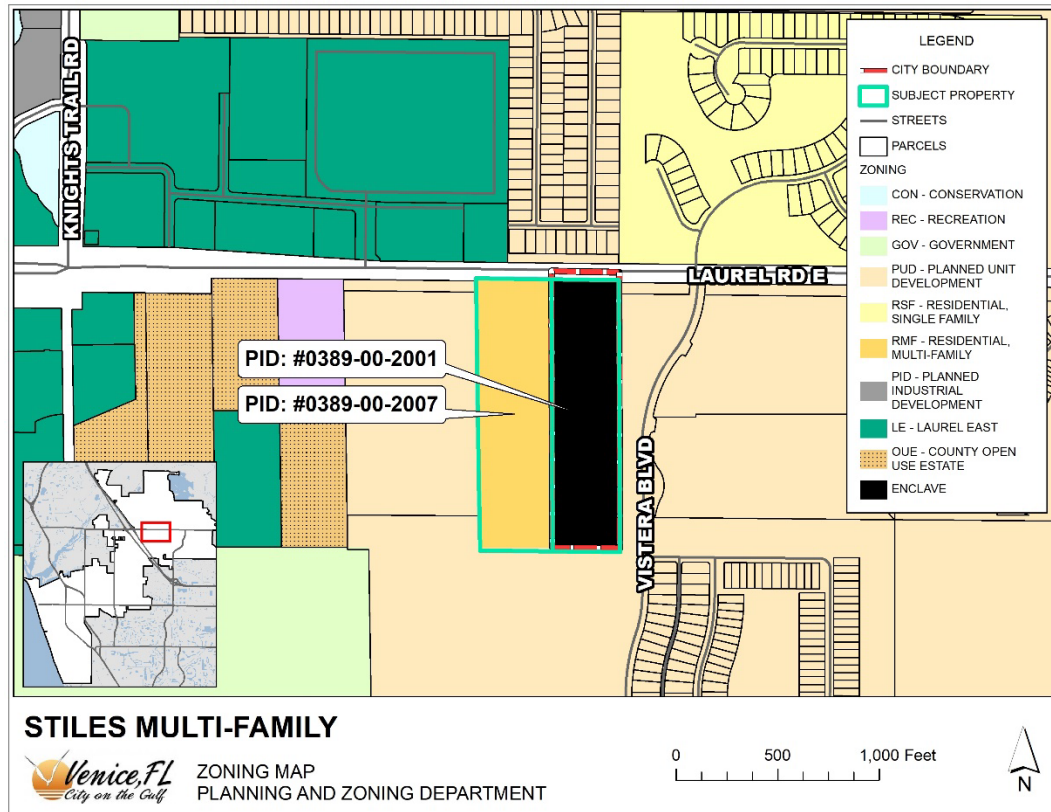
Future Land Use



Proposed Future Land Use



Current Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Toscana Isles), Commercial (Mirasol)	Laurel East (LE), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Mixed Use Corridor (MUR)
South	Residential (GCCF PUD)	PUD	MUR
East	Residential (GCCF PUD)	PUD	MUR
West	Residential (GCCF PUD)	PUD	MUR

Consistency with the Comprehensive Plan Strategy LU 1.2.8 – Compatibility Between Land Uses

This petition requests to amend the Future Land Use of the subject properties from Mixed Use Residential (MUR) and Major Employment Center (MEC) to Medium Density Residential (MEDR). The proposed MEDR designation is listed as potentially incompatible with the surrounding MUR future land use. The proposed MEDR allows for a density range from 9.1 to 13.0 units per acre. The MUR Future Land Use is envisioned

that the overall density does not exceed 5.0 dwelling units per acre gross acre for the subject project/property.

From this strategy, “Options to address potential incompatibilities include but are not to be limited to a reduction in density and or intensity, reduction or stepping down of building heights, increased setbacks, increased buffering and opacity standards.” These items may be more easily addressed during site and development plan but can be discussed at the time of changing FLU or zoning designations as well.

Figure LU-8: FLU Compatibility Review Matrix

		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
FLU Proposed	LDR										
	MODR										
	MEDR										
	HDR										
	IP										
	COMM										
	GOVT										
	IND										
	OS-F										
	OS-C										

Presumed Compatible
 Potentially Incompatible

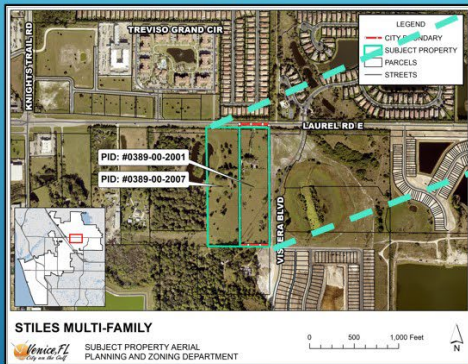
Figure LU-9: FLU Compatibility Review Matrix for MUR

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

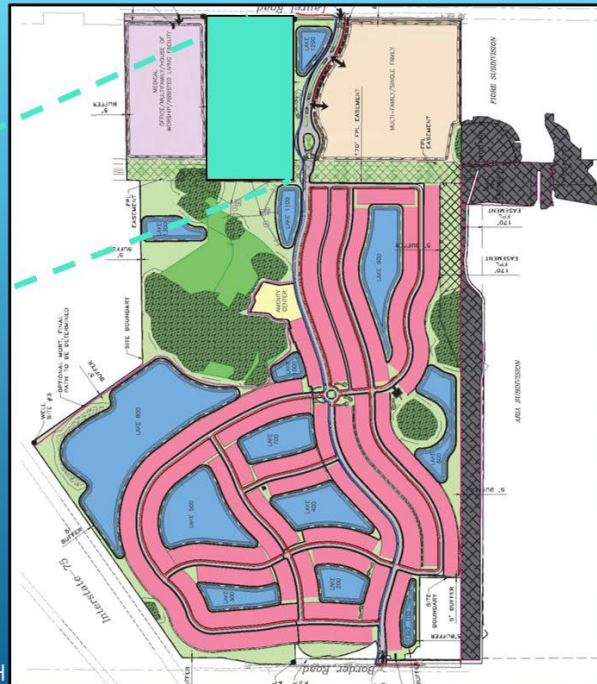
Presumed Compatible
 Potentially Incompatible

The subject petition is surrounded by the GCCF Planned Unit Development (PUD) on the three sides. To the west of the subject petition is labeled as medical office/ multi-family/ assisted living/ place of worship on the GCCF Binding Master Plan. To the east of the subject properties is an approximately 28 acre single/ multi-family development consisting of 665 multi-family units which would be developed at 23.8 units/acre. To the south is open space for the Visterra development as well as a FPL easement. The figure below shows how the subject properties relate to the GCCF Planned Unit Development Binding Master Plan.

AERIAL AND GCCF MASTER PLAN



- West: Medical Office/ Multi-Family/ Place of Worship/ Assisted Living
- East: Multi-Family/ Single-Family
- South: FPL Easement and Open Space



4

Planning Analysis

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application. The Code includes the following decision criteria:

- The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.

Applicant Response: The proposed development will not negatively impact adopted level of service standards, and the proposed development will pay impact fees to mitigate any impacts to public services.

- The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

Applicant Response: The implementing zoning district for the proposed Comprehensive Plan Amendment is RMF- 3, and a concurrent rezone application for the RMF-3 zoning designation has been submitted. The proposed designation of Medium Density Residential (MEDR) on the subject property will result in a reduction in the overall intensity of development which could otherwise be permitted on the property under the current land use designations. The property, located on the south side of Laurel Road, is adjacent to an approved multi- family parcel within the GCCF PUD to east, a vast amount of open space including an FPL transmission line easement to the south within the GCCF PUD, and a future office/multi- family/ assisted living site within the GCCF PUD to the west. Therefore, the proposed multi- family use is compatible with the surrounding land uses.

- The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.

Applicant Response: The application is in compliance with all applicable elements of the Comprehensive Plan and F.S. Ch. 163, Part II.

Consistency with the Comprehensive Plan

This petition seeks to apply the Medium Density Residential Future Land Use designation to the subject properties which are located in the Northeast Neighborhood. This neighborhood generally includes all the residential areas east of Interstate 75 extending to the Myakka River.

Strategy LU 1.2.3.- Residential: The allowed density of Medium Density Residential is between 9.1 and 13.0 units per acre. RMF-3 is an implementing zoning district within the MEDR future land use district.

Strategy LU 1.2.3.c- Medium Density Residential: Multifamily residential development is supported in MEDR.

Florida Statutes

The size of the subject property indicates that the proposed Comprehensive Plan Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes applicant and staff responses to each.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

Staff Response: This project is for a multifamily development that is intended to support recent and future growth in the area.

b. The projected permanent and seasonal population of the area.

Staff Response: The project would provide needed housing in the area.

c. The character of undeveloped land.

Staff Response: The property is unimproved vacant land.

d. The availability of water supplies, public facilities, and services.

Staff Response: The project has been reviewed by the City's Technical Review Committee and no issues have been raised. The Utilities Department has provided confirmation of availability of services through the related annexation petition.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Staff Response: The property is not blighted and there are no nonconforming uses on the site that staff is aware of.

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Staff Response: Not applicable, as there are no military installations near the subject property.

g. The compatibility of uses on lands adjacent to an airport.

Staff Response: Not applicable, as the subject property is not adjacent to an airport.

h. The discouragement of urban sprawl.

Staff Response: The project will provide not generate urban sprawl.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

Staff Response: The multifamily development would contribute to housing for surrounding places of employment.

j. The need to modify land uses and development patterns within antiquated subdivisions.

Staff Response: The subject property is not part of an antiquated subdivision.

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)2, provided in this section. A staff response is provided for each of the three considerations.

8. Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).

Applicant Response: Facilities and services are available to serve the site, and the proposed development will discourage urban sprawl and will serve to provide housing necessary to strengthen and diversify the City's economy in an area of the City experiencing economic development.

An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Staff Response: There are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

b. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Staff Response: The 21.34 acres of land is reasonable to accommodate the proposed Medium Density Residential Future Land Use.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant was asked to determine four indicators that relate to their project but has not responded to the request. Staff has identified the following four indicators that could apply to the subject petition, along with responses:

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Staff Response: The proposed multifamily development will connect to existing infrastructure.

- (II) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

Staff Response: The proposed multifamily development provides a higher density than the surrounding properties and will add to the range of housing choices.

- (IV) *Promotes conservation of water and energy.*

Staff Response: The proposed development is being planned with low impact development methods where feasible.

- (VIII) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

Staff Response: The proposed development will not constitute sprawl.

Conclusions/Findings of Fact: *Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.*

3)Concurrency/Transportation Mobility

No development is being proposed through this request. Transportation impacts will be determined at the point of Site and Development Plan.

Conclusions/Findings of Fact (Concurrency/Transportation Mobility):

A traffic study was submitted and deemed compliant by the City's Transportation consultant. No issues were identified within that report and a more detailed transportation analysis will be provided at the time of Site and Development.

II. CONCLUSION

Planning Commission Report and 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 Planning Commission to make a recommendation on Comprehensive Plan Amendment Petition No. 23-19CP.