

CONDITIONAL USE FOR GATES NARRATIVE

GENERATION AT VENICE

On behalf of our client, Kaplan Residential, LLC, this narrative and supporting documentation are submitted for review in support of a Conditional Use for community gates for the “Generation at Venice” development in Venice, Florida. The project is located south of the intersection of Knights Trail Road and Gene Green Road, more specifically Parcel Identification No. 0364-09-0002 (Section 21, Township 38 South, Range 19 East). The property is approximately ± 29.87 acres in area, and the project ±239 multi-family residential units, an amenity center with a pool, and the associated utility, roadway, and stormwater infrastructure.

The development includes internal, vehicular gates. Sec. 86-42(a)(3) of the Land Development Regulations states: “An allowance that permits the development of a gated community, characterized by physical barriers to automotive and pedestrian circulation”. The community gates are located approximately 150 feet into the development and provide access to private, internal roadways. The community gate only restricts vehicular access and does not restrict pedestrian or bicycle access. The community gates are intended to provide secure parking for residents. The applicant also notes that community gates presently exist in other subdivision in the City of Venice, notably, Venetian Golf & River Club, Villages of Milano, Windward, Sawgrass, etc.

Compliance with Land Development Regulations

The requested conditional use will be compliant with the criteria of Sec. 86-42 of the Land Development Regulations, relating to conditional uses, by demonstrating that the grant of conditional use for community gates will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare.

Sec. 86-42(b)(1) are met, as follows:

- a. A Site plan at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces
- b. Plans for screening and buffering with reference as to type, dimensions and character are contained in the site plan and landscape plan submitted concurrently with this application
- c. Proposed landscaping and provisions for trees protected by city regulations as provided in chapter 118, article II of the Code are reflected in the site plan and landscape plan submitted concurrently with this application; and
- d. Proposed signs and lighting, including type, dimensions and character.

Sec. 86-42(e)(1-9) are met, as follows:

Contents of planning commission recommendation. The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

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(1) Compliance with all applicable elements of the comprehensive plan:

Future Land Use Objective 7, Policy 7.2.E. calls for incorporation of Crime Prevention through Environmental Design (CPTED) features to promote safety within development projects. Access control is one of the six CPTED principles.

(2) General compatibility with adjacent properties and other properties in the district;

A gated community at this location would be compatible with other nearby gated residential communities such as Venetian Golf & River Club, Villages of Milano, Windward, Sawgrass, etc.

(3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

The proposed gates will have no effect on the scale of the project.

(4) Required yards and other open space;

The twenty five-foot buffer, depicted on the Site Plan and Landscape Plan.

(5) Screening and buffering, with reference to type, dimensions and character;

The proposed gates will not require special screening or buffering features. The gates do not face the street frontage and will not be visible from Knights Trail Road.

(6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;

The proposed gates are located inside the development with no expectations of vehicle queuing due to multiple gates and internal roadway network and traffic circle; and will not restrict pedestrian access.

(7) Off-street parking and loading areas, where required;

The proposed gate will be unmanned and will therefore generate no requirements for additional off-street parking or loading areas.

(8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;

The proposed gates, which will be unmanned, will have no effect on tax base diversification, employment, or affordable housing unit expansion.

(9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

This criteria would not appear to be applicable to community gates.