

John Nolen Gardens Rezoning Application



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PLANNING & ZONING

John Nolen Gardens

Rezoning Application

Submitted to the City of Venice, Florida

Resubmittal April 11, 2017

Prepared by:

Vision Planning & Design
6859 Wagon Wheel Circle
Sarasota, Florida 34243

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1. EXECUTIVE SUMMARY OF REZONING APPLICATION

Introduction

This rezoning request includes approximately 29.89 acres +/- located within the City of Venice that is referred to in the adopted City's Comprehensive Plan as Planning Area J. The property is generally located in the northwest quadrant of Knights Trail Road and Laurel Road with a physical address of 2201 Knights Trail Road. A general location map is provided below. The Applicant is requesting approval to rezone from the existing RMF-2 (Residential Multi Family, 9 dwelling units per acre) to RMF-4 (Residential Multi Family, 18 dwelling units per acre). The existing use of the property is agricultural. The proposed development name is John Nolen Gardens and is intended to be a recognition of John Nolen the original Town Planner of the City of Venice who was a strong advocate of work force housing.

SUMMARY OF SITE CHARACTERISTICS

Physical Location:	2201 Knights Trail Rd.
Geographical Location:	Section 21, Township 38S, Range 19E
Political Jurisdiction:	City of Venice
PID No:	0364-09-0002
Parcel Size:	1,326,706 Sq. Ft = 29.89 acres +/-
Subdivision:	Not Part of a Subdivision
Future Land Use Des.:	Shakett Creek Neighborhood (Planning Area J) up to 18 DU/Acre
Existing Zoning District:	RMF-2 (Residential Multi Family, 9 DU/Acre)
Existing Land use:	Vacant Agricultural Lands

Aerial Showing Subject Parcel

Owner/Authorized Agent Information

Owner

Rowco LLC
217 Bayshore Road, Nokomis, FL 34275-1905

Contract Purchaser

Florida Land Minds, LLC
Sarasota, Florida 34236

Agent Developer

Economical Housing Development LLC, Edward J. Pinto, Member, 531 South Washington Drive,
Sarasota, FL 34236

Consultant Team

Legal, Engineering, Architecture, Land Planning, Environmental Science and Rezoning Application
Preparation

Mr. Jeffrey Boone, Boone Law Firm, 1001 Avenida Del Circo, Venice, Florida 34285

Mr. Bill Conelly, P.E, Kimley – Horn, Project Engineering, Sarasota, FL 34236

Mr. Nelson Roy, AIA, Design Architect 2904 Oriole Drive, Sarasota, FL 34243

Mr. Michael Carlson, AIA, Supervising Architect, Sarasota, FL 34236

Mr. Brian Lichterman, PA, Vision Planning And Design LLC, Sarasota Florida 34243

Mr. Dave Gustafson, D.G. Land Development Consulting, LLC, 11121 State Road 70 East
Lakewood Ranch, Fl. 34202

Mr. Duane Henderson, Wagner Realty, Sarasota, FL 34236

APPLICATION SUMMARY/STATISTICAL INFORMATION

(i) Purpose and Intent of the Development

The John Nolen Gardens Rezone Application has been prepared in support of a 29.89 acre +/- parcel located west of Knights Trail Road and north of Laurel Road. The physical address of the property is 2201 Knights Trail Road. This application requests rezoning of the subject properties from RMF-2 to RMF-4, consistent with the 2010 City of Venice Comprehensive Plan.

John Nolen Gardens rezoning is being requested to realize a long-range vision for the development of economical workforce housing near the existing Major Employment Center (MEC) located to the south. Based upon the unique locational attributes of the property which is approximately 1,000 feet north of the City's major employment center area east of I-75, the proposed development would provide much needed economical workforce housing to this area of the City along Knights Trail Road.

John Nolen Gardens is consistent with the overall planning objectives of the City of Venice 2010 Comprehensive Plan for the Shakett Creak Neighborhood (Planning Area J) and the applicable Land Development Code provisions for multifamily housing.

Existing Zoning District Designation		Proposed Zoning District Designation	
RMF-2	29.89 acres +/-	RMF-4	29.89 acres +/-

(ii) Statistical Information

(A) *Total Acreage:* Approximately 29.89 +/- acres

(B) *Number of Residential Units:* 534 in 6 three story buildings (requested rezoning would allow 18 dwelling units per gross acre for a maximum of 538 dwelling units)

(C) *Listing of Land Uses:*

Land Use shall be in accordance with this application and as noted below:

- **Multi Family**
Land Use: Allowable uses shall include multifamily dwellings, parks, playgrounds essential services and community spaces/areas

2. CITY OF VENICE APPLICATION FOR REZONING

(Originals provided under separate cover to the City of Venice)



City of Venice
 401 West Venice Ave., Venice, FL 34285
 941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 17-08RZ

Project Name: John Nolen Gardens

Parcel Identification No.: 0364-09-0002

Address: 2201 Knights Trail Road Nokomis, Florida 34275

Parcel Size: 29.89 acres ±

FLUM designation: Shakett Creek Neighborhood (Planning Area J) up to 18 DU/Acre

Current Zoning: RMF-2 Proposed Zoning: RMF-4

Property Owner's Name: ROWCO LLC on behalf of Florida Land Minds LLC

Telephone: _____

Fax: _____

E-mail: _____

Mailing Address: _____

Project Manager: Jeffery A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax: (941) 488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice FL 34285

Project Engineer : Bill Connelly, PE

Telephone: 941-379-7627

Mobile / Fax: _____

E-mail: Bill. Connelly@komley-horn.com

Mailing Address: _____

Project Architect: Nelson Roy, AIA, Architect

Telephone: 571-435-7016

Mobile / Fax: _____

E-mail: nelson.roy.aia@gmail.com

Mailing Address: 2904 Oriole Drive

incomplete applications cannot be processed -- See reverse side for checklist

Applicant Signature / Date: _____

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Statement of Ownership & Control
- Signed, Sealed and Dated Survey of Property
- Agent Authorization Letter
- Narrative describing the petition
- Public Workshop Requirements. Date held March 13, 2017
 - Copy of newspaper ad.
 - Copy of notice to property owners.
 - Copy of sign-in sheet.
 - Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Fees
 Application filing fee \$2,908.
 Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.
 Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

3. DEVELOPMENT NARRATIVE

The Applicant and Contract Purchaser proposes to begin the development of a 29.89 +/- acre site located west of Knights Trail Road, to establish a unique model using development approaches that may well provide applicability to economical entry-level and workforce rental housing sites in other communities across Sarasota and Manatee Counties and elsewhere in Florida and the nation.

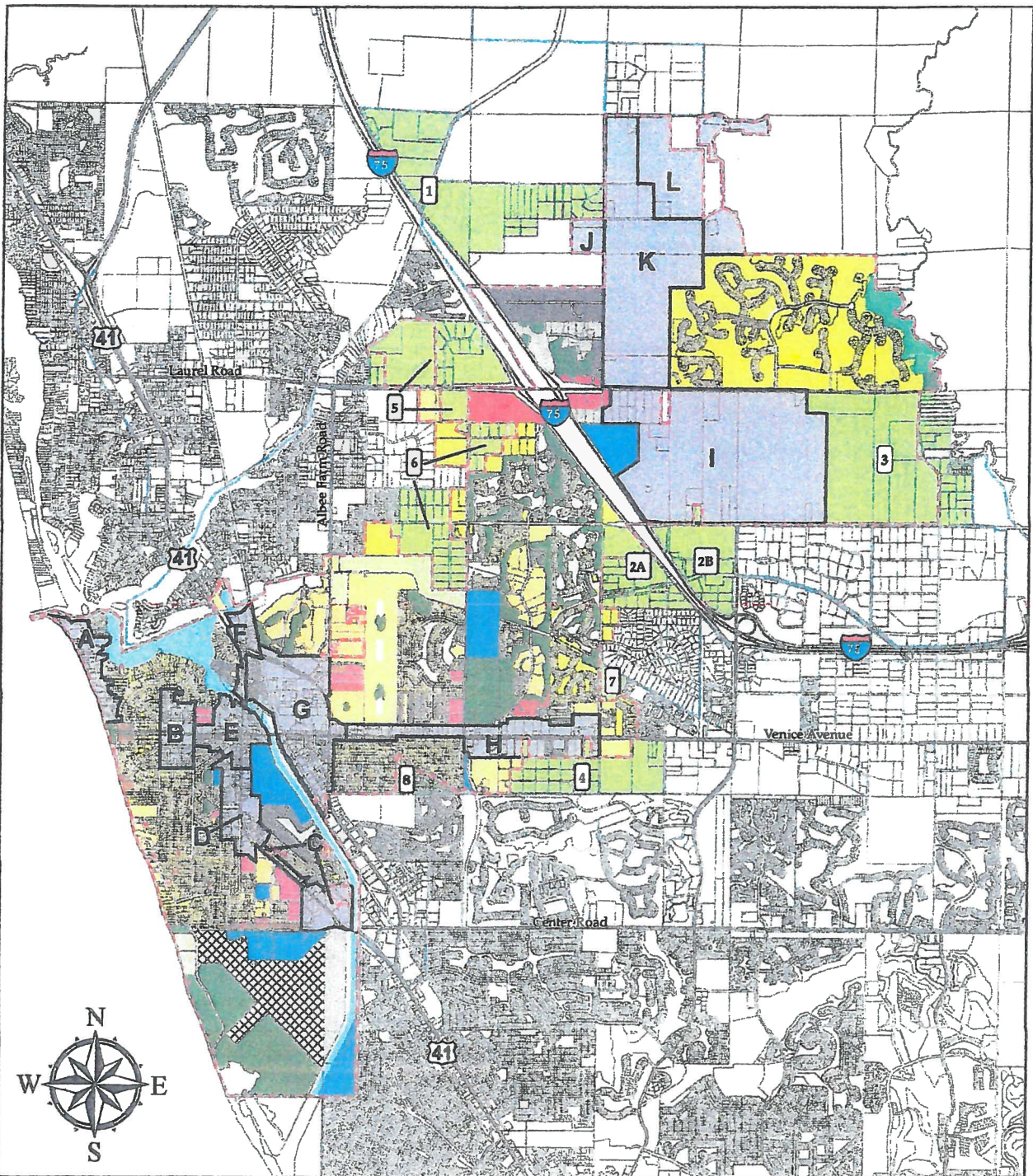
A key feature is the ability to provide economical rentals in close proximity of the employment opportunities. Economical apartments by design endeavors to match the pocketbook of the renter with design, construction, and management techniques, thereby eliminating the need to use housing subsidies and make rental units affordable without subsidies. An additional goal is reduced costs for tenants by providing a plausible option of not needing any car or a second car. At John Nolen Gardens, the commute to work is a matter of minutes whether by walking, riding a bike, or shuttle bus.

Working closely with the major employers, local government, and private social service agencies, we will utilize a unique model involving these stakeholders to achieve the necessary economies. Stakeholders range from PGT (one of the region's largest employers) to Goodwill Industries, a private social services agency specializing in job training. The beneficiaries will be Venice's line-production and service workers who desperately need housing near their jobs. Today the majority of workers travel long distances and at substantial expense and time to find reasonably priced housing. At John Nolen Gardens, the goal is to provide residents a solid footing on the housing ladder, which over time will lead to advancement both in terms of job opportunities and future housing options. Adding to the supply of economical entry-level and workforce rentals will help retain Venice's high school and college graduates.

The Applicant proposes to begin the development of its site at Knights Trail Road to establish a multifamily residential development designed around a water feature and featuring other amenities. The site is proposed to be named as John Nolen Gardens. The development plan is anticipated to be constructed in phases and be comprised of six (6) three-story buildings. Its location on Knights Trail Road allows for the provision of economical entry-level and workforce rental housing to serve the demand created by the nearby major employment center, including the headquarters and facilities of PGT and Tervis Tumbler.

Rezoning of the property from RMF-2 to RMF-4 is necessary to achieve the unit types and allowable density of 534 units to support the demand created by the afore-described major employment center area. The proposed RMF-4 zoning designation would serve as a step down in land use with the higher intensity major employment center to. Single family housing is located on the east side of Knights Trail Road in the Toscana Isles Development to the east, separated by a two lane collector road and six foot high wall.

The adopted City of Venice 2030 future land-use map and zoning map are included to depict existing and proposed future development conditions as envisioned by the city. The property lies within the Shakett Creek Neighborhood Planning Area J. Planning Area J allows for up to 18 dwelling units per acre to meet the housing needs in the community. The proposed zoning at a density of 18 dwelling units per acre falls within the goals of and is and consistent with the adopted City Plan. The intent of



Boundaries & Features

CITY OF VENICE LIMITS, 2010	PARCEL BOUNDARIES
POTENTIAL VOLUNTARY ANNEXATION AREAS	MAJOR ROADS
POTENTIAL COORDINATION AREAS	PLANNING AREAS

Future Land Use

LOW DENSITY RESIDENTIAL	GOVERNMENT USE
MEDIUM DENSITY RESIDENTIAL	RECREATION & OPEN SPACE
HIGH DENSITY RESIDENTIAL	CONSERVATION
MIXED USE RESIDENTIAL	MARINE PARK
COMMERCIAL	GREENWAY/RIVER BUFFER
INSTITUTIONAL-PROFESSIONAL	WATERWAYS
AIRPORT OPERATIONS	
INDUSTRIAL	
INDUSTRIAL-COMMERCIAL	

0 0.3 0.6 1.2 1.8 2.4 3 Miles

Source: City of Venice Planning & Zoning Department, 2010.
 Adopted 10/24/10 | ORD. No. 2010-21 | AMD No. City of Venice 10-1E1

Planning Areas

Specific future land use designations apply to the following planning areas:

- A - TARPON CENTER/ESPLANADE*
- B - HERITAGE PARK*
- C - SOUTHERN GATEWAY*
- D - ISLAND PROFESSIONAL*
- E - CITY CENTER*
- F - NORTHERN GATEWAY*
- G - SEABOARD
- H - EASTERN GATEWAY
- I - SOUTH LAUREL*
- J - SHAKETT CREEK
- K - KNIGHTS TRAIL
- L - GENE GREEN

* These areas have been identified as Energy Conservation Areas.

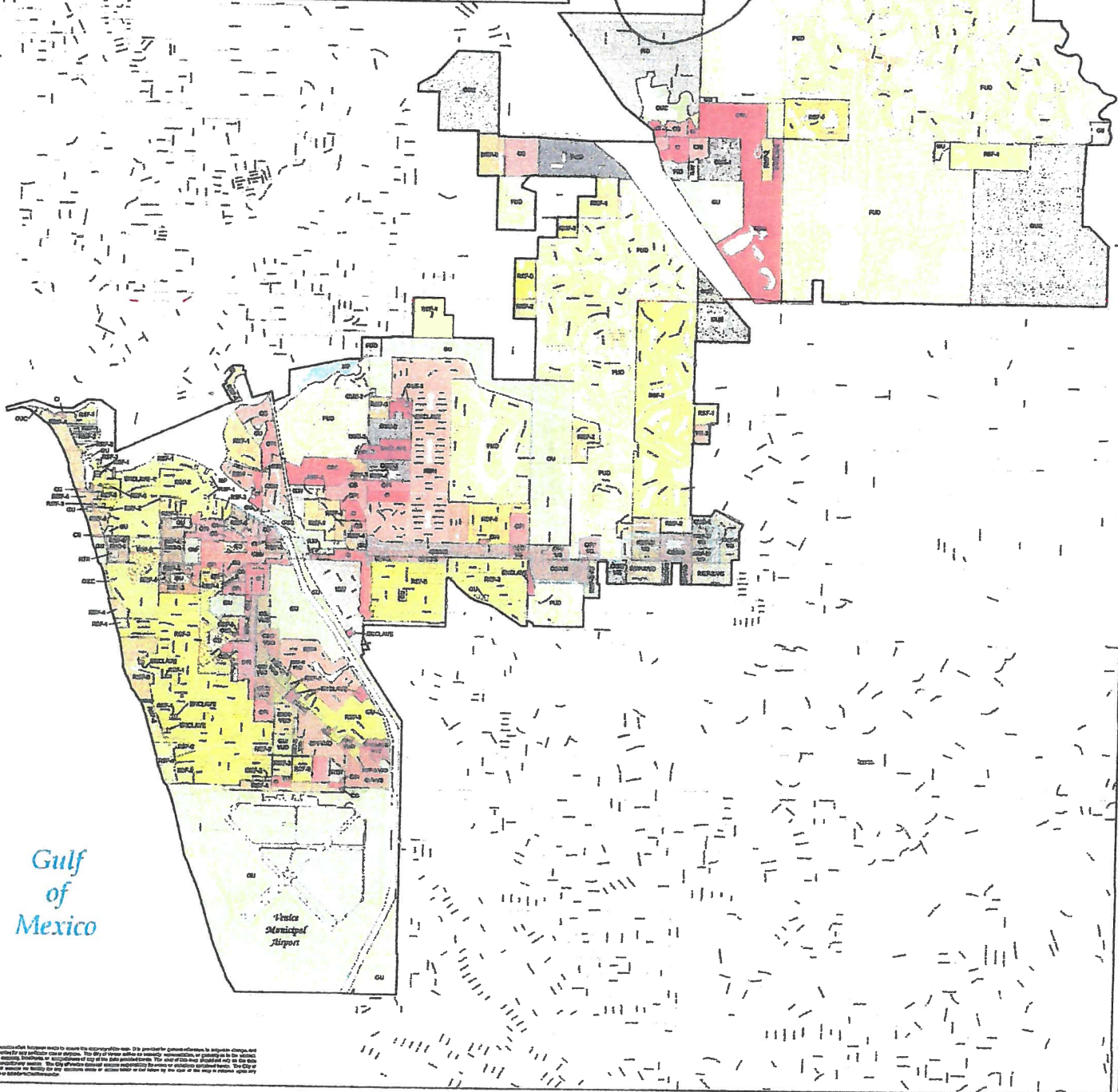
JPA/ILSBA Areas

The following areas have been designated as Potential Voluntary Annexation Areas under the Joint Planning & Interlocal Service Boundary Agreement between the City of Venice and Sarasota County:

- 1 - RUSTIC RD
- 2a - AUBURN RD TO I-75
- 2b - I-75/JACARANDA BLVD
- 3 - BORDER RD TO MYAKKA RIVER
- 4 - SOUTH VENICE AVE
- 5 - LAUREL RD MIXED USE
- 6 - PINEBROOK RD
- 7 - AUBURN RD
- 8 - GULF COAST BLVD

Map FLUM-1 City of Venice 2030 Future Land Use Map

Venice City Boundary	Venice Zoning Designations	Industrial, Light & Warehousing
Historic Venice ACD	Government Use	Planned Industrial Development
Venetian Theme ACD	Open Use, Conservation	Planned Commercial Development
Venetian Gateway Overlay District	Marine Park	Residential, Multi-Family (RMF-1)
Venetian Urban Design Overlay	Planned Unit Development	Residential, Multi-Family (RMF-2)
Neighborhood Height Overlay	Central Business District	Residential, Multi-Family (RMF-3)
Enclaves	Commercial, Highway Interchange	Residential, Multi-Family (RMF-4)
Sarasota County Zoning Designations	Commercial, General	Residential, Single Family (RSF-1)
Open Use, Estate (OUE)	Commercial, Intensive	Residential, Single Family (RSF-2)
Open Use, Estate (OUE-1)	Commercial, Mixed Use	Residential, Single Family (RSF-3)
Open Use, Estate (OUE-2)	Commercial, Neighborhood	Residential, Single Family (RSF-4)
Open Use, Residential	Commercial, Shopping Center	Residential, Tourist Resort
	Office, Medical & Institutional	Residential, Manufactured Home
	Office, Professional & Institutional	Residential Estate



Strong recommendations between each to sound the appropriate use. It is prudent for governments to acquire changes and local agencies for use purposes or otherwise. This City of Venice office or website, information, or services is the official, accurate, complete, or unimpaired copy of the data presented. The user of this map should rely on the data for purposes of the map. The City of Venice does not warrant the accuracy of any information or data shown on the map or the map in relation to any other information or data.

Gulf of Mexico

Venice Municipal Airport

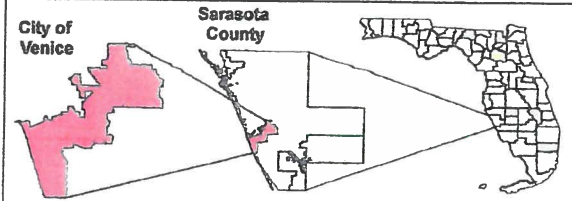


0 2,500 5,000 Feet



City of Venice Zoning Map

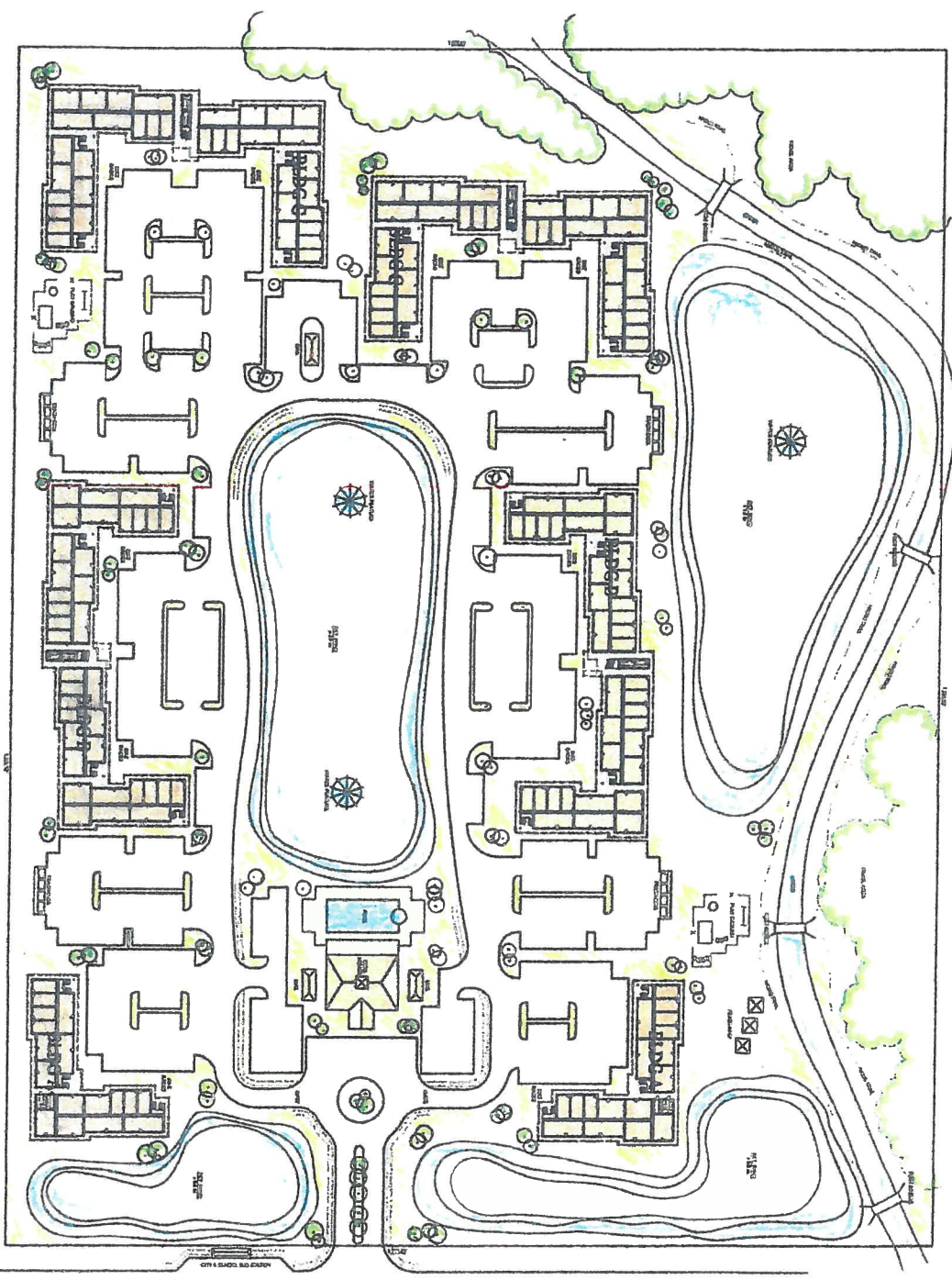
April 2015



4. Development Standards

The John Nolen's Gardens development is proposed to consist of 534 apartments in 6 three-story buildings. The John Nolen's Gardens development will be of high-quality design intended to provide housing for entry-level and line-manufacturing and service workers. The development is located in convenient location to where employees from nearby businesses such as PGT Windows and Tervis Tumbler are located. The development is anticipated to include studio efficiency apartments initially renting for approximately \$750 a month plus utilities. One bedroom, one bath apartments initially renting at approximately \$865 a month plus utilities. Two bedroom, two bath apartments renting initially at approximately \$1,040 a month plus utilities. None of the units or tenants will be subsidized under any federal, state, or local housing subsidy program.

1
1/8" = 1'-0"
OVERALL ARCHITECTURAL SITE PLAN



NO MATERIALS, EXCEPT FOR THE CONSTRUCTION OF THE FOUNDATION, SHALL BE USED IN THE CONSTRUCTION OF THE BUILDING UNLESS THEY ARE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE DEPARTMENT OF HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE DEPARTMENT OF HEALTH.

PROGRESS SET

AS
1/8" = 1'-0"

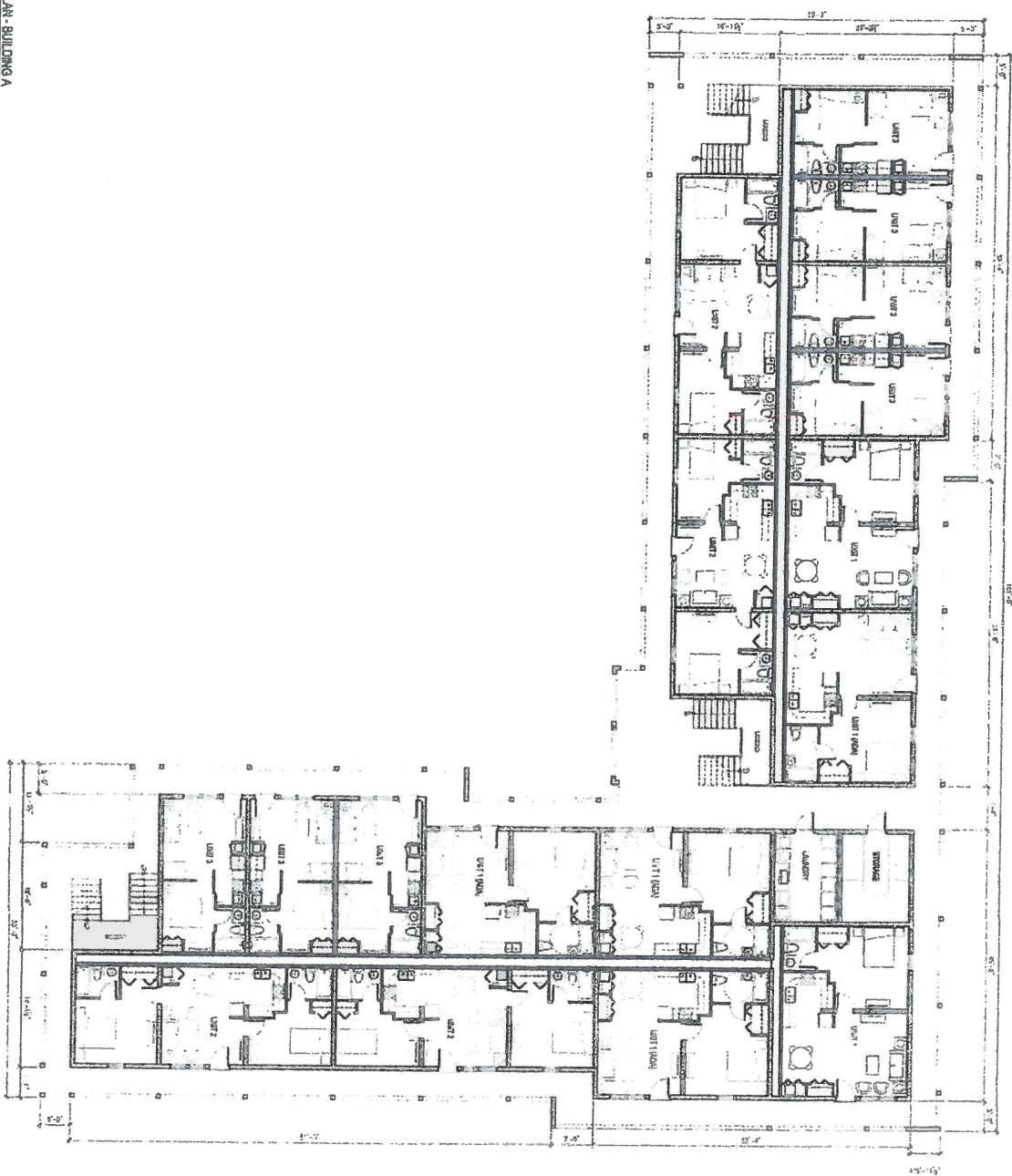
NO. 1
1/8" = 1'-0"
 02/07/2017

JOHN MOLEN GARDENS - VENICE
 2281 Kelpie Trail Road, Houston, Texas 77075
OVERALL ARCHITECTURAL SITE PLAN

NELSON B. ROY, AIA ARCHITECT
 T: (817) 438-1010 nbroy@nbaa.com
 P.O. Box 100, Houston, TX 77002

MassDesign Group, LLC
 8411 25th Avenue West
 Houston, Texas 77050
 Phone: 281 682 4700
www.massdesigngroup.com

NO. 2



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PROGRESS SET

A1-A

DATE
03/27/2017

JOHN NOLEN GARDENS - VENICE
 2211 Kedge, Van Ness, Norfolk Roads 94278
FIRST FLOOR PLAN - BUILDING A

NELSON B. ROY, AIA ARCHITECT
 T (415) 435-7016 | nelson@nbro.com
 Nevada Reg. No. PR006226

1400 Design Road, LLC
 8401 29th Avenue East
 Frisco, Texas 75034
 Phone: 972-407-4225
 Email: info@1400design.com

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5. REZONING AMENDMENT SUPPORTING ANALYSIS

Section 86–47, Amendments to the Land Development Code, Subsection (f) Contents of the Planning Commission report, Subsection (1) Rezoning amendments of the Venice Land Development Code specifies the considerations of the Planning Commission and City Council relative to the proposed rezoning, and specifies the requirements for consideration of a rezoning. The following detailed responses and findings to these criteria are based upon an independent analysis conducted by land use planning professionals holding certifications and with recognized experience as experts in the field of zoning and planning.

a. Whether the proposed change is in conformity to the comprehensive plan.

The City of Venice previously approved ordinance number 2010–08 adopting a revised comprehensive plan. The proposed rezoning of the property at Knights Trail Road furthers the intent of the adopted comprehensive plan by providing the needed development density to achieve high density multifamily residential use objectives in the objectives for the Shakett Creek Neighborhood Planning Area J. Specifically, the proposed rezoning from RMF-2 to RMF-4 is consistent with and supports each of the following objectives and policies of the comprehensive plan by ensuring that the permitted high-density multifamily residential uses may be developed on the subject site in the fashion consistent with the design parameters of the 2010 comprehensive plan. Selective comprehensive plan objectives and policies are indicated in *italics* with the consistency statements indicated in the “**bold**”.

Future land-use and design element.

Objective 8 Petition Review Criteria. Implement the City’s livable community planning framework and development standards consistent with the City’s Venice Strategic Plan 2030, Envision Venice Evaluation and Appraisal Report (EAR), Chapter 163, Part II, F. S. and Rule 9J-5, F.A.C. by utilizing the following planning practices, standards, review procedures, and criteria to evaluate annexation, rezoning, conditional use, special exception, and site and development plan petitions

The proposed rezoning specifically supports provisions of the Comprehensive Plan which calls for the encouragement of a range of housing types.

John Nolen Gardens meets this need and provides full access to all required infrastructure, and has extraordinary mobility attributes due to its proximity to nearby easily accessible employment, shopping, and amenities.

Policy 8.1 smart growth and sustainable development practices. Ensure that all development projects utilize best practices for smart growth sustainability by implementing the following sustainable development standards:

- A. *Provide a balance of land use an infrastructure capacity in developed areas through a focus on infill and redevelopment project is consistent with the character of the city.*
- B. *Foster compact forms of development within designated infill development in new growth Corridor’s*
- C. *Protect natural habitats and environmental areas through conservation practices.*

- D. *Minimize sprawl by discouraging growth and development in undeveloped areas where infrastructure does not exist and where inconsistent with the environmental character of the area.*
- E. *Include transitioning and buffering between different heights, densities and intensities.*

The proposed rezoning supports the addition of a substantial supply of critically needed multifamily rental housing in the City of Venice, within the existing urban area and within an area designated by the comprehensive plan for infill projects in the Shakett Creek Neighborhood Planning Area J. Building, bulk, and design standards reflect the adopted Standards of the City of Venice 2010 Comprehensive Plan, including limits on building height, with adequate buffers to ensure compatibility with nearby residential developments to the east.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of:

- A. *Land use density and intensity.*
- B. *Building heights and setbacks.*
- C. *Character or type of use proposed.*
- D. *Site and architectural mitigation design techniques.*

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*
- G. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. *Providing open space, perimeter buffers, landscaping and berms.*
- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*
- K. *Locating road access to minimize adverse impacts.*
- L. *Adjusting building setbacks to transition between different uses.*
- M. *Applying step-down or tiered building heights to transition between different uses.*
- N. *Lowering density or intensity of land uses to transition between different uses.*

The proposed John Nolen Gardens development has been designed to ensure compatibility with adjacent areas through a combination of buffers, landscaping, and location of units to create a step down in land use intensity from Knights Trail Road, Shakett Creek and the adjacent lower density developments to the west, north and south. Responses to each of the above policies are contained throughout this application.

Policy 12.1 Planning Coordination. Coordinate the planning and development of land, transportation, public facilities, and infrastructure systems with Sarasota County and other local, regional, state, and federal private and public agencies. Development practices shall be sensitive to the cities design and architectural standards and environmental, historical and cultural resources.

The site is ideally located to serve as a convenient location for employees in the nearby major employment center to the south to be able to walk, ride a bike or have a shuttle system get them to any number of thousands of jobs located within ¼ mile of the site.

The Applicant has already demonstrated compliance with this policy through discussions at a TRC pre-application conference with City Staff and willingness to dedicate any needed easements to the City of Venice and Sarasota County. The design of John Nolen Gardens is consistent with the existing physical features of the site and will comply with architectural standards of the city.

Policy 16.19 Shakett Creek Neighborhood Planning Intent: the Shakett Creek Neighborhood is designed to accommodate industrial – commercial; office and low intensity retail space: multifamily residential properties: and conservation/open space. The neighborhood will be connected via a diverse transportation system that connects existing and new roadways, bikeways, sidewalks, and urban trails. The result is an industrial/commercial based, mixed use neighborhood that interconnects with the surrounding Venice community.

The proposed development is identical to what is envisioned through Policy 16.19. Furthermore, the Applicant has committed to the inclusion of a multipurpose sidewalk/path system within the community as part of the redevelopment of the subject property. The development will serve to create an overall walkable community with connectivity of various land uses including existing major employment center and nearby commercial uses along Knights Trail Road and Laurel Road.

Policy 16.20 Shakett Creek Neighborhood Standards. Development in the Shakett Creek Neighborhood shall be developed according to the following development scenario:

A. The maximum residential development density in this neighborhood shall be up to 18 units per acre calculated on the gross area basis.

The proposed rezoning from RMF-2 to RMF-4 will allow for development of 534 units within the John Nolen Gardens. This is consistent with Policy 16.20.

B. Up to 60% of the acreage in this neighborhood will be allowable for industrial and commercial (retail and office space) uses. The total square footage of commercial uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 2.0.

- 1. The residential, office, and commercial uses are intended to provide convenient access and bike/walkability for the area's residents, businesses, and visitors.*
- 2. The amount of residential and commercial use may be adjusted according to the needs of the community.*
- 3. Conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet commercial space, gross acreage.*

4. *Industrial and commercial uses shall be directed away from Shakett Creek and toward Knights Trail Road and Triple Diamond Boulevard.*

Only Item No. 1 above is applicable. The location of the development site is ideally located to provide convenient access and bike/walkability for the development's residents via a proposed internal sidewalk and trail system.

C. Integrated transportation network:

1. *Provide transportation alternatives including transit pedestrian access and bikeways.*
2. *Expand establish pedestrian linkages between the surrounding neighborhoods*

The John Nolen Gardens Development includes the design of 5 foot wide sidewalks and pathways to improve the overall connectivity within the property and to the nearby major employment center to the south. An analysis of existing and future transportation and mobility conditions and features is being prepared and will be submitted under separate cover letter.

D. Building envelope:

1. *Maximum height shall be limited to three stories, up to 42 feet including parking.*
2. *Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.*

The development standards proposed for John Nolen Gardens include clear limitations on building height. The six (6) three story buildings will all be under 42 feet in height, consistent with Policy 16.20 D.1 and 2.

E. Parking:

1. *Permitted as part of a mixed use building either above active first level uses or on the first floor.*
2. *Rear parking lots permitted in mixed use, multi-family, and commercial areas.*
3. *Front driveways and garages allowed in single family areas.*
4. *On-street parking allowed throughout.*
5. *Alternative parking standards that allow for reduced parking lot size and shared parking spaces shall be encouraged.*

The John Nolen's Gardens development will include a request to meet alternative parking design and demand needs based on reduced demand intrinsic in the mobility features and amenities of the site. These include:

1. Accessibility to a major employment center by walking, bike, and shuttle.
2. Unit mix and tenancy that has lower auto ownership.

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PLANNING & ZONING

F. Parks and public space shall be at least 15 percent of total acreage and shall address the following considerations:

- 1. Include a variety of community places and public spaces including but not limited to pocket parks, courtyards, plazas, open air sitting areas, urban trails and playgrounds.*
- 2. Urban trails and sidewalks shall be utilized as connectors between commercial and residential areas*
- 3. A minimum buffer width shall be determined and enforced to protect the Shakett Creek watershed from adjacent uses.*

Within John Nolen Gardens, a comprehensive connectivity system is proposed to connect the proposed residential and open space areas. Buffer areas are provided. In addition, the proposed community center and development amenities have been identified to meet the recreational needs of John Nolen Gardens’ residents. Amenities for residents include walking trails, playgrounds, open air seating areas, pocket parks, swimming pool, and community building. Fifteen (15) percent of John Nolen Gardens will be open space/parkland. The City of Venice does not have a deficiency in parks and open space level of service.

G. Architectural design style:

- 1. Northern Italian Renaissance or northern Mediterranean architectural design standards are to be applied to new in redevelopment projects*

The design of the multifamily residential housing units within the John Nolen Gardens development will demonstrate consistency with features of the Northern Italian Renaissance or Northern Mediterranean architecture.

Housing and Neighborhood Development Element

GOAL : MEET THE COMMUNITY” S DIVERSE RESIDENTIAL, ECONOMIC, AND SOCIAL NEEDS BY PROVIDING AN ARRAY OF HOUSING OPTIONS

Objective 1: Housing and Neighborhood Development Practices. Enhance Venice in sustainability as a community by encouraging the development of affordable, safe, and sanitary housing with variety in type, density, size, tenure (rental in ownership), cost, and locations to accommodate the needs and income capabilities of current and future residence.

The rezoning of the subject site from RMF-2 to RMF-4 will help Venice meet this objective.

Objective 3: Affordable and Workforce Housing. Ensure that an array of affordable and workforce housing alternatives are available to address the Venice community’s employment demands and workforce needs.

Policy 3.1 Housing for All. Meet the community’s affordable and workforce housing needs by ensuring that housing alternatives meet the diverse needs of the community. Special attention should be provided to the needs of the following groups:

- A. Fixed-income seniors.*
- B. Working families.*

- A. *Fixed-income seniors.*
- B. *Working families.*
- C. *Entry-level workforce.*
- D. *Very low to moderate income families.*
- E. *Special-needs groups (elderly, physically disabled homeless, etc.)*

The proposed John Nolen Gardens development is specifically designed for working families and entry level work force housing needs. Local employers, including PGT and Tervis, are directly involved.

Policy 3.2 Affordable Housing Funding Partnerships. Strategies to fund and develop affordable housing initiative shall be coordinated with local, regional, and state nonprofit and public organizations. These organizations show include the Sarasota consortium and it's lead agency, the Sarasota office of housing and community development. Options to consider shall include:

- A. *Development contributions.*
- B. *State Housing Initiatives Partnership (SHIP) funds.*
- C. *Grants*
- D. *Community Development Block Grant (CDBG) funds.*
- E. *Partnerships with nonprofit organization's*

The proposed John Nolen Gardens development does not rely on any federal, state, or local housing subsidies to attain affordability. Partnerships are expected to develop with private social service agencies such as Goodwill Industries.

Policy 3.7 Live Near-Work Housing. Collaborate with major employers and developers to identify and implement live near work housing strategies that enable the cities workforce to walk to work including:

- A. *Residential dwelling units in commercial an institutional land can't use categories or near major employment centers.*
- B. *Mixed uses in High Density Residential and Mixed Use Residential land use categories.*
- C. *Mixed use planning areas which unite residential, commercial, park and civic uses together.*
- D. *Affordable and workforce housing density bonus in the High Density Residential and Mixed - Use Residential land use categories, and in any Planning Areas which permits a density of up to 18 units per gross acre.*

John Nolen Gardens is being developed in close collaboration with major employers (PGT and Tervis). John Nolen Gardens is within walking distance of a number of major employers. The Applicant is not seeking any density bonus.

Policy 3.8 Streamlined Affordable Housing Development Reviews. Reduce financial cost for affordable housing developments by streamlining the development approval process through organizational and computer enhancements.

The Applicant is specifically requesting a streamlined development approval process from the City to aid in achieving economical rentals.

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PLANNING & ZONING

- B. Streamlined site and development review process.
- C. Streamline permit process.
- D. Reduced impact fees.
- E. Infrastructure provision assistance.

The Applicant is specifically requesting the City provide reduced fees and benefit credits (A.-E. above) to aid in achieving economical rentals.

Policy 3.10 Development Assistance Criteria. The city shall utilize the following criteria to determine the type a level of development assistance provided to an affordable housing project.

- A. Size, type, and nature of project.
- B. Target audience and income thresholds.
- C. Market price range.
- D. System used to ensure units remain affordable in perpetuity.
- E. Community need and benefit.

John Nolen Gardens meets or exceeds A., B, C, and E. above. In terms of D., John Nolen Gardens is being developed in close collaboration with major employers and one or more private social service agencies. This will make the development--workforce housing--as a matter of fact. Since there are no federal, state, or local housing subsidies being used to attain affordability, there is no need to incorporate a system to ensure units remain affordable in perpetuity.

Policy 3.12 Targeted Affordable and Workforce Housing Locations. Utilize the Affordable and Workforce Housing Study to maximize affordable and workforce housing opportunities for the cities workforce, families, and seniors by identifying appropriate sites for higher density, greater heights and infill development by evaluating sites based upon the proximity to:

- A. Major employment centers.
- B. Transit Corridor's.
- C. Urban trail systems.
- D. Road systems.
- E. Schools.
- F. Hospitals.
- G. Shops and services.
- H. Civic buildings.
- I. Parks and public spaces.
- J. Recreation centers.

The proposed site is ideally suited to meet all of the above factors.

Objective 6 Regional Housing Coordination. Participate in coordination of regional housing strategies by coordinating with local, regional, state, and federal housing agencies and nonprofit organizations.

Policy 6.1 Coordinate Housing Solutions. Coordinate with Sarasota County and other local municipalities on the development of regional housing committee focused of resolving the complex economic, social, and development issues related to the region's housing needs.

There are no federal, state, or local housing subsidies involved. One or more private social service agencies are involved.

Policy 6.3 Public-Private Affordable and Workforce Housing Partnership's. In coordination with Sarasota County, local municipalities, and other regional housing organizations, collaborate with private developments to provide affordable housing options to the community's workforce and senior populations.

Developing a scalable approach for local governments to work in cooperation with developers and local businesses to provide economical entry-level and workforce rentals is one of the goals in the success of this prototype program.

b. The existing land-use pattern

The proposed rezoning is consistent with the future land-use defined by the Shakett Creek Planning Area J in the City's adopted comprehensive plan. The Development reflects an intensity of residential development suitable to the existing surrounding residential commercial light industrial and vacant land use. The subject property lies within approximately 2 miles of the Venice Myakka River Park fire station, parks, school and anticipated new Hospital on Laurel Road.

Existing Use

North – Large Lot Residential/Agricultural
South – Agricultural
East – Vacant
West – Agricultural

Adjacent Future Land Use Designation

North – Shakett Creek Neighborhood
South – Rural (County)
East – Knights Trail Neighborhood
West – Rural (County)

Adjacent Zoning

North - OUE (County)
South – OUE (County)
East – PUD (City)
West – OUE (County)

c. Possible creation of an isolated district unrelated to adjacent a nearby districts.

The historic use of the subject property has been agricultural and low density residential. The proposed redevelopment vision to include multi family dwelling units supports an integrative land-

use plan to provide compatible housing within close proximity to employment opportunities and needed services. As such, the proposed rezoning does not create an isolated district unrelated to nearby districts.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, Streets, etc.

The proposed rezoning from RMF-2 to RMF-4 will not result in overtaxing the load on public facilities such as schools, utilities, streets etc. Prior meetings with city staff representatives confirmed that adequate facilities already exist to serve the future redevelopment of the site.

The site will be served by central water and sewer service from The City of Venice. A major water main is located at Triple Diamond Blvd to the south of the subject property and is located on the west side of Knights Trail - 12" Main. This is approximately 1,000 feet south of the subject parcel. Likewise, a gravity sewer and force main is located at Triple Diamond Blvd and located on the west side of Knights Trail Road.

Available Capacity

The City, in general, has water and sewer treatment capacity for future projects. The developer is responsible for the improvements to connect to the existing system. The City typically has the developer's engineer tell the City what capacity is needed for the proposed project which then leads to any potential upsizing discussion.

e. Whether existing district boundaries are in logically drawn in relation to existing conditions on the property proposed for change.

The existing site and proposed RMF-4 zoning designation is consistent with the property boundaries and appropriate in light of the existing surrounding land use pattern, future land-use pattern approved by the city, and existing transportation, utility and stormwater improvements completed adjoining or nearby the site.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The City's data and analysis in support of the existing adopted comprehensive plan recognize the need for additional and a different variety of housing units to meet the needs of the community. The rezoning from RMF-2 to RMF-4 will support and further the City's objective and provide for multifamily units that are currently much-needed in The City Of Venice

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Knights Trail Road is already a very heavily traveled arterial roadway serving industrial users, concrete batch plants, the Sarasota County Central County Landfill facility and the Sheriff's gun practice range. All of these uses already impact the subject property and the surrounding areas.

Accordingly, the proposed change in zoning from RMF-2 to RMF-4 is not anticipated to adversely influence living conditions in the neighborhood.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The subject parcel currently has primary access via I-75, Laurel Road, and direct access of Knights Trail Road . Inquiry will be made to SCAT regarding the possible extension or the bus route currently serving Triple Diamond Commerce Park.

NOTE: The Applicant's Engineer will be preparing a Preliminary Concurrency Analysis which will address transportation and all other elements infrastructure issues under separate cover letter.

1. Whether the proposed change will create a drainage problem.

Man-made lakes within John Nolen Gardens will be a center piece of the development and will be designed and sized to provide sufficient stormwater management capacity on the site to demonstrate compliance with City of Venice and Southwest Florida Water Management District regulations. This will ensure a drainage problem will not be created.

j. Whether the proposed change will seriously reduce light in air two adjacent areas.

The proposed rezoning from RMF-2 to RMF-4 will be in compliance with the height and setback restrictions and limitations of the City's Land Development regulations and 2010 comprehensive plan which will ensure there will be no serious light or air changes to adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.

The subject area has historically served as agricultural lands adjacent to a recreational vehicle resort and manufactured housing community, as well as, temporary post disaster housing through the federal emergency management agency. The development facilitated through the requested zoning change from RMF-2 to RMF-4 provides for the inclusion of multifamily units intended to be designed with adequate open space and buffers to be compatible with the residential properties to the east across Knights Trail Road. The John Nolen Gardens Development will be a positive asset to the area and will not adversely affect property values in the adjacent area.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations

The development of the site is anticipated to act as the stimulus for improvement of adjoining property rather than a deterrent to the improvement of existing conditions.

M. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The rezoning from RMF-2 to RMF-4 will not grant special privilege to an individual owner but will be supportive of the general public welfare by providing much-needed attainable and workforce housing identified as appropriate for the local market conditions.

N. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning

In order to achieve attainable and economical entry-level and workforce housing, the density is a prerequisite to driving down the cost to make units economical for the workers in the nearby major employment center areas. This development will allow these workers to be able to live close to where they work. At the same time, the economical housing this development will provide will help keep Venice as an attractive and economically viable location for these and other employers, all of whom add substantially to the City's tax base.

O. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The cities adopted 2010 comprehensive plan identifies the site and surrounding areas as appropriate for a mix of multifamily unit types.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The subject property is in an ideal location to be able to provide convenient and easily accessible housing for workers within the major employment center located approximately 1,000 feet to the south. Development of the subject site has many attributes desired to support housing nearby the MEC area including easy access to public transportation retail and social services and other nearby community resources.

6. Agent authorizations

March 13, 2017

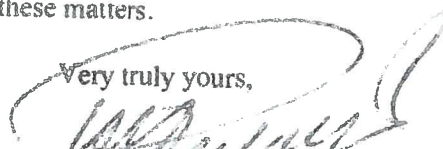
City of Venice
Attention: City Clerk
401 West Venice Avenue
Venice, Florida 34285

Re: 2201 Knights Trail Road (PID # 0364-09-0002)

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esquire as authorized agent to act on our behalf with regard to all matters currently pending or to occur in the future relating to the above-referenced property.

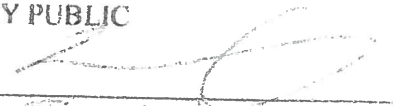
Thank you for your attention to these matters.

Very truly yours,

William L. Rowland, Manager
Rowco Development Company, LLC

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 13 day of March, 2017, by William L. Rowland who is personally known to me or produced David L. ... as identification.

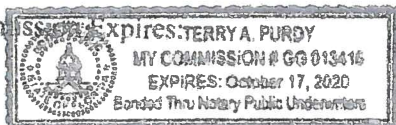
NOTARY PUBLIC

Sign 
Print Terry A. Purdy

(SEAL)

My Comm

Agent



7. Public Workshop Requirements

(originals provided under separate cover to the City Of Venice)

VISION PLANNING & DESIGN
6859 Wagon Wheel Circle
Sarasota, Florida 34343

March 14, 2017

Mr. Jeff Shrum, AICP
Director development services
City Of Venice
401 West Venice Avenue
Venice, FL 34285

RE: Public Workshop Summary John Nolen Gardens Rezoning

Dear Mr. Shrum:

On behalf of the Contract Purchaser, and as we discussed in our pre-application conference, Vision Planning and Design is preparing a Rezone Petition Application for future rezoning of the property located at 2011 Knights Trail Road. This letter is intended to transmit the Neighborhood Workshop materials.

Consistent with the provisions of Section 86-41, Public Workshop Requirements of the City Of Venice Land Development Code, a public workshop was noticed and held to provide an opportunity for interested members of the community to receive a general overview of the project and for the Applicants representatives to respond to issues raised specific to the proposed development. Notices were provided to all registered neighborhood associations and property owners within 750 feet of the boundary lines of the property. Attachment 1 provides a summary of meeting minutes. Attachment 2 provides proof of newspaper publication. Attachment 3 provides a list of the property owners and registered neighborhood associations who were sent notices of the required public workshop together with a copy of the public notice and mailing list. Attachment 4 contains an agenda of the workshop. Attachment 5 contains a public workshop sign in sheet.

The public workshop was held from 6 PM to 7 PM on Monday, March 13, 2017 at the PGT facility located at 1070 Technology Drive. Members of the public in attendance were provided with an overview of the existing site conditions proposed development and the anticipated rezoning petition.

We respectfully request this letter in the attached supporting documentation be included with the project file to evidence compliance with requirements of Section 86-41, of the City of Venice Land Development Code. Thank you for your attention to this matter. Should you have any further questions or concerns please do not hesitate to contact me.

Sincerely,
Vision Planning and Design LLC

Brian Lichterman, PA
Project manager

Attachments:

1. Summary minutes of meeting
2. Proof of newspaper publication
3. Property owner/registered neighborhood association public notice and mailing list
4. Agenda
5. Public workshop sign in sheets

cc: Mr. Jeff Boone, Boone law firm and Application Agent

Attachment 1

NEIGHBORHOOD WORKSHOP SUMMARY

MINUTES OF A NEIGHBORHOOD WORKSHOP TO CONSIDER A PROPOSED REZONING ON THE SUBJECT 29.89 +/- ACRE PARCEL FROM RMF-2 (RESIDENTIAL MULTI FAMILY 2, 9 DWELLING UNITS PER ACRE) TO RMF-4 (RESIDENTIAL MULTIFAMILY 4, 18 DWELLING UNITS PER ACRE), IN ORDER TO ALLOW 534 ECONOMICAL ENTRY-LEVEL AND WORKFORCE RENTAL HOUSING UNITS. THE PARCEL IS LOCATED WEST OF KNIGHTS TRAIL ROAD IN VENICE, FLORIDA.

A formal neighborhood workshop was held on Monday, March 13, 2017, beginning at 6:00 p.m. and ending at 7:50PM at the PGT Conference Room located at 1070 Technology Drive Venice, Florida. The purpose of the Neighborhood Workshop was to discuss a proposal by the developer of the property, Economical Housing Development LLC, Edward J. Pinto, Member, who is interested in developing 534 multifamily apartments on the subject 29.89 +/- acre site.

There were approximately 75 residents and interested citizens in attendance including members of the Development Team which included: Edward Pinto, Agent Developer; Brian Lichterman, Vision Planning and Design; Duane Henderson, Wagner Realty; David Gustafson, DG Land Planning; and Nelson Roy, Architect. The meeting began promptly at 6:00 PM and Mr. Lichterman thanked everyone for attending the neighborhood workshop. He introduced himself as a private land use planning consultant and former Senior Planner with Sarasota County for over 22 years. He indicated he was very familiar with this portion of the County and was responsible for preparing the rezoning application. He asked everyone to make sure they got a copy of the agenda and signed the sign in sheet. He indicated this workshop was intended to discuss a rezoning from RMF-2 (9 dwelling units per acre to RMF-4 (18 dwelling units per acre). He then introduced Mr. Duane Henderson who introduced other members of the development team all of whom are residents of Sarasota or Manatee Counties.

The meeting was then turned over to Mr. Ed Pinto who is the Developer. Mr. Pinto went through a PowerPoint presentation to explain how the John Nolen Gardens Development is intended to meet the need for economical entry level and workforce rental housing in Venice. The presentation provided an overview of the location of the John Nolen Gardens Development in relationship to I-75 and the Major Employment Center area located to the south. He indicated the subject parcel was included in the Shakett Creek Neighbor Planning Area J in the current City Plan, which allows densities on this site of up to 18 dwelling units per acre. He then went on to provide comparison of wages for other areas around the Country and how in Sarasota County service and line-manufacturing workers comprised 56 percent of the total Sarasota-Manatee area workforce and these occupations had an average wage of \$27,000 a year. He then went into a discussion of supply and demand and how it had been decades since anyone had developed economical entry level and workforce rental housing in the Sarasota area.

He then went out to explain how economical workforce housing is similar to the concept of economical hotel rooms such as Hampton Inn, Comfort Inn and Red Roof Inns which are typical

economical hotels. These hotels do not charge you a different rate based upon your income or limit occupancy by income. Likewise, this development is not based upon any government income limits or subsidies but rather provides economical housing to primarily serve the nearly 4,000 workers who work in close proximity, which makes the proposed site an ideal candidate for this market rate economical entry level and workforce rental housing.

He went on to explain that given the lack of supply, 70 percent of the workers at PGT travel approximately 21 miles each way to housing in North Port, Port Charlotte and Punta Gorda, all areas where housing is much more prevalent and generally with lower rent rentals available in Venice. He explained that in order to provide economical entry-level/workforce apartments, it was necessary to bend the cost curve to align economic interests at the local level all without government subsidies. A key cost savings for the Venice employee is having the plausible opportunity to avoid much or all the expense of owning an automobile because they could conveniently get to work by walking, biking or through a potential shuttle service.

The meeting was then opened up to the audience for a series of questions and answers. Below is representative summary of the many questions asked and answered:

1. **“Why this location and why right here?”** This is an ideal location due to the ability to eliminate the need for an automobile for the workers in the MEC area to the south. Employees can save time and money and ultimately be able to move up the career ladder and also afford other housing opportunities. If they give up the commute they will still save thousands of dollars a year.
2. **“How can you be sure that these apartments are rented by employees and not by seasonal residents and other people from renting these units?”** We are proposing to enter into Master Use Agreements (MUA) with employers such as PGT, Tervis, and local governmental units. The MUA would set-aside units and the employer would refer employees to John Nolen Gardens management.
3. **“What will be the impact to the schools?”** Based upon discussion with the Sarasota County School Board Planner at a recent Technical Review Committee (TRC) meeting, it was estimated that 35 school aged children would be generated by this development.
4. **“Will those employers who agree to a Master Use Agreement be bound by the agreement and will it have an end date?”** The Developer will be working closely with local employers who will want to make sure these economical housing units are available to their workers. At this time, it is unknown what the terms of the master use agreement will be, but it will undoubtedly have some end date.
5. **Why is this type of housing needed?”** One of the reasons oftentimes cited as to why local high school students leave the area is they can't afford to live here. Likewise, this type of housing has not been constructed in this area for decades and the demand is very high.
6. **How do we know the rents will stay at the level that we are presenting?** The MUA approach will match the employer's worker demand with rental rates over time. The goal is to keep these apartments available and rented to entry-level and workforce employees, subject to the aforementioned eventual end date.

7. **What will you have a site and development plan ready to submit?"** It is hoped it will be very soon in terms of weeks and not months.
8. **This development sounds like a win/win for the developer, employers, the City, etc. However, what are employers doing to increase workers' wages?** It was indicated that wages are a function of supply and demand. That said, PGT is increasing wages and providing additional benefits such as a wellness center and a day care center to be run by the YMCA.
9. **Is PGT going to give you windows for the development?"** It is expected that these will be provides at a discount to help bend the cost curve.
10. **Why don't you make employees have some skin in the game and build housing like Habitat for Humanity?** This is not that type of development we are proposing. Based on our discussions with interested stakeholders, rentals were indicated and the most pressing need.
11. **This development is a great first step and this is wonderful for people who need to get help as long as anyone can apply and have a shot."** The Master Use Agreements will be on a first come first serve basis with private and public employers but it is hoped as many units as possible will be covered by MUAs.
12. **How will renters be able to wash their clothes?"** Each floor will have a laundry facility.
13. **Although you say it is not subsidized housing, you are asking for government concessions."** It is true we are asking local governments to help be reducing review fees and impacts fees to be paid to localities, but this is to offset the benefits provided by economical entry-level and workforce rentals and the John Nolen Gardens site.
14. **What traffic impact will this development have on Laurel Road and Knights Trail?"** We think there will actually be a reduction of traffic on local roads because so many of the renters will be able to walk and ride bicycles to work and ultimately have access to transit services.
15. **We as a community need to push FDOT to extend S.R. 681 to the east to connect with Knights Trail Road.** This is beyond the scope of our proposal.
16. **What portion of the 534 units being planned will satisfy the needs of the employers in this area to the south?** It is believed the Master Use Agreement will ensure the workers will primarily come from this area and we believe the vast majority will be satisfied by nearby employees.
17. **Beyond the 534 units being planned here, will there be more units or other communities like this?"** While we currently have no plans, we believe this proto-type will have potential applicability for other sites in the Sarasota-Manatee area, including North Port.
18. **Do the rents include utilities?"** The answer was no.

19. **When will the Planning Commission be considering this rezone petition?** It is uncertain at this time when the application will be considered by the City. Our intention is to submit the application to the City tomorrow (March 14, 2017) and public announcements will be made when the public hearings are scheduled by the City.
20. **How will you make sure that this facility is well maintained and there is not garbage around?"** This is a private development. It will require the on-site management to develop and enforce rules for the good of the community.
21. **What other efficiency will be used to help reduce the costs?** Under the MUAs, it is expected employers will be required to have referred tenants pay rent through a payroll deduction program. All the firms, suppliers, subcontractors, and individuals involved with this development will also be encouraged to find ways to contribute to the development by keeping their costs down. The community is also asked to support the development.
22. **Is the 4.5-acre open space area along Shakett Creek to be a passive park or will there be things like pickelball courts?"** What can be done in this area will be controlled by the South West Florida Water Management District. We believe at a minimum there will be walking trails and picnic tables.

Mr. Pinto made sure everyone who had a question was given an opportunity to ask a question. Seeing no more questions, the meeting adjourned with a round of applause at 7:50 pm

Summary minutes prepared by Brian Lichterman, PA.

8 LEGAL DESCRIPTION AND SURVEY

LEGAL DESCRIPTION

Approximately 29.89 acres located at 2201 Knights Trail Road, Venice, FL, and more particularly described as the SE 1/4 of the SE 1/4, less the North 334.5 feet thereof, and also less the East 40 feet thereof, lying and being in Section 21, Township 38 South, Range 19 East, Sarasota, County, Florida

NOTE: The Applicant is in the process of obtaining an updated survey and legal description that will be forthcoming within the next 7 to 10 days and will be resubmitted under separate cover letter at that time.

Analysis of Policy 8.2, Policy 13.1 regarding “affirmative finding of the City Council...” and the policies and standards of Planning area J.

Policy 8.2

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

- A. Land use density and intensity.
The proposed apartment use is compatible with the existing neighborhood which consists of a mix of uses including commercial, industrial, agricultural and residential uses.
- B. Building heights and setbacks.
The proposed building height will be limited to three stories, exact heights will be finalized during the Site & Development Plan review process. The proposed setbacks will meet or exceed the minimum required setbacks and will be finalized during the Site & Development Plan review process.
- C. Character or type of use proposed.
The proposed residential apartment use is consistent with the surrounding uses in the neighborhood and ideally located in close proximity to the major employment center in the City.
- D. Site and architectural mitigation design techniques.
The proposed development will be consistent with the architectural requirements of the Comprehensive Plan for Northern Italian or Northern Mediterranean. Other mitigation techniques, if necessary, will be addressed through the Site & Development Plan review process.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The proposed multi-family use is compatible with single family use.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The proposed use is compatible with the existing neighborhood which consists of a mix of uses including commercial, industrial, agricultural and residential uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:
No incompatibility exists, nevertheless, the applicant offers the following responses.

- I. Providing open space, perimeter buffers, landscaping and berms.
Open space, perimeter buffers and landscaping will be finalized through the S&D process.

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- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
Screening of light, noise, mechanical equipment, refuse areas, and delivery and storage areas will be finalized through the S&D process.
- K. Locating road access to minimize adverse impacts.
Access will be in compliance with all applicable regulations.
- L. Adjusting building setbacks to transition between different uses.
Building heights and setbacks will be finalized through the S&D process.
- M. Applying step-down or tiered building heights to transition between different uses.
The proposed building heights will not exceed permitted building heights on adjacent properties
- N. Lowering density or intensity of land uses to transition between different uses.
The proposed density provides and appropriate transition between the various uses within the area.

Policy 13.1 Regarding Affirmative Findings of Fact“affirmative finding of the City Council on each consideration set forth in Policy 8.2 E through H”

Each of the Future Land Use Map categories that allow residential uses set forth the allowable density range for that category. The exact density appropriate for each land tract will be determined at the time of rezoning. A proposed rezoning will be reviewed for consistency with the compatibility criteria set forth in Policy 8.2 of the Future Land Use & Design Element and is not entitled to the maximum allowable density for its Future Land Use Map category absent an affirmative finding of the City Council on each consideration set forth in Policy 8.2 E through H which is relevant to the rezoning. A proposed rezoning must also comply with all other policies applicable to a determination of density. Appropriate densities within each density range shall be determined, in part, by the land uses and land use designations surrounding the parcel. Generally, densities at the higher end of the range will be most appropriate next to residential development or designations of comparable or higher density and intensive non-residential land uses or land use designations such as commercial, office, professional and institutional uses. Densities at the lower end of the range will be more appropriate adjacent to lower density residential uses or designations.

The above evaluation of Policy 8.2 provides for the affirmative findings in support of the proposed density at the high end of the range. Furthermore, as indicated in Policy 13.1, the evaluation of appropriate density shall be evaluated “in part” by the surrounding land uses. Other considerations for density at the high end of the range for the proposed development include the litany of Comprehensive Plan Policies identified in the application which encourage the development of workforce housing.

Planning Area J Policies

Policy 16.19 Shakett Creek Neighborhood. Planning Intent: The Shakett Creek Neighborhood is designed to accommodate industrial-commercial; office and low intensity retail space; multi-family residential properties; and conservation/open space. The Neighborhood will be connected via a diverse transportation system that connects existing and new roadways, bikeways, sidewalks, and urban trails.

The result is an industrial/commercial based, mixed use neighborhood that interconnects with the surrounding Venice community. For the detailed map sheet that depicts this planning area, see Map FLUM-11.

The proposed development is consistent with the Planning Intent of Planning Area J.

Policy 16.20 Shakett Creek Neighborhood Standards. Development in the Shakett Creek Neighborhood shall be developed according to the following development scenario:

- A. The maximum residential density in this district will not exceed 18 units per acre, calculated on a gross acreage basis.

The proposed density is consistent.

- B. Up to 60% of the acreage in this neighborhood will be allowable for industrial and commercial (retail and office space) uses. The total square footage of commercial uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 2.0.

Not applicable.

1. The residential, office, and commercial uses are intended to provide convenient access and bike/walkability for the area's residents, businesses, and visitors.

The proposed residential will provide bike/walkability to the major employment center in the City.

2. The amount of residential and commercial use may be adjusted according to the needs of the community.

Not applicable.

3. Conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet commercial space, gross acreage.

Not applicable.

4. Industrial and commercial uses shall be directed away from Shakett Creek and toward Knights Trail Road and Triple Diamond Boulevard.

Not applicable.

C. Integrated transportation network:

1. Provide transportation alternatives including transit, pedestrian access, and bikeways.

The proposed development will provide transportation alternatives including pedestrian access, bikeways and transit.

2. Expand established pedestrian linkages between the surrounding neighborhoods.

The proposed development will provide linkages between the surrounding neighborhood.

D. Building envelope:

1. Maximum height shall be limited to 3 stories, up to 42' including parking.

The proposed development will be consistent with the height limitations.

2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.

Please see the attached evaluation of Policy 8.2 above.

E. Parking:

1. Permitted as part of a mixed use building either above active first level uses or on the first floor.

Not applicable.

2. Rear parking lots permitted in mixed use, multi-family, and commercial areas.

Not applicable.

4. Front driveways and garages allowed in single-family areas.

Not applicable.

6. On-street parking allowed throughout.

Not applicable.

7. Alternative parking standards that allow for reduced parking lot size and shared parking spaces shall be encouraged.

Alternative parking standards will be proposed for the development.

F. Parks and public space shall be at least 15% of the total acreage and shall address the following considerations:

1. Include a variety of community places and public spaces including but not limited to pocket parks, courtyards, plazas, open air sitting areas, urban trails, and playgrounds.

The proposed development will include community places consistent with the requirements.

2. Urban trails and sidewalks shall be utilized as connectors between commercial and residential areas.

Sidewalks will be provided to connect to nearby uses.

3. A minimum buffer width shall be determined and enforced to protect the Shakett Creek watershed from adjacent uses.

A minimum buffer width will be evaluated and provided through the S&D process.

G. Architectural design style:

1. Northern Italian Renaissance or Northern Mediterranean architectural design standards are to be applied to new and redevelopment projects.

The proposed development will be consistent with architectural design requirements.