



**23-29RZ**

**Oaks at Venice**

OWNERS: DOUGLAS G. ANDREWS, PATRICK E. JAEHNE

AGENT: ANNETTE BOONE, ESQ.

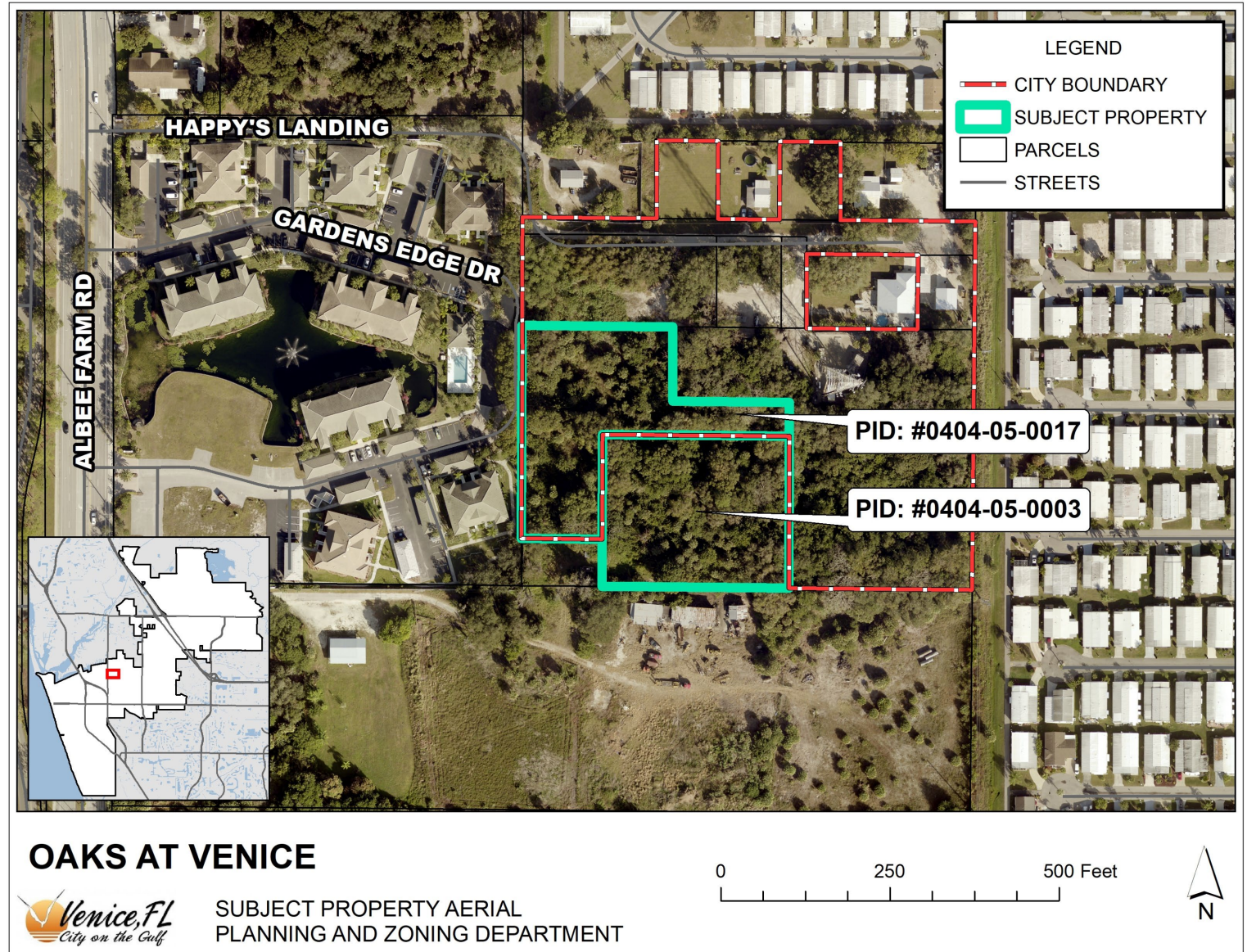
# General Information

<b>Address:</b>	Unaddressed parcel east of Albee Farm Road
<b>Request:</b>	Assigning a City of Venice Residential, Multi-Family 3 (RMF-3) zoning district to the subject properties
<b>Applicant:</b>	The Oaks at Venice, LLC
<b>Owner:</b>	Douglas G. Andrews, Patrick E. Jaehne
<b>Agent:</b>	Annette Boone, Boone Law Firm
<b>Parcel ID:</b>	0404050017, 0404050003
<b>Parcel Size:</b>	2.81 ± acres
<b>Future Land Use:</b>	Sarasota County Low Density Residential, City of Venice Medium Density Residential
<b>Zoning:</b>	Sarasota County Open Use Estate 2
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Avenue
<b>Application Date:</b>	April 19, 2023
<b>Associated Petitions:</b>	23-27AN, 23-28CP

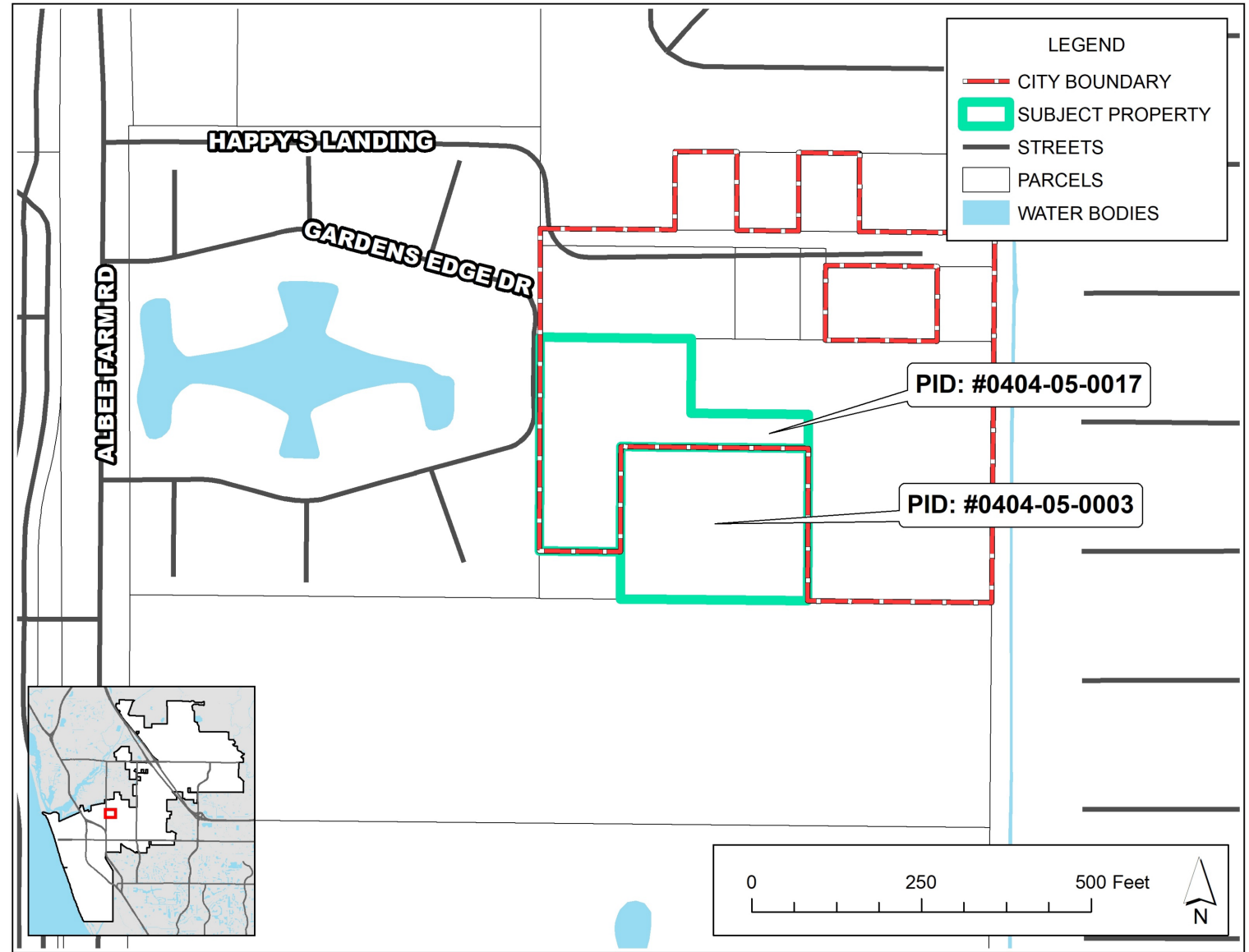
# Project Description

- Proposal to assign a City of Venice zoning district of Residential, Multi-Family 3 (RMF-3) to two parcels for development of a multifamily project in conjunction with adjacent land already zoned RMF-3
- Associated Annexation Petition 23-27AN and Comprehensive Plan Amendment Petition 23-28CP filed concurrently
  - Comprehensive Plan Amendment petition requests the appropriate corresponding future land use designation of Medium Density Residential

# Aerial Map

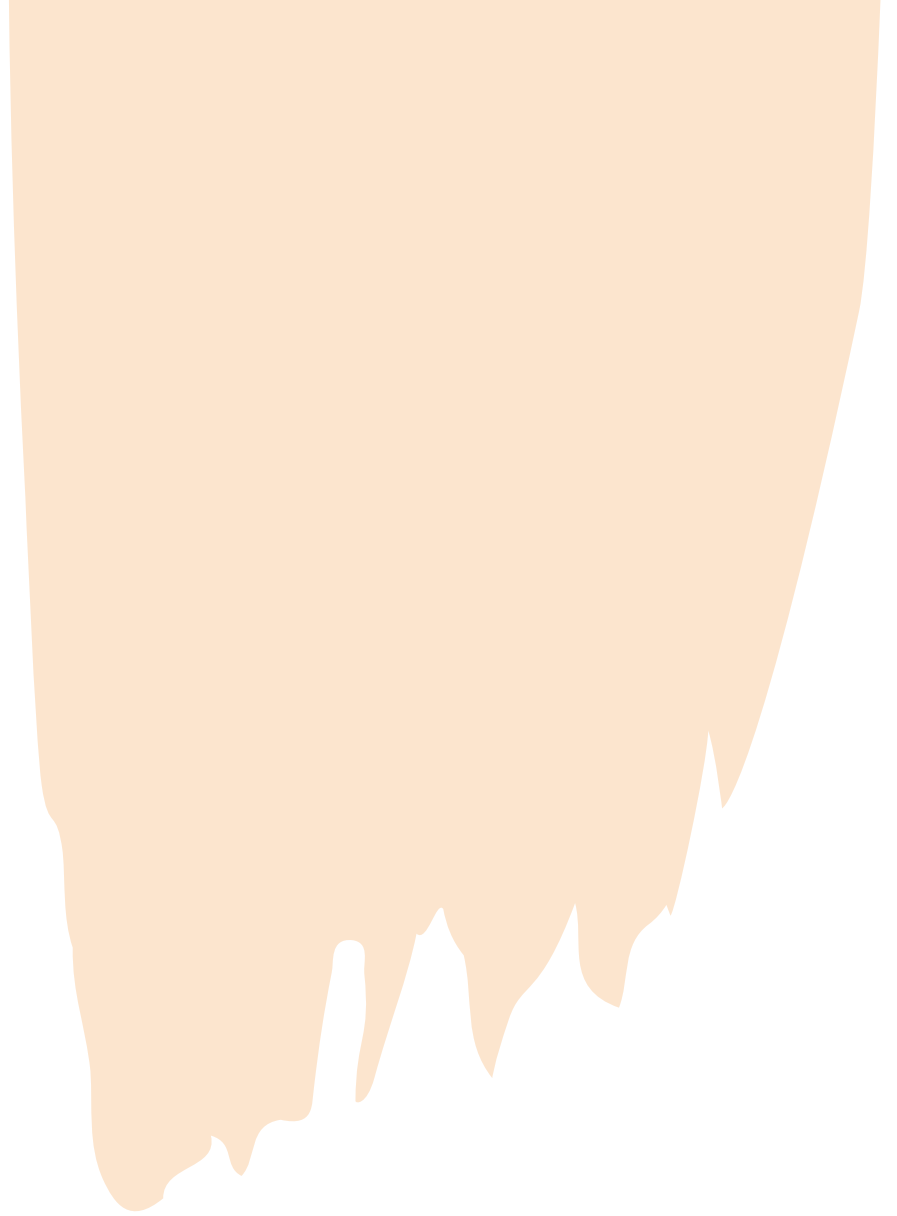


# Location Map

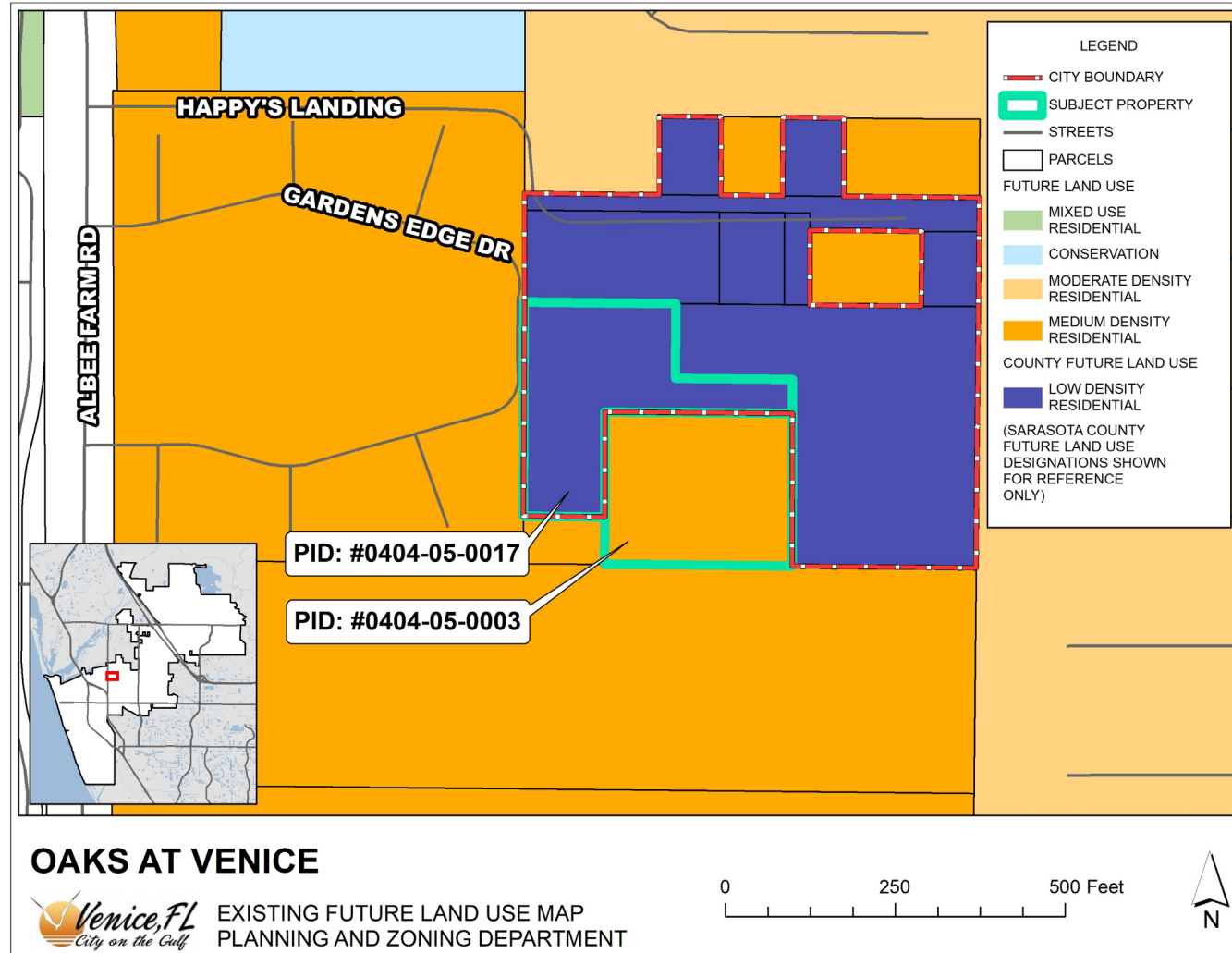


# Existing Conditions

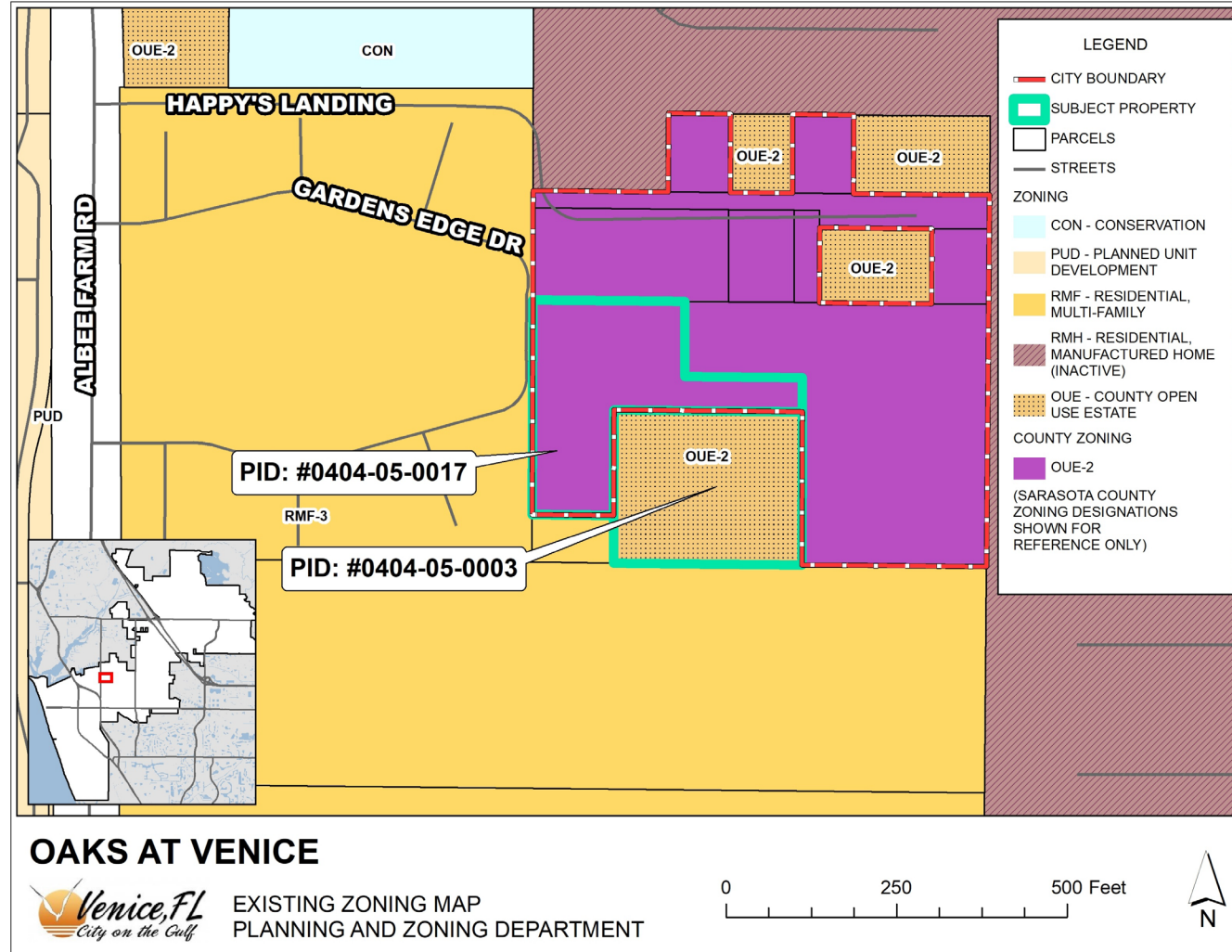
FUTURE LAND USE MAP, ZONING  
MAP, SITE PHOTOS, SURROUNDING  
LAND USES



# Proposed Future Land Use Map

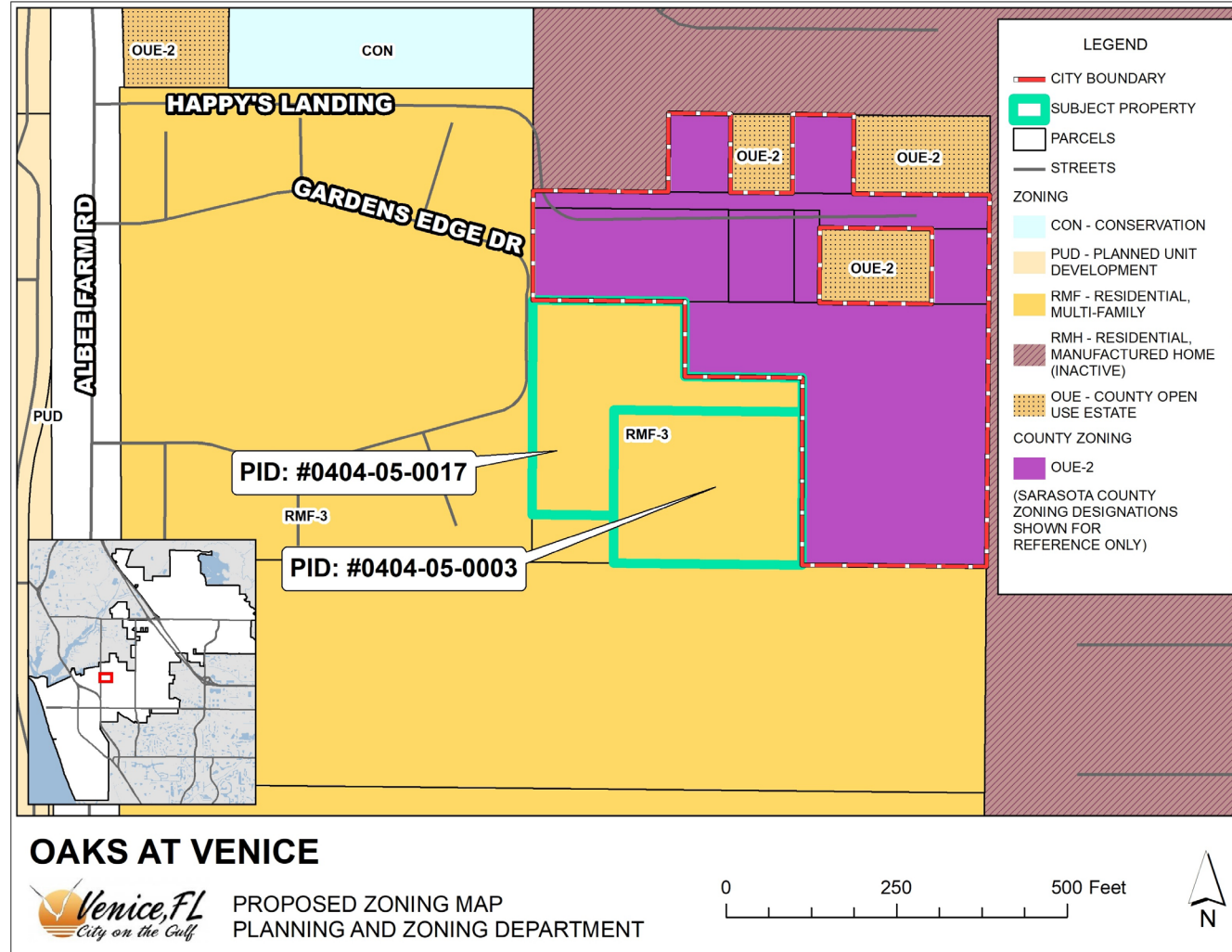


# Existing Zoning Map





# Proposed Zoning Map



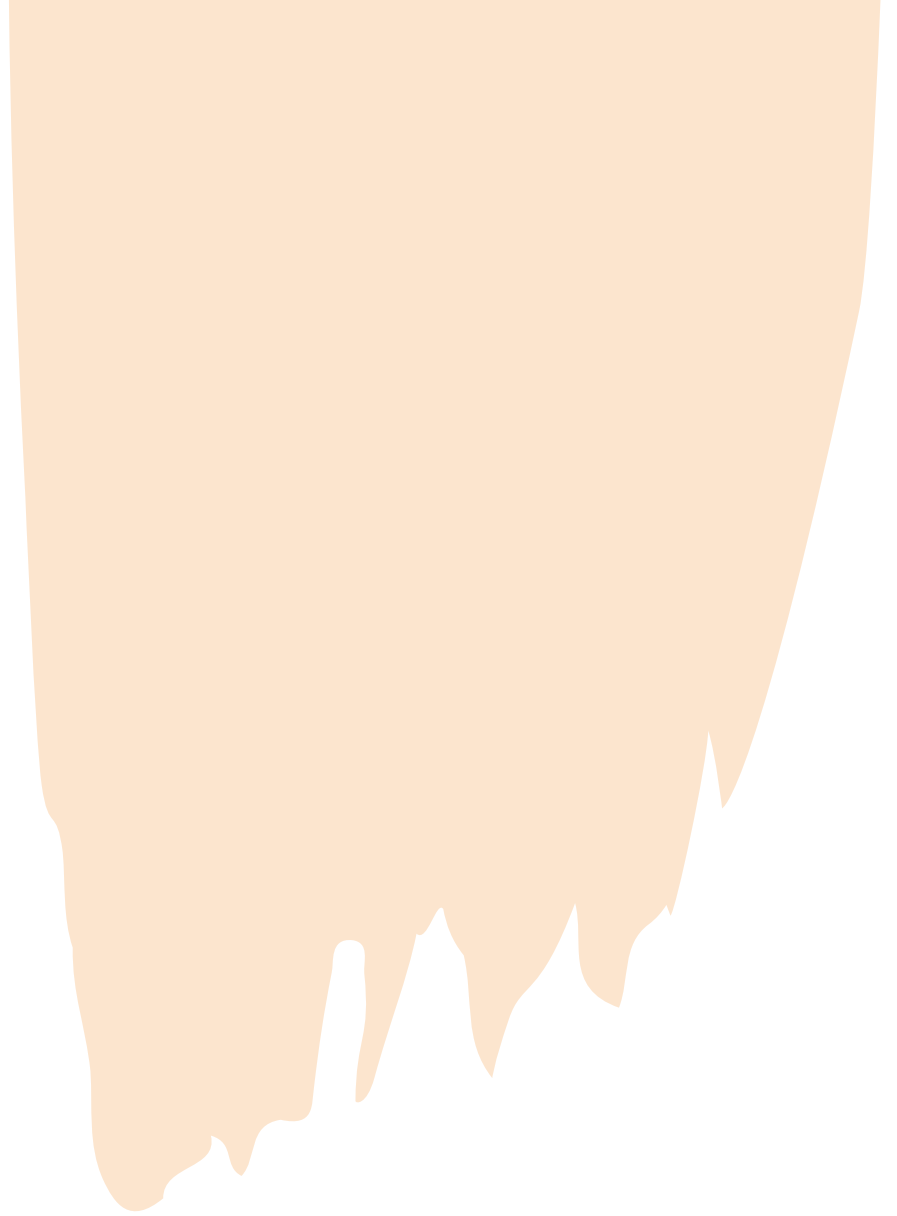


# Surrounding Land Uses

<b>Direction</b>	<b>Existing Land Use(s)</b>	<b>Current Zoning District(s)</b>	<b>Future Land Use Map Designation(s)</b>
<b>North</b>	Residential	Sarasota County Open Use Estate 2 (OUE-2)	Sarasota County Low Density Residential
<b>South</b>	Residential	OUE-2 & City of Venice Residential Multi-Family 3 (RMF-3)	Sarasota County and City of Venice Medium Density Residential
<b>East</b>	Residential	OUE-2	Sarasota County Low Density Residential
<b>West</b>	Residential	RMF-3	City of Venice Medium Density Residential

# Planning Analysis

COMPARISON OF DISTRICTS,  
COMPREHENSIVE PLAN  
CONSISTENCY, LAND DEVELOPMENT  
CODE COMPLIANCE,  
CONCURRENCY/MOBILITY



# Comparison of Existing and Proposed Zoning

Standards	Existing Zoning – OUE-2	Proposed Zoning – RMF-3
Density Limit	1 du/5 ac	13.0 du/ac
Maximum Dwelling Units on 2.81 acres	<1	36
Height	35 feet	46' (57' with height exception) 10' allowed for understory parking
Lot Coverage	20%	45%
Principal Uses*	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Essential Services (Minor), Single Family Attached Dwellings, Multifamily Dwellings, Home Day Care, Group Living

# Consistency with the Comprehensive Plan

- Strategy LU 1.2.3.c – Medium Density Residential includes “a variety of residential types – single family attached and multifamily; supports mixed use residential development”
  - Multifamily residential is appropriate for this designation
  - Limited to a density range of 9.1-13.0 dwelling units per acre by the Comprehensive Plan (not the zoning district)
  - RMF-3 is an implementing zoning district of MEDR; request is consistent with the associated petitions
- No other strategies in the Land Use Element, any other elements, or the Pinebrook neighborhood have been found to relate directly to the subject proposal.

# **Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):**

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Medium Density Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# Compliance with the Land Development Code

- The subject petition has been processed with the procedural requirements contained in Section 87-1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.
- Section 87-1.7.4 of the Land Development Code provides decision criteria for Planning Commission and City Council. Criteria and applicant responses are reproduced in the staff report.



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

- The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

# Concurrency/ Mobility

## Concurrency

- Not requesting confirmation of concurrency – will be reviewed with a development proposal
- Petition was reviewed by the City's Technical Review Committee (TRC); no issues identified regarding facilities capacity

## Mobility

- No development proposed through this application
- A Traffic Impact Analysis will be required with the submittal of a development proposal

# Conclusions / Findings of Fact:

## Concurrency

- As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

## Mobility

- No development has been proposed through this application. Traffic will be analyzed further with the submittal of a development proposal.

# Conclusion

- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 23-29RZ.