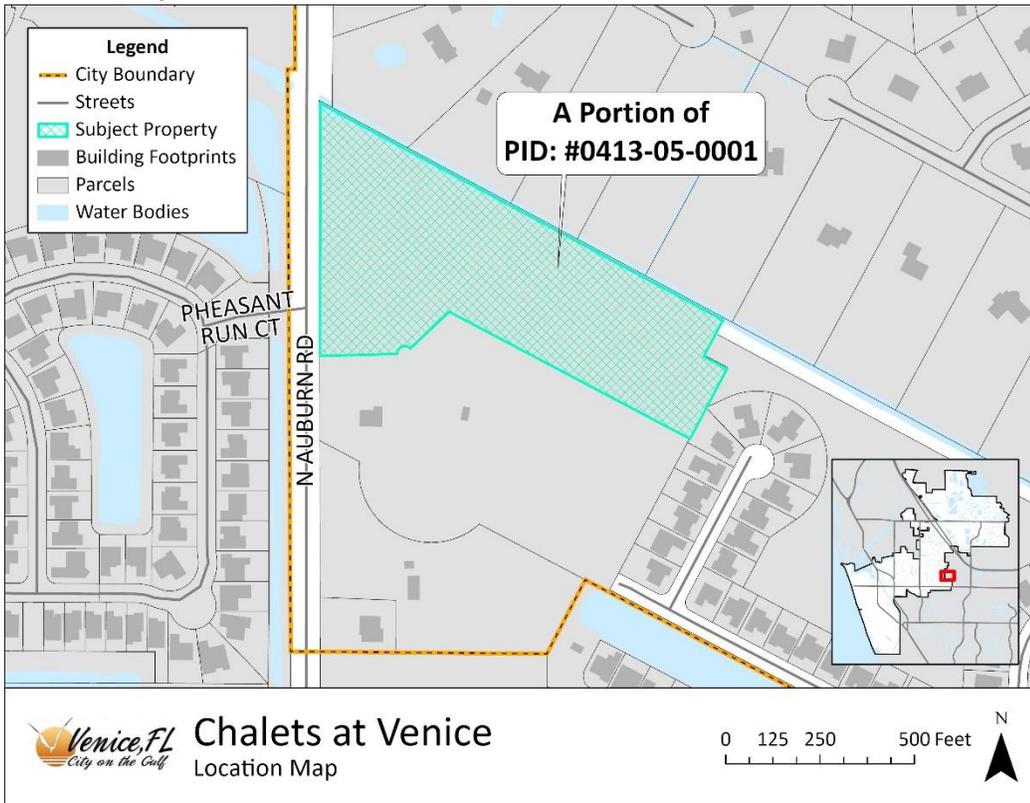


25-21RZ – Chalets at Venice

Staff Report



GENERAL INFORMATION

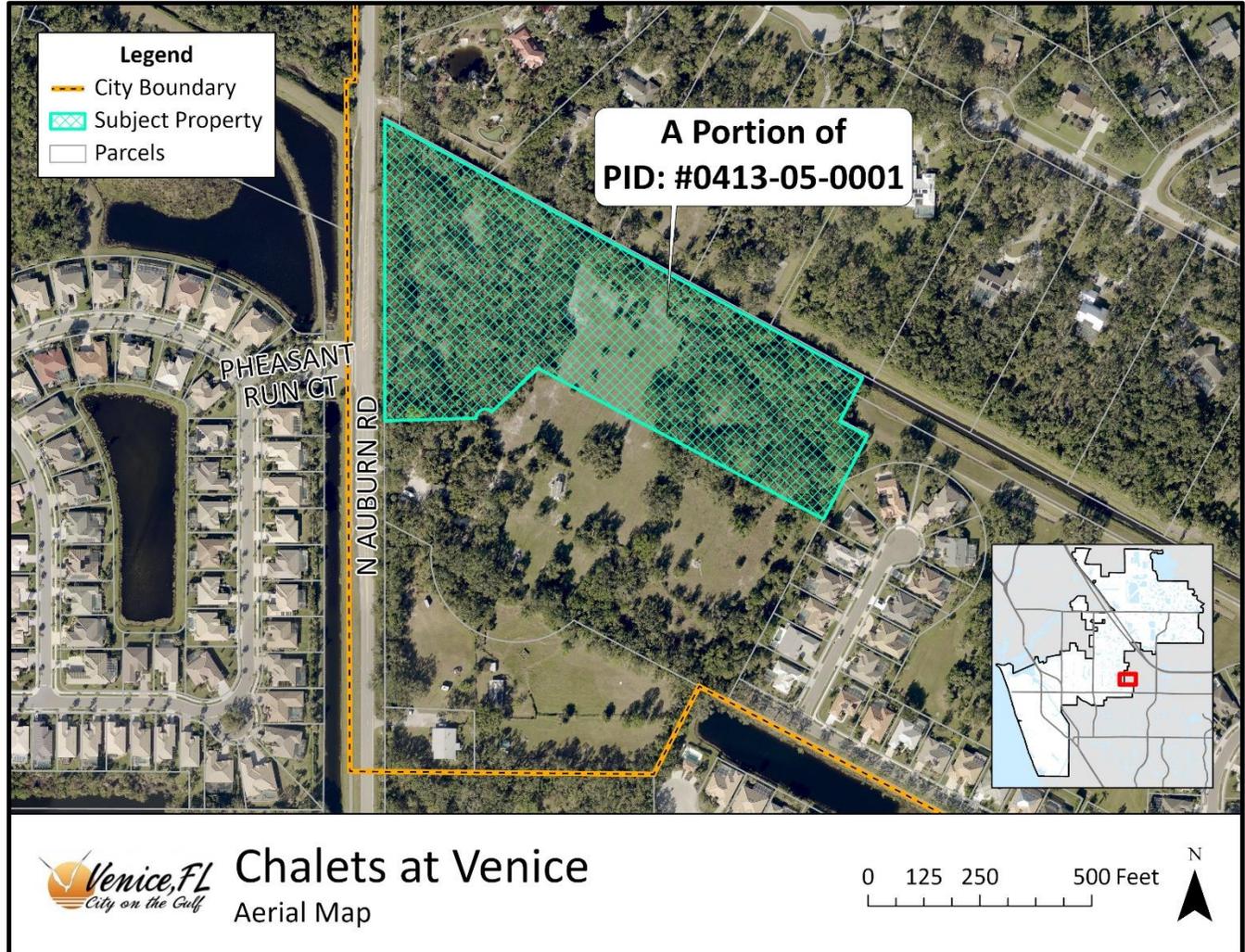
Address:	282 N Auburn Rd.
Request:	Change the zoning district from County Open Use Estate 1 to City of Venice Planned Unit Development
Applicant:	P3 LAF Chalets at Venice LP
Agent:	Jackson R. Boone, Esq. of Boone Law Firm
Parcel ID:	0413-05-0001
Parcel Size:	10.1209 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Proposed Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	April 2, 2025
Associated Petitions:	25-19AN and 25-20CP

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal seeks to assign a City of Venice zoning district of Planned Unit Development (PUD) to a parcel located at 282 N Auburn Rd, for the future development of residential units. The property is the subject of concurrent annexation and comprehensive plan amendment petitions and must receive a city zoning designation before development can be pursued. This property is part of Joint Planning Agreement (JPA) Area 7, and is subject to the density restrictions specified for that subarea, which limit development to 5 dwelling units per acre (du/ac).

The request for PUD zoning is consistent with the concurrently proposed Future Land Use designation of Mixed Use Residential (MUR). Future development of a PUD use on this property would be subject to the preliminary plat process.

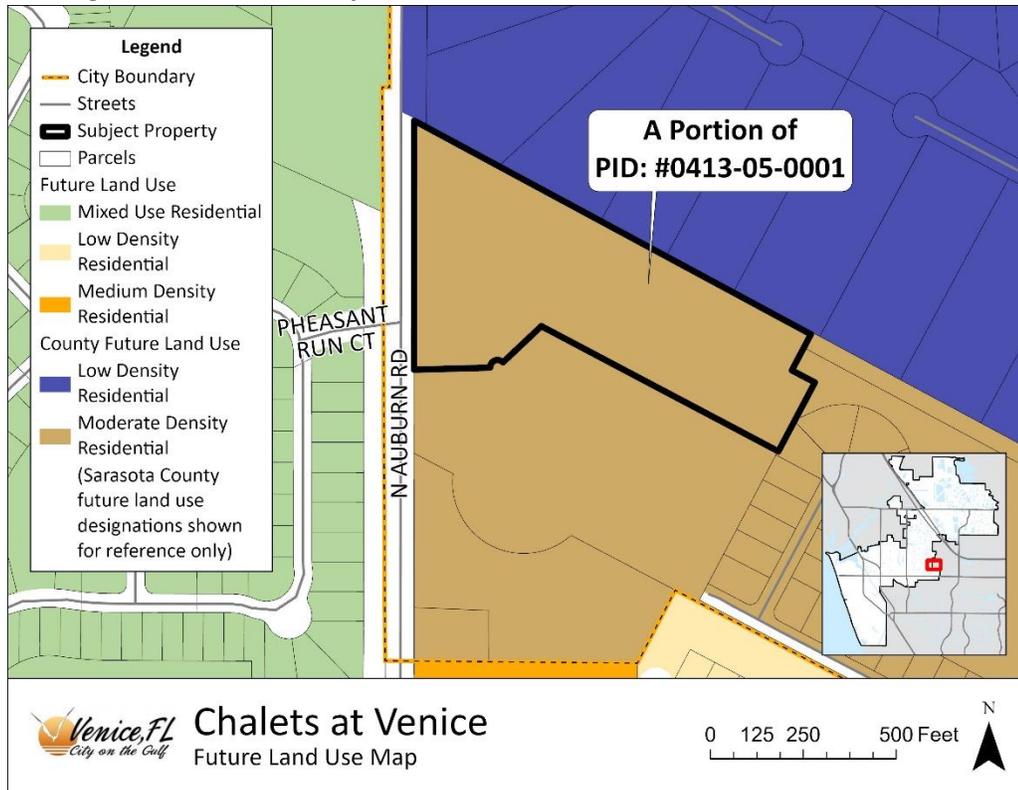
Aerial Map



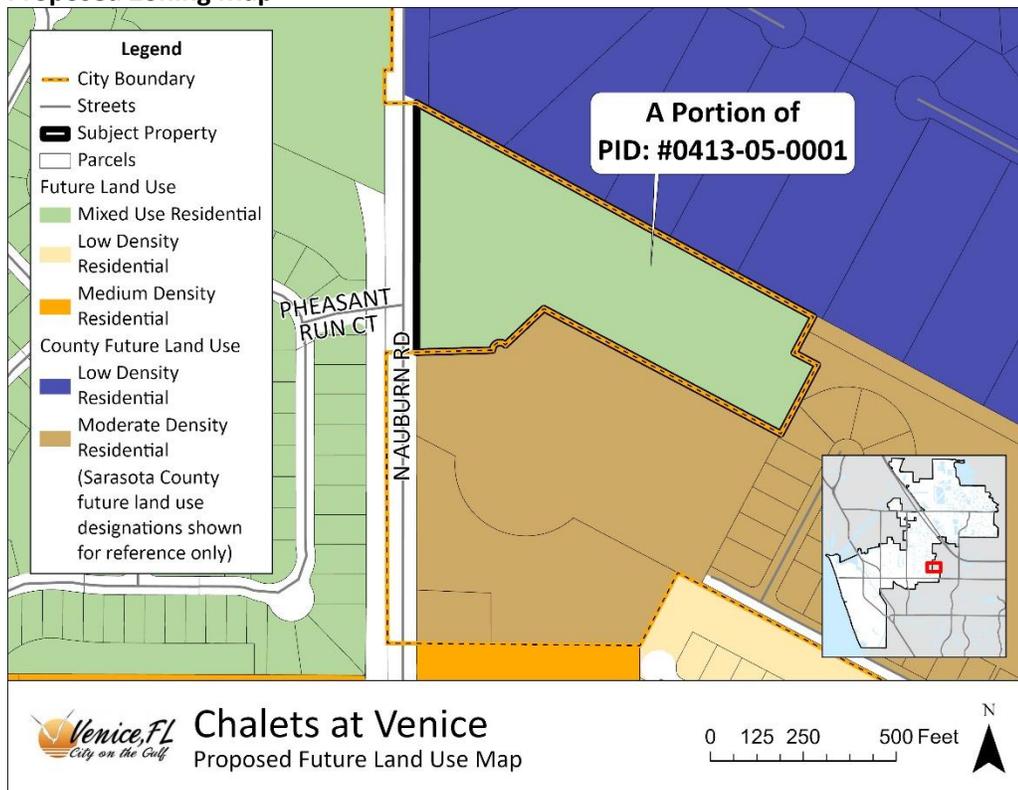
Site Photographs



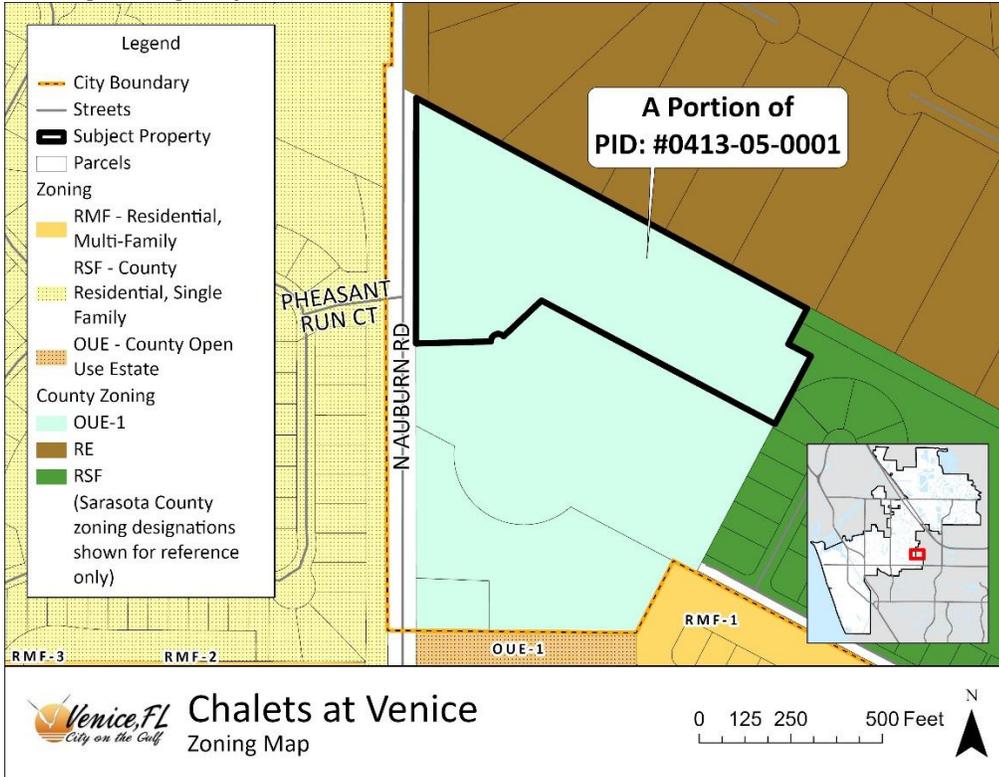
Existing Future Land Use Map



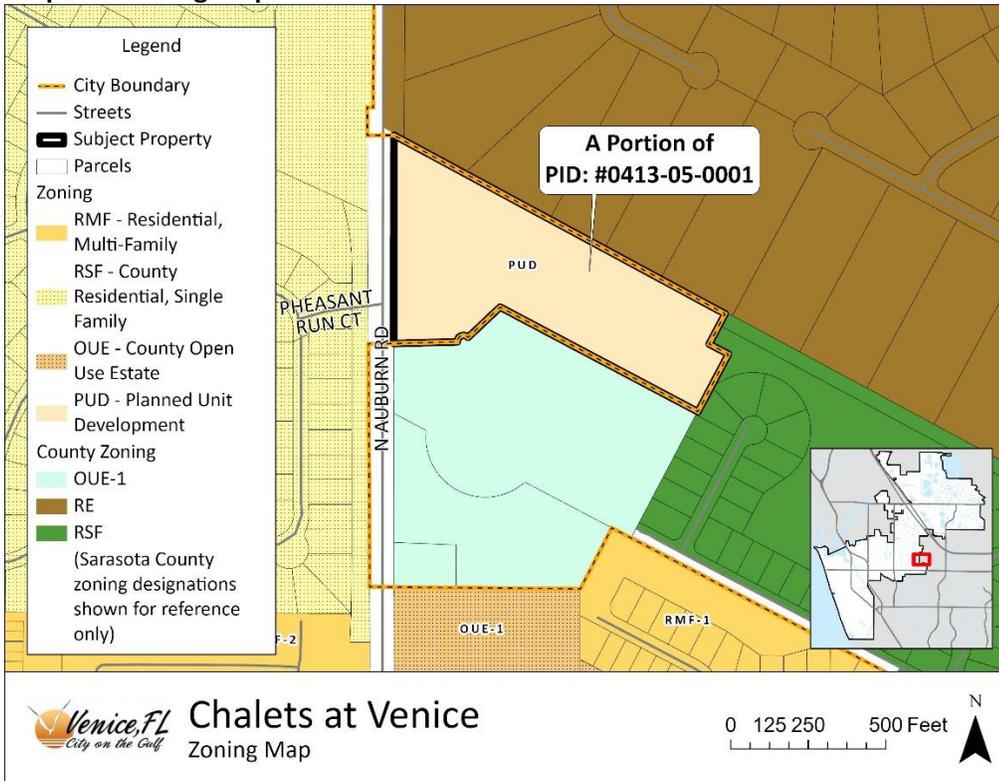
Proposed Zoning Map



Existing Zoning Map



Proposed Zoning Map



Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Venice Acres	County Residential Conservation, Estate, Planned Unit Development (RE-2)	County Low Density Residential
South	Radio station/ remainder of subject parcel	County Open Use Estate 1 (OUE-1)	County Moderate Density Residential
East	Venice Ranch	County Residential Single Family	County Moderate Density Residential
West	Sawgrass	Residential Single Family	Mixed Use Residential

II. PLANNING ANALYSIS

In this section of the report, the subject rezone petition is evaluated based on A) how the existing County OUE zoning district compares to the proposed City PUD zoning with regard to allowed uses and development standards, B) consistency with the Comprehensive Plan, C) compliance with the Land Development Code, and D) compliance with the City’s concurrency management and transportation mobility regulations and the project’s expected impacts on public facilities.

Comparison of Existing County Zoning and Proposed City Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from County Open Use Estate to City PUD.

The table below provides a comparison of the districts’ development standards and permitted uses.

Standards	Existing Zoning – OUE-1	Proposed Zoning – PUD
Density Limit	1 du/5 ac	5 du/ac (per JPA Area 7)
Maximum Dwelling Units on 7.3 acres	1 unit	51 units (43 proposed)
Height	35 feet	35 feet by right 57 feet with height exception
Setbacks	Front: 50 Feet Side: 50 Feet (100 total) Rear: 50 Feet	Front: 20 Feet Side: 5 Feet Rear: 20 Feet
Principal Uses*	Residential, Agriculture, Animal Boarding, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Permitted: Single family attached, multifamily, group living, Essential services (minor)

*Not an exhaustive list of district uses

Consistency with the Comprehensive Plan

The property is located in the Pinebrook Neighborhood and proposed for a FLU designation of Mixed Use Residential (MUR) through petition 25-20CP.

Joint Planning Agreement

The subject property is located within Joint Planning Agreement (JPA) 7. This subarea limits density to 5 dwelling units per acre. Development in this area is served by City water and City sewer.

Strategy LU 1.2.16-Mixed Use Residential (MUR)

1. Limited to existing and proposed properties zoned or proposed to be zoned PUD. **Staff Comment:** *This project is proposing to have PUD zoning.*
2. Consistent with the PUD Zoning, conservation and functional open spaces are required. See also OS 1.11.1-Mixed Use Residential District Requirements. **Staff Comment:** *The proposed project has provided the required open space percentages.*
3. Development Standards including bulk development standards and housing types are designated at the PUD Zoning level. **Staff Comment:** *The housing type of detached single family is identified in the PUD master plan included with this petition.*
4. A variety of residential density ranges are envisioned providing the overall density does not exceed 5.0 dwelling units per gross acre for the subject project/property. **Staff Comment:** *The proposed project proposes a density of 4.25 dwelling units per acre.*
5. Previously approved PUD developments exceeding the standards of this Strategy shall be permitted to retain their currently approved density and intensity, open space percentage provisions, and other previously approved development standards.
6. Min/Max Percentages as follows:
 - a. Residential: 95%/100%
 - b. Non-Residential: 0%/5%
 - c. Open Space (including both Functional and Conservation): 50% (min). Open Space shall be comprised of a mix of Functional and Conservation Open Space to achieve 50%, with Functional being no less than 10% and Conservation being no less that 20%. For the purposes of this Strategy, Functional Open space may include public and/or private open space. **Staff Comment:** *The applicant has met the open space requirements with a total open space of 50.4%, with 3.24 acres (64%) being Conservation Open Space, .63 acres (12%) being Functional Open Space, and remaining open space 1.23 acres (24%). No non-commercial use is proposed.*
7. Intensity/Density:
 - a. Residential Density: 1.0-5.0 **Staff Comment:** *The applicant is proposing 4.25 du/acre.*

The applicant’s stated use of residential units is appropriate for this designation. The surrounding area includes both single and multifamily developments.

Figure LU-9 established the Compatibility Review Matrix between the MUR and existing Future Land Use categories. Where properties need additional compatibility review, there are techniques available in Sections 1.2.C.8 and 4.4 of the Land Development Code.

Figure LU-9: FLU Compatibility Review Matrix for MUR

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

Presumed Compatible
 Potentially Incompatible

Strategy LU 1.2.17- Mixed Use Residential Open Space Connectivity

Within the MUR land use designations, new development shall provide open space connectivity by means of either functional and or conservation uses. Open space connectivity shall be a minimum of 25 feet wide. **Staff Comment:**

The proposed project provides connectivity of the open space for both residents and wildlife.

No other strategies in the Land Use Element, the Pinebrook Neighborhood, or any other elements have been found to relate directly to the subject proposal.

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

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the proposed Mixed Use Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

Land Development Code Compliance

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 the following decision criteria for Planning Commission and City Council. Applicant responses are included after each criterion.

1.7.4. Decision Criteria

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
Applicant Response: The requested Zoning Amendment to PUD is consistent with the existing City residential zonings to the east and west of PUD and RMF-1 respectively and County residential zonings of OUE-1 and RE-2 respectively.
2. Changes in land use or conditions upon which the original zoning designation was based.
Applicant Response: The Zoning Amendment is being requested due to a required annexation into the City of Venice per JPA 7.
3. Consistency with all applicable elements of the Comprehensive Plan.
Applicant Response: The Zoning Amendment is consistent with all relative elements of the Comprehensive Plan as noted in the Narrative.
4. Conflicts with existing or planned public improvements.
Applicant Response: There are no known conflicts with existing or planned public involvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
Applicant Response: There are no known impacts on the traffic characteristic related to the site. See traffic deminimis letter submitted.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
Applicant Response: There is no anticipated negative impact on population density or development intensity for this development as it is requesting categories for Zoning and Future Land Use in keeping with this JPA 7. No negative impacts are anticipated for existing and/or proposed public facilities including schools, utilities, streets, recreational facilities or public services.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
Applicant Response: The project will extend the existing sewer line on N. Auburn Rd in

order to provide service to the development. There are no anticipated negative effects on public facilities currently planned and/or funded with the requested changes due to this development.

6. Effect on health, safety and welfare of the neighborhood and City.
Applicant Response: There are no anticipated negative effects on health, safety and welfare of the neighborhood or City due to the development of this residential development.
7. Conformance with all applicable requirements of this LDR.
Applicant Response: As noted in the Narrative, the proposed residential development is planned in accordance with the rules and regulations as noted in the Land Development Regulations.
8. Findings of the Environmental Assessment Report, consistent with Chapter 89.
Applicant Response: An Environmental Report conducted by Monarch Ecology has been submitted and is in accordance with the City of Venice and State of Florida regulations.
9. For a proposed major amendment to an adopted Planned District the following additional criteria shall be considered.
Applicant Response: In accordance with LDR Section 1.7.C.1.a. thru g., this proposed development does not classify as a major amendment.
Staff Comment: *This project is the creation of a new Planned Unit District (PUD) not an existing PUD.*
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
Applicant Response: There are no anticipated negative effects to the public's general health, safety and welfare as a result of this development.

Section 87-1.2.8.C – Land Use Compatibility Analysis

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.7.4 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

Applicant Response: The proposed land use density and intensity are compatible with the existing neighborhoods. The proposed density is consistent with the JPA/ILSBA for this property.

- ii. Building heights and setbacks.

Applicant Response: The proposed building heights and setbacks are compatible with the existing neighborhoods.

- iii. Character or type of use proposed.

Applicant Response: The character and type of use proposed is compatible with the existing neighborhoods.

- iv. Site and architectural mitigation design techniques.

Applicant Response: The site and architectural mitigation design techniques are compatible with the existing neighborhoods.

Summary Staff Comment: The proposed use is residential, and all surrounding properties are also residential, both single and multifamily. Sawgrass, the only directly neighboring city property, has a density of 1.9 du/acre. Compatibility with nearby properties should be considered in site design.

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

- i. Protection of single-family neighborhoods from the intrusion of incompatible uses. **Applicant Response:** Not applicable.

- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses. **Applicant Response:** Not applicable. No commercial or industrial uses are proposed.
- iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan. **Applicant Response:** Not applicable.
- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses. **Applicant Response:** The proposed density with the PUD zoning is compatible with the other PUD zoned properties in the surrounding area and is consistent with the JPA/ILSBA Area No. 7 regulations.

Summary Staff Comment: If the subject property is annexed through petition 25-19AN, it must receive a City zoning designation, and the proposed PUD zoning is consistent with the text of the JPA and furthers the residential character of the surrounding area.

Section 4 – Compatibility includes a section for “special considerations” (Sec. 87-4.4.B), which apply to this property based on two of the listed conditions: property subject to the JPA/ILSBA and properties adjacent to other properties with Sarasota County zoning designations. When any of these conditions are met, the Planning Commission and City Council should consider additional mitigation techniques and may deem any of these techniques necessary for compatibility with surrounding properties (Sec. 87-4.4.B.1-7, see below). The current petition is a zoning map amendment application, so no development can be authorized through its approval, and the applicant will need to apply for a site and development plan if approved for the subject petition.

The following are suggested techniques for mitigation in Sec. 87-4 of the code:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

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

The Technical Review Committee has reviewed all relevant materials submitted for the rezone with binding master plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	6,888.6 ERUs	Compliance Confirmed by Utilities
Sanitary Sewer	Utilities	12,399.5 ERUs	Compliance Confirmed by Utilities
Solid Waste	Public Works	520.47 pounds per day	Compliance confirmed by Public Works

Facility	Department	Estimated Impact	Status
Parks & Rec	Public Works	.301	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	48 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement providing evidence that petition is de minimis in nature with 48 PM Peak hour trips. This has been reviewed by City staff and the City’s traffic consultant. No additional issues have been identified.

III. 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 to City Council on Zoning Map Amendment Petition No. 25-21RZ.