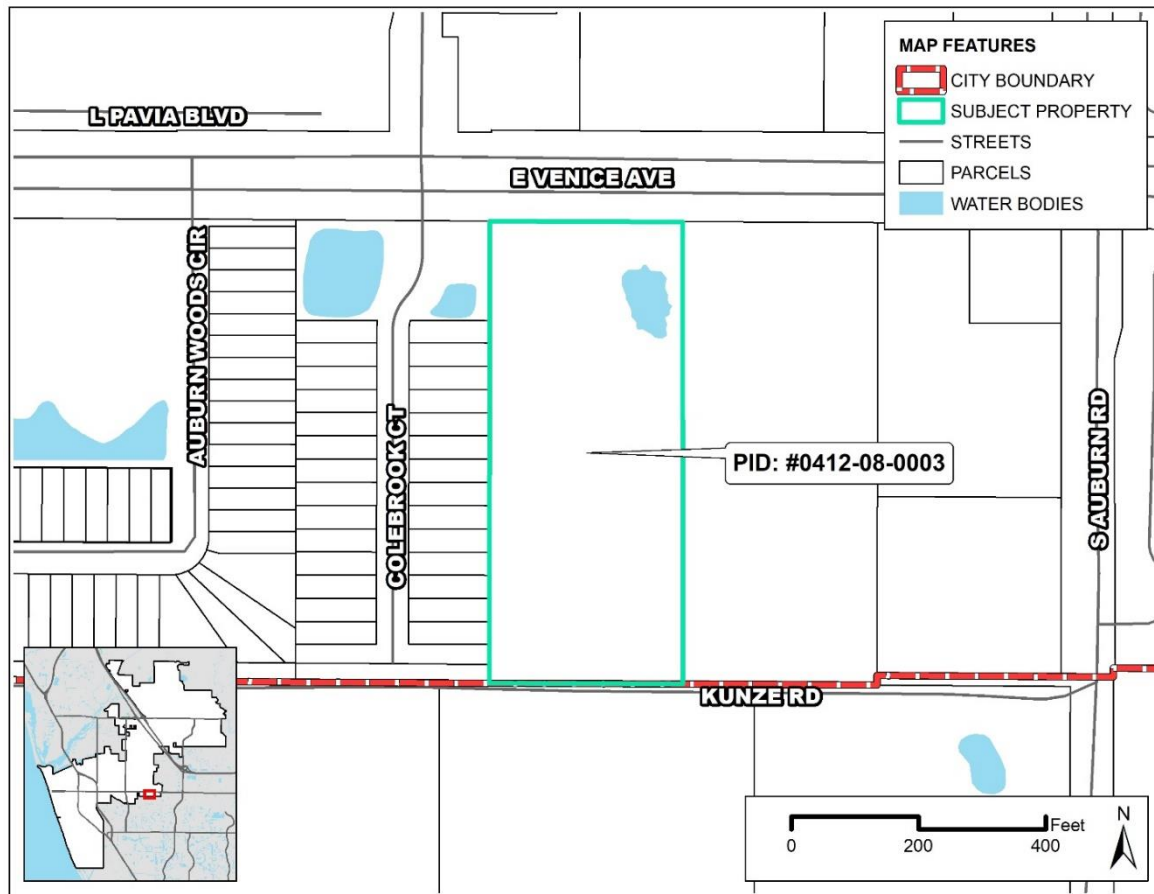


# 22-34SP – Cottages of Venice Clubhouse Staff Report

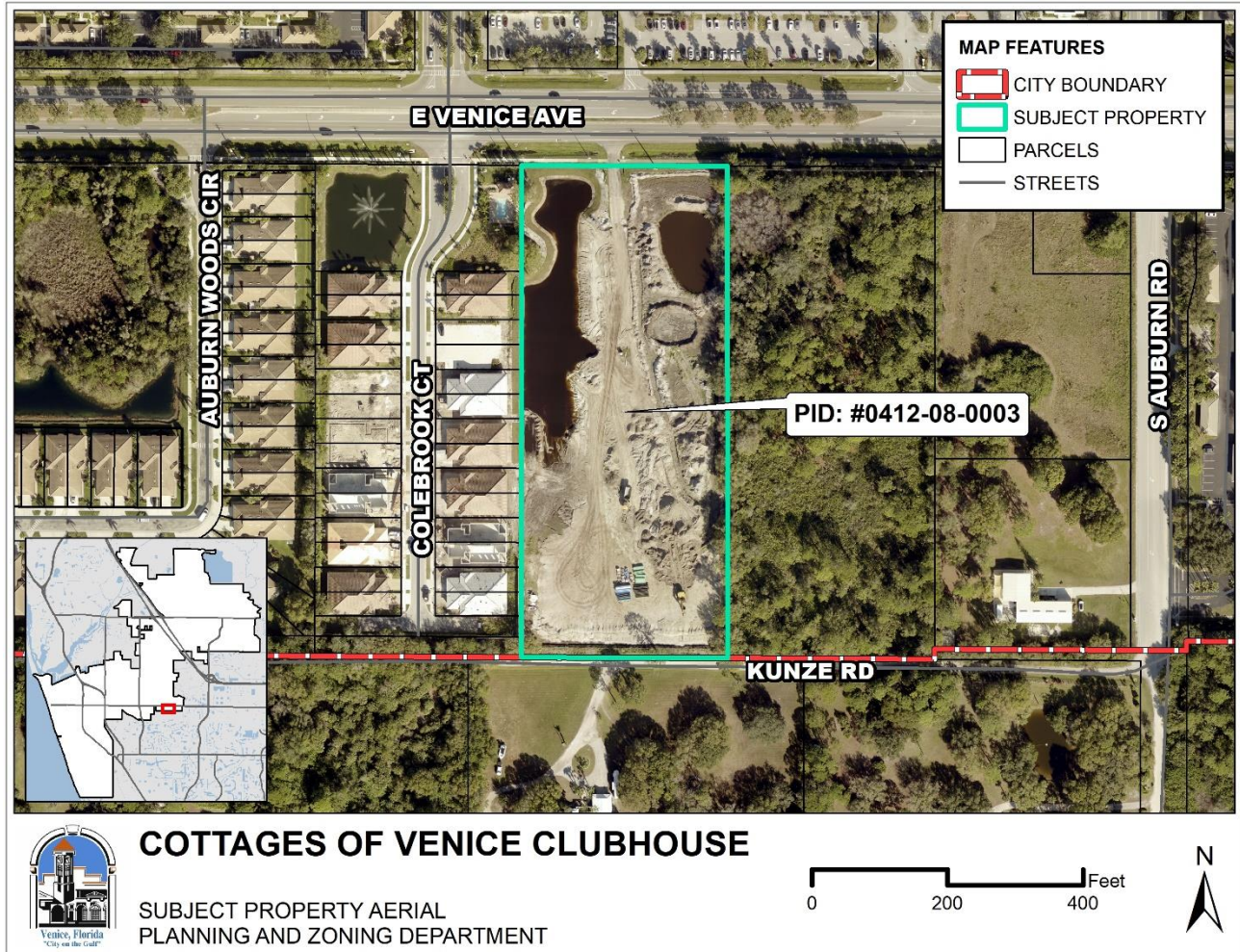


## GENERAL INFORMATION

<b>Address:</b>	1755 E. Venice Ave
<b>Request:</b>	Development of clubhouse with pool for Cottages of Venice
<b>Owner:</b>	Keeneland, LLC
<b>Agent:</b>	Jeffery A. Boone, Esq. – Boone Law Firm
<b>Parcel ID:</b>	0412080003
<b>Parcel Size:</b>	3,227± square feet
<b>Future Land Use:</b>	Moderate Density Residential
<b>Zoning:</b>	Residential, Multi-family 2/Venetian Gateway
<b>Comprehensive Plan Neighborhood:</b>	E Venice Ave
<b>Application Date:</b>	May 13, 2022

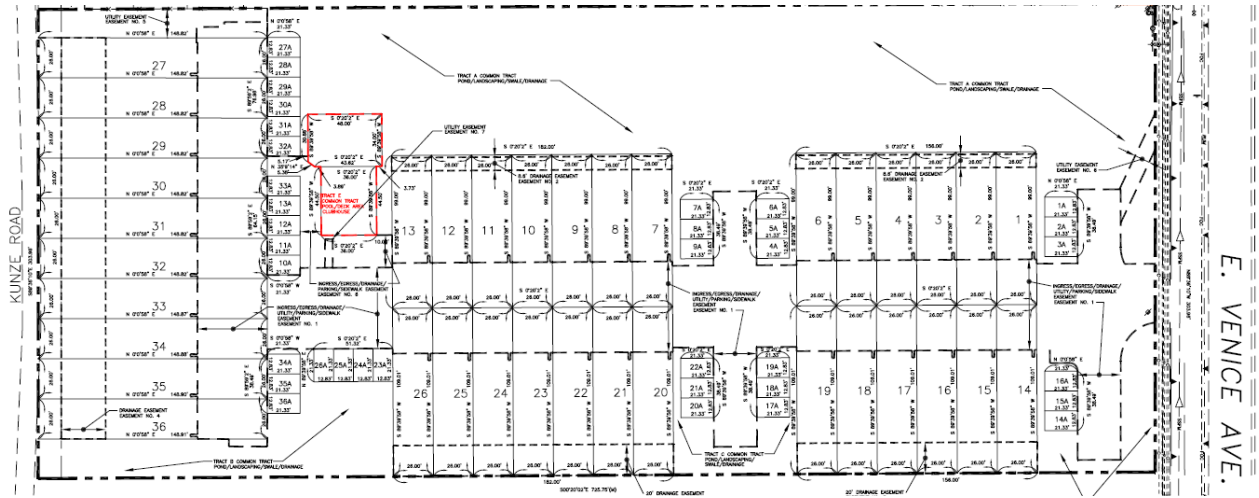
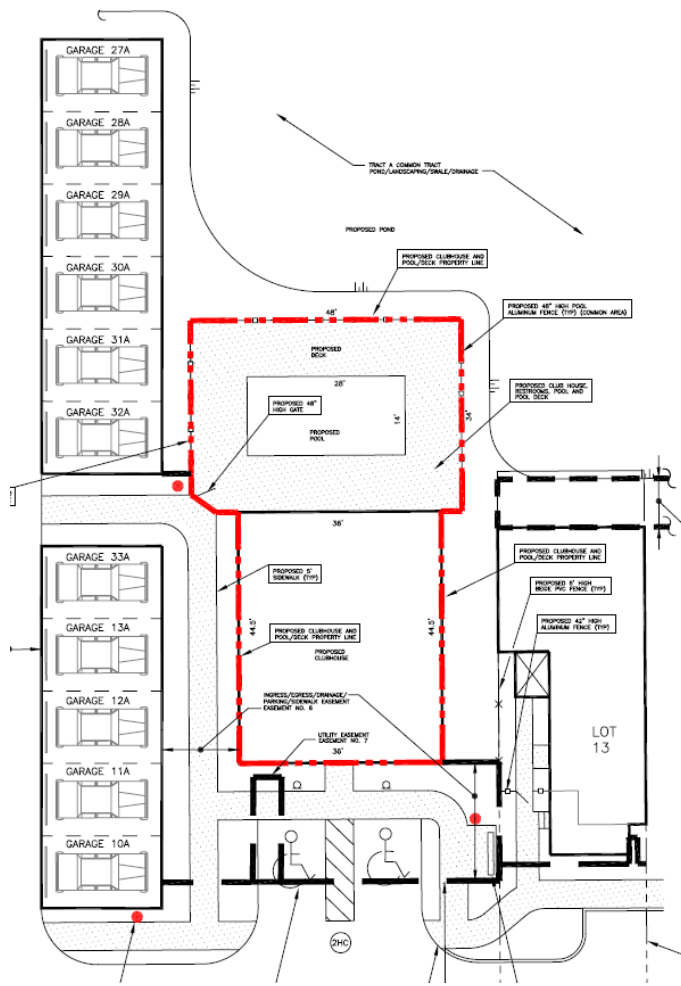
## I. PROJECT DESCRIPTION

The proposed project includes a clubhouse and pool, which will be built on Tract E of the Cottages of Venice plat. The plat was approved with 0' setbacks for this tract and allows 100% lot coverage. Parking and landscaping were provided through the plat, and the subject application focuses only on the clubhouse building and associated pool.



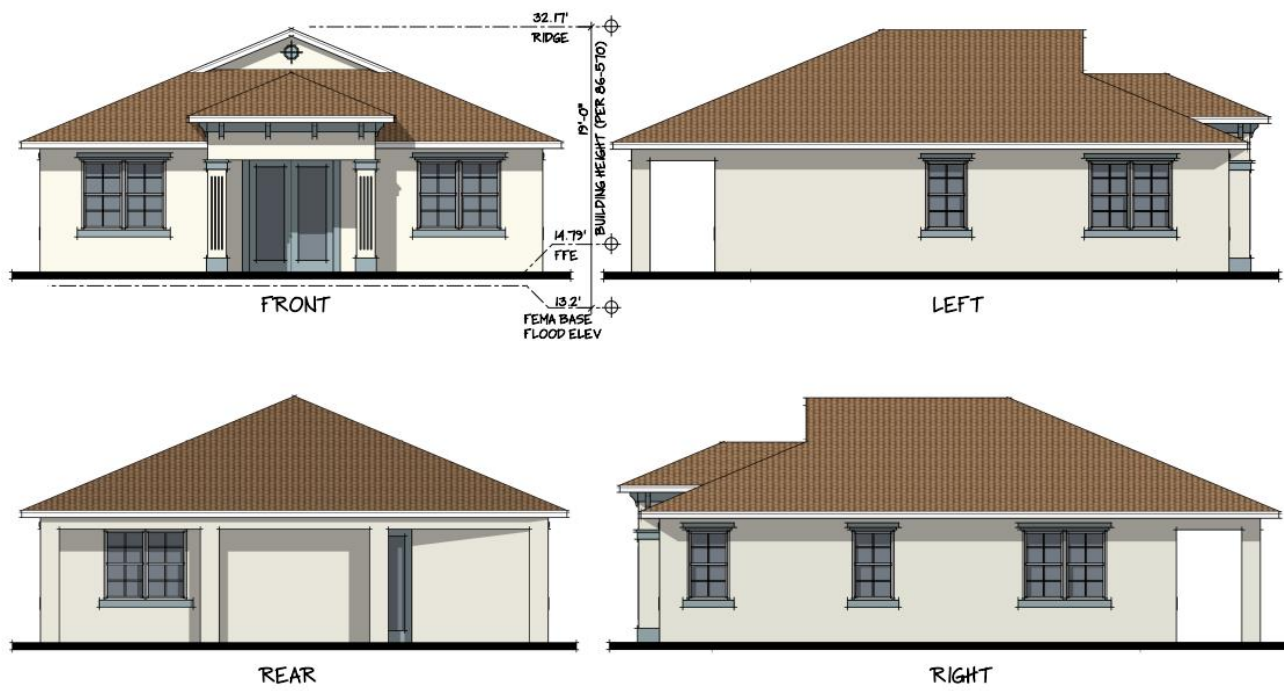
## Site Plan

### Overall

Tract E



Elevations

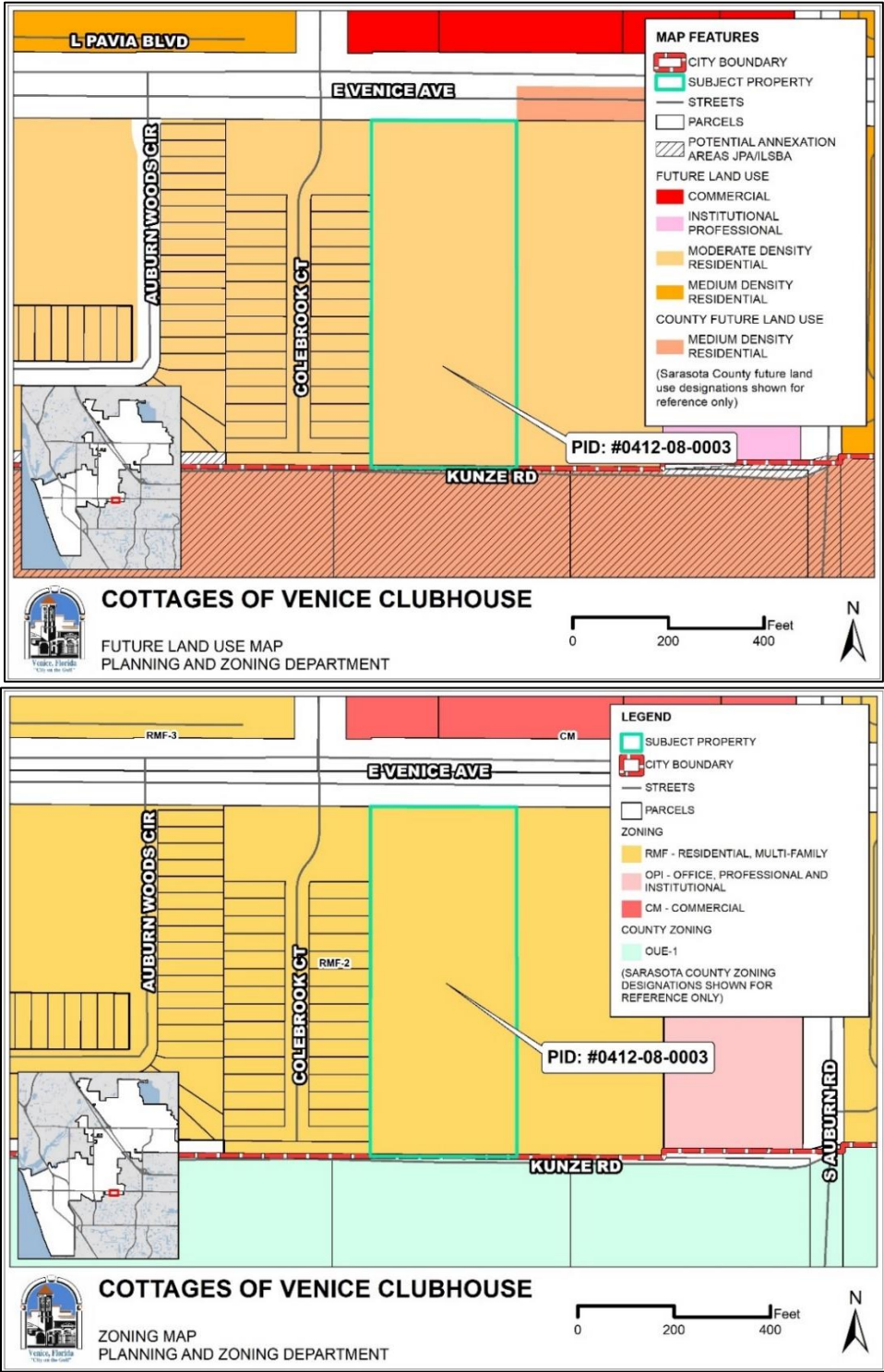


Site Photographs



Future Land Use and Zoning

The Future Land Use designation for the subject property is Moderate Density Residential and the zoning is Residential, Multi-Family 2 (RMF-2/Venetian Gateway (VG), as depicted on the maps below. Uses to the east and west are City residential, to the north is commercial, and to the south is County residential. The maps included in this report reflect the zoning map for the City adopted on July 12, 2022.



## Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Commercial (Villa Venezia Plaza)	Commercial (CM)	Commercial
South	Residential	County Moderate Density Residential (MODR)	County Open Use Estate (OUE-1)
East	Vacant	MODR	RMF-2
West	Residential (Cassata Place Phase 1)	MODR	RMF-2/VG

## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

### Consistency with the Comprehensive Plan

A review of elements and strategies in the Comprehensive Plan did not produce any relevant considerations for this project, and no inconsistencies have been identified with this proposal.

Site and Development Plan applications require a review of Policy 8.2, per Strategy LU 4.1.1 – Land Use Compatibility Review Procedures, to ensure compatibility with surrounding properties. The items from this policy are reproduced below with applicant responses and staff comments.

***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 the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:***

#### **A. Land use density and intensity.**

Applicant Response: The proposed land use is compatible with the density and intensity of existing land uses in the neighborhood.

#### **B. Building heights and setbacks.**

Applicant Response: Proposed building heights are compatible with existing building heights in the neighborhood.

#### **C. Character or type of use proposed**

Applicant Response: The proposed use is compatible with the character and types of existing uses in the neighborhood.

#### **D. Site and architectural mitigation design techniques.**

Applicant Response: Not applicable, the proposed use is compatible with the existing neighborhood.

*Summary Staff Comment: The proposed use is intended to serve the neighborhood and the site plan is compliant regarding site coverage, building heights, setbacks, use, and design based on the approved code modifications through 20-66PP.*

***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.**

Applicant Response: Not applicable

**F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.**

Applicant Response: 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.**

Applicant Response: Not applicable.

**H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.**

Applicant Response: The proposed land use is compatible with the density and intensity of existing land uses in the neighborhood.

*Summary Staff Comment: The clubhouse and pool are planned to serve the Cottages neighborhood. There are no nonconforming uses on the property, and no commercial uses are proposed.*

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

Applicant Response: The proposed use is compatible, nevertheless, the following responses are offered;

**I. Providing open space, perimeter buffers, landscaping and berms.**

Applicant Response: Open space, landscaping and buffering and berms are provided to ensure compatibility.

**J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.**

Applicant Response: Sources of light, noise mechanical equipment, refuse areas, delivery and storage are adequately screened to ensure compatibility.

**K. Locating road access to minimize adverse impacts.**

Applicant Response: No changes in road access are proposed.

**L. Adjusting building setbacks to transition between different uses.**

Applicant Response: Proposed building heights are compatible with existing building heights in the neighborhood.

**M. Applying step-down or tiered building heights to transition between different uses.**

Applicant Response: Not applicable.

**N. Lowering density or intensity of land uses to transition between different uses.**

Applicant Response: Not applicable.

*Summary Staff Comment: Planning Commission may use its discretion to require any of the above mitigation techniques if a potential incompatibility is identified. Some lighting is planned for the clubhouse and pool area. Landscaping, parking, and access have been determined through the preliminary plat process.*

***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 Moderate Density Residential future land use designation, strategies found in the East Venice Avenue Neighborhood, 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 preliminary plat for this subdivision (20-66PP) was approved with a modification to allow for 0' setbacks and 100% lot coverage on this site. The clubhouse and pool will cover the entire area of Tract E. Parking was provided through the plat, and there are garages and handicap accessible spaces adjacent to the clubhouse parcel. A sidewalk is proposed to connect the parcel to the rest of the Cottages neighborhood.

The clubhouse is compliant with height limitations, measuring 19' while the maximum in RMF-2 is 35'. Compliance with the architectural requirements of the Venetian Gateway (VG) district were confirmed through the plat, but may still be applied to the clubhouse. The criteria for VG design are found in Sec. 86-120(e)(4):

- (a) Architectural style.*
- (b) Harmonious design of buildings.*
- (c) Materials.*
- (d) Proportion of building components.*
- (e) Colors.*
- (f) Visibility of mechanical equipment.*
- (g) Exterior lighting.*
- (h) Screening of service and storage areas.*
- (i) Variation of design.*

The proposed site plan has been reviewed for compliance with the Land Development Code and has been deemed to be compliant.

The applicant has provided responses to each of the findings for a site and development plan application contained in Sec. 86-23(m):

**(1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.**

Applicant Response: Please see attached deed.



**(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.**

Applicant Response: The proposed clubhouse and pool use is consistent and compatible with adjacent and nearby properties and is consistent with plans reviewed and approved for the Preliminary Plat.

**(3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.**

Applicant Response: Ingress and egress to the development has been designed to ensure automotive and pedestrian safety is consistent with plans reviewed and approved for the Preliminary Plat.

**(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.**

Applicant Response: Off-street parking has been designed to ensure automotive and pedestrian safety, including emergency access. Screening and landscaping of off-street parking meets or exceeds all City of Venice Code requirements and is consistent with plans reviewed and approved for the Preliminary Plat.

**(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.**

Applicant Response: Screens and buffers meet or exceed all code requirements and have been designed to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and are consistent with plans reviewed and approved for the Preliminary Plat.

**(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.**

Applicant Response: Drainage has been designed to meet all City of Venice Code requirements and will not have any negative impacts to adjacent properties or consequences on public drainage capacities and is consistent with plans reviewed and approved for the Preliminary Plat.

**(7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.**

Applicant Response: Sanitary sewer capacity is available to serve the proposed development consistent with plans reviewed and approved for the Preliminary Plat.

**(8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.**

Applicant Response: Utilities connections have been designed consistent with City of Venice requirements, and capacity exists to serve the proposed development consistent with plans reviewed and approved for the Preliminary Plat.

**(9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.**

Applicant Response: Adequate recreational facilities and open space have been provided on-site. In addition, the proposed development will pay park impact fees to offset any impacts to the City's recreational facilities.

**(10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.**

Applicant Response: The proposed development has been designed to ensure the appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and is consistent with plans reviewed and approved for the Preliminary Plat.

**(11) Such other standards as may be imposed by the city on the particular use or activity involved.**

Applicant Response: Not applicable.

**(12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.**

Applicant Response: Not applicable.

*Summary Staff Comment: All relevant documents have been submitted to process this petition, and most of the items on the list of findings were addressed through preliminary plat petition no. 20-66PP. Site design for this project maximizes the available space, as permitted through the approval of code modifications at the time of the preliminary plat approval.*

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

The proposed site and development plan is compliant, and no inconsistencies have been identified with the LDC.

***Concurrency/Mobility***

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the Site and Development Plan request. Concurrency for this project was confirmed through the preliminary plat process (Petition No. 20-66PP).

***Conclusions/Findings of Fact (Concurrency):***

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

***Conclusions/Findings of Fact (Mobility):***

The applicant has provided traffic analysis with previously approved applications that has been reviewed by the City's transportation consultant and Sarasota County. No additional issues have been identified.

### III. CONCLUSION

#### **Planning Commission Report and Action**

Upon review of the petitions 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 take action on Site and Development Plan Petition No. 22-34SP.