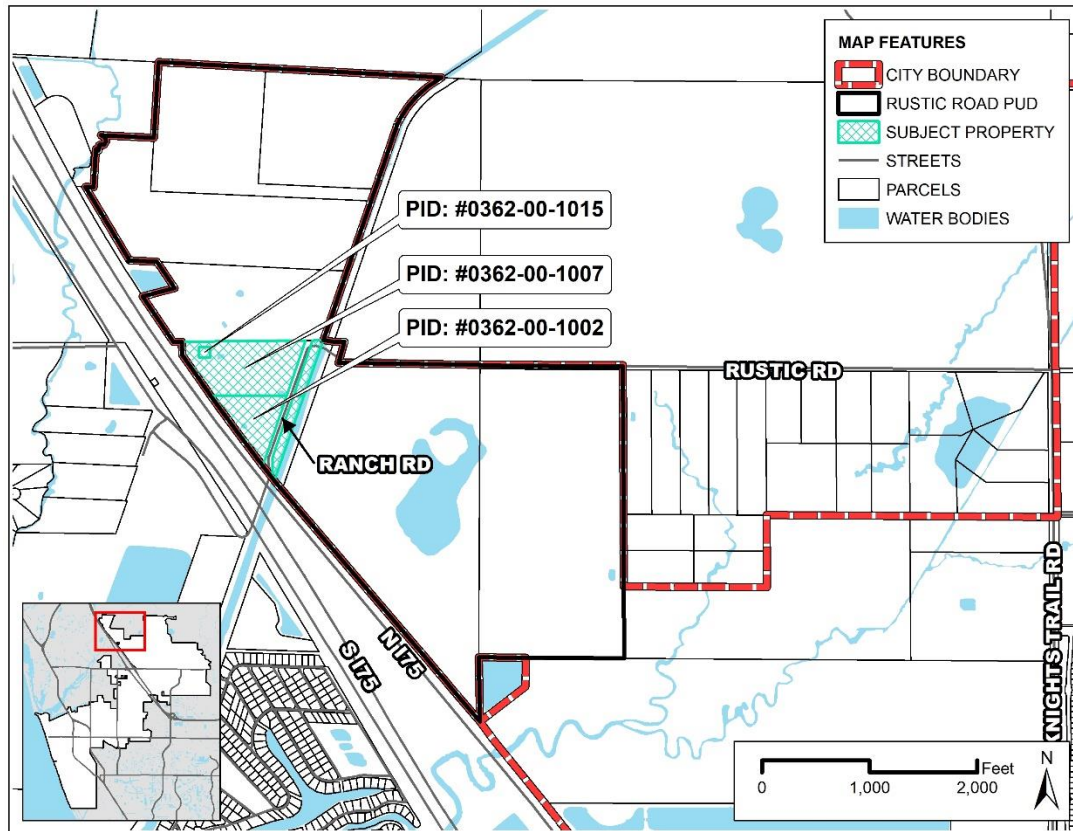


21-61SP & 21-62SE – Ranch Road Staff Report



GENERAL INFORMATION

Address:	2600 Rustic Road & 1700 Ranch Road
Requests:	SP: Development of 303 multifamily units and amenity center SE: Relief from Sec. 122-434(1)(b) to reduce the required number of parking spaces to 1.6 spaces per unit
Owner:	AG EHC (MTH) Multi State 1, LLC
Applicant:	South City Partners
Agent:	Bill Conerly, P.E. – Kimley-Horn and Associates
Parcel ID:	0362001007, 0362001015, & 0362001002
Parcel Size:	15.85 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	December 27, 2021
Associated Petition:	21-63CU

I. BACKGROUND

This project is part of the Rustic Road Planned Unit Development (PUD), which was approved through rezoning ordinance 2019-25. A variance was granted for this property specifically through development order 19-34VZ, which allows building heights up to 42' in the Ranch Road (multifamily) section of the Rustic Road PUD.

II. PROJECT DESCRIPTION

Site & Development Plan

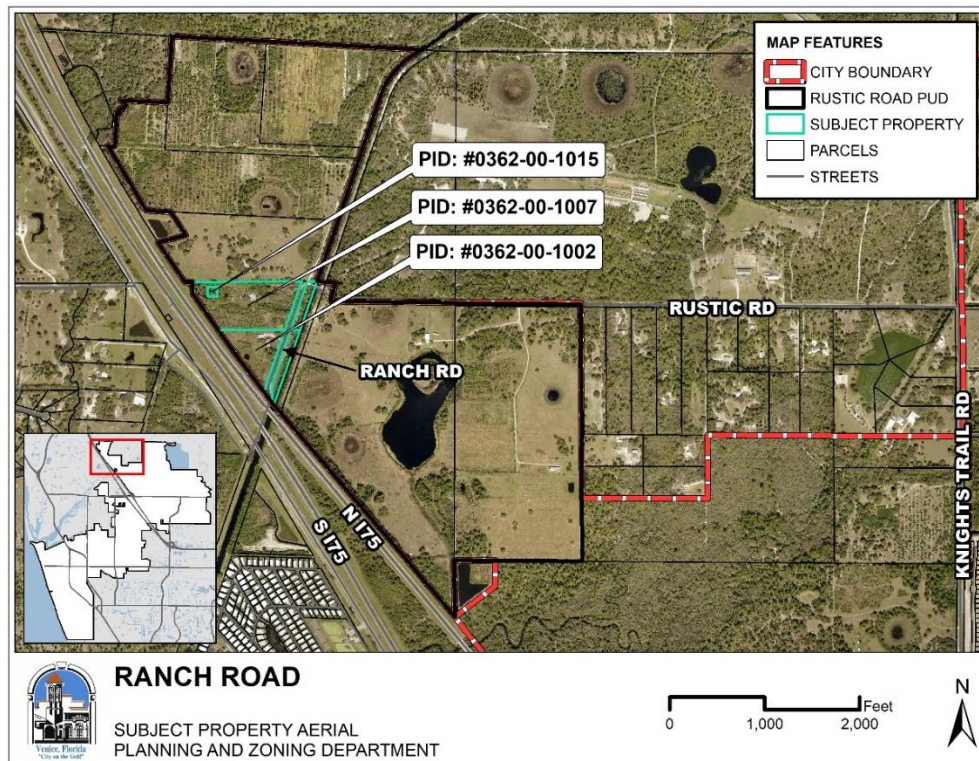
The subject parcel is triangular, bounded by I-75, Ranch Road (parallel to Cow Pen Slough), and Magnolia Bay North (single-family subdivision within the Rustic Road PUD). Landscape buffers 10' wide are provided around most of the property, with a 20' PUD perimeter buffer adjacent to I-75.

The proposed project is a 303-unit multifamily development with a mix of two-, three-, and four-story buildings, along with an amenity center and parking both on-street and in garages. Four of the ten residential buildings are identified as carriage homes, featuring two attached units. Three buildings contain 36 units, while the remaining buildings include one 51-unit and two 68-unit buildings.

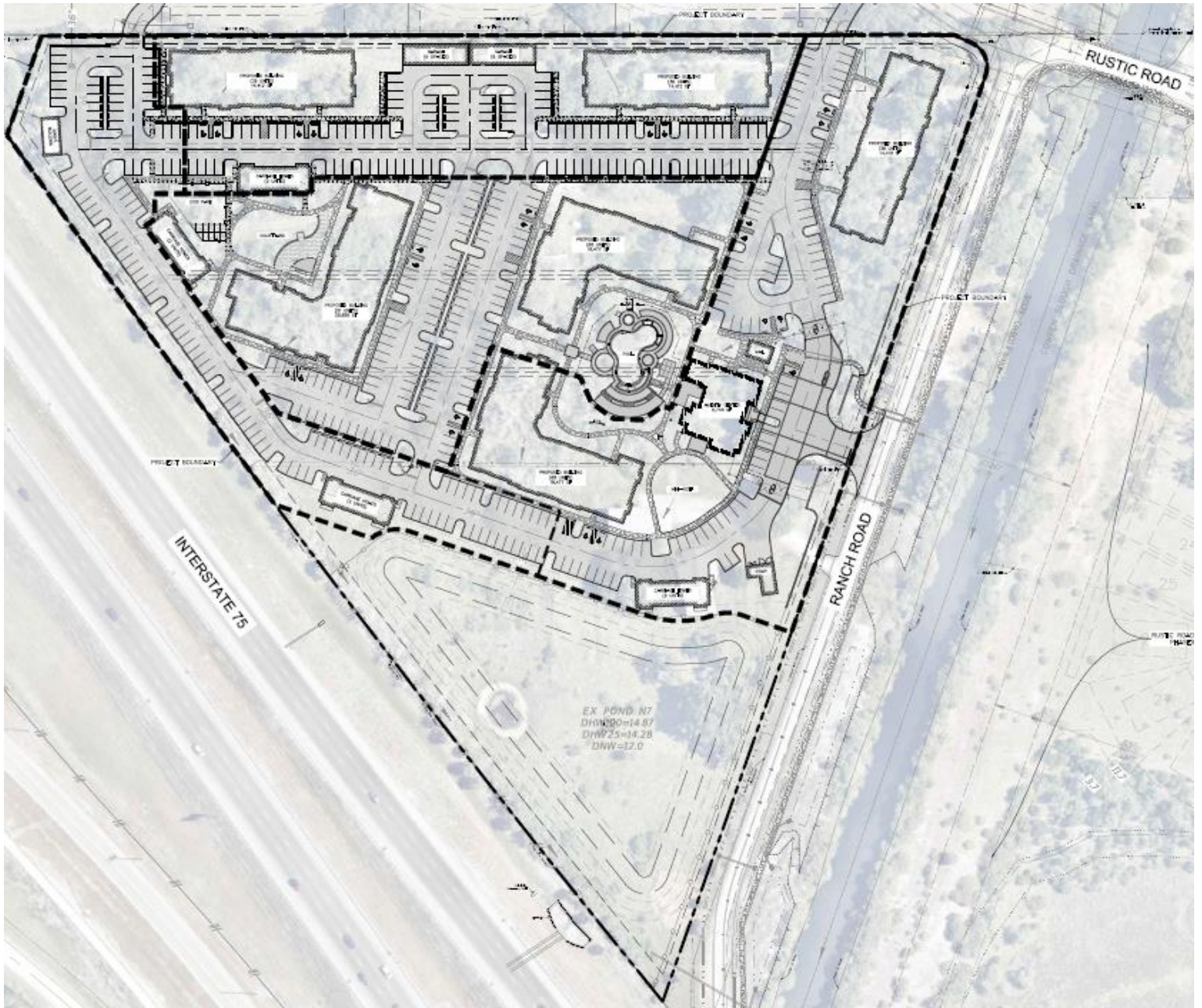
The amenity center includes a pool, miniature golf, and a mail kiosk, and another open space area on the western side of the development provides a courtyard and dog park. A sidewalk is proposed throughout the development and connects to Ranch Road.

Special Exception

The special exception request for this project is to reduce the number of required parking spaces from two per unit (606 total spaces) to 1.6 per unit (485 total spaces). The parking will be distributed among six garages and multiple surface parking areas throughout the development.



Site Plan Overview

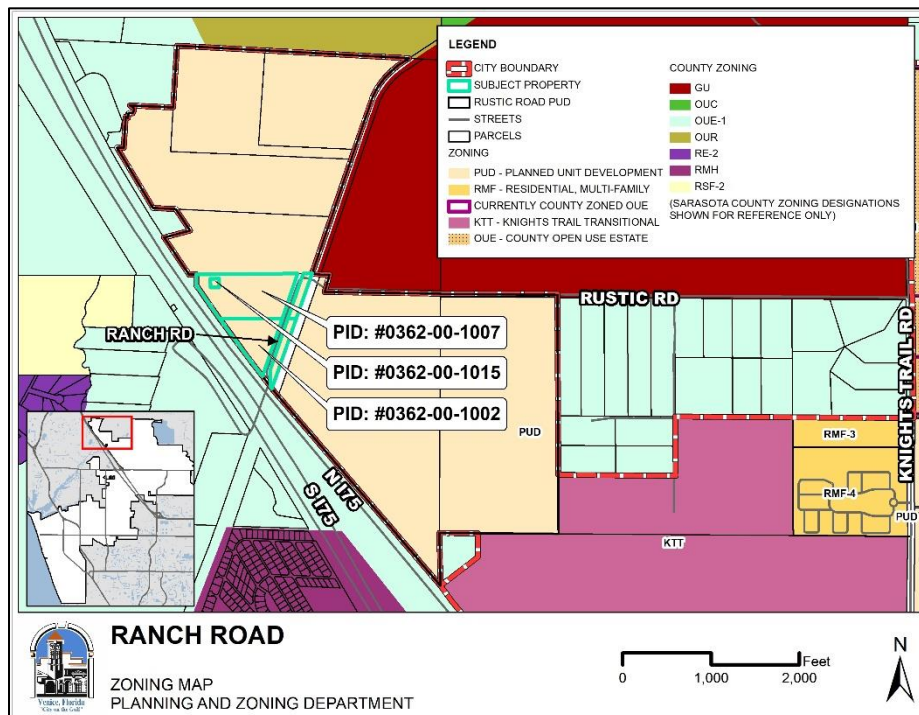
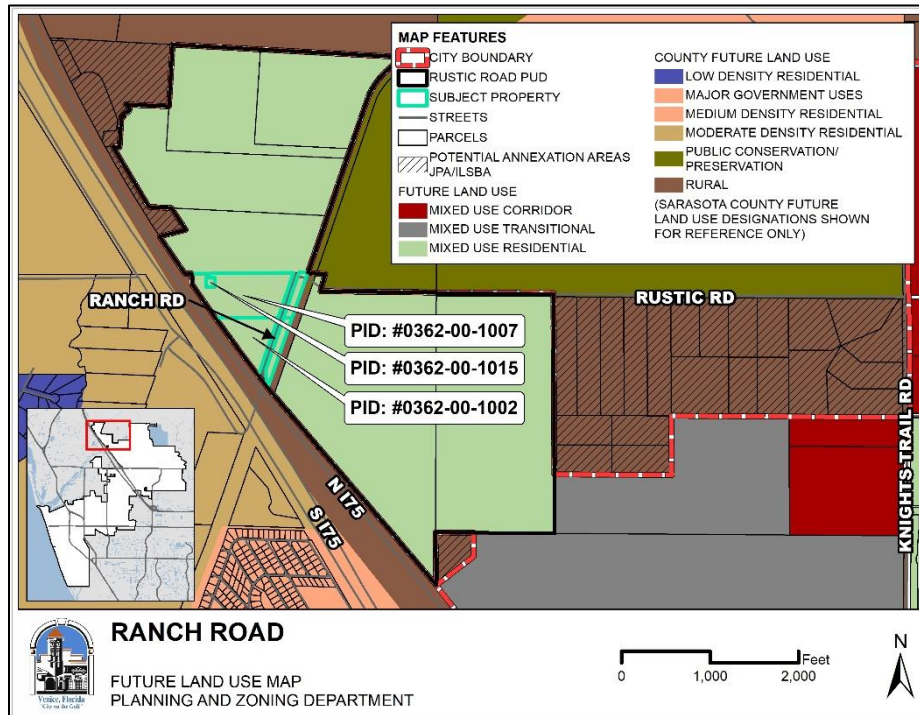


Site Photographs



Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is Mixed Use Residential and the zoning is Planned Unit Development (PUD), as depicted on the maps below. To the north and southeast are the same designations, as all these properties are part of the Rustic Road PUD. To the southwest is County Rural FLU and County Open Use Estate zoning. The northeast corner of the property is adjacent to a County Public Conservation/Preservation FLU and County Government zoning. 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	-Magnolia Bay North (Rustic Road PUD) -Sarasota County Gun Range	-Planned Unit Development (PUD) -Government Use (GU)	- Mixed Use Residential (MUR) - Public Conservation/Preservation
South	I-75	County Rural	County OUE
East	Magnolia Bay South (Rustic Road PUD)	PUD	MUR
West	I-75	County Rural	County OUE

III. PLANNING ANALYSIS

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

Consistency with the Comprehensive Plan

This proposal is consistent with the Future Land Use designation of Mixed Use Residential (MUR) regarding use and density. Per Strategy LU-1.2.16.4, the approved density is spread across the entire Rustic Road PUD; density for the multifamily property will be 19.12 dwelling units per acre (du/ac), with an overall density of approximately 3.14 du/ac in the PUD, per the Binding Master Plan.

Open space is required to be at least 50% of a PUD per Strategy LU-1.2.16.6.c. The Rustic Road PUD provides 50.2% open space in the Binding Master Plan, which will be averaged across the entire property, including the two single-family subdivisions. Open space is generally dedicated with the recording of a final plat. Because the subject proposal will not undergo a plat process, however, open space for this portion of the PUD will be confirmed through a separately recorded document approved by the City Attorney. Total open space for this multifamily project will be 48.71%, with an average of 52.24% for the entire PUD.

A review of elements and strategies did not produce any relevant considerations for the special exception request for reduced parking, 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 density is consistent with the density approved for the Rustic Road PUD.*

B. Building heights and setbacks.

Applicant Response: *The building heights have been tiered to allow for two and three story buildings on the perimeter and the four-story buildings internal to the site in order mitigate any potential impacts to existing neighborhoods.*

C. Character or type of use proposed

Applicant Response: *The proposed residential use is consistent with the approved Rustic Road PUD Master Development Plan.*

D. Site and architectural mitigation design techniques.

Applicant Response: *Building heights have been tiered to provide for lower building heights along the perimeter of the site and substantial landscape buffers are provided along Ranch Road and in order to ensure compatibility with the existing neighborhoods.*

Summary Staff Comment: *The proposed use is consistent with the Comprehensive Plan and compliant with the Land Development Code regarding intensity, building setbacks, type of use, and site design. Height is addressed through the associated conditional use petition no. 21-63CU.*

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: *The proposed use is compatible with single-family neighborhoods. Nevertheless, mitigation efforts as described above have been included to further ensure compatibility.*

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 density of the proposed use is consistent with the Rustic Road PUD Master Plan.*

Summary Staff Comment: *This use will be adjacent to two single-family neighborhoods within the same PUD, which was approved as part of the conceptual plan through rezoning of the Rustic Road PUD. 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: No incompatibility exists; nevertheless, please see the below responses.

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

Applicant Response: The Rustic Road PUD provides 50% open space and substantial landscape buffers in order to mitigate any potential impacts.

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

Applicant Response: Sources of light, noise, mechanical equipment and refuse areas have been located to mitigate any potential impacts.

K. Locating road access to minimize adverse impacts.

Applicant Response: Access has been located in order to mitigate any potential impacts.

L. Adjusting building setbacks to transition between different uses.

Applicant Response: Not applicable.

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

Applicant Response: Building heights have been tiered to reduce building heights on the perimeter of the property.

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

Applicant Response: The proposed density is consistent with the approval of the Rustic Road PUD Master Plan.

Summary Staff Comment: The Technical Review Committee has deemed this project compliant with the Land Development Code regarding each of these items. This is a residential use in a residential neighborhood, and building height and density has been considered in designing the site layout. Buffering and open space has been provided consistent with the approved Binding Master Plan. Planning Commission may use its discretion to require compatibility mitigation techniques based on I-N.

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 Mixed Use Residential future land use designation, strategies found in the Knights Trail 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 and Rustic Road PUD Binding Master Plan

Site and Development Plan

The proposed site plan has been reviewed for compliance with the Land Development Code and has been deemed compliant. The parking rate requested through the special exception and the height requested through the conditional use are the only items that do not meet the requirements of the Land Development Code and Binding Master Plan without additional approval.

Development Standard	PUD Requirement	Subject Petition Proposal
Height	42' (approved through petition no. 19-34VZ)	53.5' maximum

Development Standard	PUD Requirement	Subject Petition Proposal
Lot Coverage	Unrestricted	17.22%
Setbacks	Front: 20' Side: 5' Rear: 10' Setback from I-75: 1x building height	Front: 46' Side: 17' Rear: 27' Setback from I-75: 43' (for building with height of 27.5')
Parking	606 spaces (Sec. 122-134)	485 spaces

The applicant has provided responses to each of the findings for a site and development plan application contained in Sec. 86-23(m), reproduced below with staff comments where applicable:

(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.

Staff Comment: Statements of ownership and control have been provided.

(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 multi-family development is consistent with the approve Rustic Road PUD Master Plan and compatible with nearby properties.

Staff Comment: The density of the proposed development is compatible with adjacent and nearby properties and was approved as part of the Binding Master Plan for the Rustic Road PUD.

(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 is consistent with the approved Rustic Road PUD Master Plan and has been designed to ensure automotive and pedestrian safety.

Staff Comment: Access is provided to the site at one main entrance along Ranch Road and two access points to the north, one from Rustic Road and one connecting to Magnolia Bay north. Sidewalks and crosswalks are provided throughout the site for pedestrian safety.

(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.

Staff Comment: Parking is provided both as surface parking and as garage parking.

(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 are consistent with the approved Rustic Road PUD Master Plan which have been designed to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Staff Comment: Screening and buffering is proposed compliant with the Land Development Code and consistent with the Binding Master Plan, including increased buffering along the PUD perimeter adjacent to I-75.

(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.

Staff Comment: The Engineering Department has confirmed compliance with requirements.

(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.

Staff Comment: The Technical Review Committee has not indicated any issues related to provision for sewer capacity.

(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.

Staff Comment: The Utilities Department has confirmed compliance with requirements.

(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.

Staff Comment: Open space is being provided consistent with the Binding Master Plan and requirements for a PUD in Sec. 86-130. This open space will be dedicated through a separate instrument to ensure its protection in perpetuity.

(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 is consistent with the approved Rustic Road PUD Master Plan and 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.

(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: A concurrent Special Exception Application to modify parking requirements has been filed and a concurrent Conditional Use application for building height in excess of 35 feet has been filed.

Staff Comment: The conditional use applies to height above 42', based on the approval of variance petition no. 19-34VZ.

Special Exception

The special exception petition requests a reduction of the parking rate set forth in Sec. 122-134(1)(b) from two spaces per unit in a multifamily neighborhood to 1.6 spaces per unit. The applicant's stated justification for this reduction is that 53% of the units will be one bedroom and that previous experience with this type of development has proven to them that the full amount of required spaces would not be necessary. The applicant also notes that reduced street parking would have less visual impact on the property.

The applicant has responded to the required findings for a special exception petition, and those responses are reproduced verbatim below:

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

Applicant Response: The proposed Special Exception to reduce the number of required parking spaces is consistent with all applicable elements of the Comprehensive Plan.

(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Applicant Response: The proposed reduction in required parking spaces will allow for safe ingress and egress, traffic flow and emergency access.

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Applicant Response: The proposed reduction in required parking will allow for a parking design which will not have any adverse impacts to adjoining properties and properties generally in the district.

(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

Applicant Response: Not applicable.

(5) Utilities, with reference to location, availability and compatibility.

Applicant Response: Not applicable.

(6) Screening and buffering, with reference to type, dimensions and character.

Applicant Response: The proposed plan with the reduction in required parking spaces will allow for adequate screening and buffering of parking.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Applicant Response: Not applicable.

(8) Required yards and other open space.

Applicant Response: Not applicable.

(9) General compatibility with adjacent properties and other property in the district.

Applicant Response: The proposed Special Exception will allow for development compatible with adjacent properties and other property in the district.

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

Applicant Response: Not applicable.

Summary Staff Comment: The special exception regarding reduced parking is not anticipated to impact items such as refuse collection, utilities, or required yards. The reduction in parking will allow the applicant to reach the desired number of units, and the project is within the approved density and meets all other aspects of the Land Development Code (with additional height requested through 21-63CU).

Conclusions/Findings of Fact (Compliance with the Land Development Code and Rustic Road PUD Binding Master Plan):

The proposed site and development plan and special exception are compliant, and no inconsistencies have been identified with the LDC or the Rustic Road PUD Binding Master Plan.

Concurrency/Mobility

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding either the site and development plan or the special exception request.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	313 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	313 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	3503 pounds/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	515 potential population (3.6 acres park)	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Up to 303 multifamily dwelling units	Compliance will be confirmed by School Board

An analysis of transportation mobility for the Rustic Road PUD was reviewed by the City's traffic consultant and deemed compliant during the rezoning process. The analysis was also reviewed by Sarasota County. This transportation study contemplated all three areas of the PUD (Magnolia Bay North, Ranch Road, and Magnolia Bay South), and the total PM peak hour trip generation was determined to be 785 trips, which was stipulated as the maximum through ordinance no. 2019-25. This project falls within that maximum allowed trips.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	785 PM Peak Hour Trips (for all of Rustic Road PUD)	Compliance confirmed by City's transportation

Facility	Department	Estimated Impact	Status
			consultant through petition no. 18-07RZ

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 through the rezoning petition for this property (petition no. 18-07RZ/ordinance no. 2019-25) that has been reviewed by the City's transportation consultant and Sarasota County. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code and Rustic Road PUD Binding Master Plan, 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. 21-61SP and Special Exception Petition No. 21-62SE.