

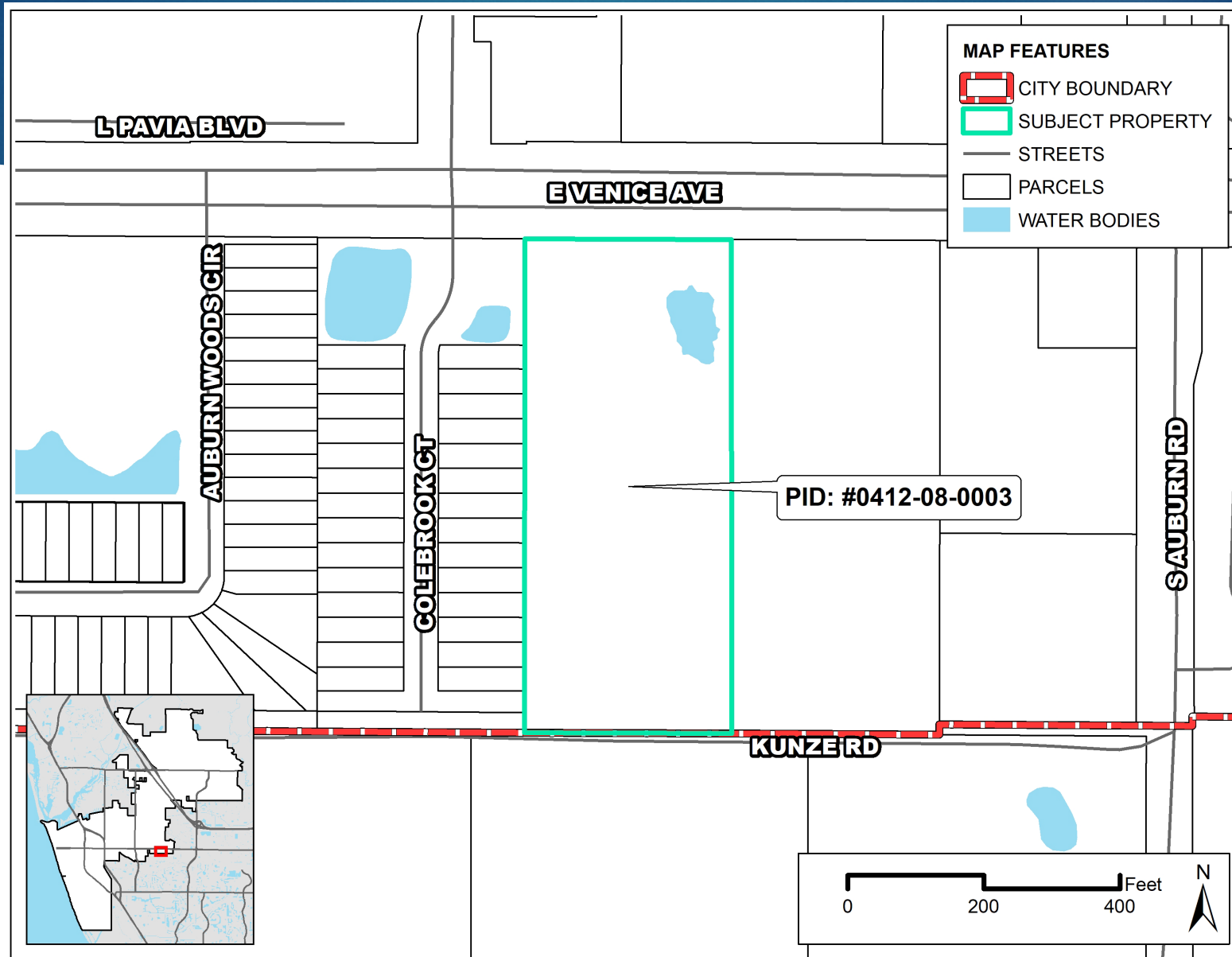


# 22-34SP – Cottages of Venice Clubhouse

AUGUST 16, 2022

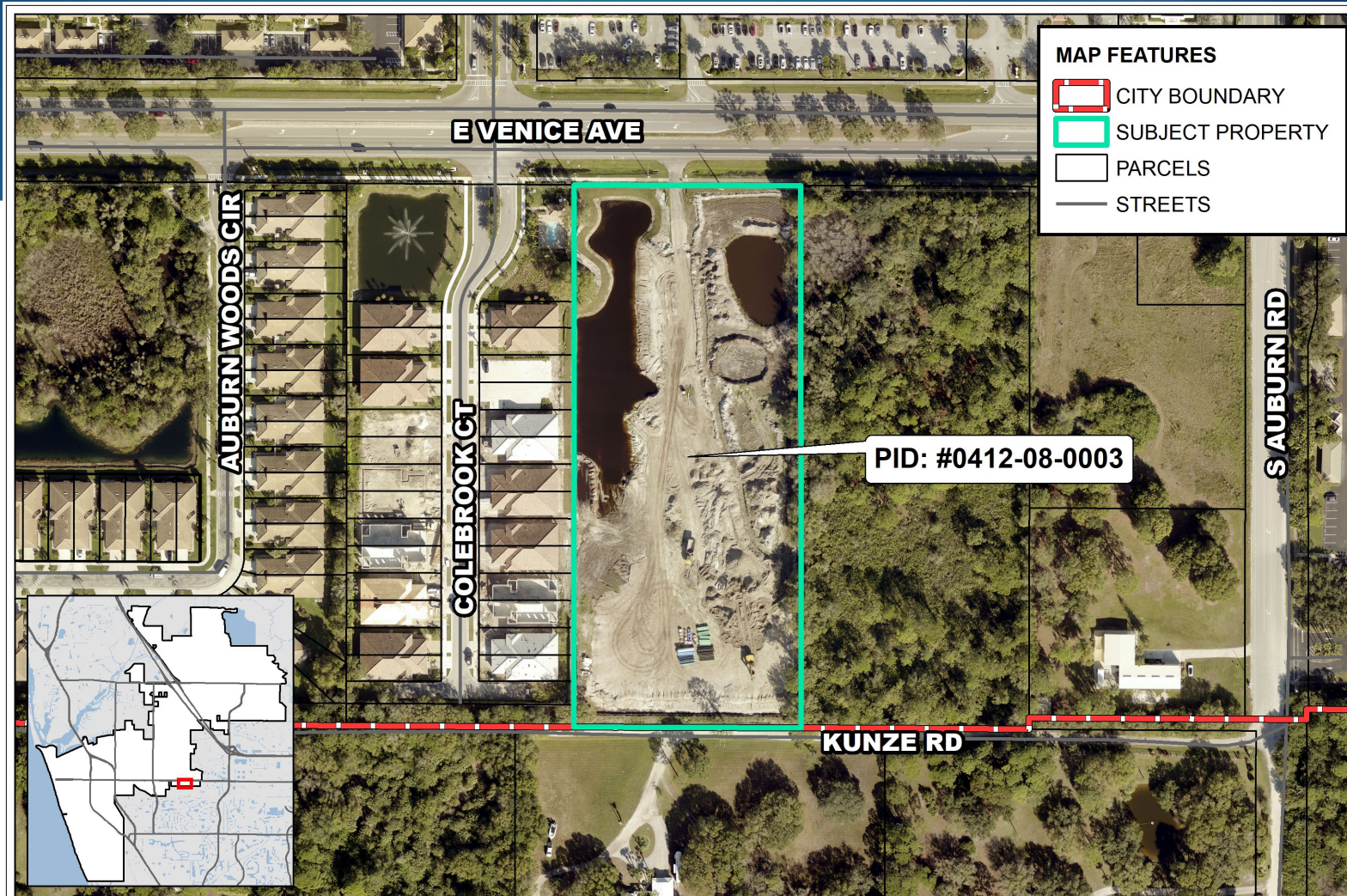
General Information	
Address:	1755 E. Venice Ave
Requests:	Development of clubhouse with pool for Cottages of Venice
Owner:	Keeneland, LLC
Agent:	Jeffery A. Boone, Esq. – Boone Law Firm
Parcel ID:	0412080003
Parcel Size:	3,227± square feet
Future Land Use:	Moderate Density Residential
Zoning:	Residential,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

# Location Map





# Aerial Map



## COTTAGES OF VENICE CLUBHOUSE

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DEPARTMENT

0 200 400 Feet



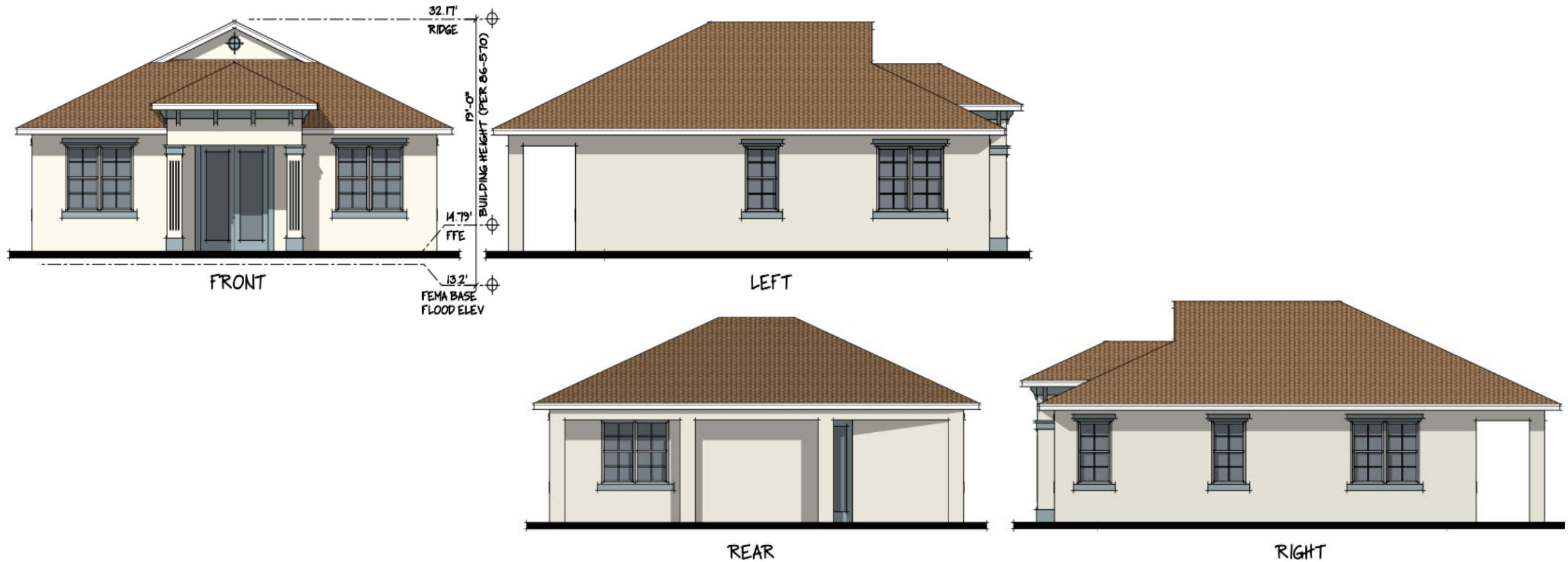


# Project Description

- ▶ The proposed project includes a clubhouse and pool
- ▶ Tract E of the Cottages of Venice plat (20-66PP)
  - ▶ Approved with 0' setbacks for this tract, allows 100% lot coverage
- ▶ Parking and landscaping were provided through the plat



# Elevations





# Existing Conditions

SITE PHOTOS, FUTURE  
LAND USE & ZONING  
MAPS, SURROUNDING  
LAND USES

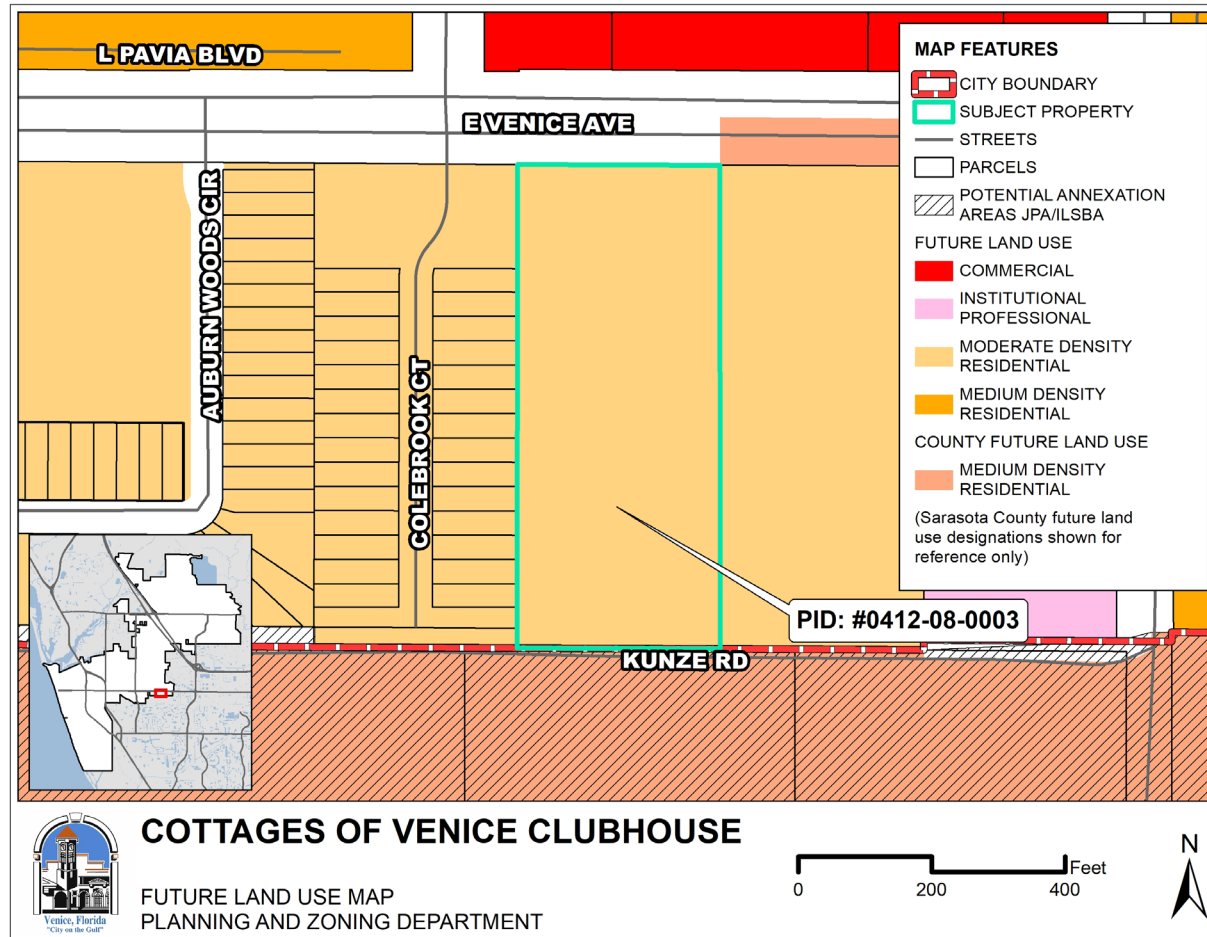


# Site Photos

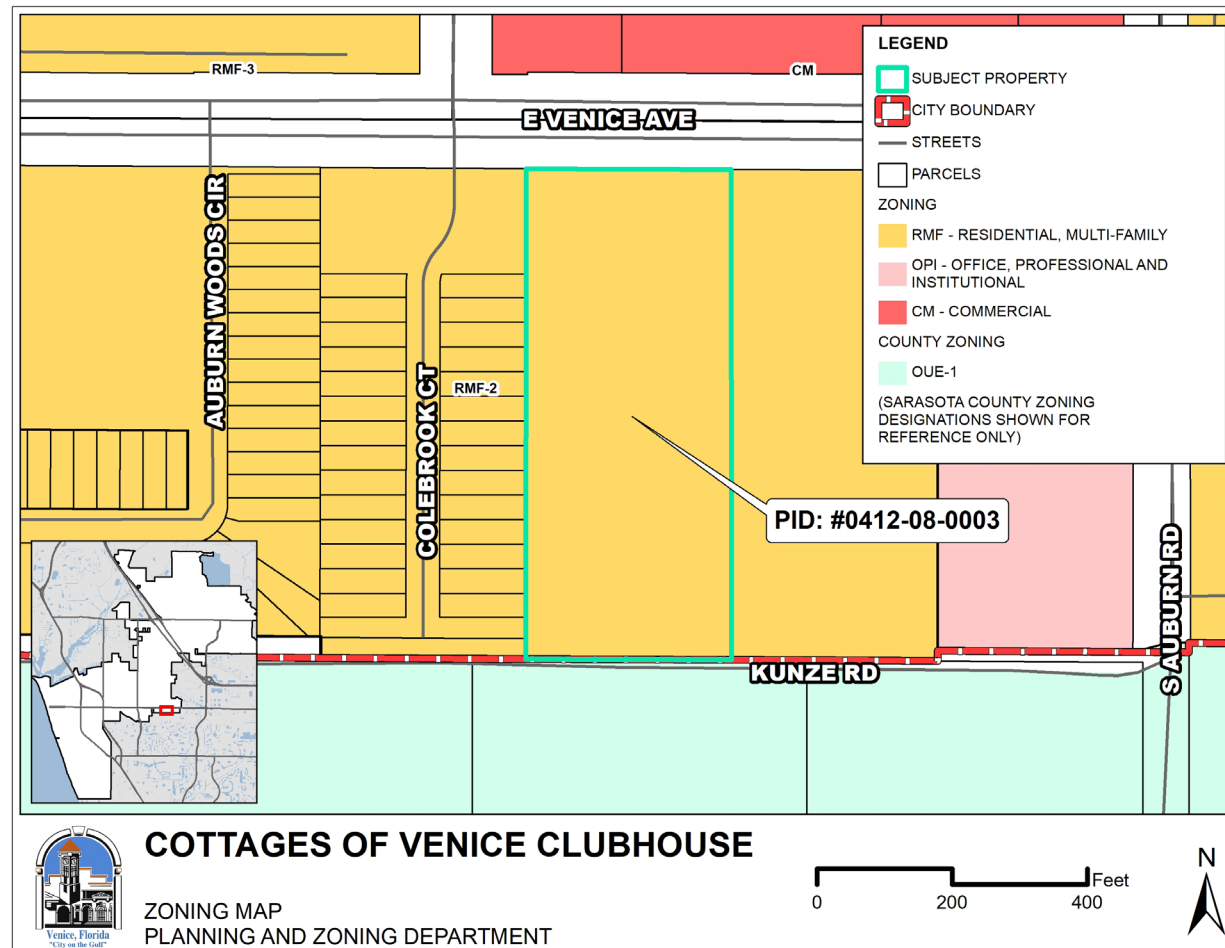




# Future Land Use Map



# Zoning Map





# 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	Residential, Multi-family 21 (RMF-2)
West	Residential (Cassata Place Phase 1)	MODR	RMF-2/Venetian Gateway (VG)

# Planning Analysis

COMPREHENSIVE PLAN,  
LAND DEVELOPMENT  
CODE,  
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
- Policy 8.2 – Applicant and staff comments in staff report



## 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

- ▶ Petition No. 20-66PP was approved with a modification to allow for 0' setbacks and 100% lot coverage on this site
- ▶ Parking was provided through the plat; garages and handicap accessible spaces are adjacent to the clubhouse parcel
- ▶ A sidewalk is proposed to connect the parcel to the rest of the Cottages neighborhood
- ▶ The maximum height of the clubhouse is 19', well below the RMF-2 maximum of 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.*
- ▶ Responses to Sec. 86-23(m) in the staff report

## 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.



# Compliance with Requirements for Concurrency/Mobility

## **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/Mobility):

## **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.

## **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.

## 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.