



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

**COMP. PLAN AMENDMENT** 18-02CP

**Project Name:** Rustic Road

**Parcel Identification No.:** PLEASE SEE ATTACHED

**Address:** Rustic Road

**Parcel Size:** 318.7 +/- acres

**FLUM designation:** Current: Sarasota County-Rural/Proposed City of Venice Mixed Use Residential

**Zoning Map designation:** Current: Sarasota County- OUE/ Proposed: City of Venice - PUD

**Property Owner's Name:** Please see attached

**Telephone:**

**Fax:**

**E-mail:**

**Mailing Address:**

**Project Manager:** Jeffery A. Boone, Esq.

**Telephone:** 941-488-6716

**Mobile / Fax:** 941-488-7079

**E-mail:** jboone@boone-law.com

**Mailing Address:** 1001 Avenida Del Circo, Venice, FL 34285

**Project Engineer :** Sean Crowell, P.E., Waldrop Engineering

**Telephone:**

**Mobile / Fax:** 941-749-8400

**E-mail:** sean.crowell@waldropengineering.com

**Mailing Address:** 28100 Bonita Drive, ste. 305, Bonita Springs, FL 34135

**Project Architect:**

**Telephone:**

**Mobile / Fax:**

**E-mail:**

**Mailing Address:**

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*(Appt)*

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**OCT 26 2018**

**PLANNING & ZONING**

Oper: CASHIERMM Type: 02 Drawer: 1  
Date: 10/26/18 10:27/18 Receipt No: 10065  
2018 150  
PZ PLANNING & ZONING  
CK CHECK 1027 \$3075.80  
Trans date: 10/26/18 Time: 10:27:33  
\$7213.70

Revised 9/10

PZ-18-156  
\$3075.80

# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition**
- ☒ **Public Workshop Requirements.** Date held October 18, 2018
  - ☒ Copy of newspaper ad.
  - ☒ Copy of notice to property owners.
  - ☒ Copy of sign-in sheet.
  - ☒ Written summary of public workshop.
- ☒ **Land Use Map** – May include existing conditions, aerial photographs, natural communities and transportation network.
- ☒ **Base Analysis** – May include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation and open space), special studies, etc. in support of proposed amendment.

## Fees

Application filing fee.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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# RUSTIC ROAD ANNEXATION PARCELS

	<u>OWNER</u>	<u>PID</u>	<u>ADDRESS</u>	<u>ACRES</u>	<u>THE FUND ORDER #</u>
✓ 1)	<u>Free Flying Investments, LLC</u>	0361-00-1002	Ranch Rd	31.458	649652
✓ 2)	Rustic Road Partners, LLC	0361-00-1001	Ranch Rd	97.688	649677
		0361-00-1003			649677
		0361--00-1004			649677
		0364-04-0001	Rustic Rd	0.914	649651
✓ 3)	Ronald & Carol Perkins	0362-00-1007	2600 Rustic Rd	12.003	649654
		0362-00-1015			652020
✓ 4)	Caroline Martin	0362-00-1002	1700 Ranch Rd	6.542	649656
✓ 5)	Philip V. Burket Trust	0364-04-0002	2940 Rustic Rd	170.101	649681
		0362-00-1010			649681
	Total			318.706	

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## Rustic Road Comprehensive Plan Amendment Project Narrative

The subject property is approximately 318 +/- acres located along Rustic Road and Ranch Road. The property is located within the Rustic Road Neighborhood of the JPA/ILSBA (Area No. 1) as identified in the Comprehensive Plan, and a concurrent Annexation Application has been filed with the City. The JPA/ILSBA identifies the potential uses for the property as residential, up to 9 dwelling units per acre, with up to 50% of the acreage available for non-residential uses.

The proposed Comprehensive Plan Amendment, consistent with the JPA/ILSBA, is to designate the property Knights Trail Neighborhood- Mixed Use Residential, which would allow for residential development consistent with the standards of *Strategy LU 1.2.16*.

The proposed Comprehensive Plan Amendment establishes the additional Strategy LU-KT 1.1.6 as described below **which further limits/reduces the density/intensity of development for the MUR designation in the Knights Trail Neighborhood:**

### ***Strategy LU-KT 1.1.6 - Mixed Use Residential***

***The MUR within the Knights Trail Neighborhood comprises approximately 318 acres generally including residential areas east of I-75 along Rustic Rd and Ranch Rd (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUR designation:***

- A. The minimum residential density is 1.0; the maximum residential density is 3.85 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUR is:***

	<u>Acres</u>	<u>DU's/AC</u>	<u>Min Dev</u>	<u>Max Dev</u>	<u>Min DU's</u>	<u>Max DU's</u>	<u>Existing</u>
<b>MUR</b>	<b>318</b>	<b>3.85</b>	<b>95%</b>	<b>100%</b>	<b>1,163</b>	<b>1,224</b>	<b>3</b>

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.10 (designation-wide); 0.5 (for individual sites). The range of square footage permitted in the MUR is:***

	<u>Acres</u>	<u>FAR</u>	<u>Min Dev</u>	<u>Max Dev</u>	<u>Min Sq. Ft</u>	<u>Max Sq. Ft</u>	<u>Existing</u>
<b>MUR</b>	<b>318</b>	<b>0.10</b>	<b>0%</b>	<b>5%</b>	<b>0</b>	<b>69,260</b>	<b>13,014</b>

- C. Specific to Open Space, see LU 1.2.16.6.c***

- D. The maximum number of PM Peak Hour trips for the Mixed Use Residential within the Knights Trail Area shall not exceed 785 PM Peak Hour trips.***

The proposed Comprehensive Plan Amendment is consistent with *Strategy LU 5.1.1-JPA/ILSBA* and all other applicable elements of the Comprehensive Plan.

In addition, the proposed Comprehensive Plan Amendment proposes to add recently adopted JPA/ILSBA amendment No. 3 to the Comprehensive Plan (see attached JPA/ILSBA Amendment No. 3).

Finally, the proposed amendment will require updates to the following Comprehensive Plan Maps to incorporate the subject properties into the Comprehensive Plan Maps.

**List of Map Changes**

*Future Land Use-LU-1: Neighborhoods*

*Future Land Use-LU-2 Future Land Use Map*

*Future Land Use-LU-11 Coastal High Hazard Area Identified*

*Future Land Use-LU-12 Coastal High Hazard Area FLU*

*Transportation- TR-1 Functional Classification*

*Transportation- TR-2 Existing (2015) Roadway Level of Service*

*Transportation- TR-3 Existing Pedestrian Level of Service*

*Transportation-TR-4 Existing Bicycle Level of Service*

*Transportation- TR-5 Existing Transit Level of Service*

*Transportation- TR-8 Possible Complete Street Map*

*Open Space- OS-1 Coastal High Hazard Area (CHHA)*

*Open Space- OS-2 Coastal High Hazard Area with Future Land Use*

*Knight Trail Neighborhood- LU KT-1: Aerial*

*Knights Trail Neighborhood- LU-KT-2: Future Land Use Map*