

# PRESENTATION CONTENTS

## GCCF REZONING

- Project Introduction
- GCCF Property and Surrounding Area
- PUD Rezoning Request
- The Comprehensive Plan
- Land Development Regulations
- Findings of Fact



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### CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

# INTRODUCTION: ZONING MAP AMENDMENT

## APPLICATION INFORMATION:

**Application Date:** December 6, 2018

**Project Name:** GCCF PUD

**Petition Number:** 18-10RZ

**Property Owner:** Border Road Investments, LLC, Myarra Property  
Joint Ventures, LLC, FC Laurel, LLC and

Woolridge Investment-Florida, LLC

**Agent:** Jeffery Boone, Esq., Boone Law Firm

## PROJECT INFORMATION:

**Parcel ID #'s:** Multiple

**Total Acreage:** 300± acres

**Comprehensive Plan Neighborhood:** Northeast Neighborhood

**Comprehensive Plan Designation:** Mixed Use Residential

**Existing Zoning:** Planned Unit Development and Commercial Mixed Use (CMU)

**Proposed Zoning:** Planned Unit Development (PUD)



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# Background:

- July 8, 2003: Villa Paradiso Property (eastern portion) is annexed through adoption of Ordinance No. 2003-16.
- February 10, 2004: Villa Paradiso Comp. Plan Amendment from Sarasota County Major Employment Center (MEC) to City of Venice Low Density Residential approved through the adoption of Ordinance No. 2004-14.
- February 28, 2006: Villa Paradiso property rezoned to PUD through the adoption of Ordinance No. 2006-10.
- April 11, 2006: The Bridges Property (western portion) is annexed through the adoption of Ordinance No. 2006-27.
- March 13, 2007: The Bridges Comp. Plan Amendment from Sarasota County MEC to City of Venice Moderate Density Residential approved through the adoption of Ordinance No. 2007-14.
- December 9, 2008: The Bridges Property rezoned to Commercial Mixed Use (CMU) through the adoption of Ordinance No. 2008-24.
- September 10, 2018: Public workshop held by the applicant for the subject application.
- December 6, 2018: The subject rezone application to combine the properties zoning of PUD and CMU into one GCCF PUD is submitted.
- February 5, 2019: Pre-Hearing Conference held with Planning Commission.



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# GCCF PUD REZONING:

## **Associated Record Documents:**

- Binding Master Plan Layout (date stamped April 5, 2019)
- Pre-Hearing Conference Information (February 5, 2019)
- Environmental Report, (ECO Consultants Inc. dated December 6, 2018)
- Transportation Impact Analysis (Stantec Consulting Services, Inc.: dated April 5, 2019)
- Public Workshop (September 10, 2018)
- Application Information (completed petition)
- Rezone Ordinance No. 2006-10 (Villa Paradiso PUD)
- Rezone Ordinance No. 2008-24 (The Bridges CMU)



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# The GCCF Property and Surrounding Area

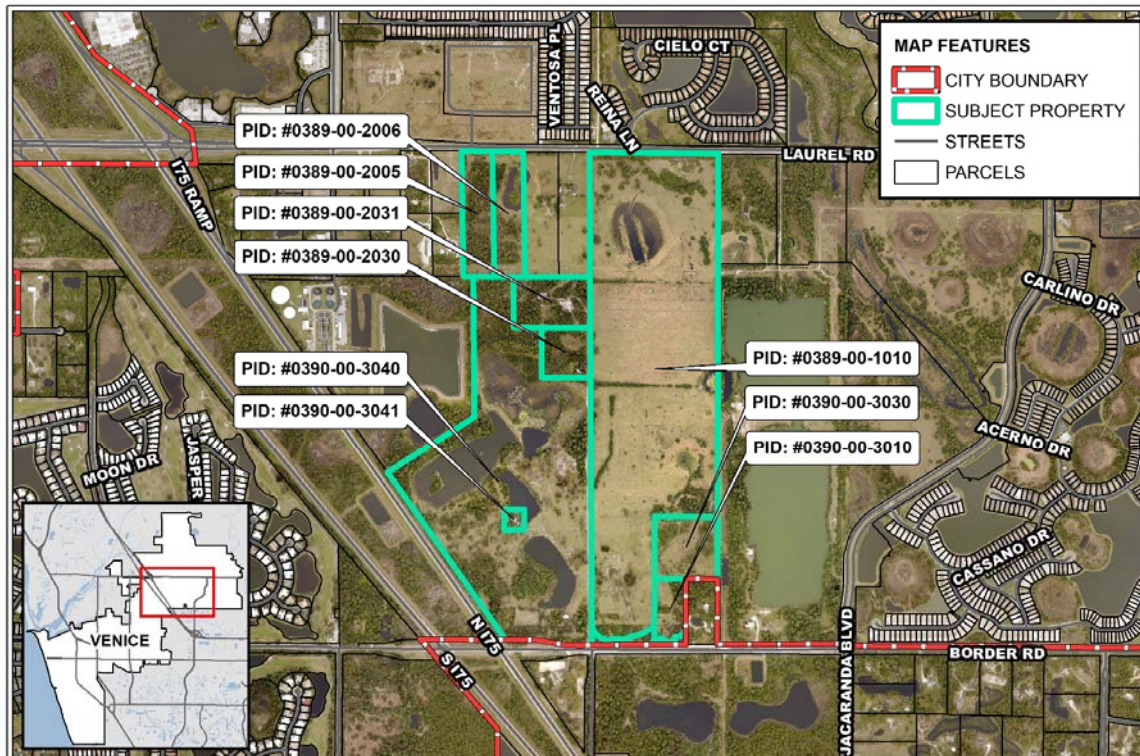


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**GCCF**

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DIVISION

0 1,250 2,500 Feet



**GCCF PUD  
Property**

undeveloped,  
agricultural uses/  
Cell tower facility

PUD and CMU

**Zoning**

Current Zoning

Proposed Zoning

PUD, maximum 4.5  
units per acre  
(proposed GCCF PUD-  
4.3 units per acre)

**Comprehensive Plan  
Future Land Use  
Designation**

Mixed Use Residential,  
maximum 5 dwelling units  
per acre



"City on the Gulf"

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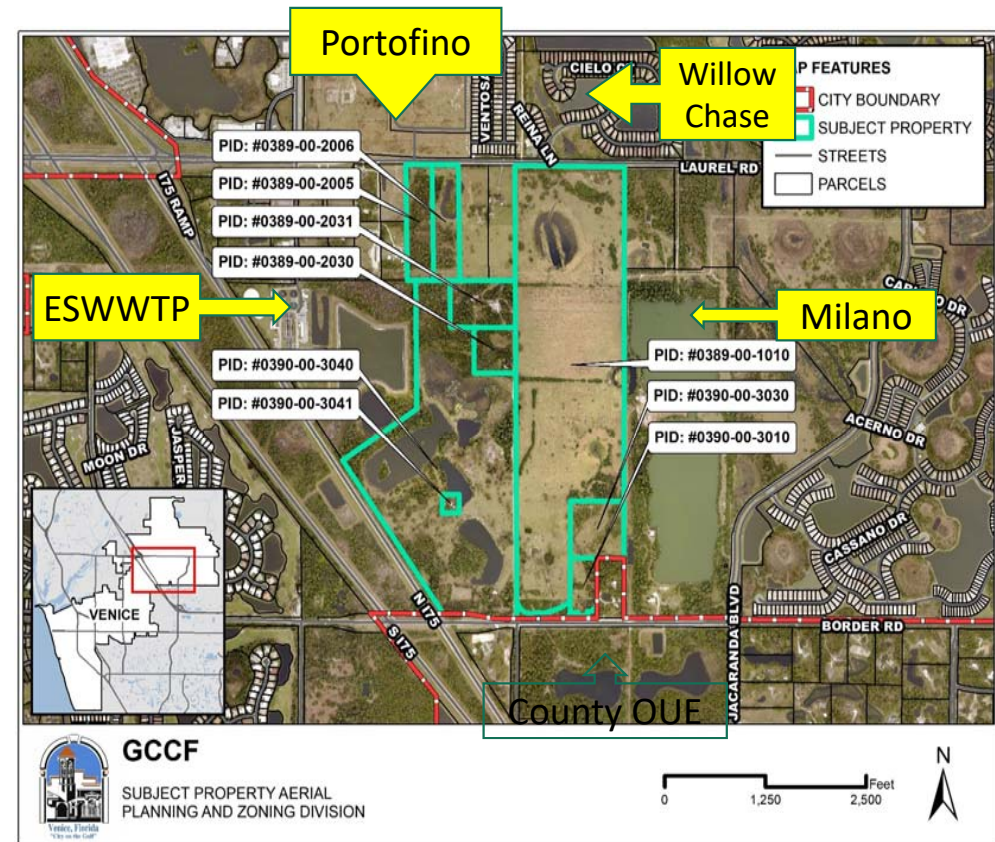
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## Surrounding Properties:

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Vacant & Residential (Portofino, Willow Chase & Treviso Grand Apts.)	CMU and RSF-4	Mixed Use Corridor and Low Density Residential
West	Eastside Plant, I-75 and Residential	GU and Sarasota County OUE-1	Government and Mixed Use Corridor
South	Vacant and Agricultural	Sarasota County OUE-1	Sarasota County Rural
East	Residential (Milano)	PUD	Mixed Use Residential



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## PHOTOS

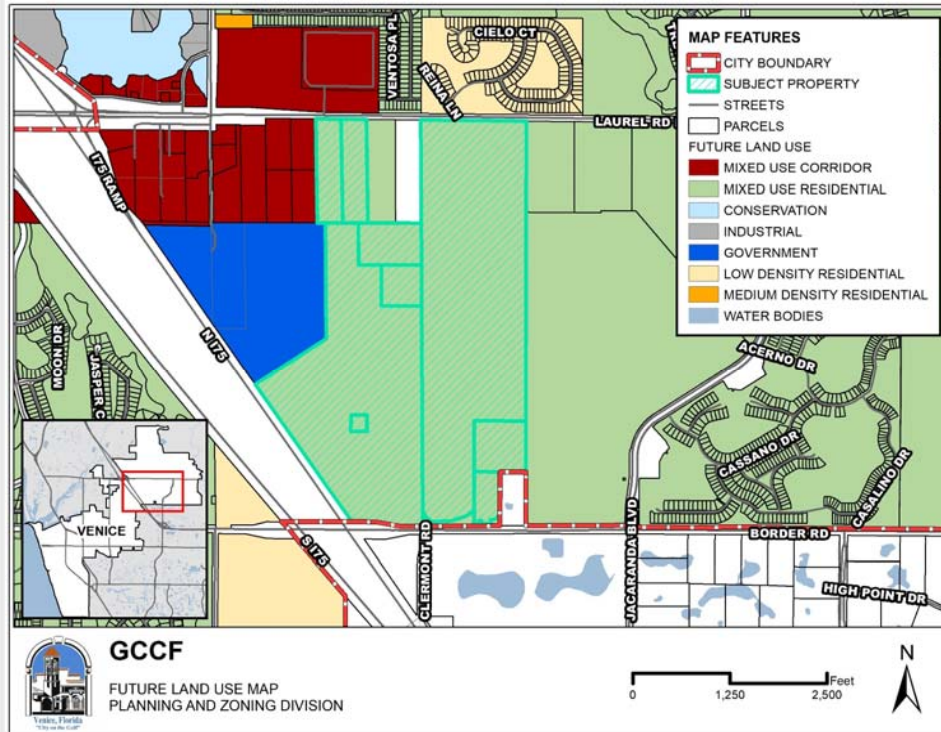


### CITY OF VENICE

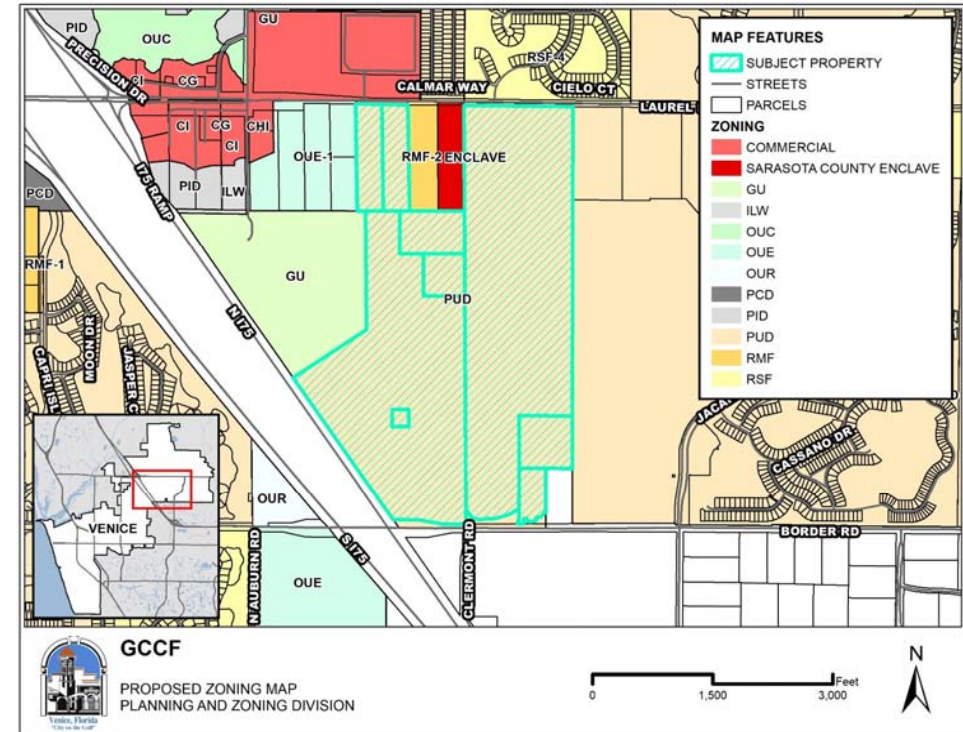
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# COMPREHENSIVE PLAN



# ZONING



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# The GCCF PUD



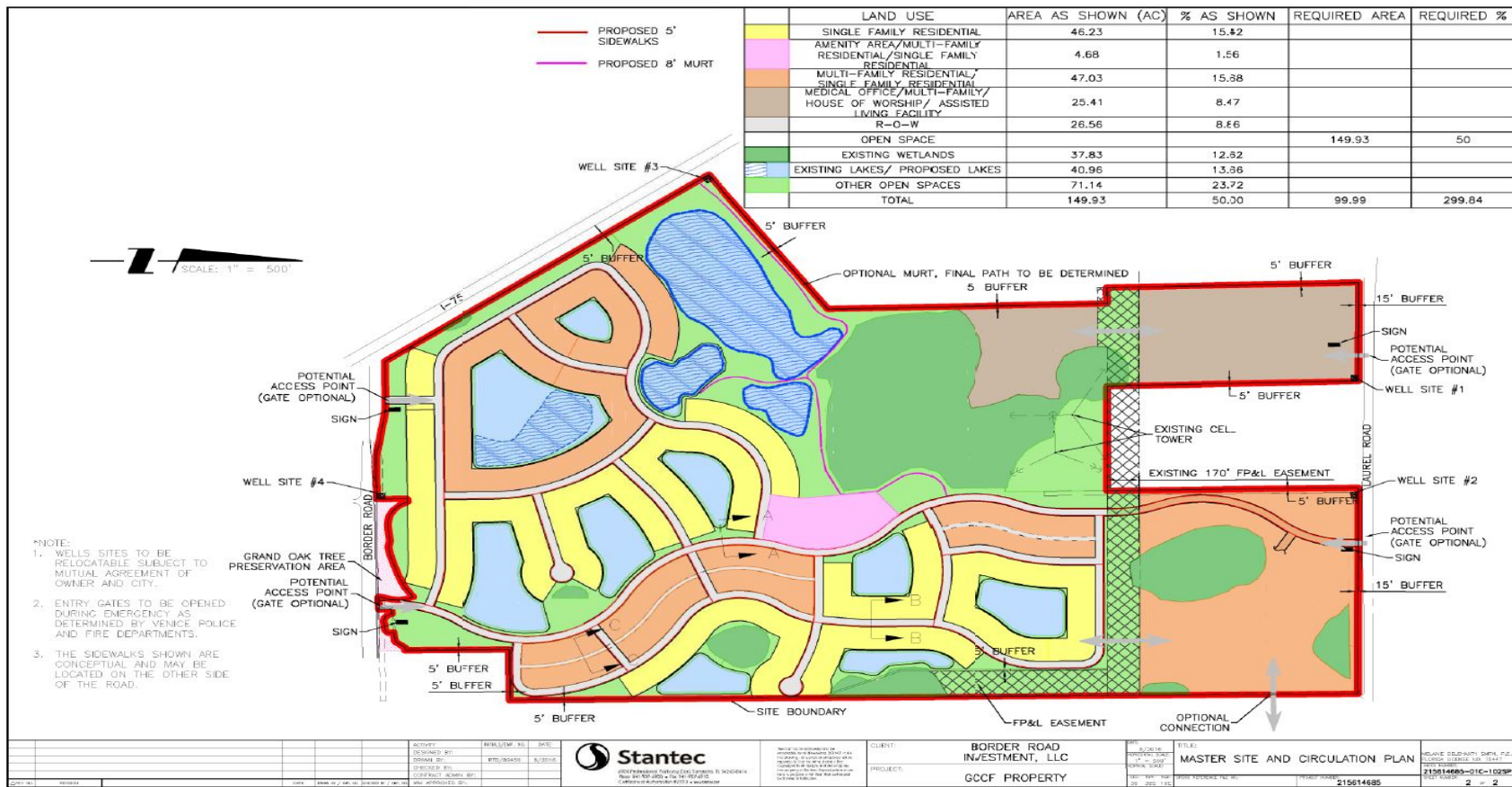
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	Existing	Proposed	Density (dwelling units)
Comprehensive Plan	Mixed Use Residential (MUR)	NO CHANGE	MUR allows up to 5 dwelling units per acre (1,500 allowable units)
Zoning	PUD and CMU: Maximum (1,799 units).	Planned Unit Development (PUD) 4.5 units per acre = 1,350 allowable units	Proposed: 1,300 total units (approximately 4.3 units per acre).

# GCCF PUD Request:

- **Uses:**
  - Residential including detached single-family homes, paired villas and multi-family units at a proposed density of 4.3 units per acre along with amenity centers and open space.
  - Non-residential uses including house of worship, assisted living facility by right and medical office by special exception. There is a cell tower facility onsite.
- **Max. Residential Density:** Maximum – 4.5 units per acre (PUD: 1,350 units); Current zoning of CMU/PUD (1,799 units/6 units per acre); Proposed is 4.3 units per acre (1,300 units).
- **Lot Sizes:** 4,500 SF single family detached and 4,025 SF for paired villas
- **Max. Building Height:** 42' for single family and up to 55' for ALF, house of worship or medical office. Heights greater than 42 feet require conditional use.
- **Open Space:** Min. 50%, with minimum 10% Functional / Conservation.



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# GCCF – Modifications & Conditional Use

- Modifications:

- A modification to the requirements of Sec. 86-130 (q), concerning the requirement that no structure, including pool cages, shall be located closer to any perimeter property line than two times the height of such structure, is requested. The applicant requests one times the height of the adjacent structure.
- A modification to the requirements of Sec 86-232(5) concerning the roadway design standards is proposed and an alternative neighborhood roadway design is proposed. The proposed modification reduces right-of way width from 52' to 43', allows for sidewalks on one side of the neighborhood roadway only, and eliminates bike lanes for the neighborhood roadways. This modification does not apply to the main north/south connector road.
- A modification to Sec. 86-130 (h) is requested concerning building height. The proposed modification is to replace the Land Development Code standard of 35' over 10' of parking with the Comprehensive Plan standard of up to 42' including parking.

- Conditional Use for a gated community (19-09CU).



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# GCCF PUD and the Comprehensive Plan



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# GCCF PUD and the Comprehensive Plan

Section IV of the staff report provides analysis of Comprehensive Plan consistency. The Policies and Strategies to the right have been cited as some of the more applicable related to the GCCF PUD.

## Environmental:

- Strategy OS 1..1.1 – Functional Open Spaces
- Strategy OS 1.2.1 – Conservation Open Spaces
- Intent OS 1.3 – Wetlands
- Strategy OS 1.4.2 – Protection of Native Habitats and Natural Resources
- Strategy OS 1.4.4 – Non-Native Invasive Species
- Strategy OS 1.4.5 – Floodplain and Flood Prone Areas
- Strategy OS 1.6.2 – Open Space Corridor System
- Strategy OS 1.11.1 – Mixed Use Residential District Requirements

## Land Use:

- Strategy LU 1.2.9 – PUD Implements Mixed Use Residential
- Strategy LU 1.2.16 - Mixed Use Residential (MUR)
- Strategy LU 1.2.17 - Mixed Use Residential Open Space Connectivity
- Strategy LU 1.3.2 – Functional Neighborhoods
- Strategy LU 1.3.3 – Walkable Streets
- Strategy LU 1.3.4 – Interconnected Circulation
- Strategy LU 1.3.5 – Natural Features

## Transportation:

- Strategy TR-NE 1.1.3 - Complete Street Elements
- Strategy TR 1.3.2 - Planned Developments
- Strategy TR 1.3.4 - Complete Street Segments by Neighborhood



# Planning Analysis

## Compatibility Analysis:

- Policy 8.2 – require compatibility evaluation based on the following:
  - Land use density and intensity
  - Building heights and setbacks
  - Character or type of use proposed
  - Site and architectural mitigation design techniques



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# Planning Analysis

## **Considerations for determining compatibility shall include:**

- Protection of single-family neighborhoods from the intrusion of incompatible uses
- Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses
- The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan
- Densities and intensities of proposed uses as compared to the densities and intensities of existing uses



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# Planning Analysis

## Mitigation techniques of Policy 8.2:

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impacts
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses.



# GCCF PUD and the Land Development Code



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# LAND DEVELOPMENT CODE

## Technical Review Committee (TRC) Compliance

Department	Compliant	Non-compliant
Engineering	✓	
Public Works	✓	
Utilities	✓	
Fire Department	✓	
Police Department	✓	
Building Department	✓	
Trees	✓	
Historic Preservation	✓	
Planning and Zoning	✓(Stipulation)	

FACILITY	YES	NO
<b><u>CONCURRENCY</u></b> Stormwater (Engineering)		✓ (Development Phase)
Solid Waste (Public Works)	✓	
Water / Sewer (Utilities)	✓ Curry Creek Assessment District	
Functional Open Space (Public Works)	✓	
Hurricane Shelter Space (Planning)	✓	
Public Schools (Sarasota County)		✓ (Development Phase)
<b><u>MOBILITY</u></b> Transportation -Roads, Bicycle/Pedestrian, Transit (Consultant/Planning)	✓ Stipulation	

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# Mobility

- I-75 SB Ramps/Laurel Road Intersection
  - Increase the cycle length from 110 seconds to 160 seconds.
  - Construct a second southbound left-turn lane.
- I-75 NB Ramps/Laurel Road Intersection
  - Increase the cycle length from 110 seconds to 160 seconds.
- Knights Trail Road/Laurel Road Intersection
  - Increase the cycle length from 110 seconds to 160 seconds.
  - Construct an eastbound to northbound left-turn flyover and remove the westbound left turn protected phase.
- Jacaranda Blvd./Laurel Road Intersection
  - Signalize and add an eastbound right-turn lane.
- Jacaranda Blvd./Border Road Intersection
- Signalize and restripe the southbound approach from a shared left-turn/through lane and exclusive right-turn lane to an exclusive left-turn lane and a shared through/right-turn lane so that left-turn traffic will not block through traffic on green.
- Jacaranda Blvd./I-75 SB Ramp Intersection
  - Add a southbound left-turn protected plus permitted phase.
  - Convert the dual eastbound right turn lanes to a free-flow movement with an add lane (becoming the southbound right turn lane at Commercial Court intersection.)
- Auburn Road/Venice Avenue Intersection
  - Remove the split phase operations for the northbound/southbound approaches.
- Jacaranda Blvd./I-75 NB Ramp Intersection
  - Signalize.
- Add five-section head to allow southbound right turn overlap phase.



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# Mobility

## Access Improvements

- Driveway 1/Laurel Road
  - Construct a 185-foot eastbound right-turn lane
  - Construct a 235-foot westbound left-turn lane
- Driveway 2/Laurel Road
  - Construct a 185-foot eastbound right-turn lane
  - Construct a 235-foot westbound left-turn lane
- Driveway 3/Border Road
  - Construct a 185-foot eastbound right-turn lane
  - Construct a 235-foot westbound left-turn lane
- Driveway 3/Border Road
  - Construct a 235-foot westbound left-turn lane



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# LAND DEVELOPMENT CODE

## Section 86-47(f)(1): Procedures for Rezoning Amendments

**Consistency**  
(Applicants Response)

Requirement		Yes	No	N/A
1.	Whether the proposed change is in conformity to the Comprehensive Plan	✓		
2.	The existing land use pattern	✓		
3.	Possible creation of an isolated district unrelated to adjacent and nearby districts	✓		
4.	The population density pattern and possible increase or overtaxing of the loan on public facilities such as schools, utilities, streets, etc.	✓		
5.	Whether the existing district boundaries are illogically drawn in relation to the existing conditions on the property proposed for change.	✓		
6.	Whether changed or changing conditions make the passage of the proposed amendment necessary.	✓		
7.	Whether the proposed change will adversely influence living conditions in the neighborhood.	✓		
8.	Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.	✓		
9.	Whether the proposed change will create a drainage problem.	✓		
10.	Whether the proposed change will seriously reduced light and air to the adjacent area.	✓		
11.	Whether the proposed change will adversely affect property values in the adjacent area.	✓		
12.	Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.	✓		
13.	Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.	✓		
14.	Whether there is substantial reasons why the property cannot be used in accord with existing zoning.	✓		
15.	Whether the change suggested is out of scale with the needs of the neighborhood or city.	✓		
16.	Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted such use.	✓		

# Staff Proposed Stipulations

## **Staff Stipulations/Conditions:**

- 1. The main north/south connector road through the development from Border Road to Laurel Road shall not be gated and shall be accessible for use by the public at all times.*
- 2. The Northern Italian Renaissance style of architecture is required for this project unless an alternative is provided by the City's Land Development Code.*
- 3. All subsequent petitions for the development of the GCCF PUD must provide clear delineation of the specific properties/parcels that are located in the Curry Creek Assessment District and therefore serviced by County sewer.*
- 4. The proposed medical office, house of worship and the existing cell tower facility are considered non-residential uses and the PUD is limited to 5% of the total PUD for these uses.*
- 5. At the time of final plat (final phase) open space (including wetlands) shall be protected in perpetuity by a recorded document approved by the City.*



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# GCCF PUD Findings of Fact



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# Summary - Findings of Fact:

## **Conclusions / Findings of Facts (General Comments): Page 13, Staff Report**

*General Findings: The proposed GCCF PUD includes a layout plan and zoning standards (contained in the binding master plan) that provides sufficient detail and limitation in terms of allowable uses. Further, the proposed development as a PUD and the requirement for 50% open space affords opportunity to provide for a compact development pattern which allows for preservation of the open space and protection of environmental resources while maintaining wildlife corridors. The provided ecological narrative provides analysis of the City's Comprehensive Plan Strategies as found in the Open Space Element with indications of compliance. Further compliance with flood zone and stormwater permitting will be required prior to development of the subject property.*

## **Conclusions / Findings of Facts (Concurrency): Page 17, Staff Report**

*Concurrency is required no later than the final platting phase of the project. Concurrency has been requested for public facilities with the exception of: stormwater and public schools. As indicated in the analysis of this report, there do not appear to be any significant capacity issues as a result of providing public facilities to the subject property to meet the needs of the proposed project.*

## **Conclusions / Findings of Fact (Mobility): Page 16, Staff Report**

*The applicant has provided a full traffic analysis that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards. A stipulation is provided to remove the gating option to provide opportunity for public access.*

## **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan): Page 20, Staff Report**

*Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, the Open Space Element of the Plan, Policy 8.2 regarding compatibility, strategies found in the Northeast Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

## **Findings of Fact (Land Development Code): Page 22, Staff Report**

*Compliance with the Land Development Code: The GCCF PUD rezoning is consistent with the required Land Development Code Chapter 86 including regulations as provided in Section 86-130 pertaining to the PUD zoning district and Section 86-47(f) regarding consideration of zoning amendments.*



## **PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL**

Upon review of the GCCF PUD rezoning 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 to take action on Rezone Petition No. 18-10RZ.

A motion should include reference to the stipulations contained in the Staff Report.

