

Rustic Road
Comprehensive Plan Amendment
Petition No. 18-02CP

Project Owner and Agent:

Owners: Multiple

Applicant: Rustic Road Partners, LLC

Agent: Jeffery Boone, Esq., Boone Law Firm



We serve with PRIDE

Comprehensive Plan Amendment

Rustic Road

PETITION NO.:	18-02CP
REQUEST:	Comprehensive Plan Amendment to change the existing Sarasota County Rural future land use designation of the property to City of Venice Mixed Use Residential (MUR), to include applicable text in the Knights Trail Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan. Associated with the request is the addition of JPA/ILSBA Amendment 3 to the Comprehensive Plan. Staff will address this separately.
GENERAL DATA	
Owner:	Multiple Owners Agent: Jeffery Boone, Esq., Boone Law Firm
Agent:	East of I-75 and North and South of Rustic Rd. Parcel ID's: Multiple
Property Size:	318.7± Acres
Existing Future Land Use:	Sarasota County Rural
Proposed Future Land Use:	City of Venice Mixed Use Residential (MUR)
Comp Plan Neighborhood:	Knights Trail Neighborhood
Existing Zoning:	Sarasota County Open Use Estate-1 (OUE-1)
Proposed Zoning:	City of Venice Planned Unit Development (PUD) – Petition No. 18-07RZ

Comprehensive Plan Amendment

Coordination with Sarasota County:

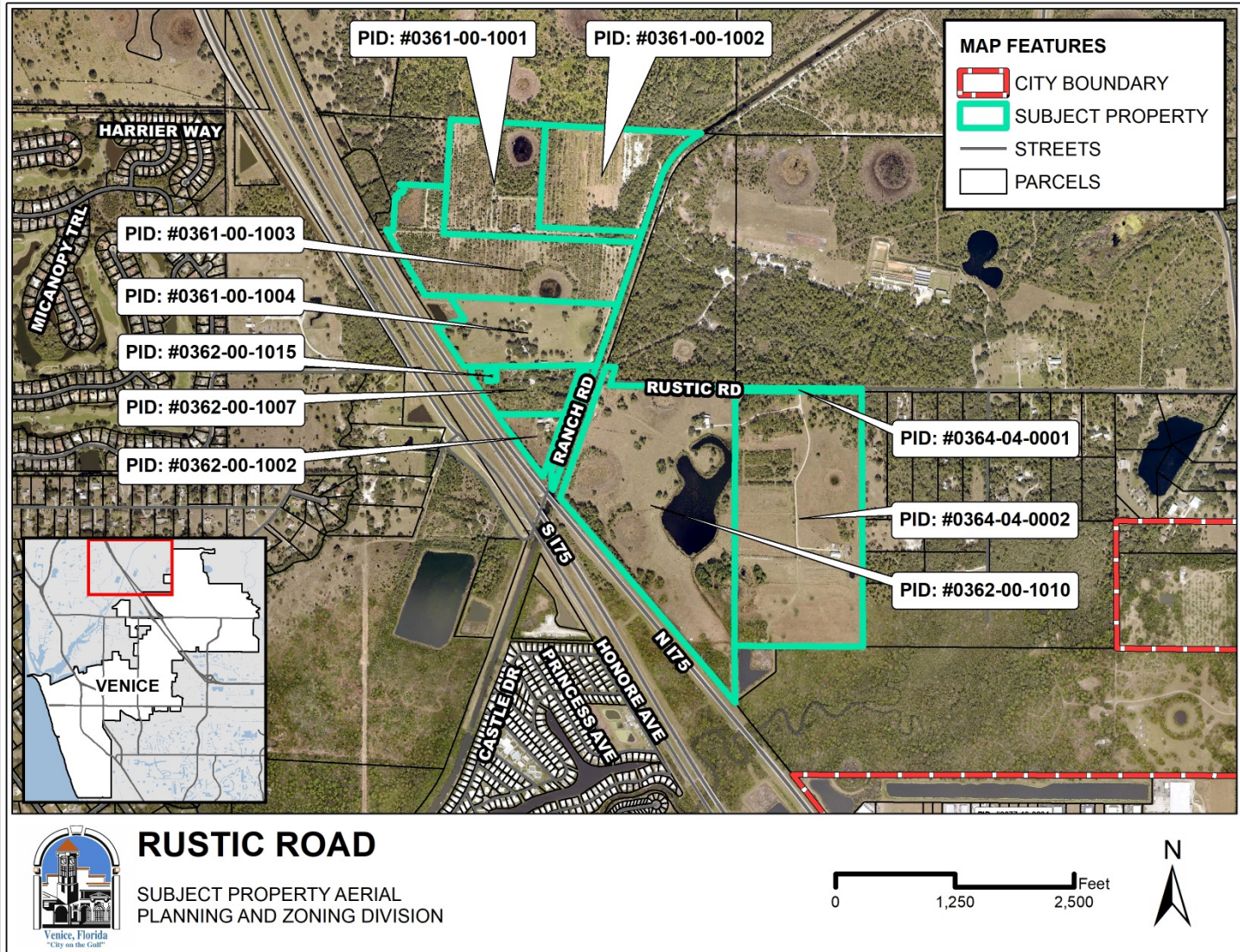
- The JPA/ILSBA provides that the City will forward submittals for rezoning of property located within the JPA within 30 days of receipt to Sarasota County for review.
 - Application deemed complete on November 9, 2018.
 - Forwarded to Sarasota County staff on November 20, 2018.
- County provided review comments
 - January 30, 2019
 - March 29, 2019
- Applicant response on March 14th
- *“The City’s recommendation to the City Planning commission and City Council to approve, approve with conditions, or deny a proposed Development of Extrajurisdictional Impact will set forth all County-proposed stipulations that are based on adopted County standards, neighborhood and community plans, industry standards, or common agreement between the City and County.”*

Comprehensive Plan Amendment

Transportation Concerns:

1. The alignment of the future Lorraine Road from Clark Road to Knights Trail Road in the County's thoroughfare plan runs through the subject property.
 2. Widening of Laurel Road to six lanes from I-75 to Knights Trail Road.
 3. Potential improvements to the intersection of Knights Trail and Rustic Lane (should be "Road").
 4. Reservation of right-of-way for the future expansion of Knights Trail Road for a four-lane roadway consistent with County Roadway standards.
- It is important to note that these are County roads and there are no improvements identified in the applicant's traffic study that are the result of the proposed development.

Aerial Photograph



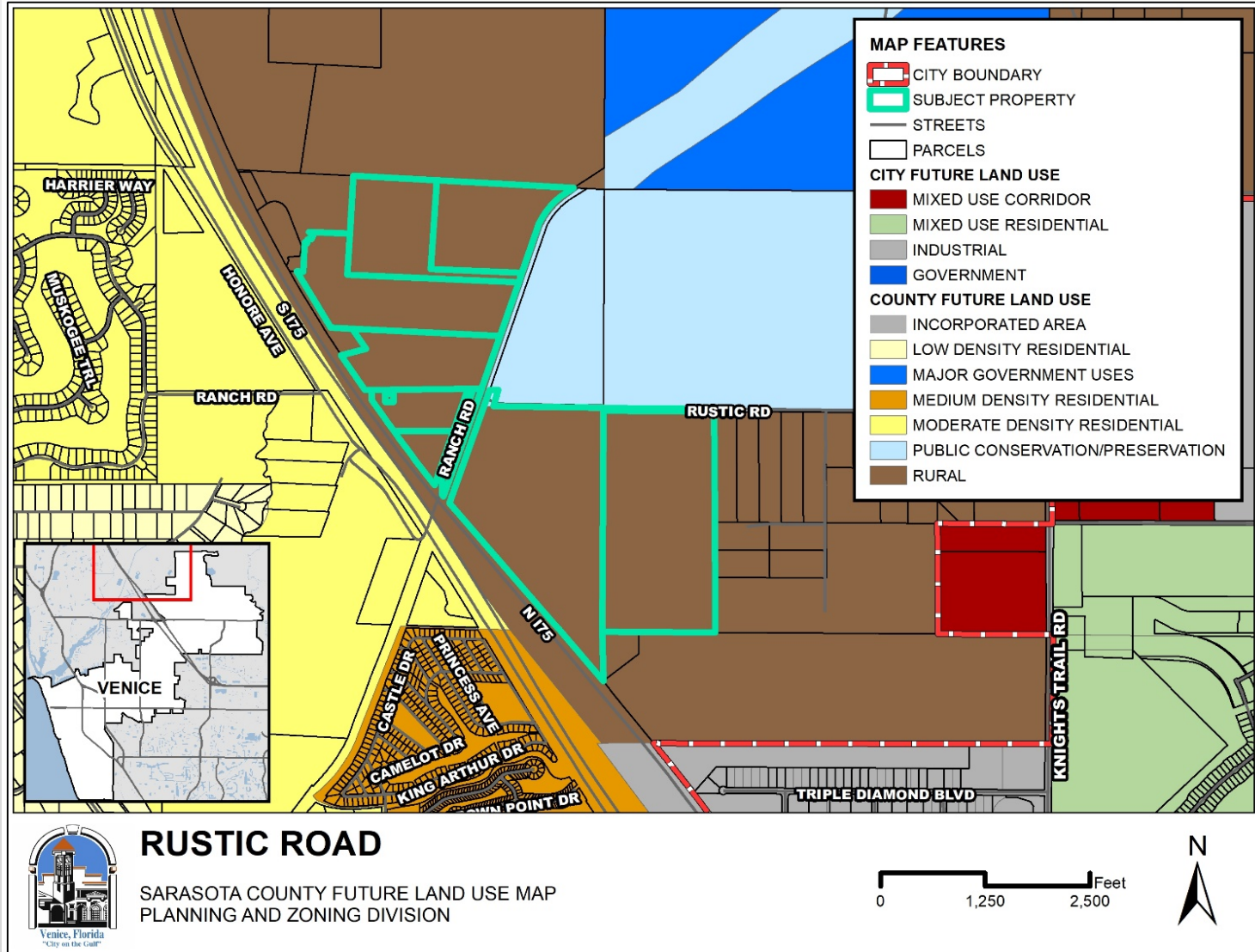
Photographs of the Site



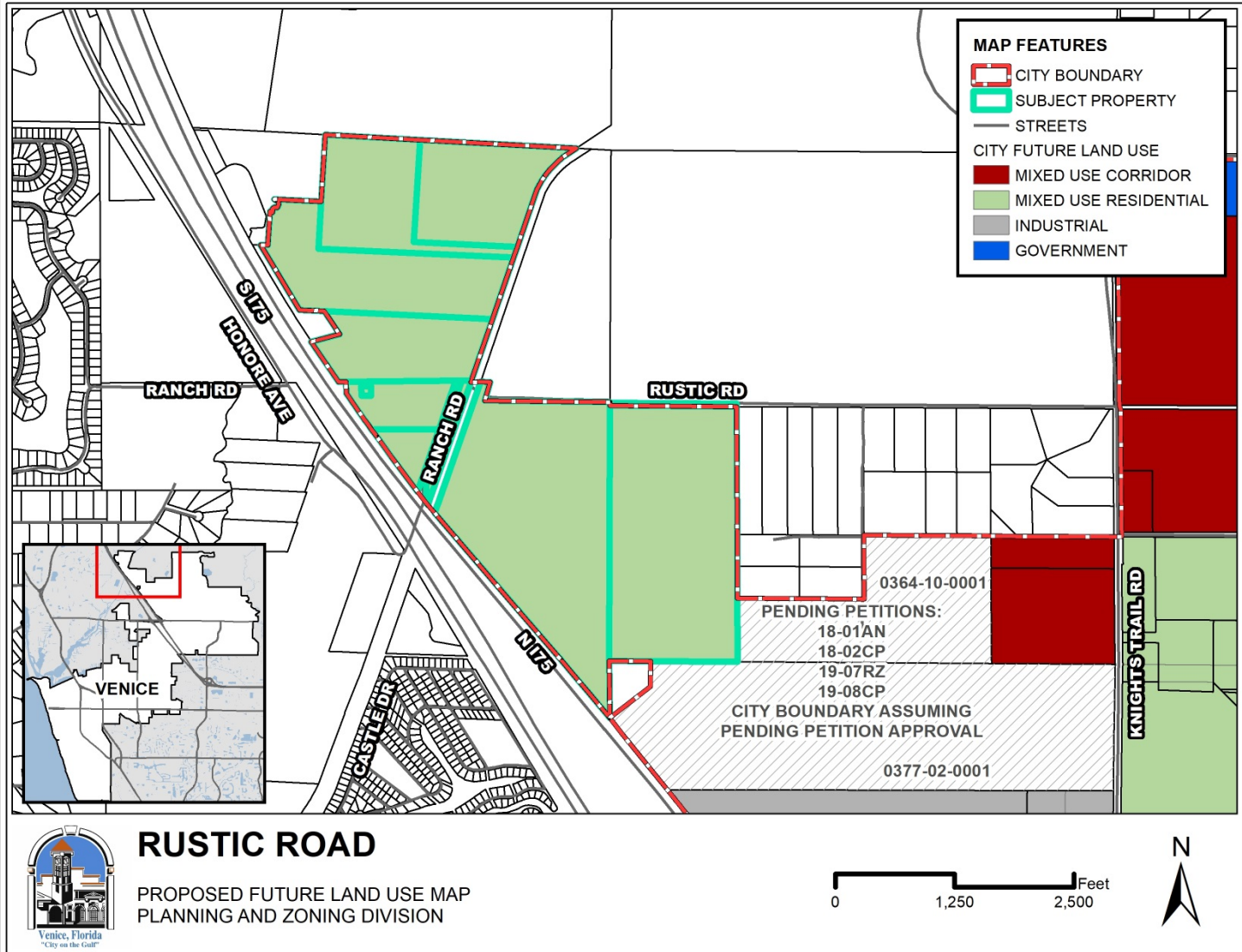
Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Agricultural and Public Conservation/Preservation	Sarasota County OUR and OUE-1	Sarasota County Public Conservation/Preservation and Rural
West	I-75 and Agricultural	Sarasota County OUE-1	Sarasota County Moderate Density Residential and JPA Area 1
South	I-75 and Agricultural	Sarasota County OUE-1	Sarasota County Rural
East	Agricultural, Residential and Gun Range	Sarasota County GU and OUE-1	Sarasota County Public Conservation/Preservation, Rural, and JPA Area 1

Future Land Use Map



Proposed Future Land Use Map



Comprehensive Plan Amendment

1. Assign a City of Venice future land use of MUR to the subject property consistent with the parameters of the JPA/ILSBA and JPA Area 1.
2. Add a new Strategy LU-KT 1.1.6-Mixed Use Residential to the Knights Trail Neighborhood in the Comprehensive Plan to establish a unique MUR designation with specific development parameters applicable to the subject property.
3. Revise all other impacted maps, graphics, and data throughout the Comprehensive Plan.

Planning Analysis

Land Development Code-Specified Review of Comprehensive Plan Amendments.

Section 86-33(5) of the Land Development Code directs planning and zoning staff in its review of a comprehensive plan amendment application. The code provision specifies that:

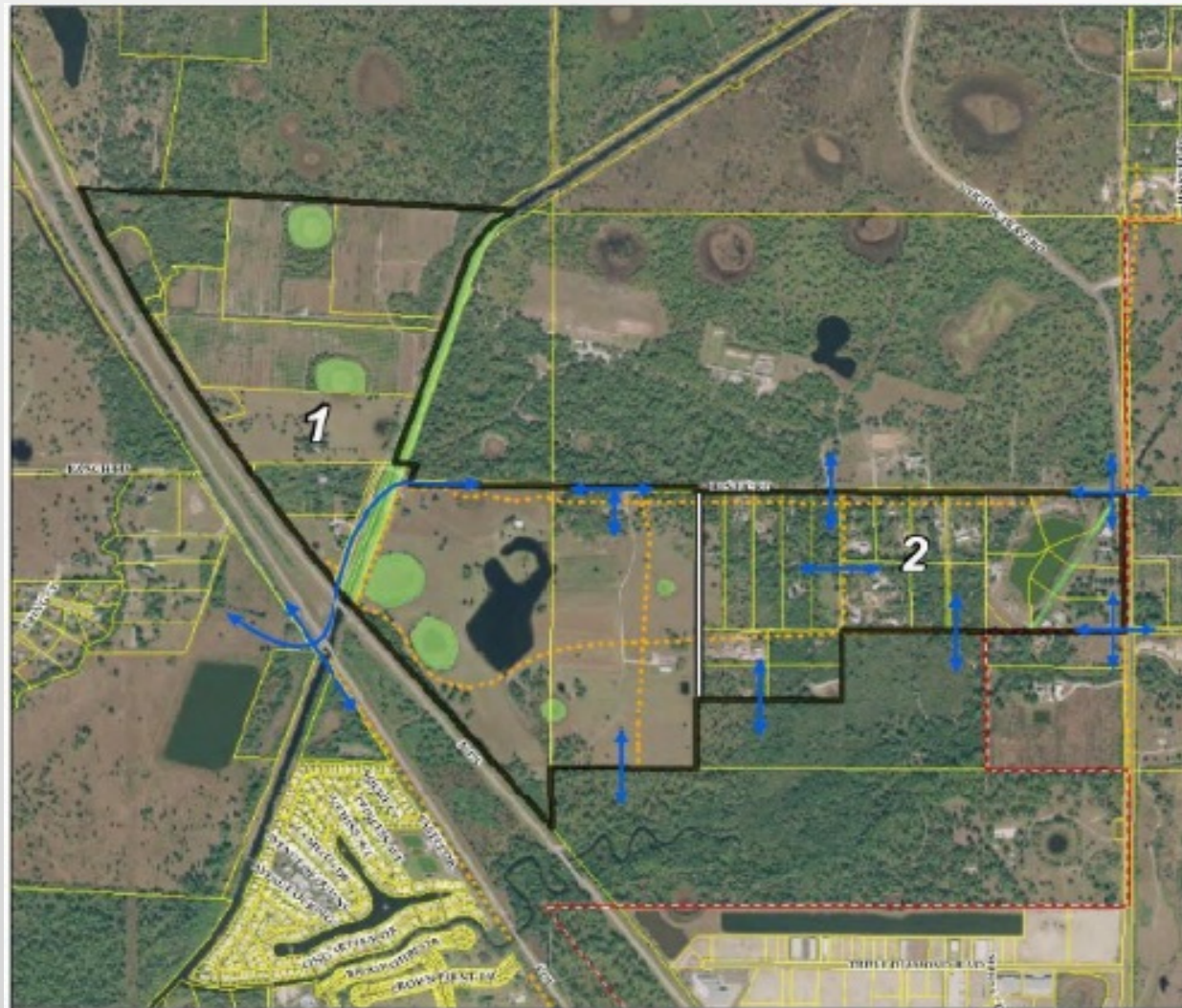
This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch.163.

Planning Analysis

Consistency with the Comprehensive Plan, Relevant City Ordinance, and Resolutions or Agreements

- Pre-Annexation Agreement
 - Approved by City Council on April 30, 2019
 - Developer Costs
 - Access including roadways
 - Utilities and common area improvements
 - Internal roadways and stormwater facilities
 - 40x40 well site and all associated easements
- Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA)

JPA Area 1



City of Venice

Map FLUM-15
Rustic Road Neighborhood
(JPA/LSBA Area No. 1)

- Joint Planning Area
- Venice City Limits, 2010
- Parcels
- Subarea Delineation

- Utility Corridor*
- Conservation/Open Space*
- Pedestrian/Vehicular Connectivity*

*Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 16.1 AND POLICY 16.2 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 6/6/07 (Ord. No. 240-06)
AMD No. City of Venice 30-1ER

Source: City of Venice (2007), City of Venice
Planning & Zoning Department, 2007.



0 0.05 0.1 0.2 0.3 Miles

WADETRIM

JPA Area 1

Uses	Density	Intensity	Open Space Requirements
<ul style="list-style-type: none"> Residential Retail Office Space Industrial Manufacturing 	<p><u>Subarea No. 1</u>: 5-9 units per acre, calculated on a gross acreage basis.</p> <p><u>Subarea No. 2</u>: Up to 5 units per acre, calculated on a gross acreage basis.</p>	<ul style="list-style-type: none"> Up to 50% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage. 	<p>At least 34.2 gross acres shall be conservation / open space.</p>

Proposed Knights Trail Neighborhood (Rustic Road) MUR

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>
MUR	318	3.85	95%	100%	1,163	1,224	3

- 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>
MUR	318	0.10	0%	5%	0	69,260	13,014

- 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.*

Proposed Knights Trail Neighborhood (Rustic Road) MUR

Development Type	Sarasota County Rural	JPA/ILSBA Area 1	MUR	Proposed MUR
Residential	1unit per 5 acres (Max 64 units)	5 to 9 units per acre (Max 2,862 units on 318 acres)*	Up to 5 units per acre (Max 1,590 units)	Up to 3.85 units per acre (Max 1,224 units) (limitation on trips provides for 1,000 units)
Non-Residential	Specific uses that support the region or are compatible with urban uses	Up to 50% (353.5 acres of the total 707 acres in Area 1)**	Max of 5% (Max 15.9 acres)	Max of 5% (Max 15.9 acres)

*Numbers based on the subject property

**Numbers based on the entire JPA Area 1

Planning Analysis

Financial Feasibility of the Comprehensive Plan:

- The Pre-Annexation Agreement Provides:
 - *At the time of development of the Subject Property, the Owners, or their successors and assigns, shall design, construct, and pay for installing , extending, sizing, and upsizing all offsite and onsite potable water, reclaimed water, and wastewater utility pipelines, and lift-stations necessary to serve the full buildout of the project.*
- The applicant provided a financial feasibility study as part of the concurrent annexation application that estimated \$10 million to the City inclusive of utility fees and impact fees based on 1,000 residential units.

Planning Analysis

Consistency with Chapter 163 Florida Statute:

- Section 163.3177(6)(a)2 provides the future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area
- Section 163.3177(6)(a)8 provides FLUM amendments should be based on LOS analysis, suitability of the undeveloped land, and the minimum amount of land needed to achieve the statutory goals.
- Section 163.3177(6)(a)9 provides that amendments shall discourage urban sprawl.

Planning Analysis

- *Finding of Fact: Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided with reference to impact on the financial feasibility of the comprehensive plan, and regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.*

Planning Commission Determination:

Pursuant to Section 86-33(7), the Planning Commission, sitting as the local planning agency, shall hold an advertised public hearing on a proposed comprehensive plan amendment to review the amendment and provide recommendations to city council. The Planning Commission's recommendation shall be based, in part, on staff's planning analysis and findings related to the proposed comprehensive plan amendment. Section IV of this report includes a review of factors required by Section 86-33(5) of the Land Development Code and Florida Statutes Section 163.3177(6)(a) and provides the Planning Commission with competent and substantial evidence to support a recommendation to City Council.