

PRESENTATION CONTENTS

RUSTIC ROAD REZONING

- Project Introduction
- Rustic Road Property and Surrounding Area
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- The Comprehensive Plan
- Land Development Regulations
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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: November 9, 2018

Project Name: Rustic Road (PUD)

Petition Number: 18-07RZ

Property Owner: Multiple Owners

Agent: Jeffery Boone, Esq., Boone Law Firm

PROJECT INFORMATION:

Parcel ID #'s: Multiple

Total Acreage: 318.7 +/- acres

Comprehensive Plan Neighborhood: Knights Trail Neighborhood

Proposed Comprehensive Plan Designation: Mixed Use Residential (current County Rural)

Existing Zoning: Open Use Estate (OUE) Sarasota County

Proposed Zoning: Planned Unit Development (PUD)



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RUSTIC ROAD PUD REZONING:

Associated Record Documents:

- Binding Master Plan Layout (date stamped May 14, 2019)
- Pre-Hearing Conference Information (December 4, 2019)
- Environmental Report, (Steinbaum and Associates, Inc., dated October 26, 2018)
- Jones Edmunds (City Environmental Consultant) review dated January 15, 2019
- Application Information (completed petition)



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RUSTIC ROAD PUD REZONING:

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.”*



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RUSTIC ROAD PUD REZONING:

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.



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The Rustic Road Property and Surrounding Area

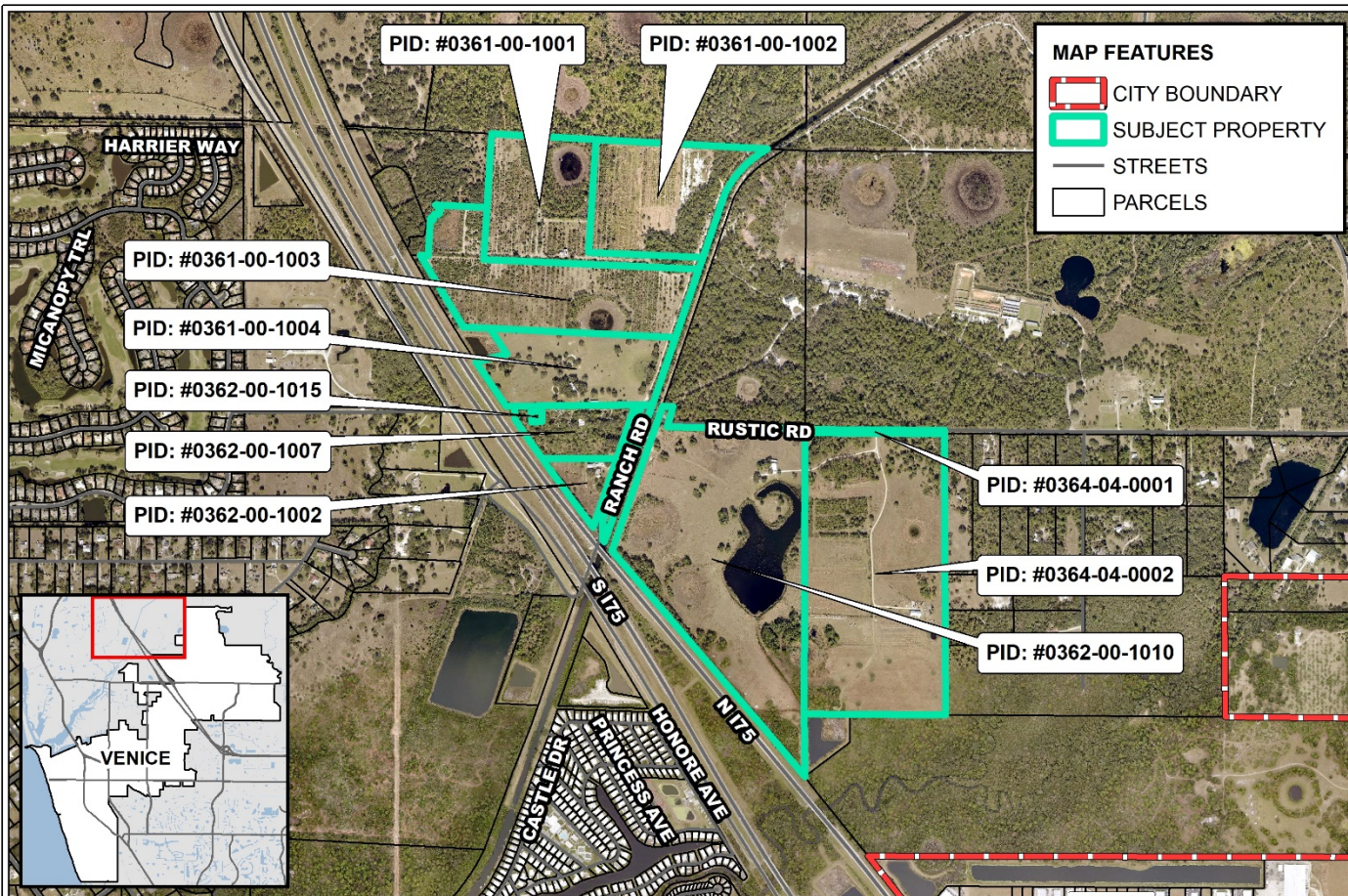


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RUSTIC ROAD

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Subject Property	Existing Use(s)	Zoning		Comprehensive Plan Future Land Use Designation
		Current Zoning	Proposed Zoning	
Rustic Road Property	Vacant / undeveloped, agricultural uses/ some residential	Open Use Estate (OUE) Sarasota County	PUD, maximum 4.5 units per acre (proposed Rustic Road- 3.14 units per acre)	Current County Rural and proposed Mixed Use Residential, maximum 5 dwelling units per acre



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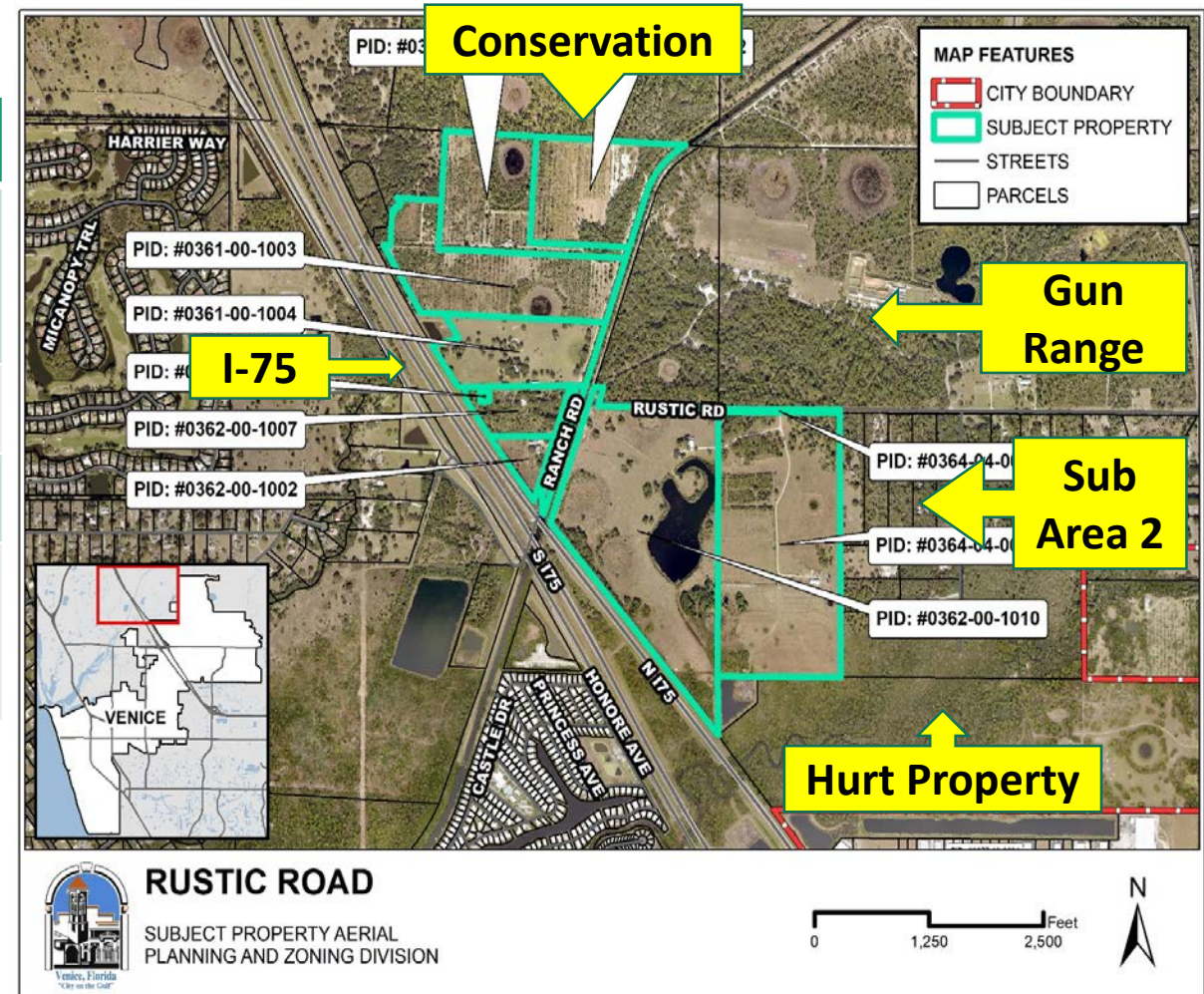
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Surrounding Properties:

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
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
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 and Rural



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PHOTOS



View looking southwest at end of Rustic Road toward I-75

04/25/2019



View of Cow Pen Slough

04/25/2019



View looking northwest at end of Rustic Road

04/25/2019



View looking east at end of Rustic Road

04/25/2019



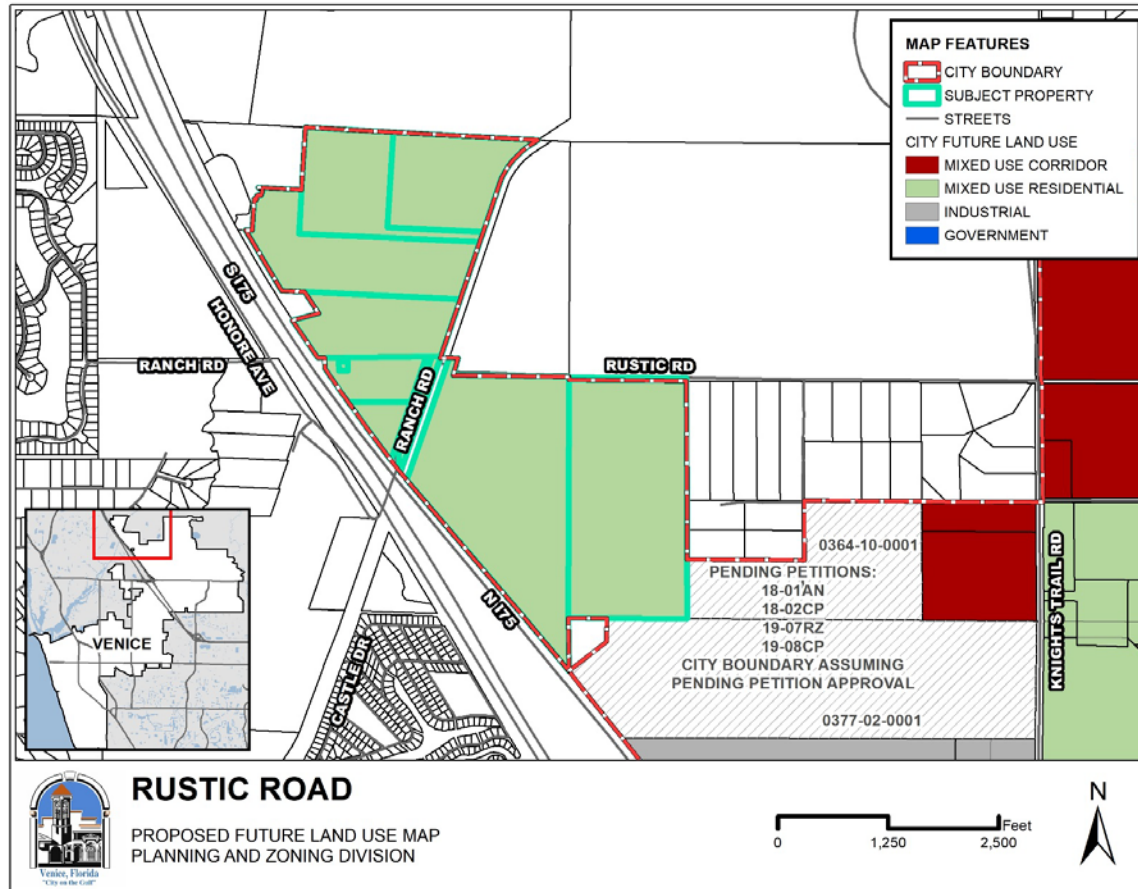
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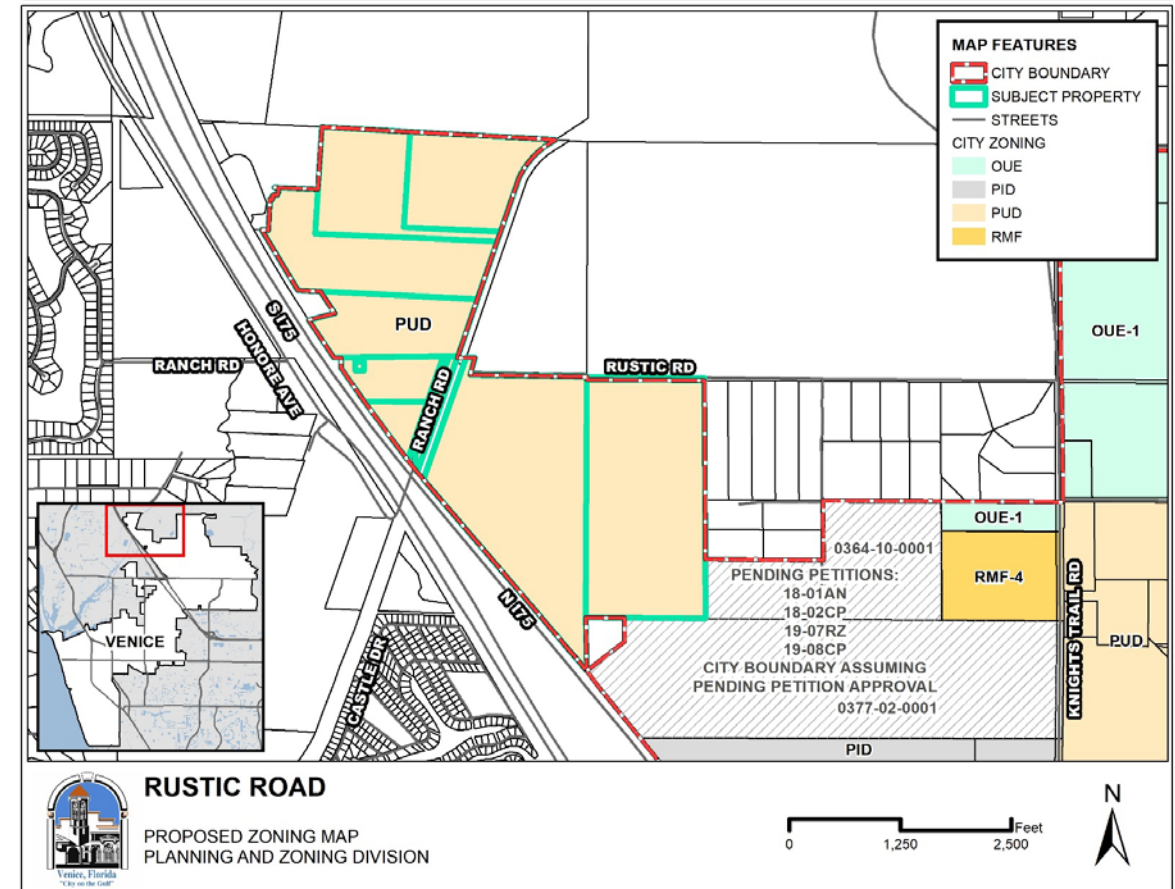
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COMPREHENSIVE PLAN



ZONING



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The Rustic Road PUD

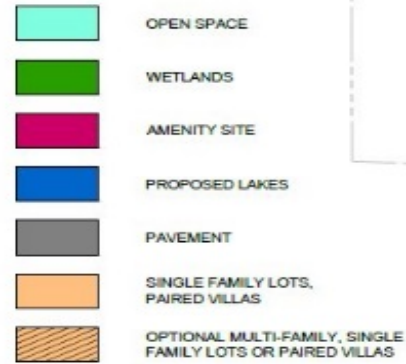


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LAND USE:

RESIDENTIAL:	117.5 AC	37.0%
AMENITY AREA:	5.0 AC	1.0%
ROAD ROW:	35.7 AC	11.2%
OPEN SPACE:		
WETLANDS:	18.0 AC	
LAKES:	62.7 AC	
OTHER OPEN SPACE:	81.0 AC	
TOTAL OPEN SPACE:	159.7 AC	50.2%
TOTAL ACREAGE:	317.9 AC	100.0%



	Existing	Proposed	Density (dwelling units)
Comprehensive Plan	Currently County Rural and proposed for City Mixed Use Residential (MUR)*/JPA Area 1 (Sub Area 1)	MUR proposed per Petition 18-02CP*	MUR allows up to 5 dwelling units per acre. JPA Area1, Sub Area 1 allows 5-9 dwelling units per acre (2,868 allowable units)
Zoning	Open Use Estate (OUE) Sarasota County: Maximum 1 unit per 5 acres (574 units).	Planned Unit Development (PUD) 4.5 units per acre = 1,434 allowable units	Proposed: 1,000 total units (approximately 3.14 units per acre).



"City on the Gulf"

Rustic Road PUD Request:

- **Uses:**
 - Residential including detached single-family homes, paired villas and multi-family units at a proposed density of 3.14 units per acre along with amenity centers and open space. There is a cell tower facility proposed for the property.
- **Max. Residential Density:** JPA/ILSBA up to 9 units per acre (2,868 units); PUD up to 4.5 units per acre (1,434 units); Current zoning of County OUE (574 units/1 unit per 5 acres); Proposed is 3.14 units per acre (1,000 units).
- **Lot Sizes:** 4,500 SF single family detached and 4,140 SF for paired villas
- **Max. Building Height:** 3 stories up to 42' including parking. Heights greater than 35 feet require conditional use. (stipulation proposed)
- **Open Space:** Min. 50%, with minimum 10% Functional / Conservation.



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Rustic Road – 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 45', provides for sidewalks on both side of the neighborhood roadway, and eliminates bike lanes for the neighborhood roadways.
- 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. **This is not a modifiable standard and any structure over 35 feet will require a Conditional Use.**

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



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Rustic Road PUD and the Comprehensive Plan



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Rustic Road 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 Rustic Road 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-KT 1.1.6 - 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.



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Rustic Road 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	✓	

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

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Mobility

- Road Segment Improvements:
 - Laurel Road from I-75 to Knights Trail Road: Widen to six lanes.
 - Knights Trail Road from Laurel Road to Rustic Road: Widen roadway to four lanes.
- Intersection Improvements:
- Laurel Road & Haul Road/Knights Trail Road Intersection
 - Add a third eastbound left-turn lane.
 - Add a second eastbound through lane.
 - Add a second southbound left-turn lane.
- Laurel Road & I-75 Southbound Ramp Intersection
 - Add a third eastbound through lane.
 - Add a second westbound left-turn lane.
 - Add a second southbound left-turn lane.
- Honore Avenue & Laurel Road Intersection
 - Convert the existing eastbound through/right lane to a through lane only.
 - Add an exclusive eastbound right-turn lane.
 - Add a second westbound left-turn lane.
- Developer Required Improvement
 - Westbound left-turn lane at the eastern project driveway on Rustic Road



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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.	✓		

Proposed Stipulations

1. *For any standard not addressed in the Rustic Road PUD, the appropriate standard found in the City's Land Development Code will be applied.*
2. *Zoning Map Amendment Petition No. 18-07RZ is contingent on Annexation Petition No. 18-02AN being approved.*
3. *Zoning Map Amendment Petition No. 18-07RZ will become effective upon the adoption of Comprehensive Plan Amendment Petition No. 18-02CP being adopted by City Council.*
4. *The binding master plan for the Rustic Road PUD depicts gated access to the subdivision which will require approval of a Conditional Use for a gated community prior to any gates being installed.*
5. *A Conditional Use approval will be required for any proposed structure that exceeds 35 feet in height.*
6. *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.*
7. *A notice of proximity will be required to be provided to any potential owner of property in the Rustic Road PUD that discloses the nearby use of a gun range along with the close proximity of Interstate 75.*
8. *The PUD is limited to 1,000 residential units (700 single-family units and 300 multi-family units) or 785 PM Peak Hour vehicle trips (proffered by the applicant).*



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Rustic Road PUD Findings of Fact



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Summary - Findings of Fact:

Conclusions / Findings of Facts (General Comments):

General Findings: *The proposed Rustic Road 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 along with the City consultant review indicates consistency with the Comprehensive Plan requirements of the Open Space Element. Further compliance with flood zone and stormwater permitting will be required prior to development of the subject property.*

Conclusion / Findings of Fact (Mobility):

The applicant has provided a full traffic analysis that has been reviewed by the City's transportation consultant along with County transportation staff and found to be in compliance with applicable traffic standards.

Conclusions / Findings of Facts (Concurrency):

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 (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, the Open Space Element of the Plan as confirmed by the City's consultant, the standards or the JP/ILSBA Joint Planning agreement with Sarasota County, Policy 8.2 regarding compatibility, strategies found in the Knights Trail Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Findings of Fact (Consistency with the Land Development Code):

The Rustic Road 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. The applicant's proposed modification of the PUD height standard cannot be achieved through the PUD and a Conditional Use approval must be obtained for any structure taller than 35 feet.



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

Upon review of the Rustic Road 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. 18-07RZ.

A motion should include reference to the stipulations contained in the Staff Report and the modifications proposed by the applicant.



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