

PRELIMINARY PLAT

PETITION NO.: 18-04PP

REQUEST: A Preliminary Plat for 20 single-family residential, townhouse lots on 3.26 +/- acres. Per Land Development Regulations Section 86-230(d), the applicant is requesting modifications to: reduce minimum lot size, front and side yard setbacks, percentage of open space, parking access drive aisle width, and parking space dimensions; increase driveway width and maximum lot coverage; and elimination of the requirement for a Site & Development Plan.

GENERAL DATA

Owner: Edgewood Gardens Corporation C/O Gayle Geagan

Agent(s): Paul V. Sherma, Professional Engineering Resources, Inc
Jeffery A. Boone, Esq.

Location: 914, 934, 950, 968 and 988 East Venice Avenue

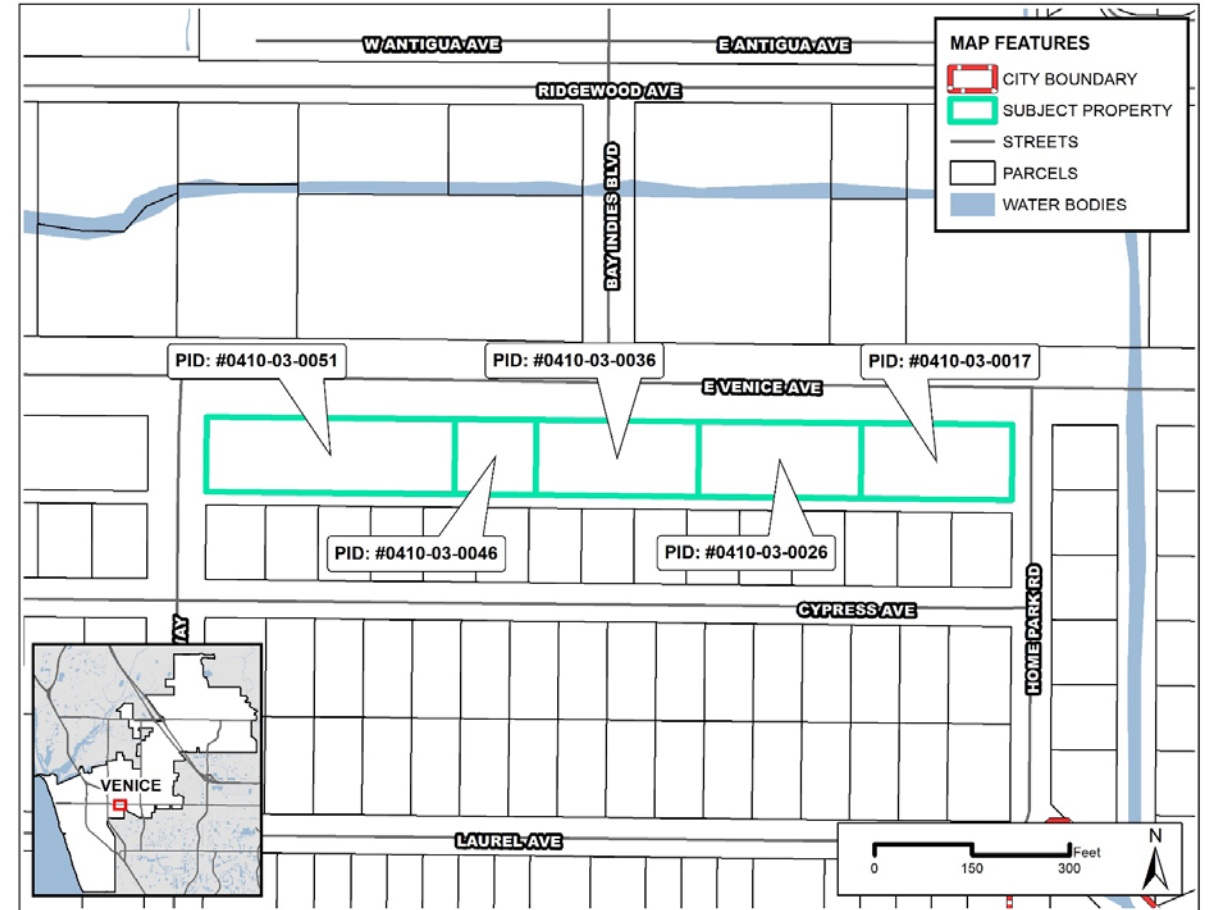
Parcel ID: 0410-03-0051, 0410-03-0046, 0410-03-0036, 0410-03-0026, and 0410-03-0017

Property Size: 3.26 +/- Acres

Future Land Use: East Venice Avenue

Comp Plan Neighborhood: Institutional Professional

Zoning: Office, Professional, and Institutional (OPI) and Venetian Gateway (VG)



CITY OF VENICE

Planning and Zoning Division

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

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SUBJECT PROPERTY



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PROPERTY INFORMATION



ARCATA

SUBJECT PROP
PLANNING AND

REPLAT OF A PORTION OF THE :

VENICE

NORTH EDGEWOOD SECTION
STATE OF FLORIDA COUNTY OF SARASOTA

Being a replat of Blocks 227, 228, 229, 230, 231, 231-A and 232 of the Venice North Edgewood Section; as recorded in Plat Book 3 page 6, Public Records of Sarasota County, Florida; All lying and being in the north one-half of the S.W. 1/4 of Sec. 8, Twp. 39S, Rge. 19 E., Sarasota County, Florida.

SCALE 1"=100'

VENICE AVENUE

CYPRESS AVENUE

LAUREL AVENUE

SCHOOL STREET

COUNTRY CLUB DRIVE

FOR CONTINUATION SEE SHEET N12

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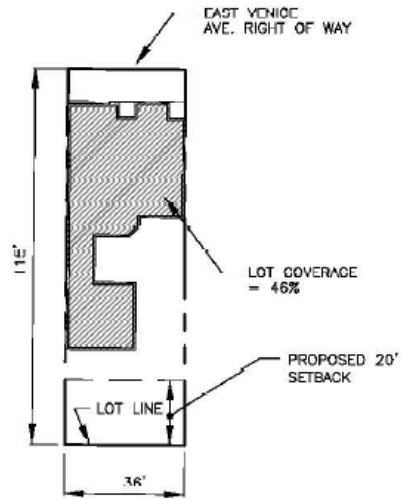
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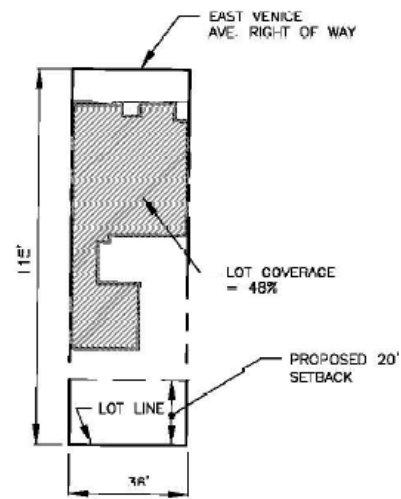
PROJECT PROPOSAL

PROPOSED LOT COVERAGE DETAIL

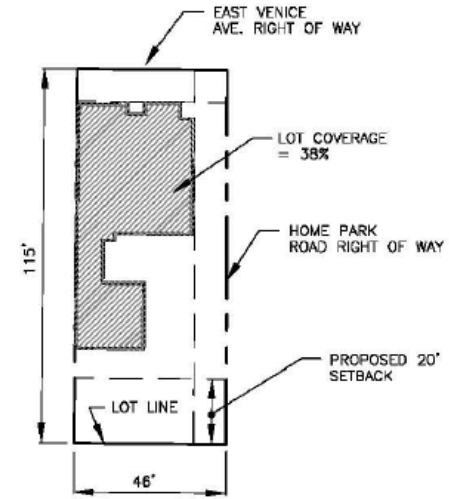
PROPOSED 0' SETBACK
115ft



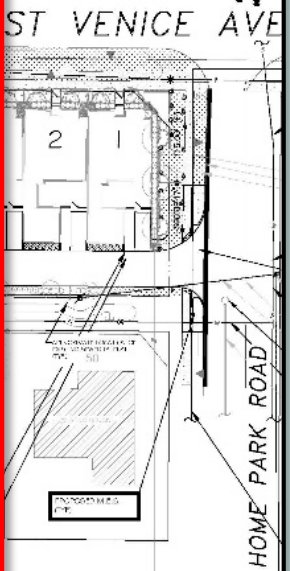
TYPICAL LOT COVERAGE
DETAIL LOTS 4,8,12
& 17



TYPICAL LOT COVERAGE
DETAIL LOTS 2,3,5,6,7,
9,10,11,13,14,15,16,
18,19 & 20



TYPICAL LOT COVERAGE
DETAIL LOT 1



PROPOSED TH 4-FLY STREETSCAPE
ARCHITECTURAL - VENICE PROJECT

CITY OF VENICE

Planning and Zoning Division

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CODE MODIFICATIONS

TABLE 1: Code Modification Requests

Type	Code Section	Requirement	Modification	Type of change	
				Increase	Decrease
Minimum Lot Width	Section 86-90(h)(2)	Width 50ft	Width 36ft		✓
Minimum Lot Area	Section 86-90(h)(2)	Area 5,000sqft	Area 4,140sqft		✓
Maximum Lot Coverage	Section 86-90(i)	30%	48%	✓	
Front Yard (South, East, West)	Section 86-90(j)(1)a	20ft	10ft		✓
Front Yard (E. Venice Ave)	Section 86-120(f)	30ft	10ft		✓
Side Yard	Section 86-90(j)(1)b	10ft	0ft		✓
Minimum Open Space	Section 86-147(f)(2)	50%	None		✓
Driveway Width	Section 86-423(c)	Max. 24ft	26.9ft	✓	
Parking Access-Drive Aisle	Section 86-412(a)	24ft	20ft		✓
Parking Space Size	Section 86-412(a)	10ft by 18ft	9ft by 18ft		✓

CITY OF VENICE

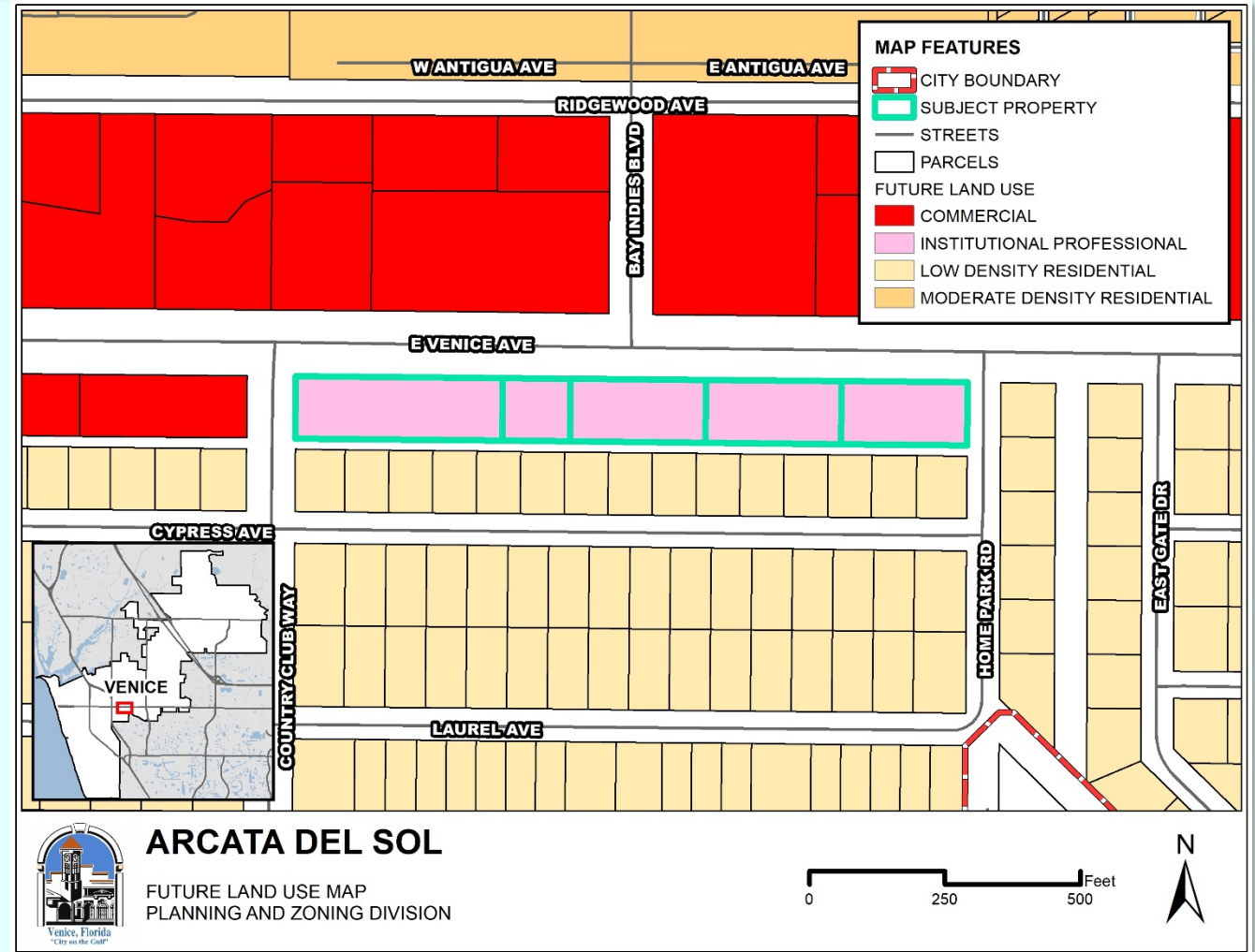
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COMPREHENSIVE PLAN

- Institutional Professional
- Transportation and Mobility
 - Urban Principal Arterial
 - Roadway LOS
 - Pedestrian LOS
 - Bicycle LOS
 - Transit LOS
- East Venice Ave Neighborhood



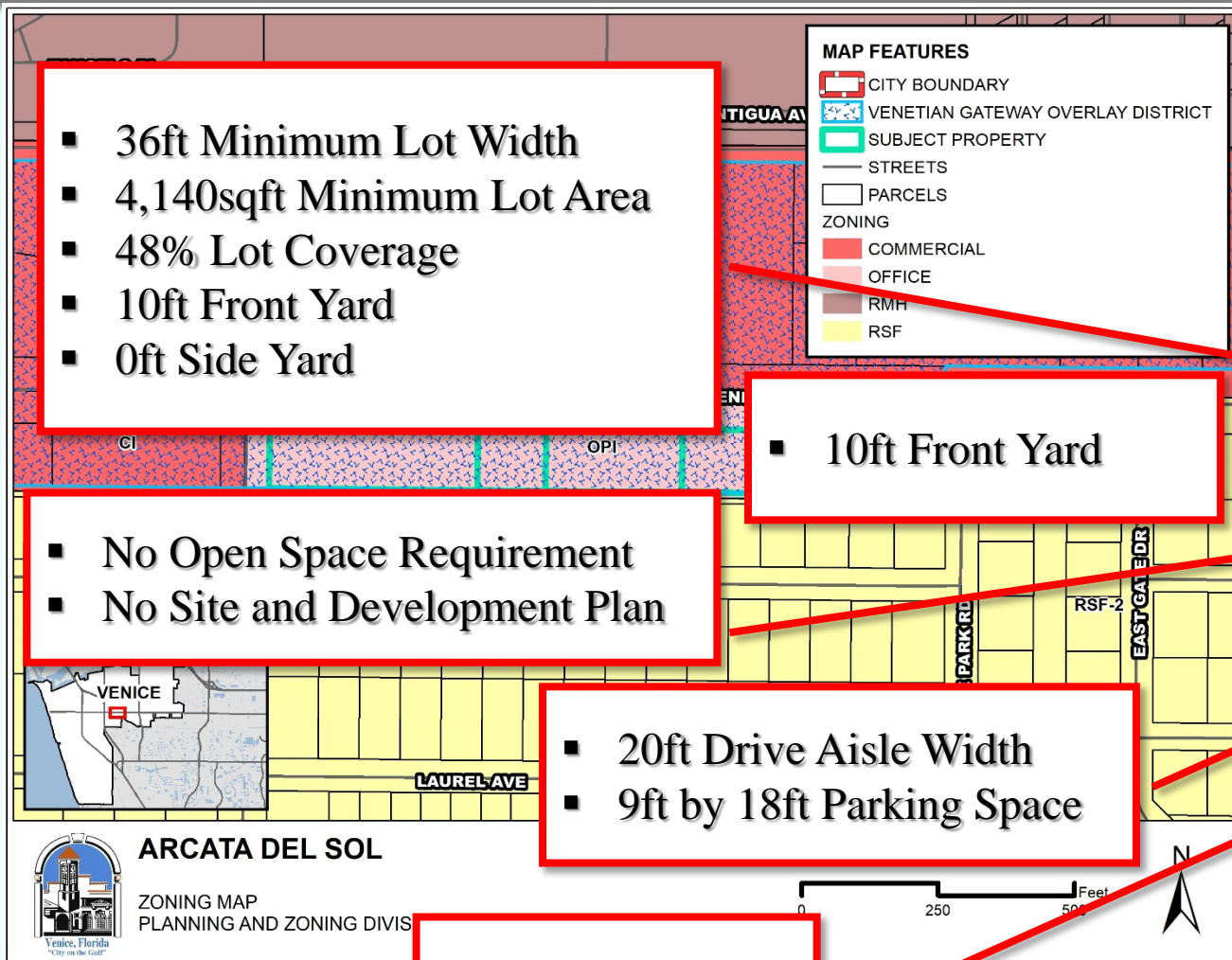
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LAND DEVELOPMENT REGULATIONS



- Section 86-570 – Definitions ✓
- Section 86-90 – Office, Professional, and Institutional
- Section 86-120 – Venetian Gateway Overlay
- Section 86-147 – Cluster Homes and Townhouses
- Section 86-231– Plat Requirements ✓
- Section 86-412 – Dimensional Parking Standards
- Section 86-423 – Driveway Standards

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CONCLUSIONS/FINDINGS OF FACT

- **CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):** Analysis has been provided to determine consistency with the Land Use Elements strategies applicable to the Institutional Professional Future Land Use designation, strategies found in the East Venice Avenue Neighborhood element, and other plan elements. Staff has provided information and analysis of some of the most applicable comprehensive plan strategies and no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan Consistency.
- **CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS):** The proposed preliminary plat complies with the City's Land Development Code, including the subdivision standards, except in the areas in which the applicant has requested Code Modifications.
- **CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY):** 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.

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PLANNING COMMISSION ACTION

Upon review of the 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 for the Planning Commission to take action on Preliminary Plat 18-04PP.

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