
ZONING MAP AMENDMENT PETITION NO. 20-47RZ WATERMARK AT VENICE

OWNER: PIANA REVOCABLE TRUST

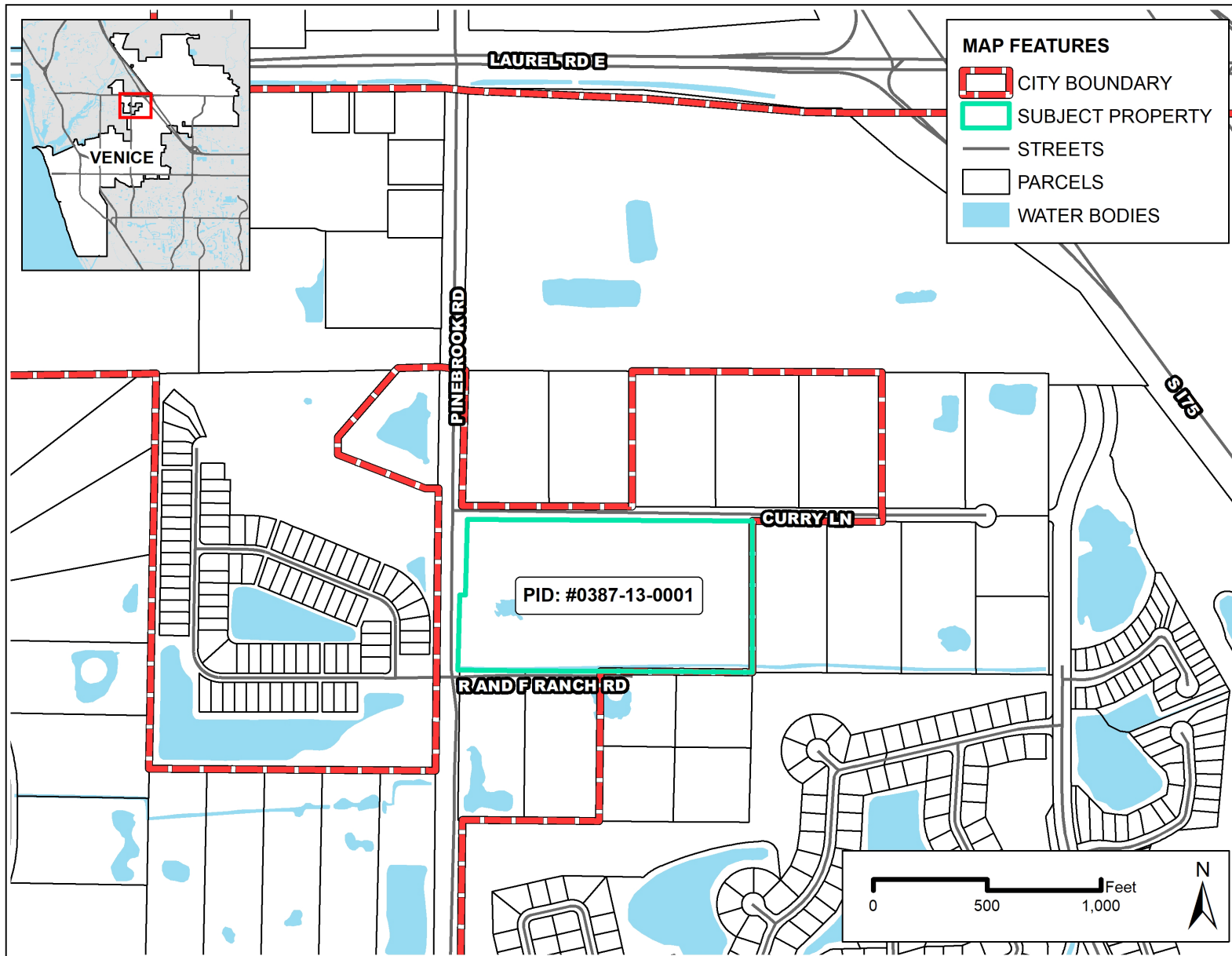
APPLICANT: THOMPSON THRIFT DEVELOPMENT, INC

AGENT: JEFFERY BOONE, ESQ., BOONE LAW FIRM

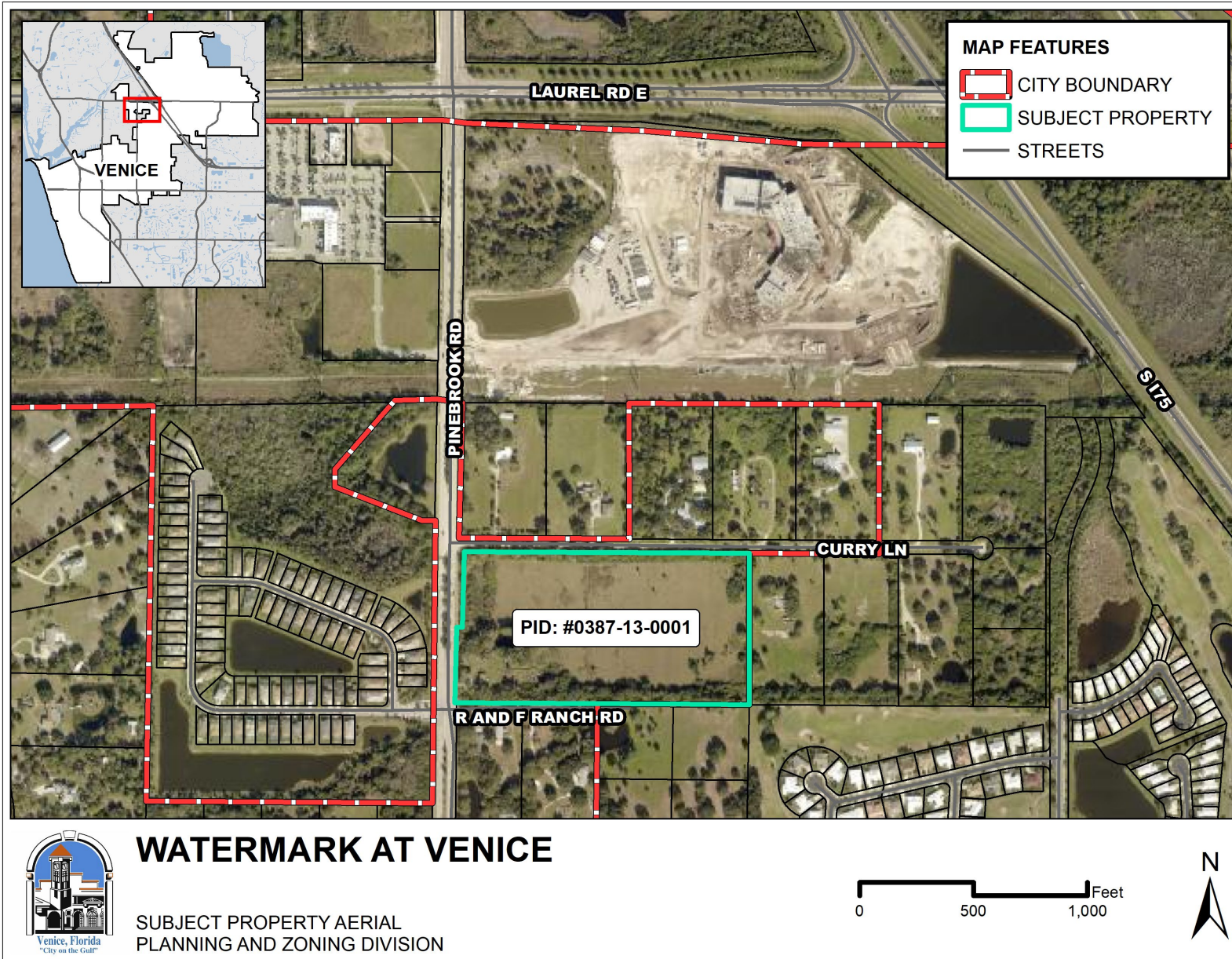


GENERAL INFORMATION

Address:	500 R&F Ranch Road
Request:	Zoning map amendment to change the existing Sarasota County Open Use Estate zoning designation of the property to City of Venice Residential, Multi-family 3 (RMF-3)
Owner:	Piana Revocable Trust
Applicant:	Thompson Thrift Development, Inc.
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel ID:	0387-13-0001
Property Size:	19.35 ± acres
Future Land Use:	Sarasota County Moderate Density Residential (MODR)
Existing Zoning:	Sarasota County Open Use Estate I (OUE-I)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	9/22/2020



Location Map



Aerial Map

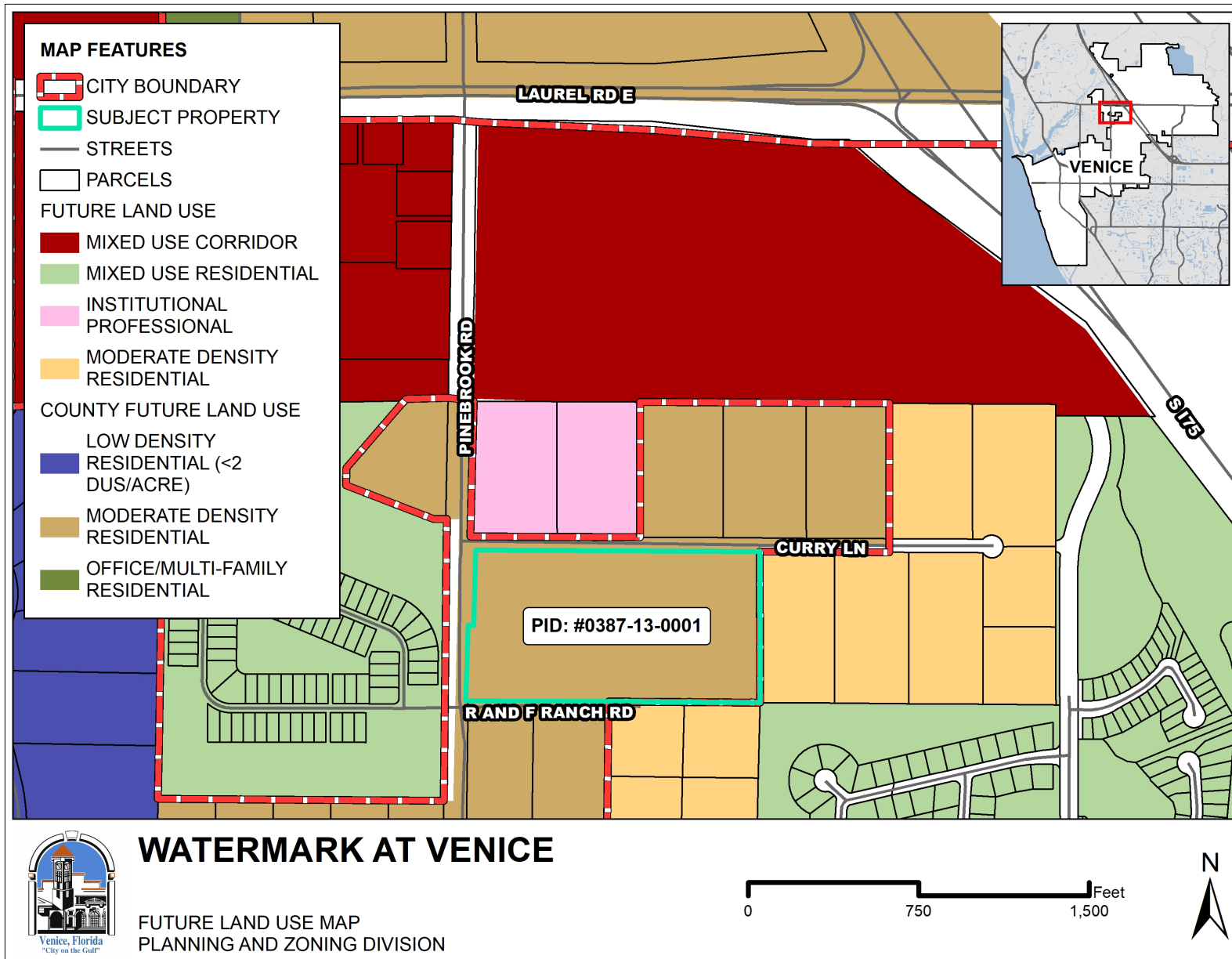


EXISTING CONDITIONS

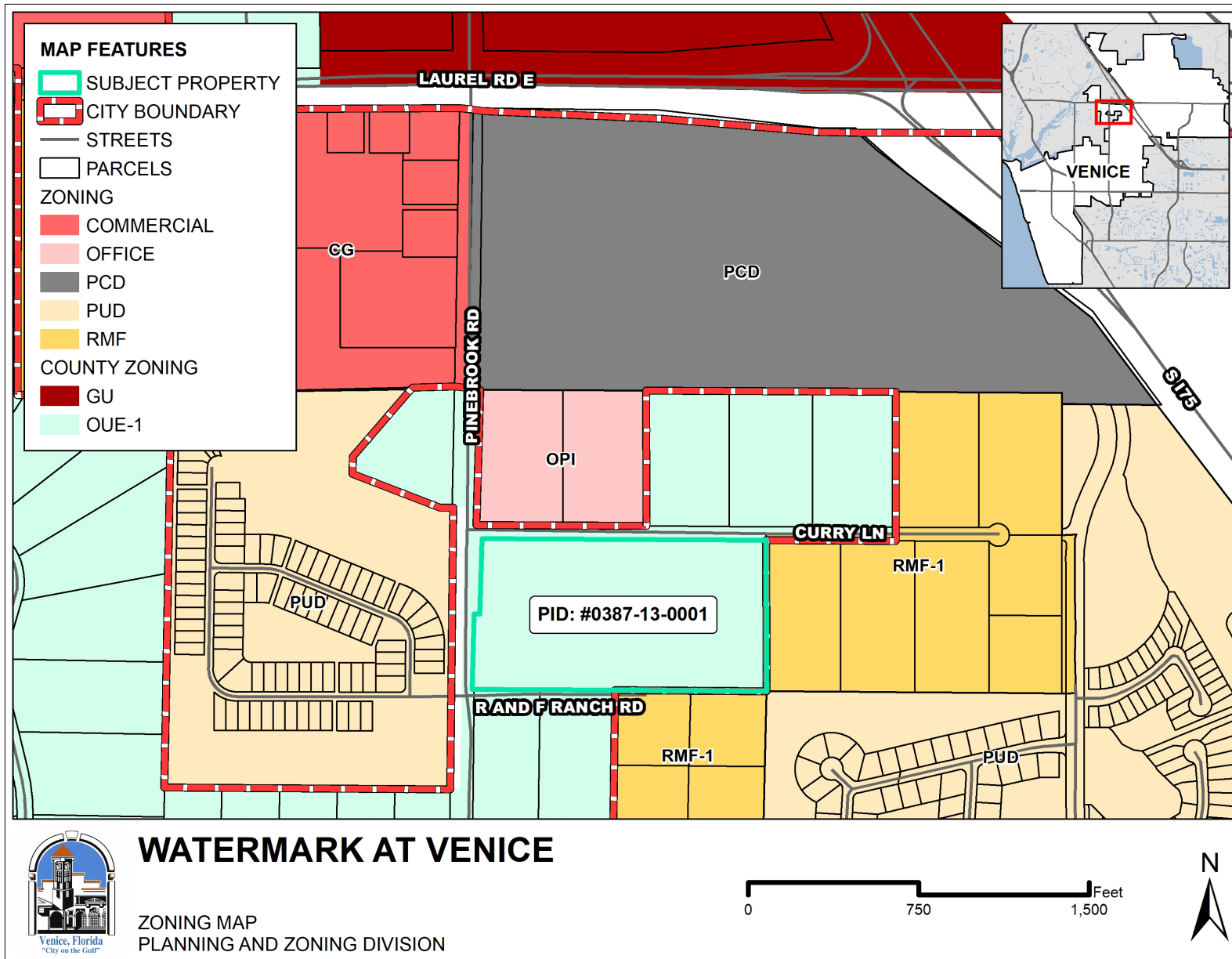
SITE PHOTOS, ZONING AND FUTURE LAND USE MAPS, SURROUNDING LAND USES



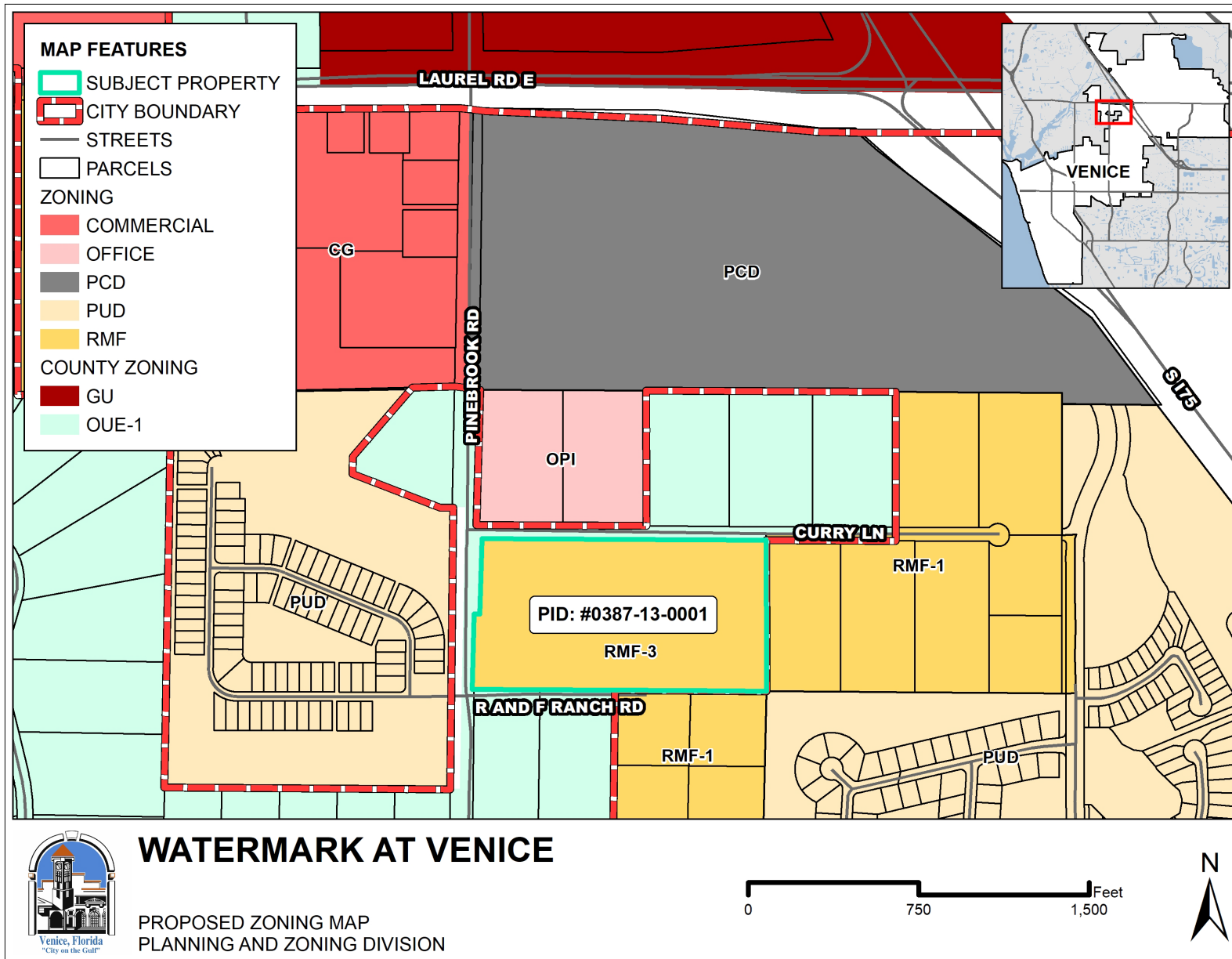




Existing Future Land Use Map



Existing Zoning Map



Proposed Zoning Map

SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential/undeveloped	Office, Professional and Institutional (OPI)	Institutional Professional
West	Residential (Windwood)	PUD	MUR
South	Residential	Sarasota County OUE-I, City RMF-I	Sarasota County MODR (JPA Area 6)/City MODR
East	Residential	City of Venice Residential, Multi-family I (RMF-I)	Sarasota County Moderate Density Residential (MODR)



PLANNING ANALYSIS

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE, CONCURRENCY & MOBILITY



COMPREHENSIVE PLAN CONSISTENCY

- Strategy LU 1.2.3 – Residential lists RMF-3 as the implementing zoning district for the FLU designation sought (Medium Density Residential)
- Applicant has provided responses to Policy 8.2 – Compatibility
 - **Summary Staff Comment:** Mitigating factors will be more specifically addressed at the time of site and development plan review. However, the Planning Commission may use its discretion to require mitigation during the zoning map amendment process as well.

CONCLUSIONS/FINDINGS OF FACT

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Medium Density Residential future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Pinebrook Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE CONSISTENCY

- Section 86-47(f) provides review criteria for a zoning map amendment
- Applicant has provided responses; reproduced in staff report



COMPARISON OF EXISTING VS. PROPOSED ZONING

	Existing Zoning – OUE	Proposed Zoning – RMF-3
Density Limit	1 du/5 acres	13 du/acre
Intensity Limit	N/A	N/A
Maximum No. of Dwelling Units	3	251
Height	35 feet	45 feet*
Principal Uses	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium***	Multiple-family dwellings, Patio houses, Two-family dwellings, Townhouses or cluster houses, Houses of worship, Community residential homes, Bed and breakfast inn, One single-family dwelling per lot, Public elementary and high schools, Parks, playgrounds, playfields and city buildings***

CONCLUSIONS/FINDINGS OF FACT

- The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

CONCURRENCY & MOBILITY

- Public facilities concurrency will be confirmed through the site and development plan process
- TRC has reviewed the petition and identified no issues
- A Traffic Impact Analysis has been submitted, indicating that no access improvements are warranted
- An analysis of transportation concurrency has been performed by the City's traffic consultant and has been deemed compliant per this review.

CONCLUSIONS/FINDINGS OF FACT

Concurrency

- As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Mobility

- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.

PLANNING COMMISSION REPORT AND RECOMMENDATION

- 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 make a recommendation to City Council on Zoning Amendment Petition No. 20-47RZ.