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# COMPREHENSIVE PLAN AMENDMENT PETITION NO. 20-46CP WATERMARK AT VENICE

OWNER: PIANA REVOCABLE TRUST

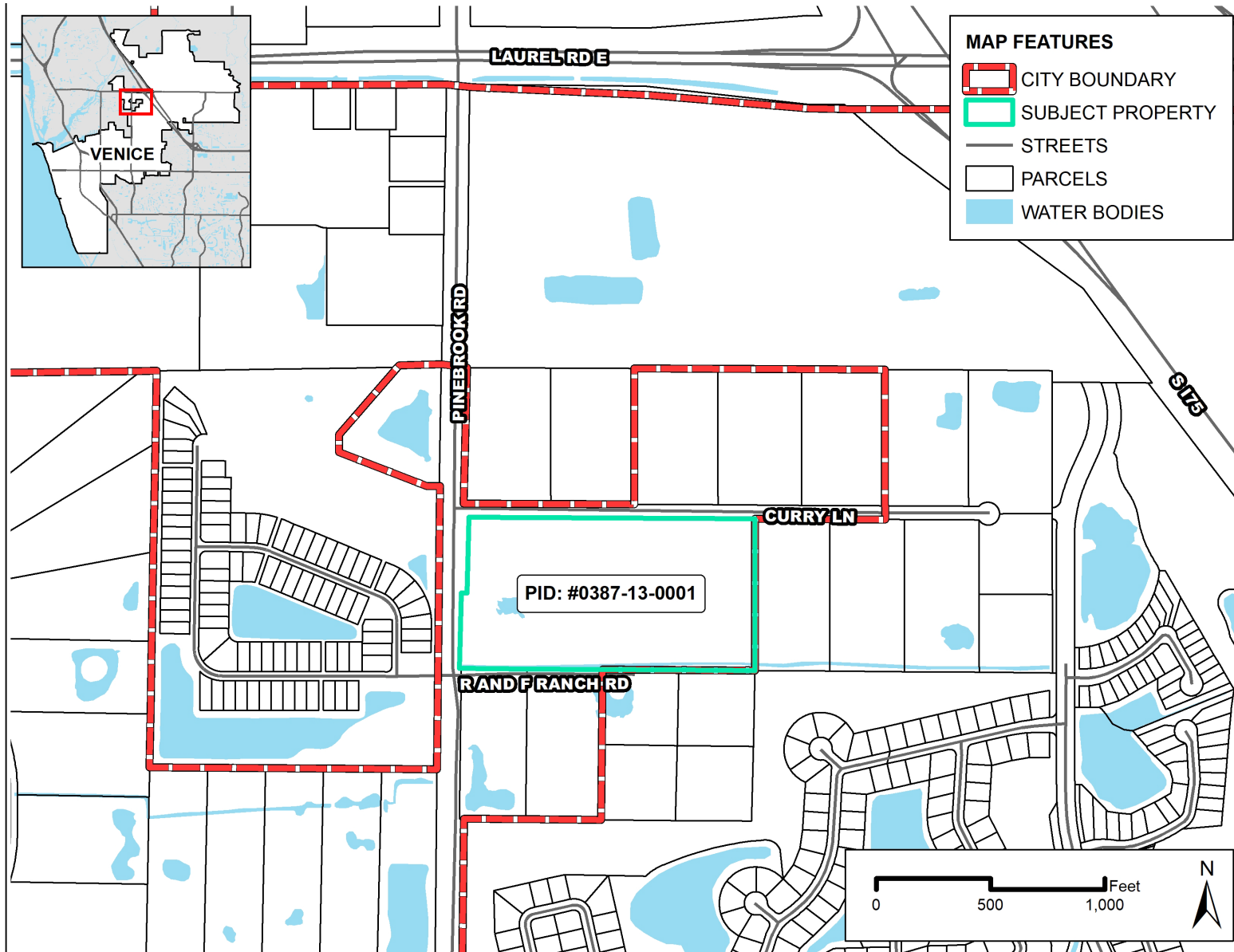
APPLICANT: THOMPSON THRIFT DEVELOPMENT, INC

AGENT: JEFFERY BOONE, ESQ., BOONE LAW FIRM



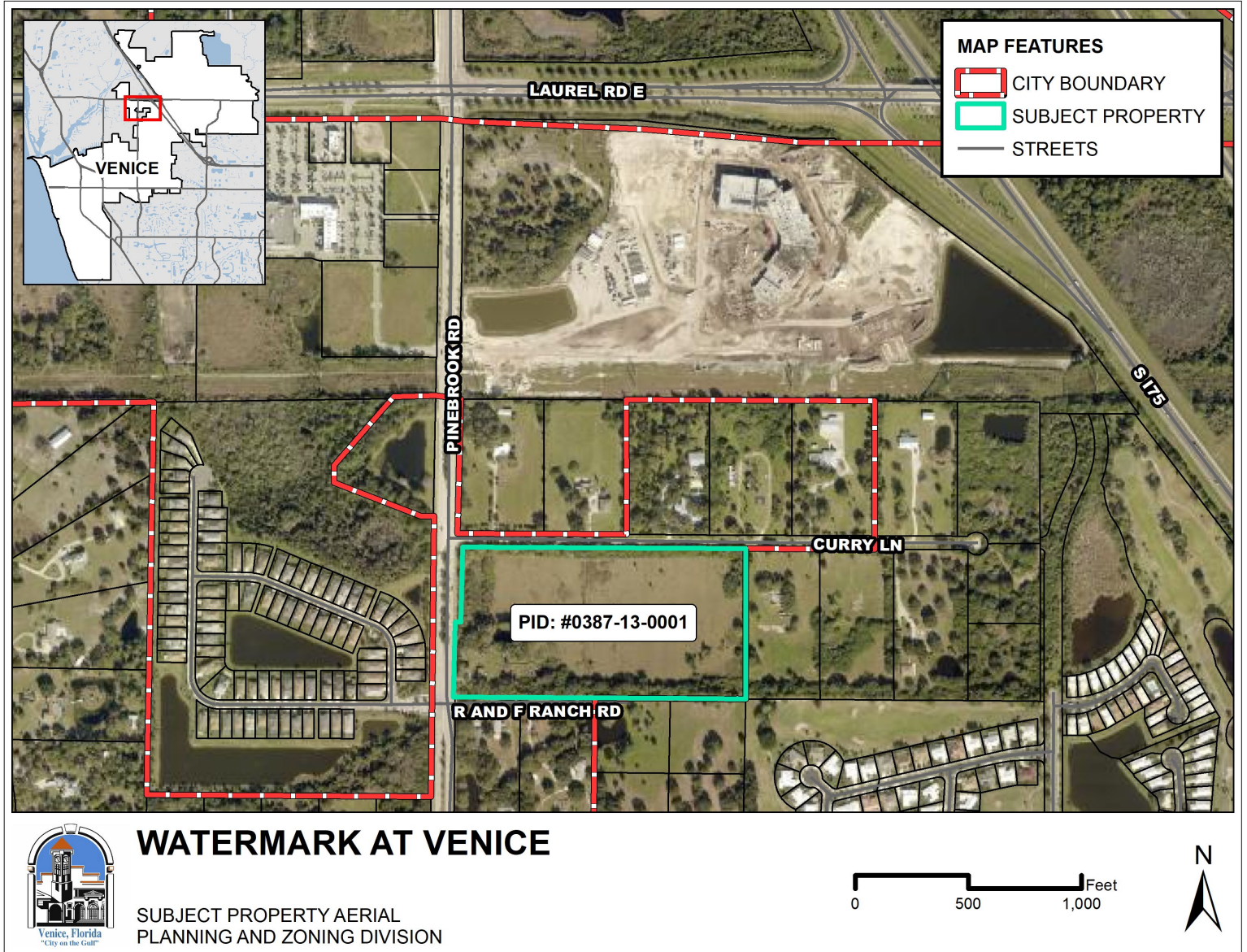
## GENERAL INFORMATION

<b>Address:</b>	500 R&F Ranch Road
<b>Request:</b>	Comprehensive Plan Amendment to change the existing Sarasota County Moderate Density Residential (MODR) future land use designation of the property to City of Venice Medium Density Residential (MEDR), to include applicable text in the Pinebrook Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan.
<b>Owner:</b>	Piana Revocable Trust
<b>Applicant:</b>	Thompson Thrift Development, Inc.
<b>Agent:</b>	Jeffery Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0387-13-0001
<b>Property Size:</b>	19.35 ± acres
<b>Future Land Use:</b>	Sarasota County Moderate Density Residential (MODR)
<b>Existing Zoning:</b>	Sarasota County Open Use Estate I (OUE-I)
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Neighborhood
<b>Application Date:</b>	9/22/2020



# LOCATION MAP

# AERIAL MAP







# EXISTING CONDITIONS

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

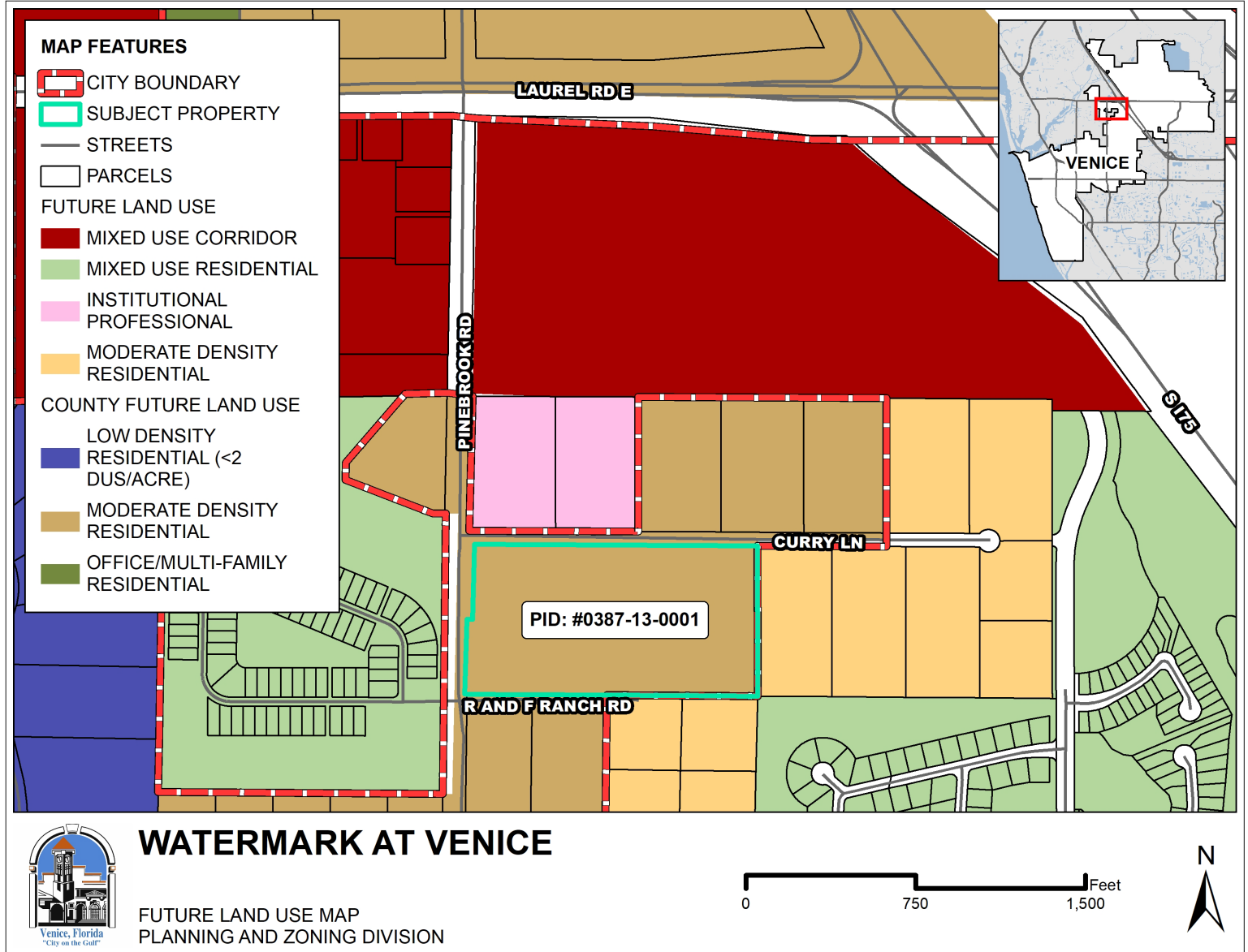


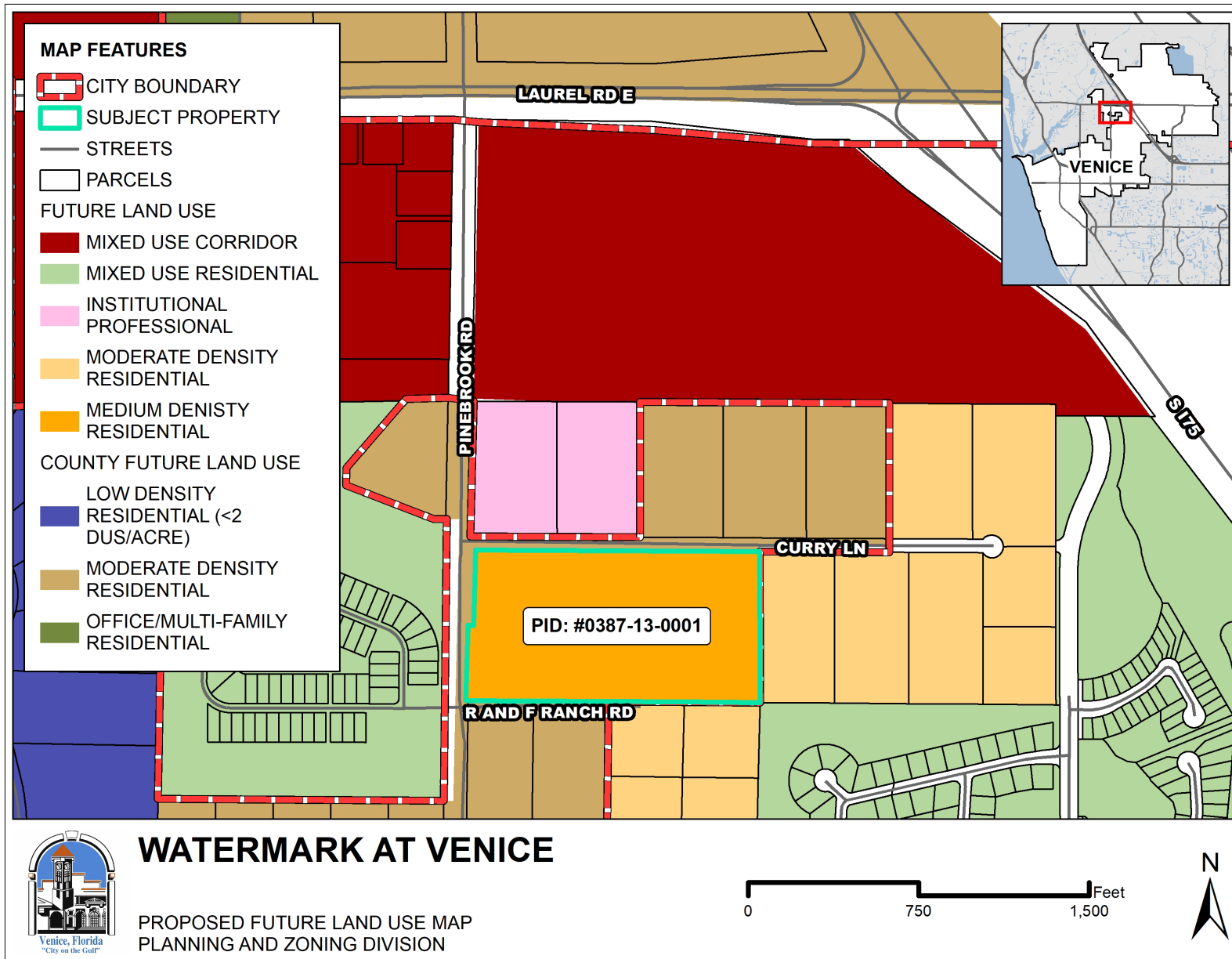






# EXISTING FUTURE LAND USE MAP

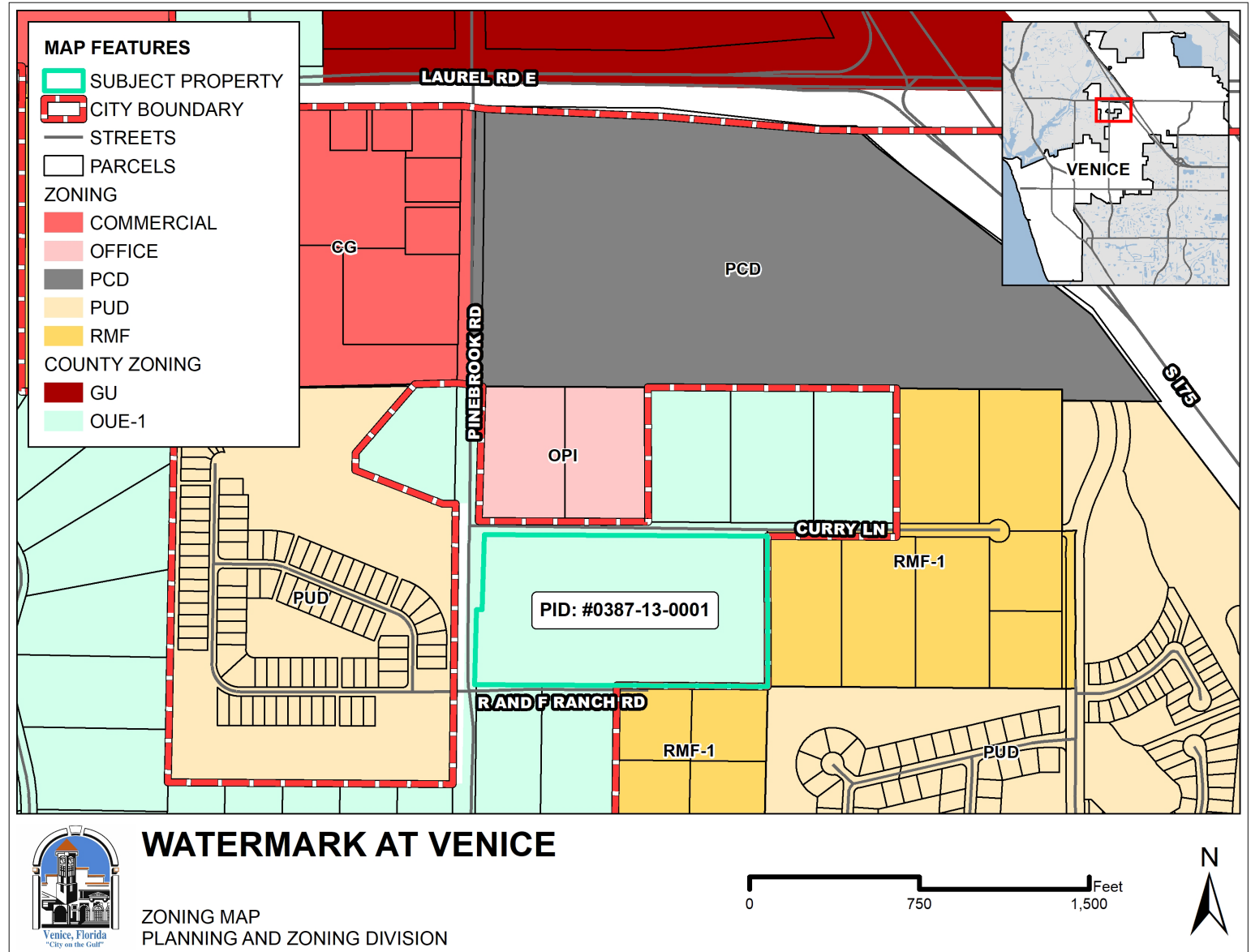




# PROPOSED FUTURE LAND USE MAP



# 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)

## COMPREHENSIVE PLAN REQUEST

- 1. Add the subject properties to the Comprehensive Plan's Pinebrook Neighborhood
- 2. Assign a City of Venice future land use of Medium Density Residential (MEDR) to the subject property
- 3. Revise all impacted maps, graphics, text, and data throughout the Comprehensive Plan

## Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	32	696,960	0	96	2,090,880	0
LOW DENSITY RESIDENTIAL	119	0	595	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	<del>67</del> 87	0	<del>871</del> 1,131	<del>244</del> 264	0	<del>3,172</del> 3,432
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49		0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,267	<del>1,103,81</del> 0	6,335	3,909	3,405,521	19,545
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
	<del>2,139</del> 2,159	2,279,930	<del>10,879</del> 11,139	<del>9,412</del> 9,432	76,079,065	<del>39,774</del> 40,034
ROW	227			887		
Total City Boundary	<del>2,366</del> 2,386			<del>10,299</del> 10,319		

## Proposed Neighborhood Revisions





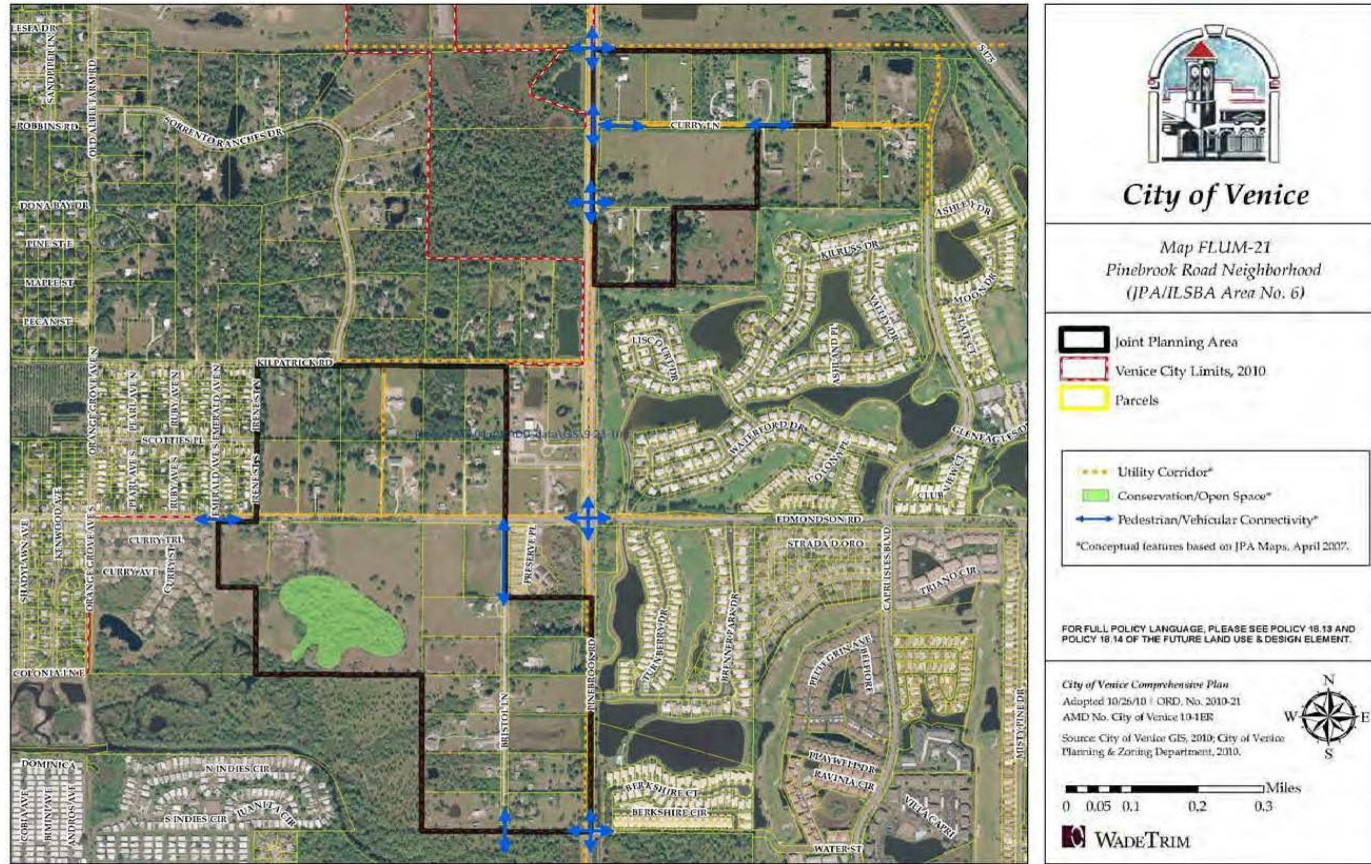
# PLANNING ANALYSIS

COMPREHENSIVE PLAN, JPA/ILSBA, FLORIDA STATUTES, LAND DEVELOPMENT CODE



## COMPREHENSIVE PLAN CONSISTENCY – JPA/ILSBA

*Area 6 – Pinebrook Road Neighborhood: The land use ~~adopted in the Venice Comprehensive Plan~~ for this Area is a maximum of 3 units per acre for all properties West of Pinebrook Road and 13 units per acre for all properties East of Pinebrook Road, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except Institutional-Professional uses are permitted for all properties East of Pinebrook Road. The square footage of any such Institutional-Professional uses shall not exceed a FAR of 0.5. Development shall be served by City water and sewer. The Party having jurisdiction over the development application shall require dedication of right of way for the future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.*



# JPA AREA 6

# COMPREHENSIVE PLAN CONSISTENCY - CHAPTER 163, FLORIDA STATUTES



- Project size and scope allows for the State's expedited review process (Fla. Stat. § 163.3187)
- Ten criteria for evaluating future land use plan amendments (Fla. Stat. § 163.3177(6)(a)2)
  - See staff comments in report
    - May accommodate population growth, direct and indirect economic impacts possible, potential for co-location of residential and employment, possible multimodal opportunities
- Basis for analysis (Fla. Stat. § 163.3177(6)(a)2)
  - Adequate amount of land (based on inclusion in JPA Area 6)



# COMPREHENSIVE PLAN CONSISTENCY - COMPATIBILITY

Figure LU-8: FLU Compatibility Review Matrix

FLU Proposed	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
	LDR									
	MODR									
	MEDR									
	HDR									
	IP									
	COMM									
	GOVT									
	IND									
	OS-F									
	OS-C									

 Presumed Compatible  
 Potentially Incompatible

## COMPREHENSIVE PLAN CONSISTENCY - COMPATIBILITY

- The applicant has noted consistency with the following:
  - Strategy HG 1.1.1 – promotion of a range of housing options
  - Intent HG 1.5.2 to ensure housing options are available to meet the needs of working families

## LAND DEVELOPMENT CODE CONSISTENCY

- Section 86-33(5) 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.*

## CONCLUSIONS/FINDINGS 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 by the applicant regarding impact on the financial feasibility of the Comprehensive Plan, and by staff 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 REPORT AND RECOMMENDATION

- 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. The staff 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.