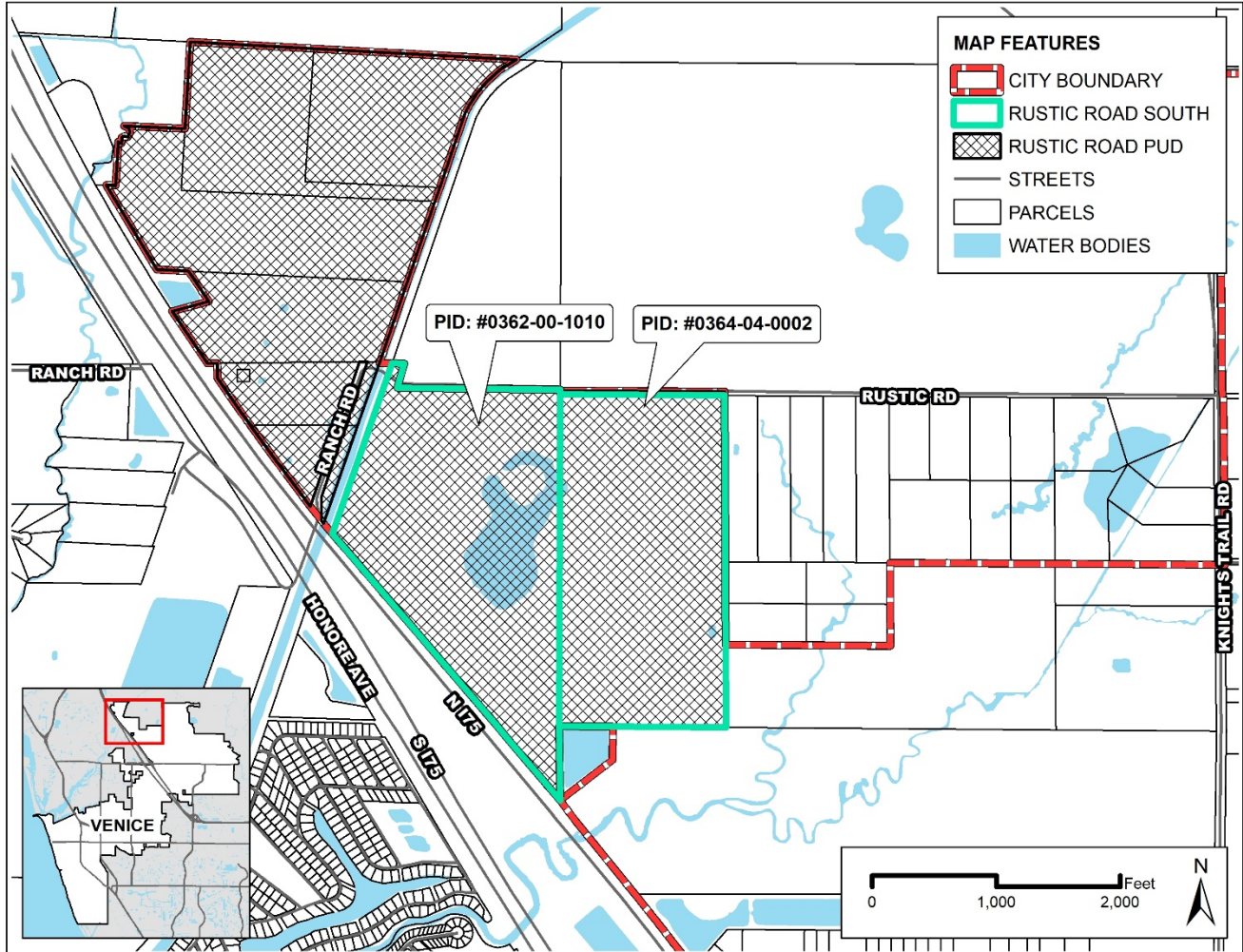




PRELIMINARY PLAT: RUSTIC ROAD SOUTH STAFF REPORT, PETITION NO. 21-03PP

Location Map



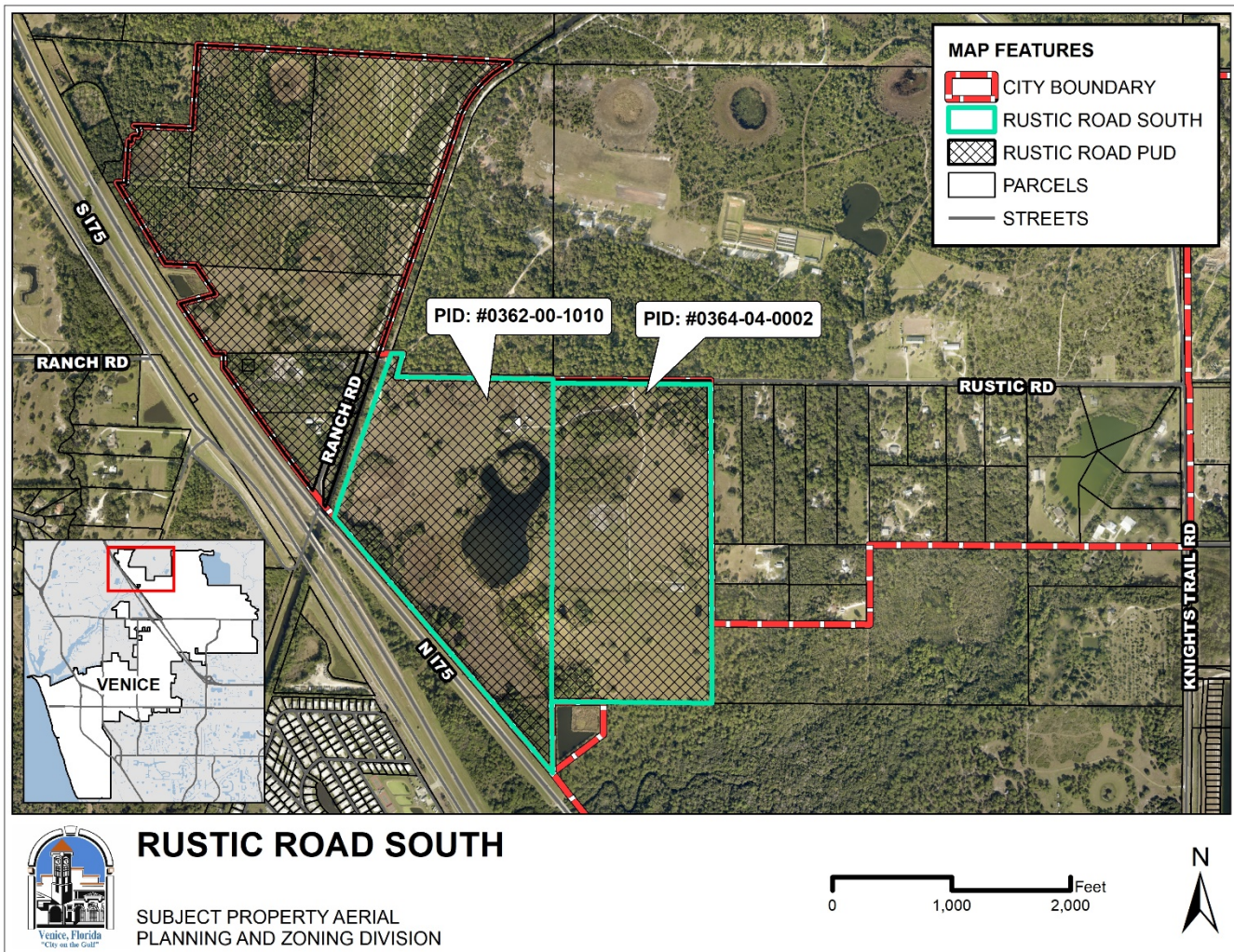
PRELIMINARY PLAT	
Request:	Approval of a preliminary plat for 400 residential single family lot subdivision
Applicant/ Owner:	Jen Tampa 1, LLC
Agent:	Jeffery A. Boone, Esq.
Location:	South of Rustic Road between I-75 and Knights Trail Road
Parcel ID:	0362001010 & 0364040002
Parcel Size:	169.41 +/- acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood
Application Date:	1/19/2021

I. EXISTING CONDITIONS

The 169.41 ± acre subject property lies between I-75 and Knights Trail Road, south of Rustic Road. Rustic Road South is currently undeveloped and primarily open with large clusters of trees interspersed within the parcels. Surface water is found in the form of ponds and wetlands scattered around the site. The applicant has submitted a letter of evaluation for environmental features on the properties submitted with petition 21-03PP. This updated study indicates that due to the size, poor quality, and being isolated mitigation for this wetland will not be required. The applicant proposes to create any required new wetlands for mitigation to any impacts on existing wetlands created by the development. The current use of the property is for agricultural grazing land. Vehicular access to the subdivision is proposed to be provided off of Rustic Road via a connecting main entrance.

To the north of the subject property is the Sarasota County Gun Range. To the south lies agricultural uses. East of the subject property is agricultural grazing land and single family detached. Along the western perimeter is agricultural grazing land and Interstate 75.

Aerial Photograph



Site Photos



West on Rustic Road



West on Rustic Road before the bridge.



South of Rustic Road



South of Rustic Road

Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Sarasota County Gun Range	Sarasota County Government Use (GU)	Sarasota County Public Conservation/Preservation
South	Residential vacant site/agricultural use, Cow Pen Slough	Sarasota County Open Use Estate (OUE-1) and City of Venice Commercial General (CG)	City of Venice Mixed Use Transitional (MUT) and Sarasota County Rural
East	Agricultural grazing land, Single family detached	Sarasota County Open Use Estate (OUE-1) and City of Venice Residential Multi-family (RMF-2)	City of Venice Mixed Use Transitional (MUT) and Sarasota County Rural
West	I-75	Sarasota County Open Use Estate (OUE-1) and City of Venice Planned Unit Development (PUD)	City of Venice Mixed Use Residential (MUR), Sarasota County Rural

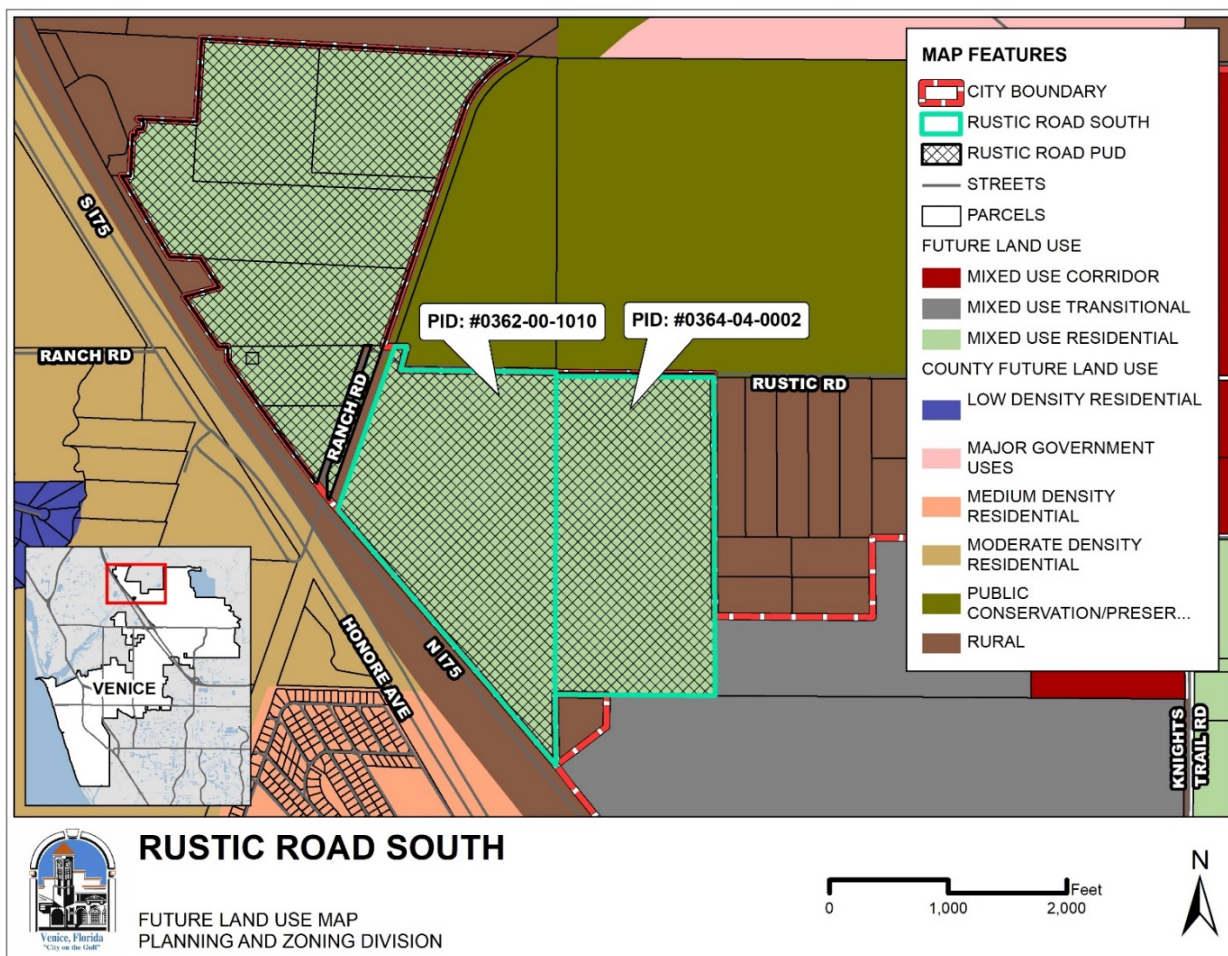
Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) has labeled the subject property with designations of Zone X, which is outside the 500 year floodplain; Zone X500, which has a 0.2% annual chance of flooding; and Zone AE, which has a 1% annual chance of flooding. Development of the property will be subject to compliance with applicable FEMA requirements.

Future Land Use

The subject property is located in the Comprehensive Plan's Knights Trail Neighborhood and is designated as Mixed Use Residential (MUR) on the City of Venice Future Land Use Map. The subject property is bounded to the north by Sarasota County Future Land Use Public Conservation/Preservation. To the south is City of Venice Mixed Use Transitional and Sarasota County Rural designations. To the west is MUR and Sarasota County Rural. To the east are Mixed Use Transitional and Sarasota County Rural.

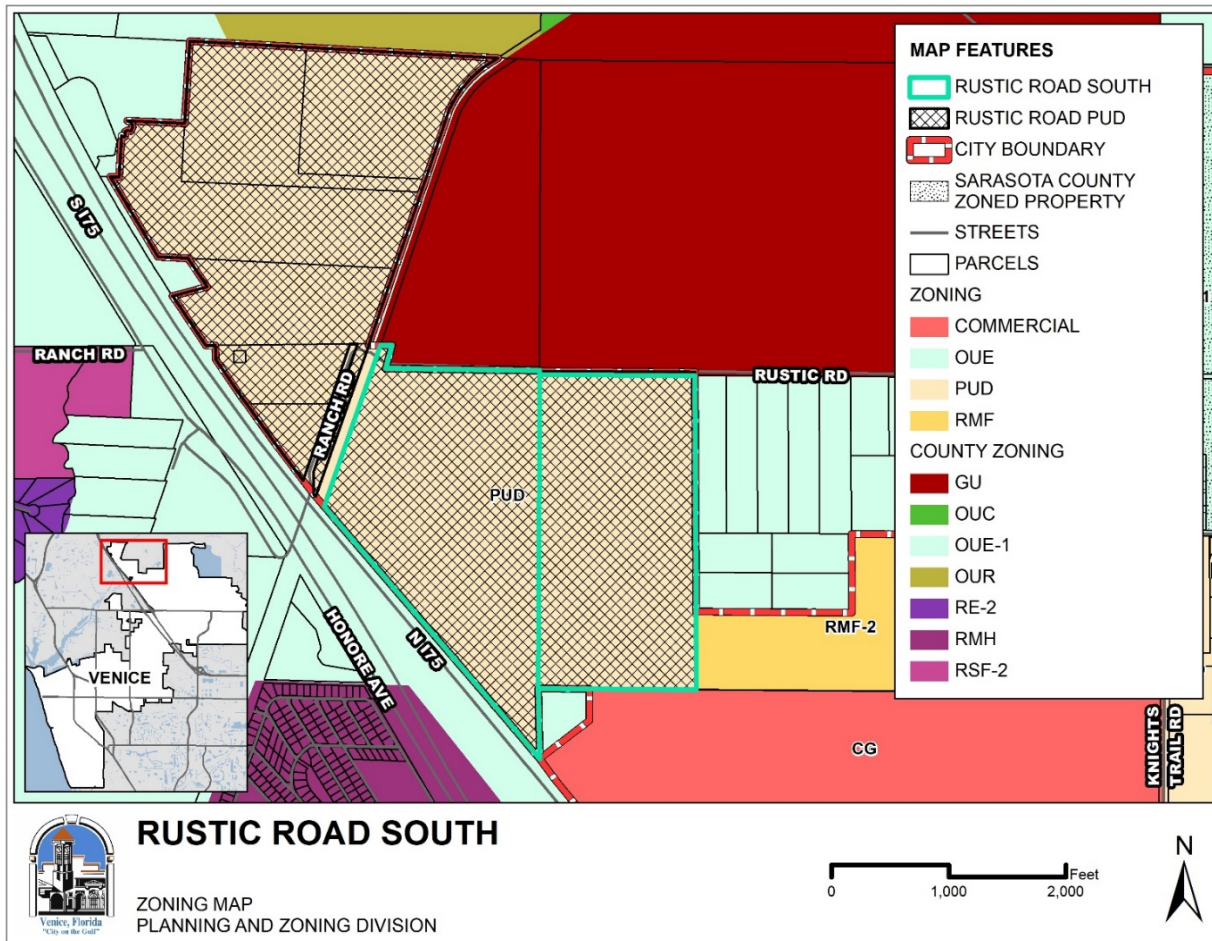
Future Land Use Map



Zoning

The subject property is zoned Planned Unit Development (PUD). Properties to the north are zoned Sarasota County Government Use (GU). Properties to the south are zoned Sarasota County Open Use Estate (OUE) and City of Venice Commercial General (CG). To the east is Sarasota County OUE and City of Venice PUD while Sarasota County OUE and City of Venice Residential Multi-family (RMF-2) are found to the west of the subject property.

Zoning Map



II. PROJECT INFORMATION

This project was previously approved as a portion of the Rustic Road PUD and the applicant proposes to develop the subject property into a residential community consisting of 400 single-family residential lots, along with a future amenity site and open space, primarily in the form of lakes and wetlands. The amenity center and neighborhood signage will be submitted as a Site & Development Plan in the future. The development will have one main entrance and one emergency access entrance connected to Rustic Road. These entrances are to be gated and the primary purpose of this request is to plat Rustic Road South Phase 1 & 2. The applicant is currently working with both Sarasota County and FDOT on improving Rustic Road. This is a County facility and is still dirt in some areas and is proposed to be improved all the way to Honore Ave.

A zoning determination letter was issued for the Rustic Road PUD that proposed minor modifications to the layout, storm water pond configurations, and location of single family areas that were determined not to necessitate a rezoning of the property to amend the PUD.

The proposed Shady Edge Loop measures a length of 898.3' from the intersection of Shady Edge Loop and Sun Chaser Drive to the terminus of the loop with 30 dwelling units along the proposed length. However, per the following code section, City Council has the ability to approve this design.

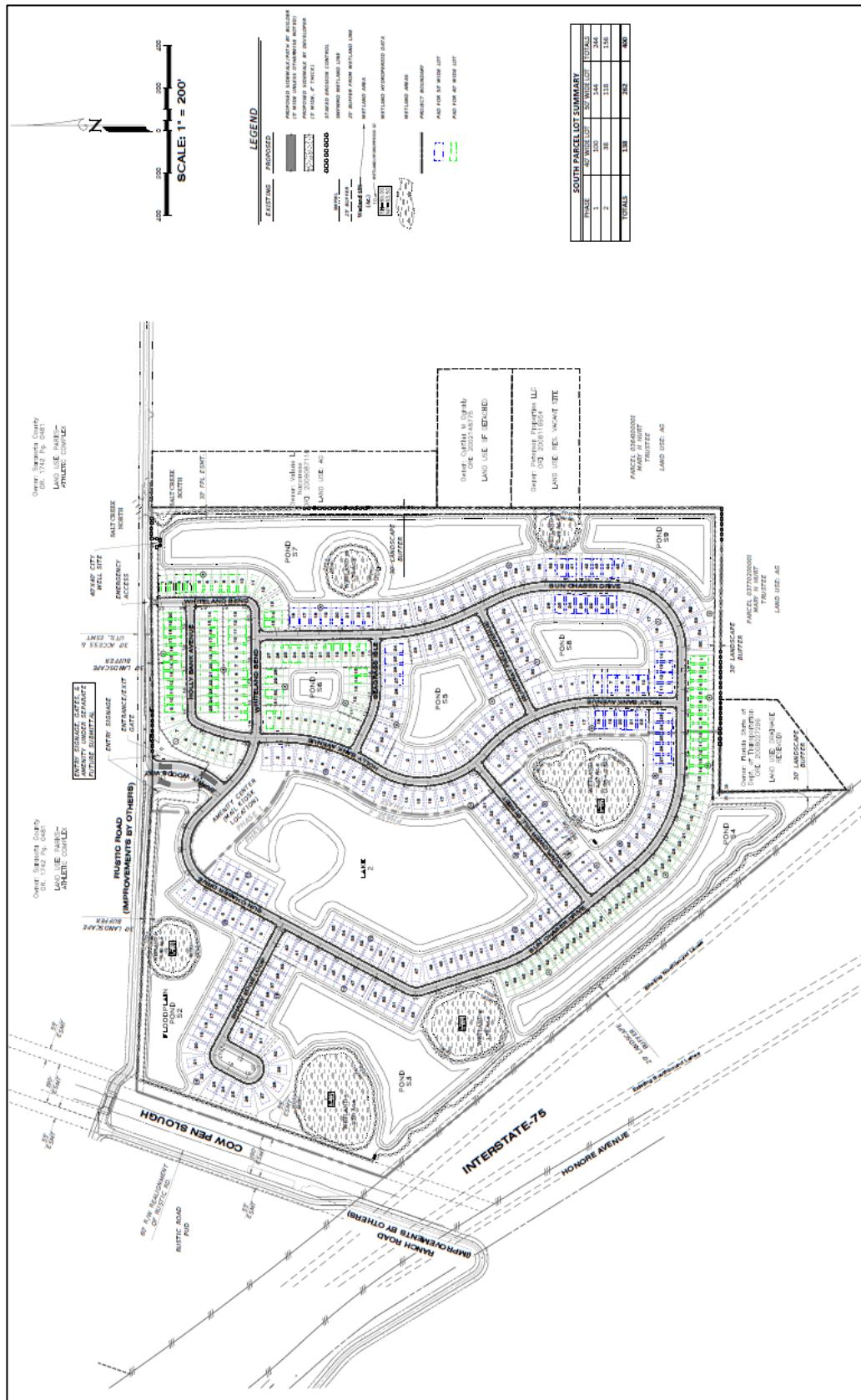
“Where a tract of land is of such size or location as to prevent a lot arrangement directly related to a normal street design, there may be established one or more courts, dead-end streets or other arrangements; provided, however, that proper access shall be given to all lots from a dedicated street or court. A dead-end street (cul-de-sac) shall terminate in a circular roadway having a minimum diameter of 100 feet. A dead-end street (cul-de-sac) shall not exceed 600 feet in length. City council may, however, approve a cul-de-sac up to 1,200 feet in length to serve odd-shaped parcels of land which cannot be developed in any other manner, provided that no more than 30 dwelling units shall front on any cul-de-sac.”

LEGEND

- OPEN SPACE
- WETLANDS
- AMENITY SITE
- PROPOSED LAKES
- PAVEMENT
- SINGLE FAMILY LOTS,
PAIRED VILLAS
- OPTIONAL MULTI-FAMILY, SINGLE
FAMILY LOTS OR PAIRED VILLAS

LAND USE:	
RESIDENTIAL:	117.5 AC 37.0%
AMENITY AREA:	5.0 AC 1.6%
ROAD ROW:	35.7 AC 11.2%
OPEN SPACE:	18.0 AC
WETLANDS:	69.7 AC
LAKES:	81.0 AC
OTHER OPEN SPACE:	159.7 AC 50.2%
TOTAL ACREAGE:	317.9 AC 100.0%

Preliminary Plat, Master Site Plan



III. PLANNING ANALYSIS

Staff reviewed the preliminary plat application to evaluate consistency with the City of Venice 2017-2027 Comprehensive Plan, compliance with the Land Development Code and the approved PUD, and for compliance with the requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

The Rustic Road PUD is located within the 818 acre Knights Trail Neighborhood, which has seen the majority of the City's non-residential (industrial, commercial, office, civic, professional) growth. The applicant has provided an updated analysis of consistency with the 2017-2027 Comprehensive Plan; this analysis notes that this project satisfies strategies in the Land Use Element and the Knights Trail Neighborhood that relate to Mixed Use Development.

Strategies

Strategy LU 1.2.16 regarding Mixed Use Residential development is addressed by the inclusion of density, the allowance for functional and conservation open space, and compatibility with the area's other PUDs.

Strategy LU 1.2.17 - Mixed Use Residential Open Space provided with this development through open space connectivity with the adjoining sections of the Rustic Road PUD.

Strategy TR-KT 1.1.6 - Complete Street Elements

Multimodal transportation improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood. The County improvements to Rustic Road will provide complete street elements and adjacent access to this property.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN): Analysis has been provided to determine consistency with Land Use Element strategies, Mixed Use Residential strategies, the Knights Trail Neighborhood strategies, and other plan elements. As previously indicated, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Rustic Road PUD Binding Master Plan

The proposed preliminary plat meets the density, use, lot detail, setbacks and landscaping requirements included in the Rustic Road PUD Binding Master Plan. The Rustic Road PUD rezoning included the eight stipulations listed below:

Ordinance 19-25:

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 the 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 no more than 785 PM Peak Hour vehicle trips.

These stipulations have all been confirmed or are being evaluated and implemented through the development of the project.

Overview of development standards:

Rustic Road PUD Minimum Lot Requirements and Provisions of the Preliminary Plat				
Standards	PUD Single Family Detached	Plat Provides (SF Detached)	PUD Single Family Attached	Plat Provides (SF Attached)
Minimum Lot Size	4,500 sf	4,500 sf	4,140 sf	N/A
Lot Coverage	None	None	None	N/A
Lot Width	40'	40'	36'	N/A
Front Setback	20'/15' side entry garage	20'/15' side entry garage	20'	N/A
Side Setback	5'	5'	5'	N/A
Rear Setback	10'	10'	10'	N/A
Accessory Structure Setback	3' from rear property line/5' from side property line	3' from rear property line/5' from side property line	3' from rear property line/5' from side property line	N/A

Land Development Code

The subject petition has been processed with the procedural requirements for a preliminary plat. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Sections 86-231(b)(3) and 86-223(a) specify the Planning Commission's role in taking action on a Preliminary Plat petition:

1. Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.
Staff Comment: The Preliminary Plat has been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with the requirements of Florida Statutes, Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.
2. Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.
Staff Comment: Compatibility review was conducted. See the Planning Analysis section of this report.
3. Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.
Staff Comment: The City's Technical Review Committee reviewed the subject petition for concurrency/mobility and found no issues for compliance with the city's minimum adopted levels of service for public facilities.

CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS): The proposed preliminary plat plans are compliant with the approved PUD and no inconsistencies have been identified with the LDC.

Concurrency

Concurrency was determined to be compliant by the staff Technical Review Committee. The table below shows the expected public facility impacts and the status of the applicable departmental concurrency reviews.

Concurrency			
Facility	Department	Estimated Impact	Status
Potable Water	Utilities	406 ERUs	Concurrency Confirmed
Sanitary Sewer	Utilities	406 ERUs	Concurrency Confirmed
Solid Waste	Public Works	4,148 lbs. per day	Concurrency Confirmed
Parks & Recreation	Public Works	4.76 acres	Concurrency Confirmed
Drainage	Engineering	Compliance shown	Concurrency Confirmed
Public Schools	School Board	Application submitted	Approval upon Final Plat

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY): 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.

Mobility

The applicant provided a traffic analysis, reviewed by the City's traffic consultant, Wade Trim, during the Rustic Road PUD approval process. The City has an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County Ordinance. Fees collected may be used to mitigate these impacts. The TIA submitted described the warranted need for construction of a full left-turn lane (235 feet) for Rustic Road South of which is shown on the plat.

MOBILITY			
Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	384 PM Peak Hour Trips	Compliance Confirmed by Traffic Engineering Consultant

CONCLUSIONS/FINDINGS OF FACT (MOBILITY): The applicant provided traffic analysis that was reviewed by the City's transportation consultant during the PUD approval process. No issues were identified at that time.

IV. CONCLUSION

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 to take action on Preliminary Plat Petition No. 21-03PP.