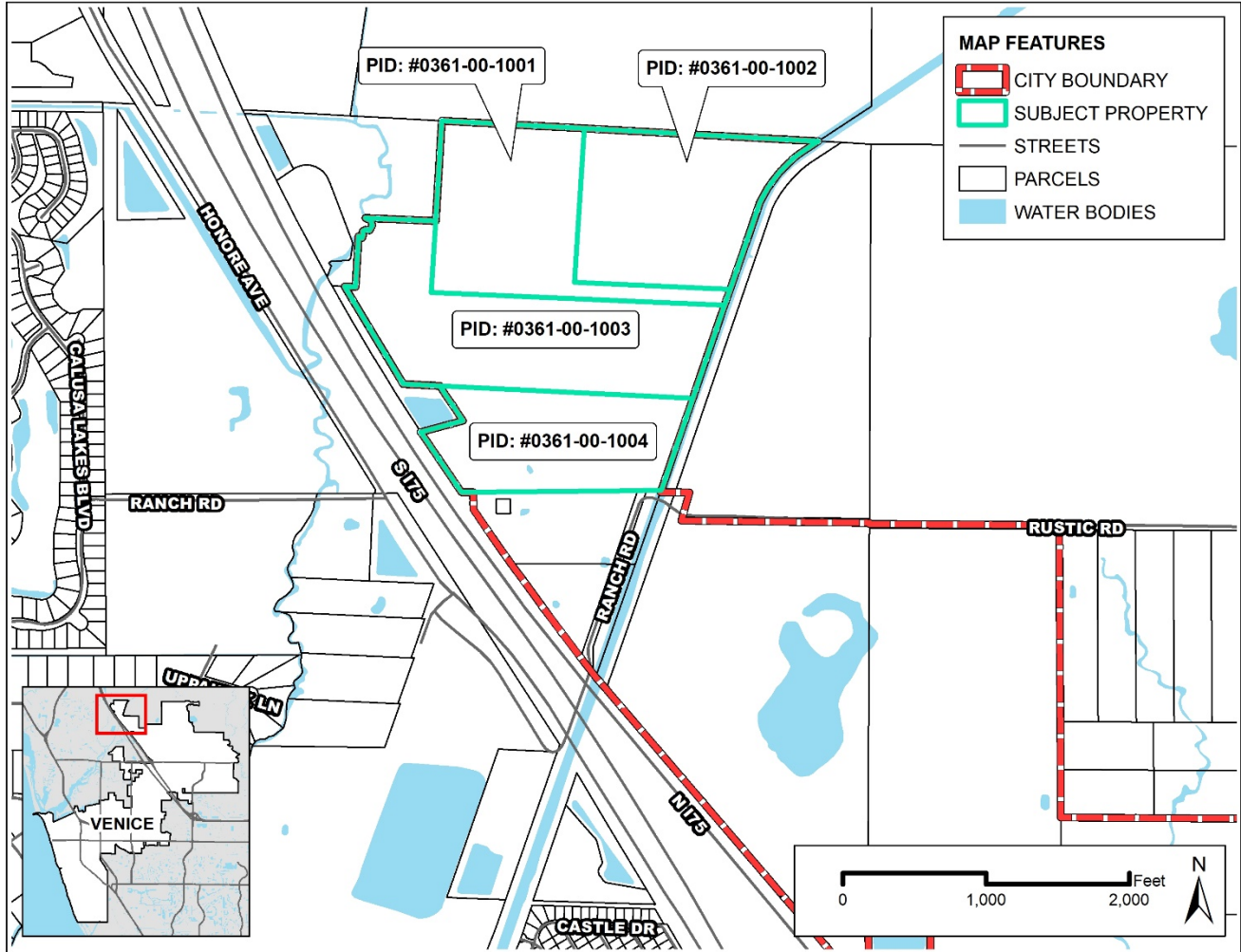




# **PRELIMINARY PLAT: RUSTIC ROAD NORTH STAFF REPORT, PETITION NO. 21-05PP**

**Location Map**



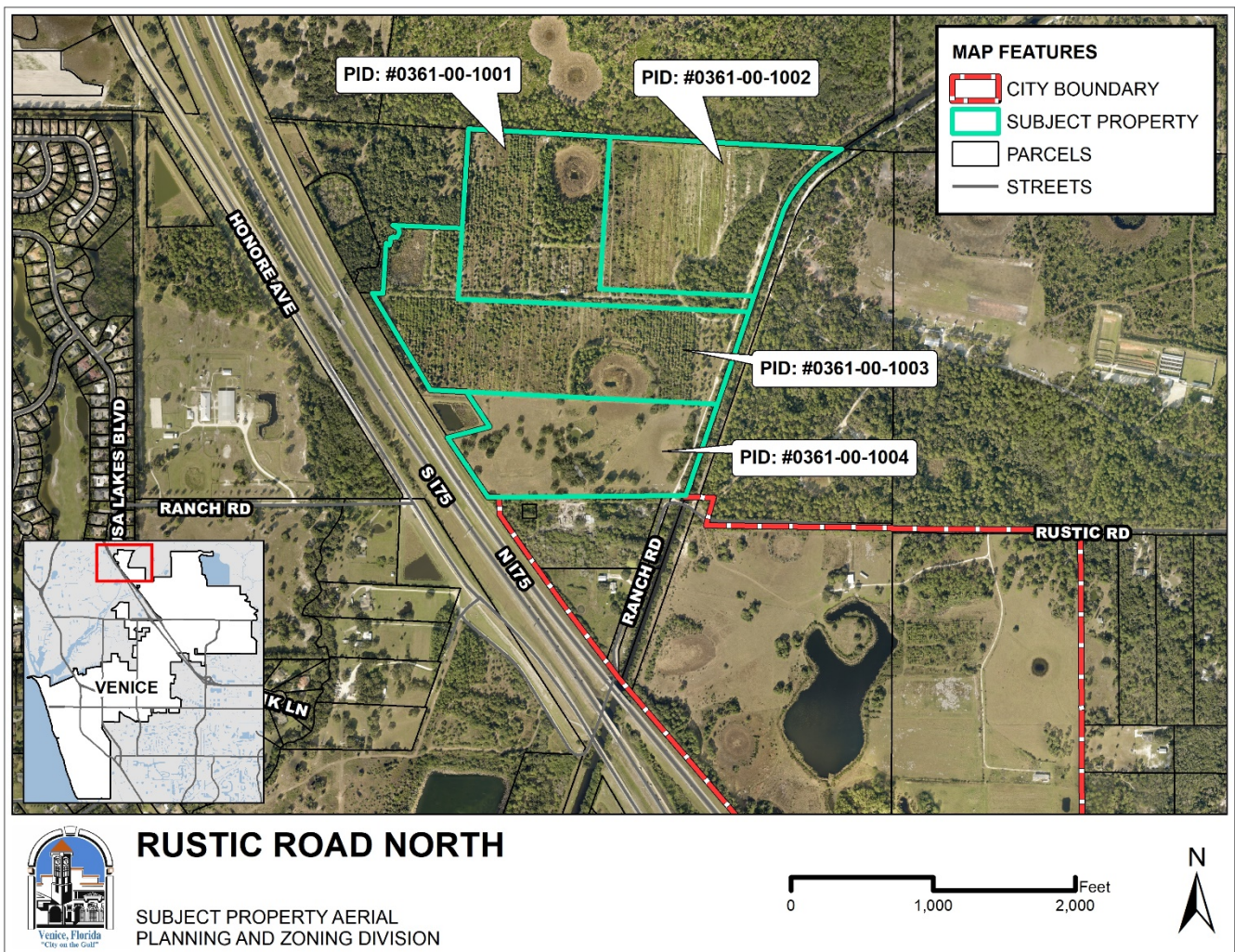
PRELIMINARY PLAT	
<b>Request:</b>	Approval of a preliminary plat for 296 residential single family lot subdivision
<b>Applicant/ Owner:</b>	Jen Tampa 1, LLC
<b>Agent:</b>	Jeffery A. Boone, Esq.
<b>Location:</b>	Northwest at the intersection of Ranch Road and east of I-75
<b>Parcel ID:</b>	0361001001, 0361001002, 0361001003 & 0361001004
<b>Parcel Size:</b>	129.13 +/- acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Zoning:</b>	Planned Unit Development (PUD)
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail Neighborhood
<b>Application Date:</b>	2/19/2021

## I. EXISTING CONDITIONS

The 129.13 ± acre subject property lies between I-75 and Cow Pen Slough, northwest of the intersection of Rustic Road and Ranch Road. Rustic Road North 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 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 and grazing land. Vehicular access to the subdivision is proposed to be provided off of Rustic Road and Ranch Road via a connecting main entrance.

To the north of the subject property is the Sarasota County agricultural uses. To the south lies vacant residential and agricultural uses. East of the subject property is the Sarasota County Gun Range and along the western perimeter is Interstate 75.

### Aerial Photograph





## Site Photos



West from Ranch Road



Looking North along Ranch Road at the bridge.

## 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; Zone A and Zone AE, which has a 1% annual chance of flooding. Development of the property will be subject to compliance with applicable FEMA requirements.

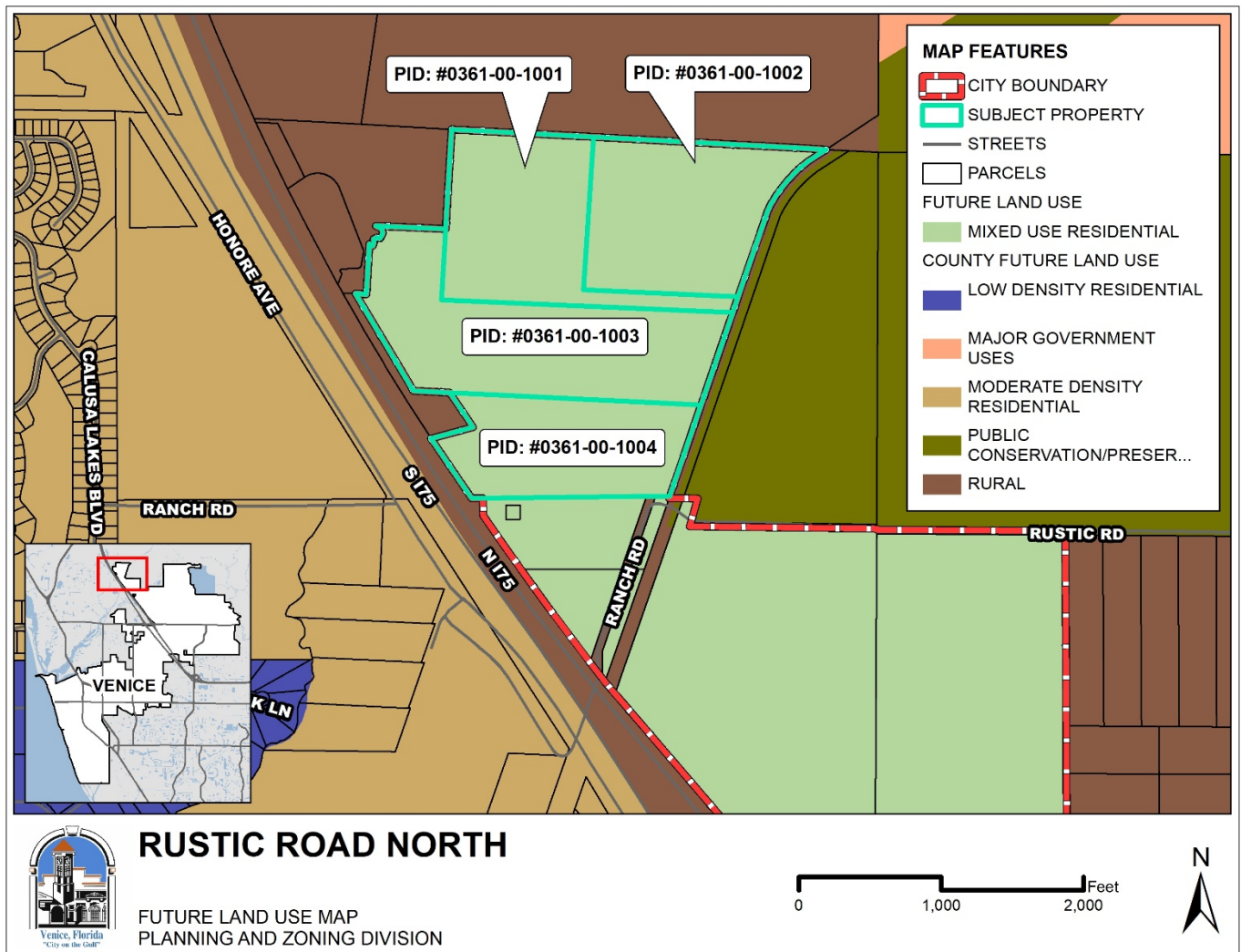
## Surrounding Properties

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

## 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 and west by Sarasota County Future Land Use Rural. To the south is City of Venice Mixed Use Residential. To the east Sarasota County Public Conservation/Preservation.

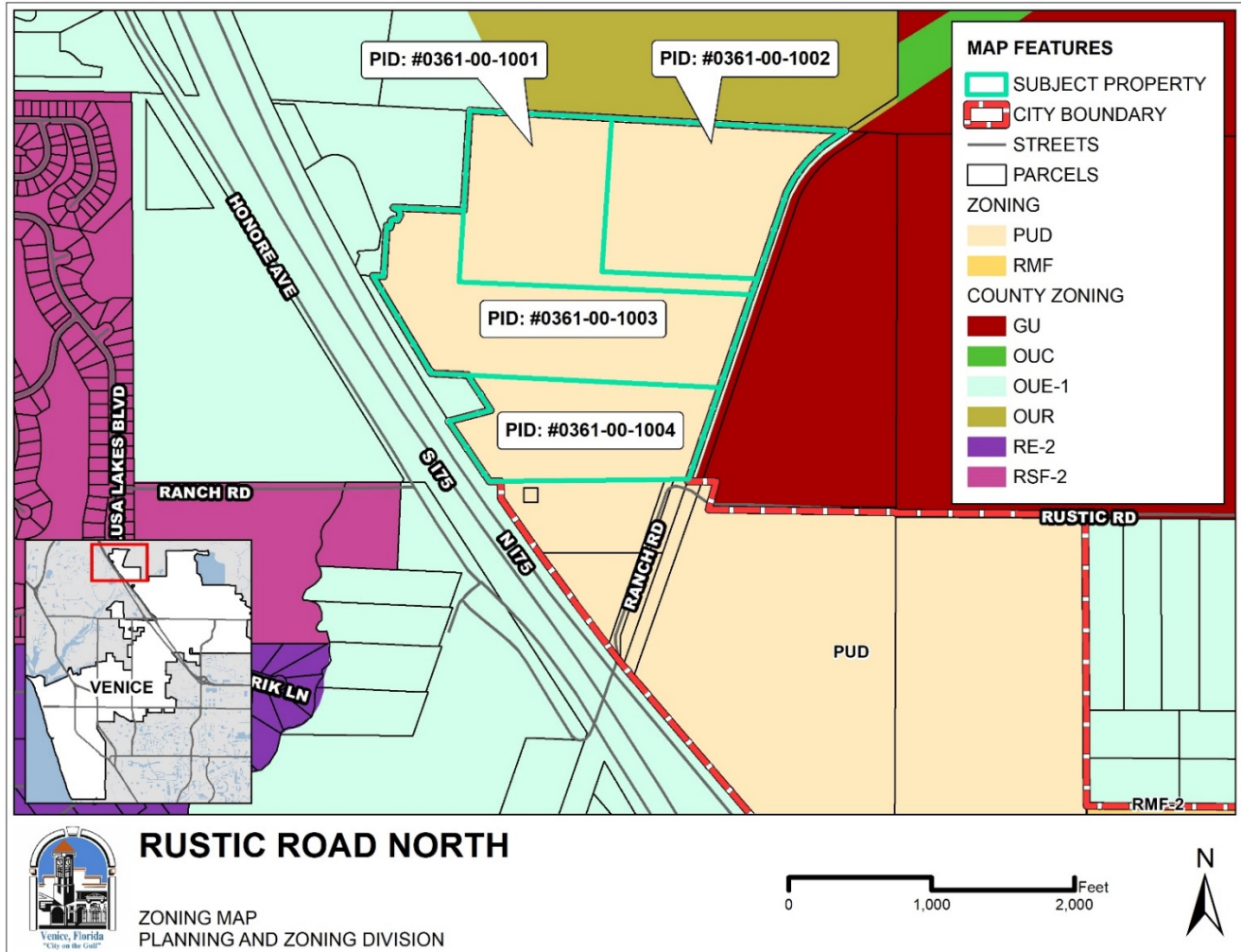
## Future Land Use Map



## Zoning

The subject property is zoned Planned Unit Development (PUD). Properties to the north are zoned Sarasota County Open Use Estate (OUE). To the east is City of Venice Commercial General (CG) and to the south City of Venice Planned Unit Development (PUD). To the west is Sarasota County OUE-1.

## Zoning Map



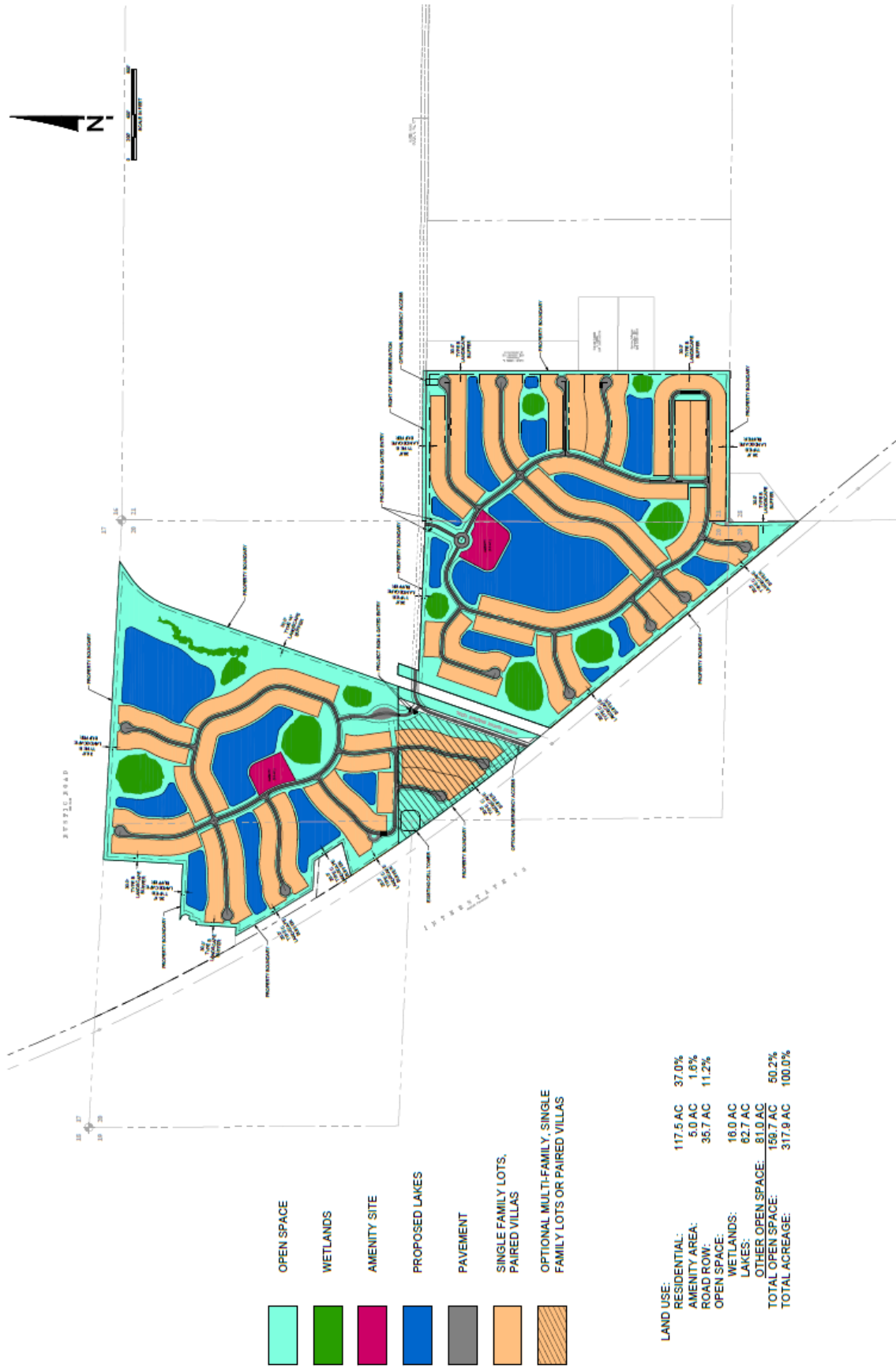
## II. PROJECT INFORMATION

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 296 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 North. 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.

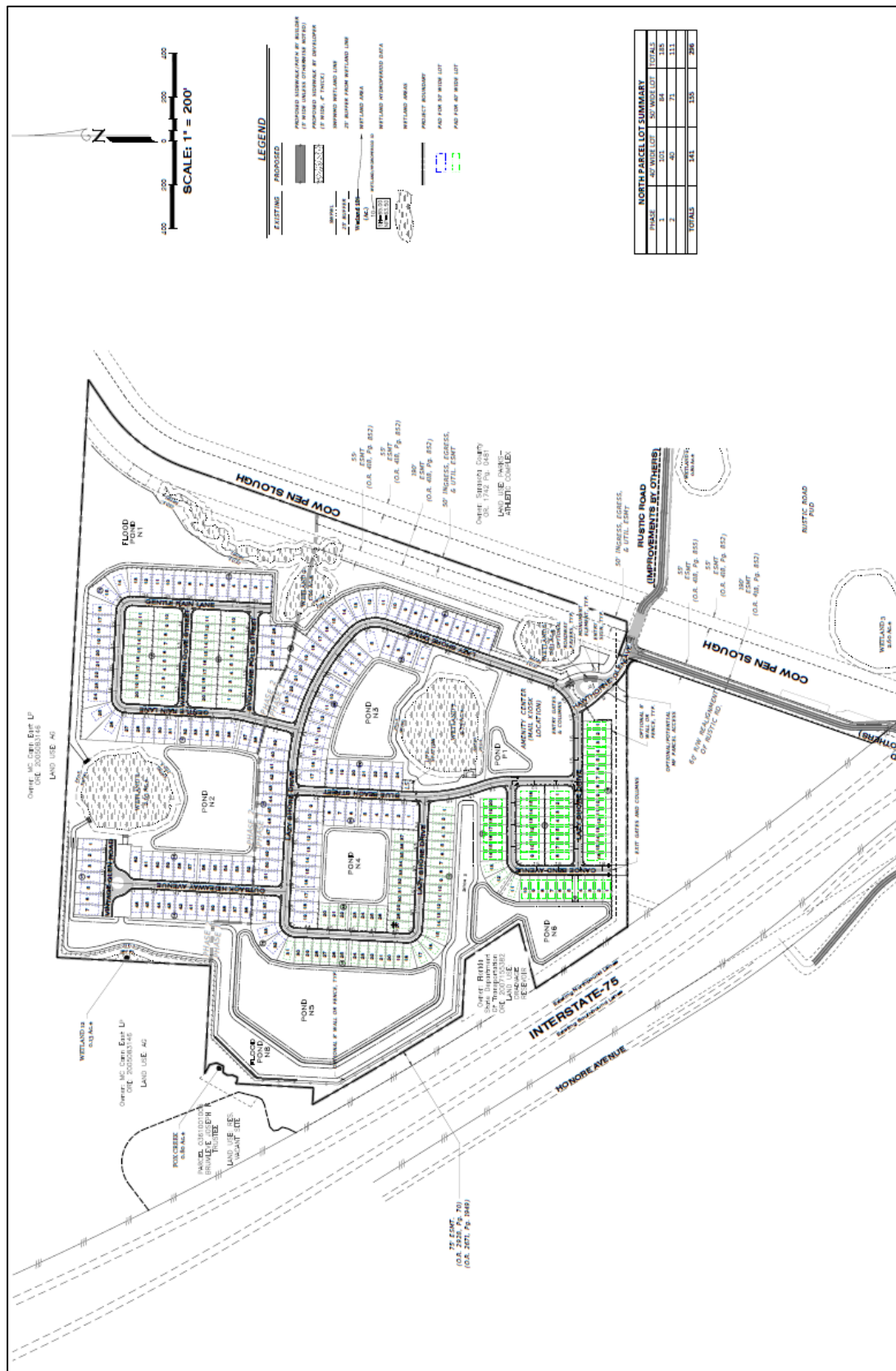
A zoning determination letter was issued for the Rustic Road PUD that proposed minor modifications to the layout, storm water pond configurations, and location of single family areas that were determined not to necessitate a rezoning of the property to amend the PUD.



Rustic Road PUD Binding Master Plan Map



## 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

**CONCLUSIONS/FINDINGS OF FACT (Rustic Road PUD):** Analysis has been provided to determine consistency of the Rustic Road North Preliminary Plat with the Rustic Road Binding Master Plan. This analysis should be taken into consideration upon determining consistency with the PUD.

#### 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	302 ERUs	Concurrency Confirmed
Sanitary Sewer	Utilities	302 ERUs	Concurrency Confirmed
Solid Waste	Public Works	3,132 lbs. per day	Concurrency Confirmed
Parks & Recreation	Public Works	3.52 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 intersection being controlled with an all-way stop at Rustic Road and a right-turn lane is not warranted at this driveway. However, the need for a left-turn lane would depend on the final traffic control at this intersection. While it may not be needed under an all-way stop control configuration, it is warranted under two-way stop control.

MOBILITY			
Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	401 PM Peak Hour Trips Remaining	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. 21-05PP.