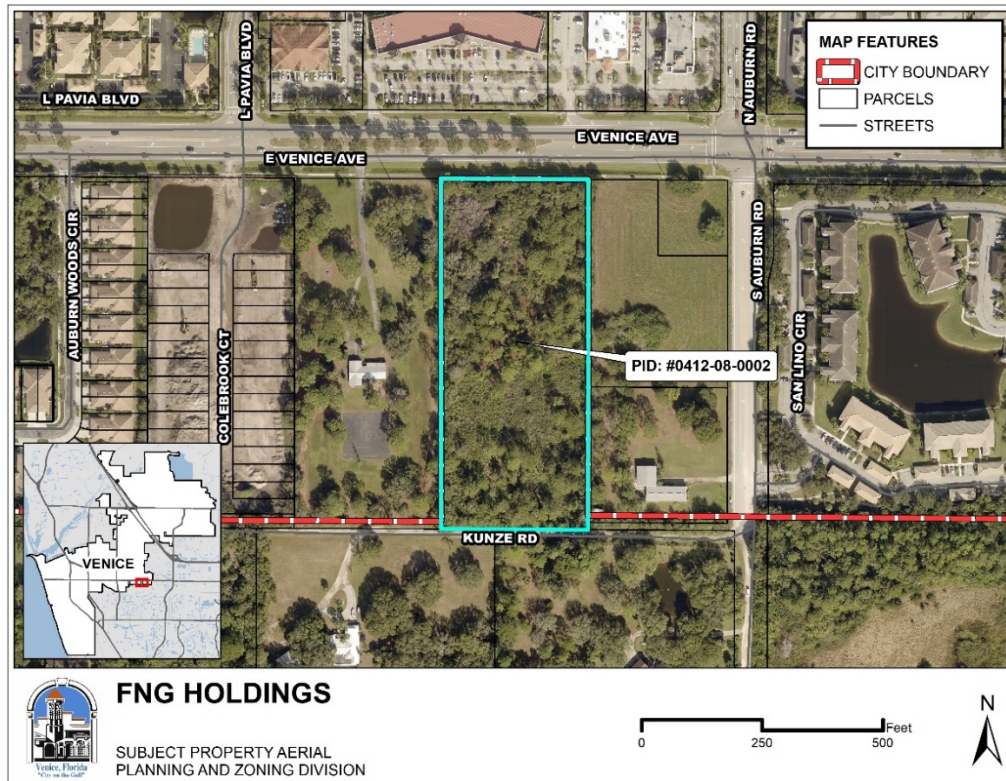




COMPREHENSIVE PLAN: FNG

STAFF REPORT

September 21, 2021
21-23CP



GENERAL INFORMATION	
Location:	South side of E. Venice Ave. between Colebrook Ct. and S. Auburn Rd.
Request:	To change the existing Sarasota County Medium Density Residential Future Land Use designation of the property to City of Venice Moderate Density Residential, to include applicable text in the East Venice Avenue Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan.
Owner/Applicant:	FNG Holdings-Land, LLC
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel ID:	412080002
Property Size:	5 ± acres
Existing Future Land Use:	Sarasota County Medium Density Residential
Proposed Future Land Use:	Moderate Density Residential
Existing Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Comprehensive Plan Neighborhood:	East Venice Avenue Neighborhood
Application Date:	May 28, 2021
Related Submissions:	Annexation, Zoning Map Amendment

I. NOTIFICATION OF PROPOSED COMPREHENSIVE PLAN AMENDMENT TO SARASOTA COUNTY

The JPA/ILSBA provides that the City will forward submittals for Comprehensive Plan Amendments for property located within the JPA within thirty days of receipt to Sarasota County for review. The subject application was deemed complete on May 28, 2021 by the City's Planning and Zoning Division and was forwarded to Sarasota County staff on June 17, 2021. The agreement indicates that the County will provide comments within 20 working days of receipt. The County indicated a need for plans showing protection of wetlands. The County has a different process from the City, requiring a preliminary plan at the point of rezoning, even for standard zoning designations. Consistent with a City Site and Development Plan or Preliminary Plat process, this will be addressed with submission of a future development plan. The JPA/ILSBA indicates that the "The City's recommendation to the City Planning commission and City Council to approve, approve with conditions, or deny a proposed Development of Extrajurisdictional Impact will set forth all County-proposed stipulations that are based on adopted County standards, neighborhood and community plans, industry standards, or common agreement between the City and County." City staff has maintained the position that County stipulations will be forwarded to Planning Commission and City Council. However, no stipulations or conditions have been provided as of the writing of this report. If they are received prior to the scheduled public hearing, staff will provide them at the hearing.

II. EXISTING CONDITIONS

The subject property borders East Venice Avenue and Kunze Road between Colebrook Court and South Auburn Road, within JPA/ILSBA Area 4. The land is primarily wooded, with an area of wetlands. North of the subject property is Villa Venezia Plaza, with various commercial uses, and the American Legion facility. To the south is single family. East of the property is vacant commercial land and a warehouse. To the west is vacant residential land. Vehicular access can be provided off of East Venice Avenue, with the potential for access off of Kunze Road with required road improvements.

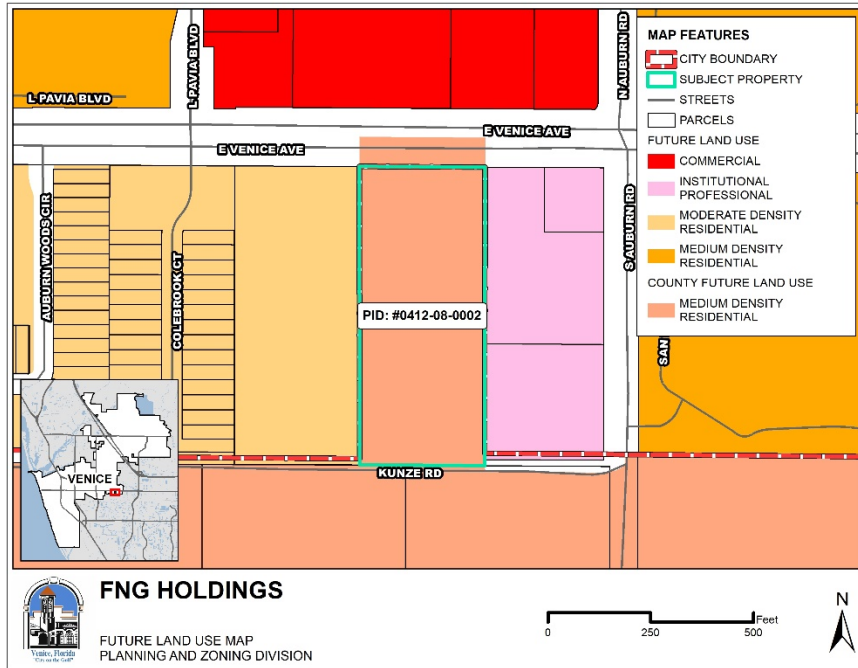
Site Photographs



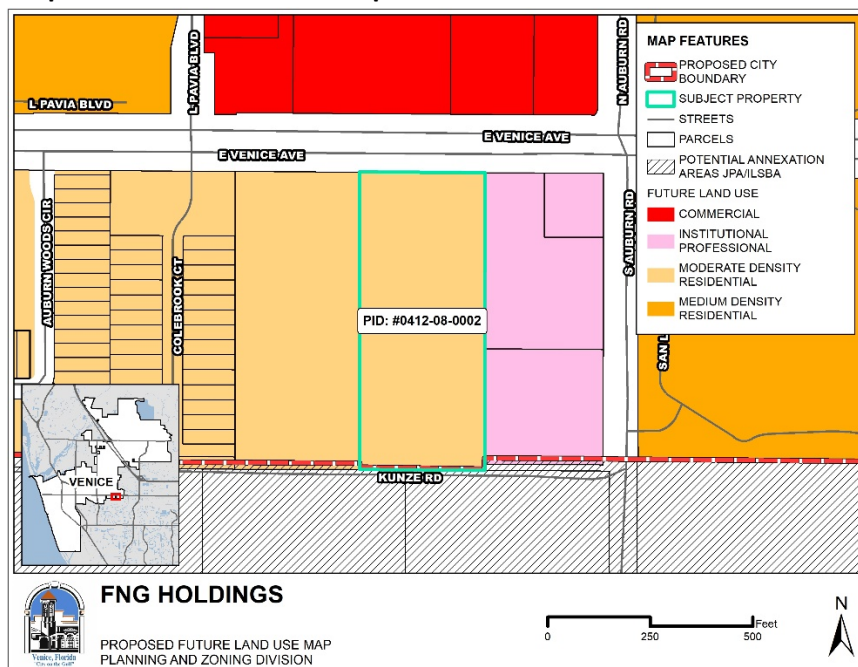
Future Land Use

The subject property is currently designated as Medium Density Residential on the County's Future Land Use (FLU) map, along with the properties to the south. Across East Venice Avenue lies property designated as Commercial. Adjacent property to the east is Institutional Professional and west of the subject property is Moderate Density Residential.

Existing Future Land Use Map



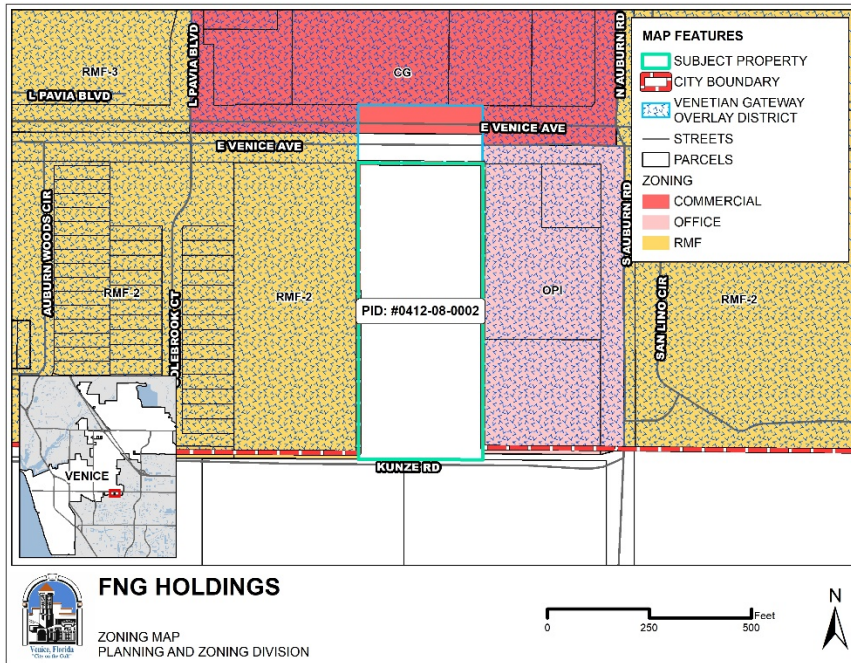
Proposed Future Land Use Map



Zoning Designation

The subject property lies in an area typically regulated by the Venetian Gateway Overlay District (VG). The VG should be applied to any proposed rezoning of the property. The subject property and adjacent properties to the south are zoned County Open Use Estate-1 (OUE-1). The property to the north is Commercial General/Venetian Gateway (CG/VG). To the east is Office, Professional & Institutional/Venetian Gateway (OPI/VG) and to the west is Residential Multi-family/Venetian Gateway (RMF-2/VG). The applicant has submitted a concurrent Zoning Map Amendment application to designate the property as Residential Multi-family (RMF-2).

Zoning Map



Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Commercial (Villa Venezia Plaza)	CG/VG	Commercial
South	Residential	Sarasota County OUE-1	Sarasota County Medium Density Residential (JPA/ILSBA Area 4)
East	Vacant, Warehouse	OPI/VG	Institutional Professional
West	Residential (Cottages of Venice)	RMF-2/VG	Moderate Density Residential

III. COMPREHENSIVE PLAN AMENDMENT REQUEST

The proposed Comprehensive Plan Map Amendment is being requested as a result of annexation to accomplish the following:

1. Add the subject properties to the Comprehensive Plan's East Venice Avenue Neighborhood, which requires adjustments to be made to the neighborhood tables throughout the document (shown in strikethrough/underline format on p. 5).
2. Assign a City of Venice Future Land Use of Moderate Density Residential to the subject property.
3. Revise all impacted maps, graphics, text, and data throughout the Comprehensive Plan.

Changes to data in the East Venice Avenue Neighborhood Element of the Comprehensive Plan

Future Land Use

East Venice Ave				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	94	4,094,640	0	184	8,015,040	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	15	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	32	696,960	0	106	2,308,680	0
LOW DENSITY RESIDENTIAL	167	0	835	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	92	0	1,196	244	0	3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	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	63	54,886	315	4,307	3,544,477	21,169
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	37 32		323 288	548 543		4,932 4,887
OPEN SPACE FUNCTIONAL	2	0	0	568	0	0
	502 497	4,846,486	2,669 2,634	10,039 10,034	80,630,649	42,781 42,746
ROW	61			887		
Total City Boundary	558			10,921		

IV. PLANNING ANALYSIS

Land Development Code

Section 86-33(5) of the Land Development Code directs Planning and Zoning staff in its review of a comprehensive plan amendment application. The code provision 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.

Comprehensive Plan

Compatibility

Strategy LU 1.2.8 relates to compatibility between land uses and includes a review matrix to determine compatibility between adjacent Future Land Use (FLU) designations. The proposed Moderate Density Residential (MODR) FLU designation for the subject property is shown in the matrix as "presumed compatible" with the same designation on the parcel to the west. The Institutional Professional FLU designation is on parcels to the east, and to the north (across East Venice Avenue) are properties with a Commercial FLU designation. The compatibility table shows these designations to be "potentially incompatible." Sarasota County designations are not accounted for in the matrix. However, the County Medium Density Residential designation on the southern parcels allows for a similar density as the City of Venice MODR

(5.0-9.0 du/acre for the County designation, 5.1-9.0 for the City designation). This is information to consider when determining compatibility, but it is important to note that any concerns regarding compatibility may be addressed through mitigation techniques in subsequent rezoning and site and development applications.

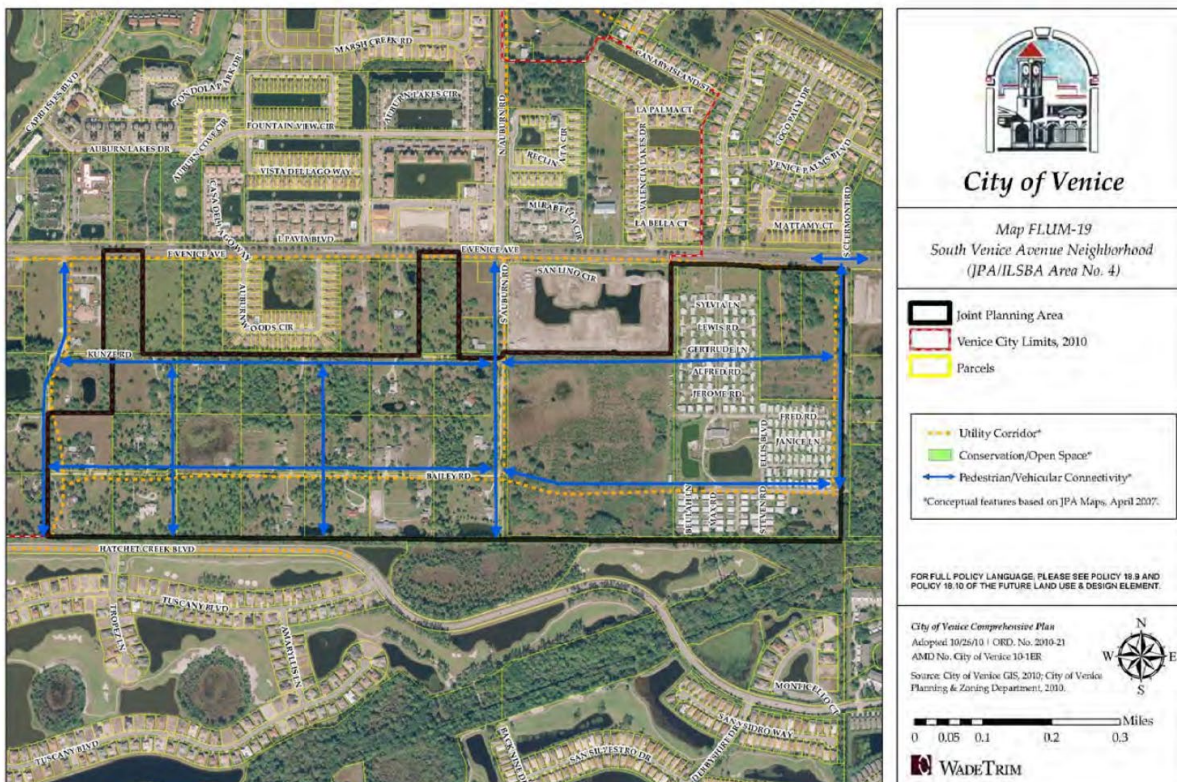
Compatibility Matrix

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

Presumed Compatible
 Potentially Incompatible

JPA/ILSBA

As indicated above, the applicant is requesting the City's future land use designation of MODR for the subject property. The subject property is included within Joint Planning Area 4, and the permitted intensity for MODR (up to 7 units per acre) is consistent with the most current version of the JPA/ILSBA. The figure below (from the Comprehensive Plan Appendix 4) depicts JPA Area 4.



The full text of the JPA/ILSBA for Area 4 reads as follows:

Area 4-South Venice Avenue Neighborhood: The land use adopted in the Venice Comprehensive Plan for this Area is a maximum of 7 units per acre, calculated on a gross acreage basis. Up to 33% of the acreage will be allowable for nonresidential (retail, office and commercial) uses. The square footage of nonresidential uses allowed in this Area shall not exceed a 1.5 FAR. Development shall be served by City water and sewer. Interconnections between City and County water and sewer facilities shall be evaluated. The Party with jurisdiction over the development application shall require necessary transportation improvements including a neighborhood roadway interconnection to Hatchett Creek Boulevard to be provided by the developer.

Other Relevant City Ordinances, Resolutions or Agreements

Other ordinances and agreements relevant to the application are the annexation ordinance and the concurrently submitted and negotiated Pre-Annexation Agreement (PAA). The PAA was included on City Council's agenda on September 14, 2021 and was approved. The PAA indicates that the Owners will provide at their cost, all access to the site including roadways, utilities and common area improvements, internal roadways, and stormwater facilities. Consistency with this document will be confirmed as the property develops. Staff is not aware of any other city ordinance, resolution or agreement that is directly relevant to the proposed comprehensive plan amendment.

Florida Statutes

Due to the size of the subject property, the Florida Statutes section 163.3187 indicates that the proposed comprehensive plan amendment will be processed through the State's small-scale review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance for adoption of the amendment.

Three provisions in Section 163.3177(6)(a) specify how amendments to the future land use element and future land use map are to be evaluated.

Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report will respond to each with staff comments.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

Staff Response: The subject property, through its inclusion in the JPA/ILSBA, was identified as early as 2007 for potential annexation and development. According to maps in the Comprehensive Plan, the subject property is identified as being within Area 4. Therefore, this property may be considered to accommodate anticipated growth of the City if were to annex it.

b. The projected permanent and seasonal population of the area.

Staff Response: A sufficient amount of undeveloped and underdeveloped land remains in the city to accommodate anticipated growth based on projected permanent and seasonal population. Development of the subject property will add to the available housing in the city, which is currently in high demand.

c. The character of undeveloped land.

Staff Response: The property is currently vacant.

d. The availability of water supplies, public facilities, and services.

Staff Response: The project has been reviewed by the City's Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. The developer will be responsible for the cost and construction of necessary facilities to bring services to the site and provide all infrastructure regarding

roadway, utility and stormwater improvements to serve the entire development.

- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*

Staff Response: Staff is unaware of any nonconforming uses or determinations of blight on the subject property.

- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.*

Staff Response: There are no military installations near the subject property.

- g. The compatibility of uses on lands adjacent to an airport.*

Staff Response: The subject property is not adjacent to an airport.

- h. The discouragement of urban sprawl.*

Staff Response: See pages 9-10 for staff's determination, required by Fla. Stat. § 163.3177(6)(a)9.b, that the proposed amendment discourages the proliferation of urban sprawl.

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*

Staff Response: The Moderate Density Residential land use has the potential to offer construction jobs.

- j. The need to modify land uses and development patterns within antiquated subdivisions.*

Staff Response: The subject property is not part of an antiquated subdivision.

Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)2, provided in this section. A staff response is provided for each of the three considerations.

- 8. Future land use map amendments shall be based upon the following analyses:*

- a. An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

Staff Response: The City of Venice Comprehensive Plan establishes Level of Service standards for the following public facilities:

- Potable water
- Wastewater
- Parks and public spaces
- Stormwater
- Solid Waste
- Transportation/Roadways
- Schools

See answer to "d" above. Availability of public facilities and services will be accomplished and the adopted level of service standards for each of the above public facilities is required to be maintained.

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

Staff Response: Confirmation regarding the character of the undeveloped land will be determined at the point of development. There are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Staff Response: As indicated above, through the City and County approval of JPA/ILSBA, the subject property is

included in the JPA/ILSBA for potential development in a manner consistent with the agreement. The proposed land use designation of Moderate Density Residential, along with an appropriate rezoning of the property, will allow development of this property.

Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

- 9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant was asked to determine four indicators that relate to their project, but has not responded to the request. Staff has identified the following four indicators that could apply to the subject petition, along with responses:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Staff Response: As indicated above, through the City and County approval of JPA/ILSBA, the subject property is included in the JPA Area 4 for potential development in a manner consistent with the agreement. The proposed land use designation of Moderate Density Residential, along with an appropriate rezoning of the property, will allow development of the property. Aerial photos appear to show that the property is in a natural state.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Staff Response: The JPA/ILSBA established service providers and this area is identified to be served by the City. The project has been reviewed by the City's Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. The developer will be responsible for the cost and construction of necessary facilities to bring services to the site and provide all infrastructure regarding roadway, utility and stormwater improvements to serve the entire development.

- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

Staff Response: The future land use requested for the property would allow for residential development that is connected to a multimodal transportation system that includes pedestrian, bicycle, and transit. Housing types in the development have not yet been proposed and will come with a future site and development plan.

- IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Staff Response: The land use being requested for the property is residential. However, the area already contains a mix of uses that support residential, including office and commercial that serve the area, the city, and beyond.

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 regarding impact on the financial feasibility of the Comprehensive Plan, and 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.

V. CONCLUSION

Upon review of the petition and associated documents, Florida Statutes, the 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 Comprehensive Plan Amendment, Petition No. 21-23CP.