

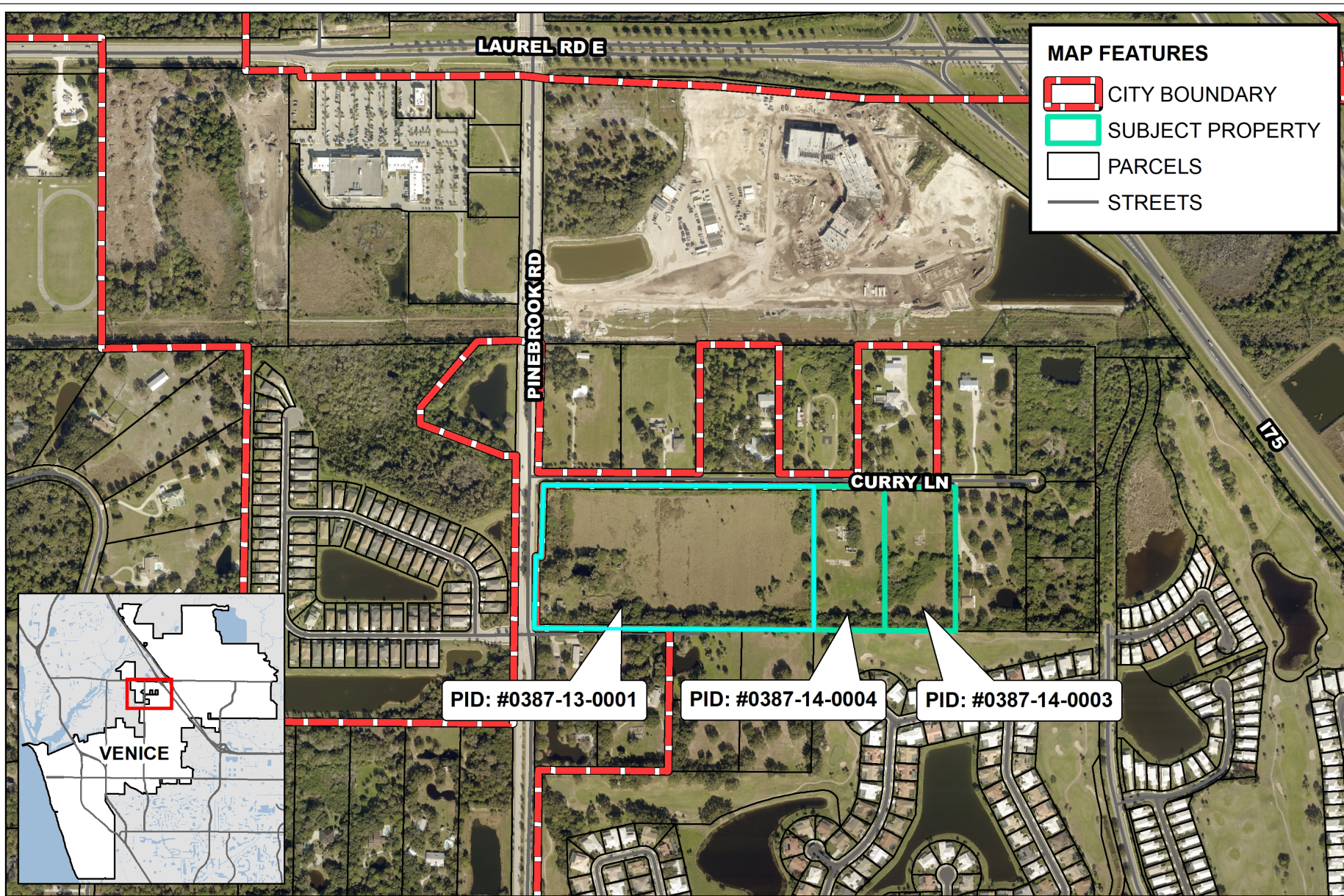


▶ Watermark at Venice 21-13SP & 21-29SE

Owner: Thompson Thrift Development, Inc.

Agent: Jackson Boone, Esq.

GENERAL INFORMATION	
Petition Numbers:	21-13SP & 21-29SE
Address:	500 R&F Ranch Road, 2800 & 2806 Curry Lane
Request:	<p>21-13SP: Development of 244 multifamily units (paired villas) with amenity center and other associated improvements</p> <p>21-29SE: Allowing a 6’ high masonry wall in a required front yard on a corner lot, requesting relief from the requirement in Sec. 86-497(b)</p>
Owner:	Thompson Thrift Development, Inc.
Agent:	Jackson Boone, Esq. - Boone Law Firm
Parcel IDs:	0387120001, 0387140004, 0387140003
Property Size:	29.4 ± acres
Future Land Use:	Medium Density Residential/Moderate Density Residential
Zoning:	Residential Multi-Family 3 (RMF-3) and RMF-1
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	April 27, 2021 (21-13SP)/June 21, 2021 (21-29SE)



WATERMARK AT VENICE

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Background

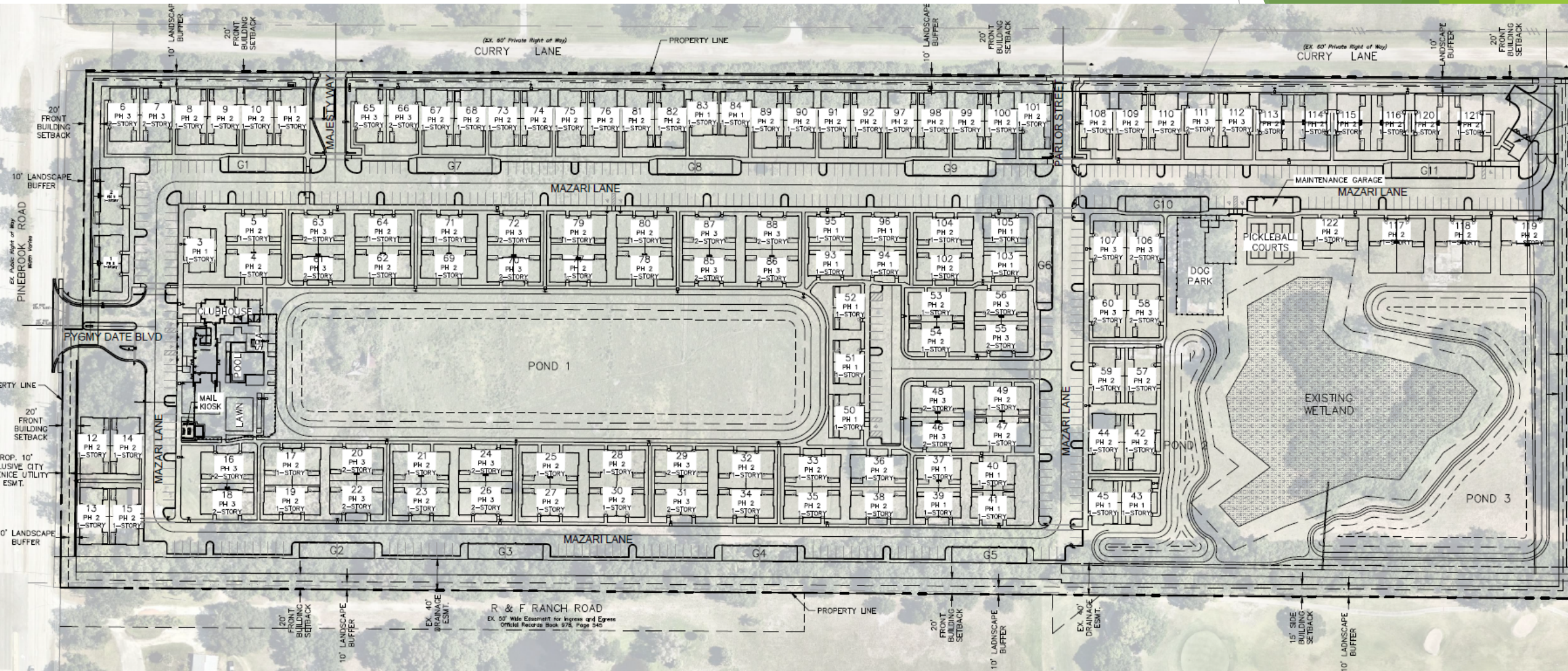
- ▶ Two areas of the project:
 - ▶ West (~20 acres)
 - ▶ Annexed in May 2021, given FLU of Medium Density Residential & zoned Residential Multi-Family 3 (RMF-3)
 - ▶ East (~10 acres)
 - ▶ Already in city limits; rezoned to RMF-1 in 2000 with stipulations

Project Description

Site and Development Plan

- ▶ 244 multifamily units (paired villas), mix of one-, two-, and three-bedroom units
- ▶ Parking provided both as surface parking and garage spaces - eleven total garages, plus a maintenance garage
- ▶ Sidewalks provided throughout
- ▶ Wetland covers the southeast portion of the property; wetland buffer will be maintained with no improvements to the area
- ▶ Two amenity areas:
 - ▶ Clubhouse with lawn, pool and spa, mail kiosk, etc.
 - ▶ Dog park, two pickleball courts (fenced and/or screened with landscaping)
- ▶ Access from both Pinebrook Road and Curry Lane

Overall Site Plan

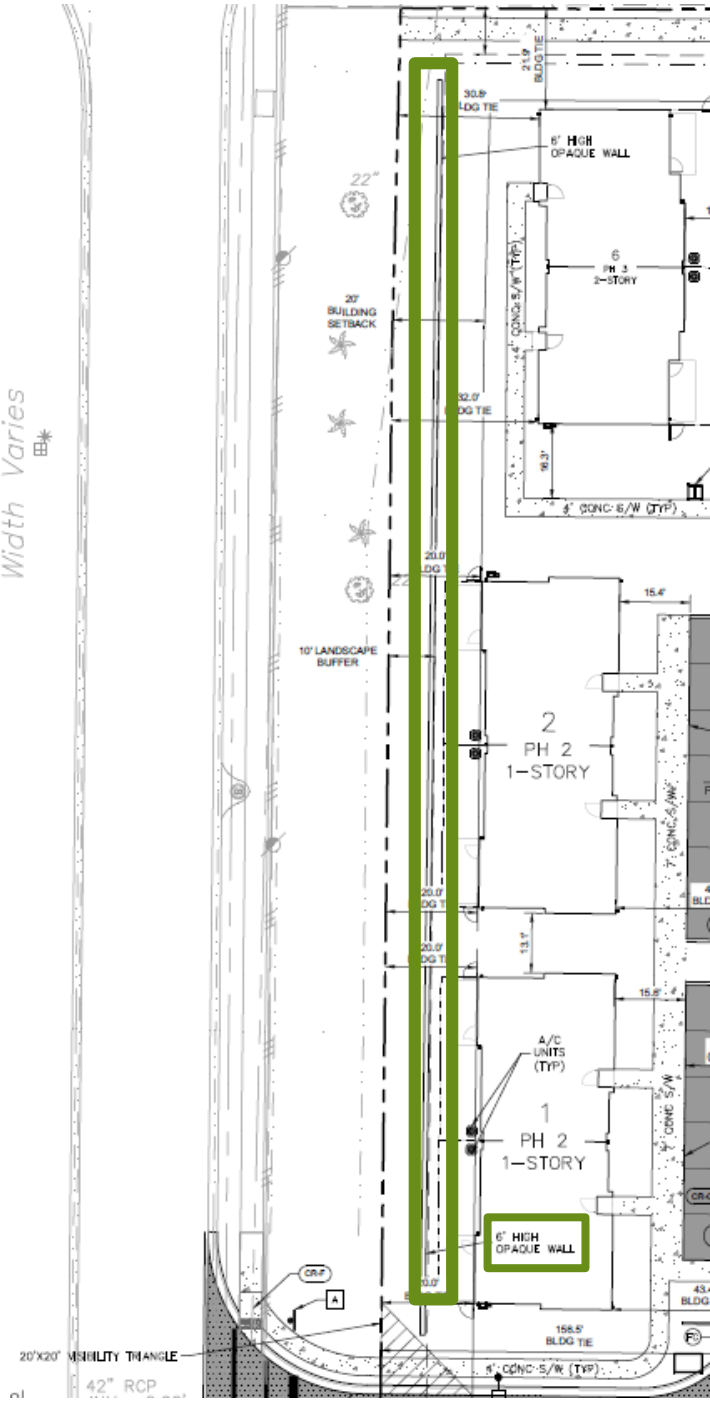


Project Description

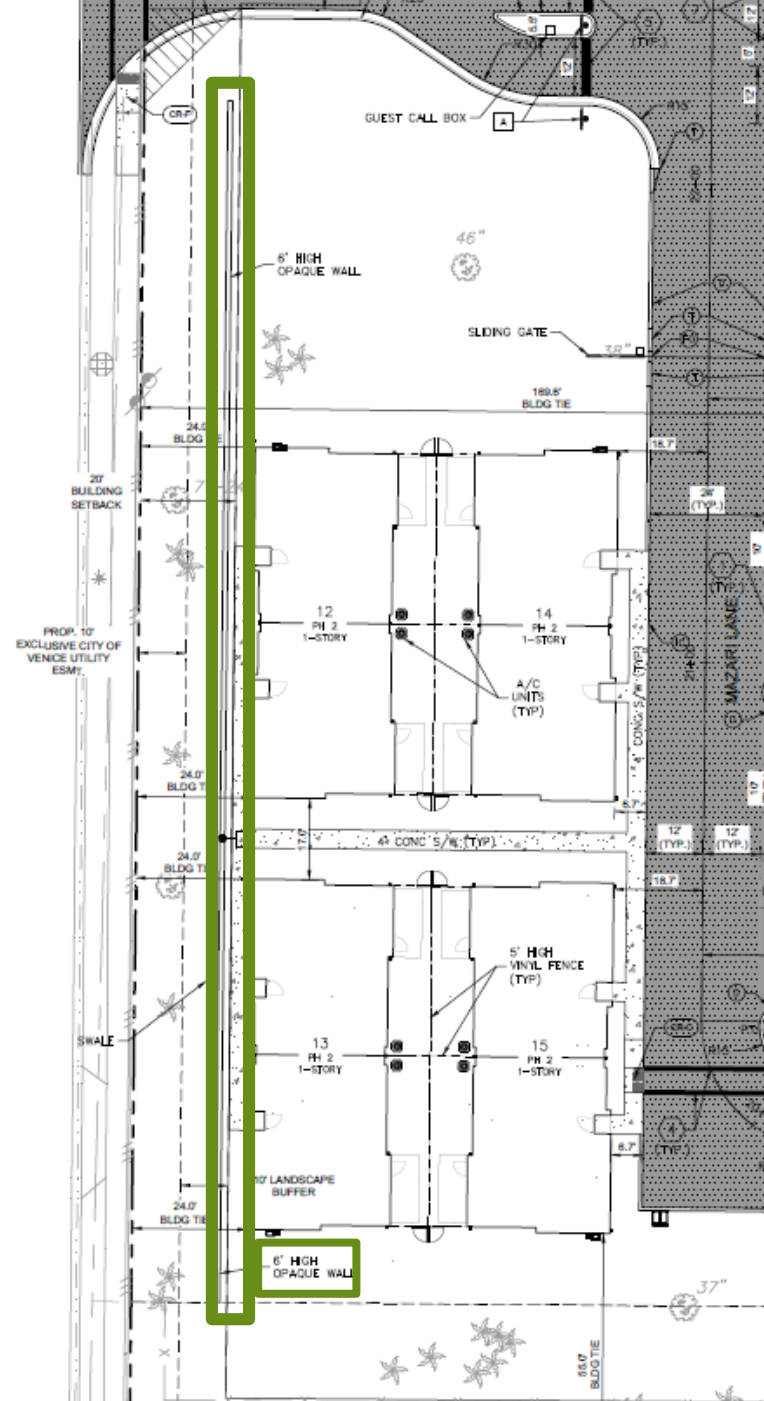
Special Exception

- ▶ Two street frontages, Pinebrook Road and Curry Lane - two required front yards
- ▶ Requesting 6' high masonry wall along Pinebrook Road as part of the project's proposed buffering
 - ▶ Maximum of 3' high set by Sec. 86-497(b)

EX. Public Right of Way
PINEBROOK ROAD
Width Varies



EX. Public Right of Way
PINEBROOK ROAD
Width Varies



Existing Conditions

Site Photos, Future Land Use & Zoning, Surrounding Land Uses



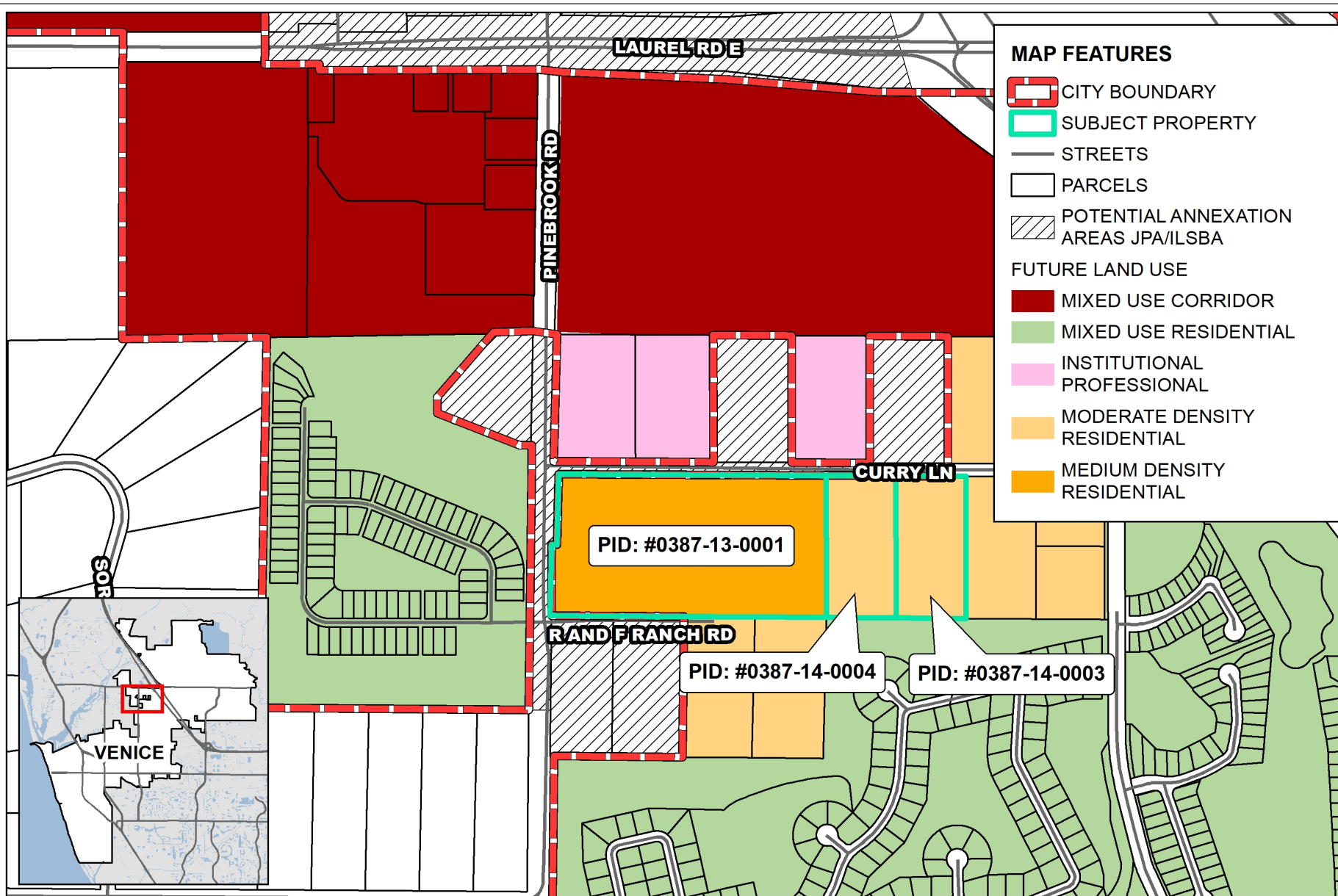
View towards the south along Pinebrook Road



View at the corner of Curry Lane and Pinebrook Road

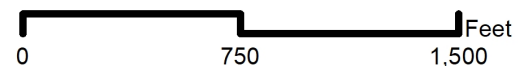


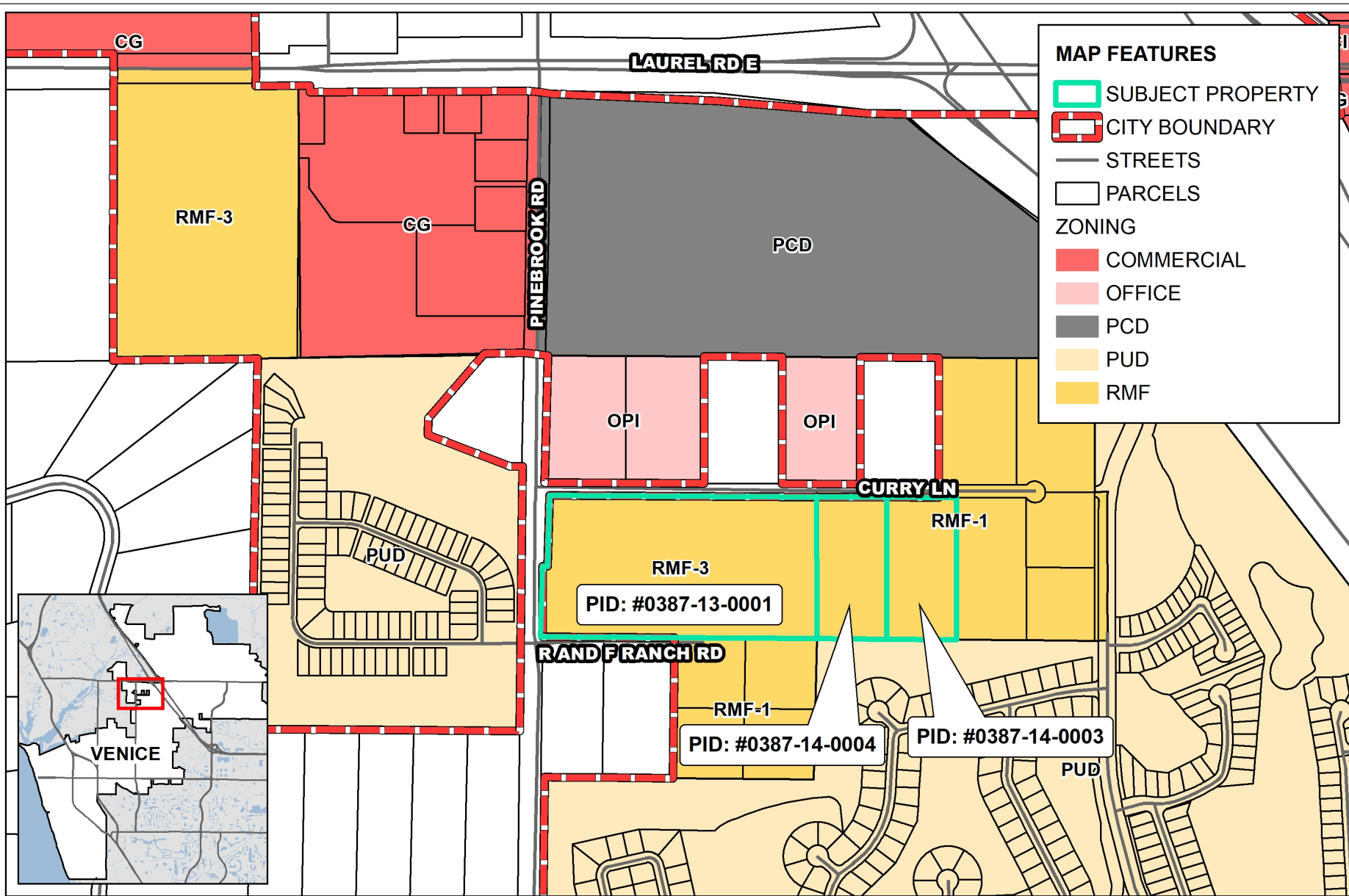
View towards the east down Curry Lane



WATERMARK AT VENICE

FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION





WATERMARK AT VENICE

ZONING MAP
PLANNING AND ZONING DIVISION

0 750 1,500 Feet



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Medical offices & rehabilitation hospital, single-family residential	OPI, Sarasota County Open Use Estate (OUE-1)	Institutional Professional, Sarasota County MODR
West	Residential (Windwood)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Residential (Waterford), vacant land, and single-family residential	PUD, RMF-1, Sarasota County OUE-1	MUR, MODR, Sarasota County MODR
East	Residential	RMF-1	MODR

Planning Analysis

Comprehensive Plan, Land Development Code, Concurrency & Mobility

Comprehensive Plan Consistency

- ▶ Western part of the project: previously included in JPA Area 6, designated MEDR
 - ▶ JPA limits density to 13.0 dwelling units per acre (du/ac); MEDR designation in Strategy 1.2.3 provides the same limitation
 - ▶ Proposed density of 10 du/ac
- ▶ Eastern parcels of the project: designated Moderate Density Residential (MODR) with density limit of 9.0 du/ac; zoning conditions limit density to 5 du/ac
 - ▶ Proposed density of 5 du/ac

Comprehensive Plan Consistency

- ▶ Transportation strategies TR-PB 1.1.3 and 1.1.4 addressed through the Curry Lane improvement project
- ▶ Strategy OS 1.3.1 - Wetland and Aquifer Recharge Areas Protection
- ▶ No strategies identified that conflict with the special exception request for a 6' high wall in a required front yard
 - ▶ Intent of the wall is to increase compatibility with neighboring single-family development

Conclusions/Findings of Fact

- *Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Medium and Moderate Density Residential future land use designations, strategies found in the Pinebrook Neighborhood element, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

Land Development Code Compliance Site and Development Plan

- ▶ Eastern part subject to both RMF-1 standards and additional conditions set by rezoning ordinance 2007-27:
 - ▶ *Venetian Gateway (VG) standards relating to Section 86-124(d) architectural design standards, Section 86-124(f) landscaping.*
 - ▶ *Inclusion of appropriate landscaping and buffer yard standards adjacent to any property zoned Open Use Estate at the time of site and development plan.*
 - ▶ *Density shall not exceed five dwelling units per acre.*
 - ▶ *Note: Code citations should read 86-120(e) and 86-120(g), respectively
- ▶ Eastern parcels proposed at 5 du/ac, and landscaping has been reviewed according to the VG standards
- ▶ Buffers of ten feet are provided adjacent to parcels with County zoning of Open Use Estate
- ▶ Planning Commission will be required to approve the architectural elevations proposed and should use the standards in Sec. 86-120(e)(4), including architectural style, harmonious design, materials, proportions, colors, visibility of mechanical equipment, exterior lighting, screening of service and storage areas, and variation of design



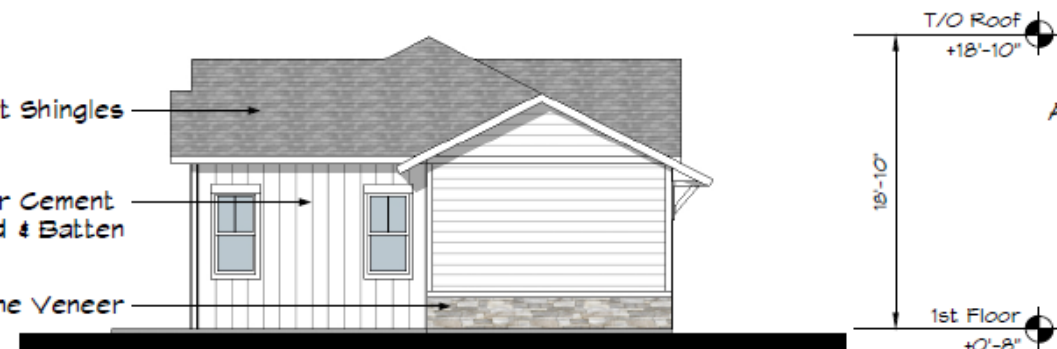
SIDE ELEVATION - PH1 DUPLEX

Scale: 1/8" = 1'-0"



FRONT ELEVATION - PH1 DUPLEX

Scale: 1/8" = 1'-0"



SIDE ELEVATION - PH2 DUPLEX

Scale: 1/8" = 1'-0"



FRONT ELEVATION - PH2 DUPLEX

Scale: 1/8" = 1'-0"



SIDE ELEVATION - PH3 DUPLEX

Scale: 1/8" = 1'-0"



FRONT ELEVATION - PH3 DUPLEX

Scale: 1/8" = 1'-0"

Land Development Code Compliance Special Exception

- ▶ Sec. 86-82(j)(2)(a) requires a front setback of 20' along Pinebrook Road and Curry Lane
- ▶ Solid walls are limited to three feet in height in a front yard per Sec. 86-497(b)
- ▶ Special exception requests relief from that height requirement
 - ▶ Applicant notes that wall is proposed as a result of discussion with a neighboring PUD

Conclusions/Findings of Fact

- ▶ *The proposed site and development plan and special exception are compliant, and no inconsistencies have been identified with the LDC.*

Concurrency & Mobility Confirmation

- ▶ No issues were identified by the Technical Review Committee regarding the site and development plan or special exception requests
- ▶ Traffic study was submitted during the annexation, comprehensive plan amendment, and zoning map amendment processes
 - ▶ Considered 252 units, current proposal is 244 units
 - ▶ Reviewed by County, City, and the City's transportation consultant, no outstanding issues raised

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	182 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	182 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	2,613 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	429 potential population	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Up to 252 living units	Compliance will be confirmed by School Board

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	134 PM Peak Hour Trips	Compliance confirmed by City transportation consultant

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:*

No transportation issues have been identified.

Planning Commission Report and Action

- 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 take action on Site and Development Plan Petition No. 21-13SP and Special Exception Petition No. 21-29SE.