

Rustic Road South

Preliminary Plat Petition

Petition No. 21-03PP

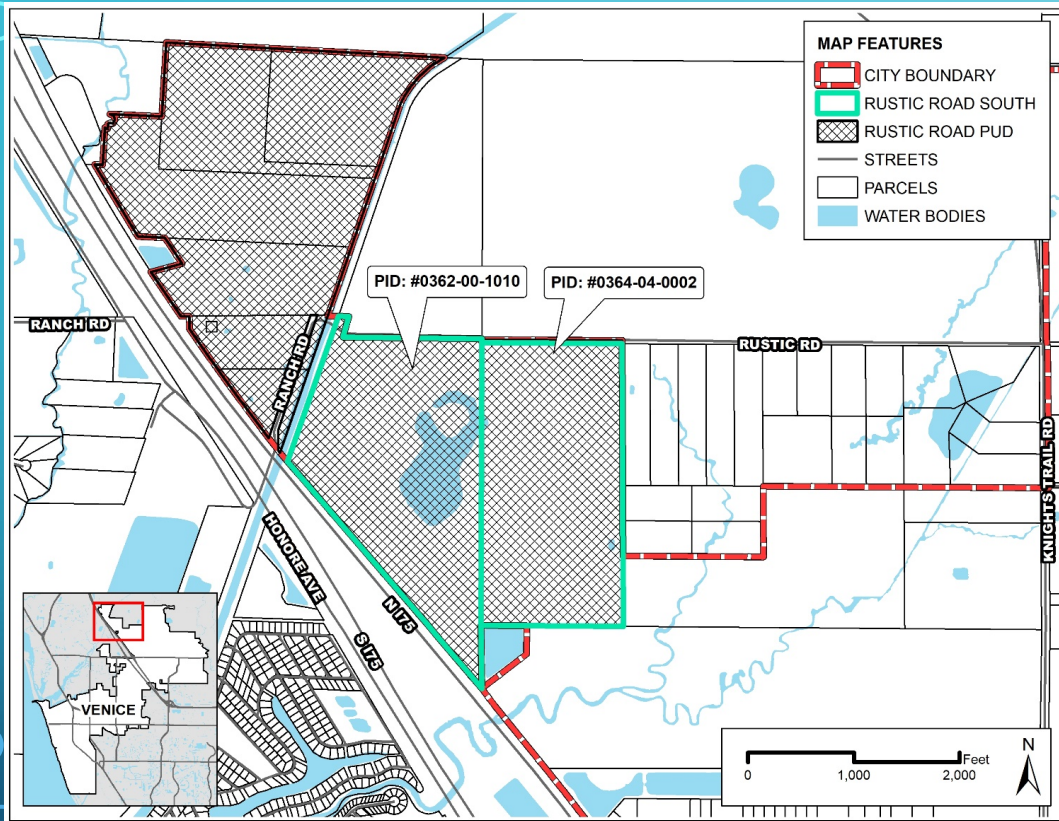


Project Information

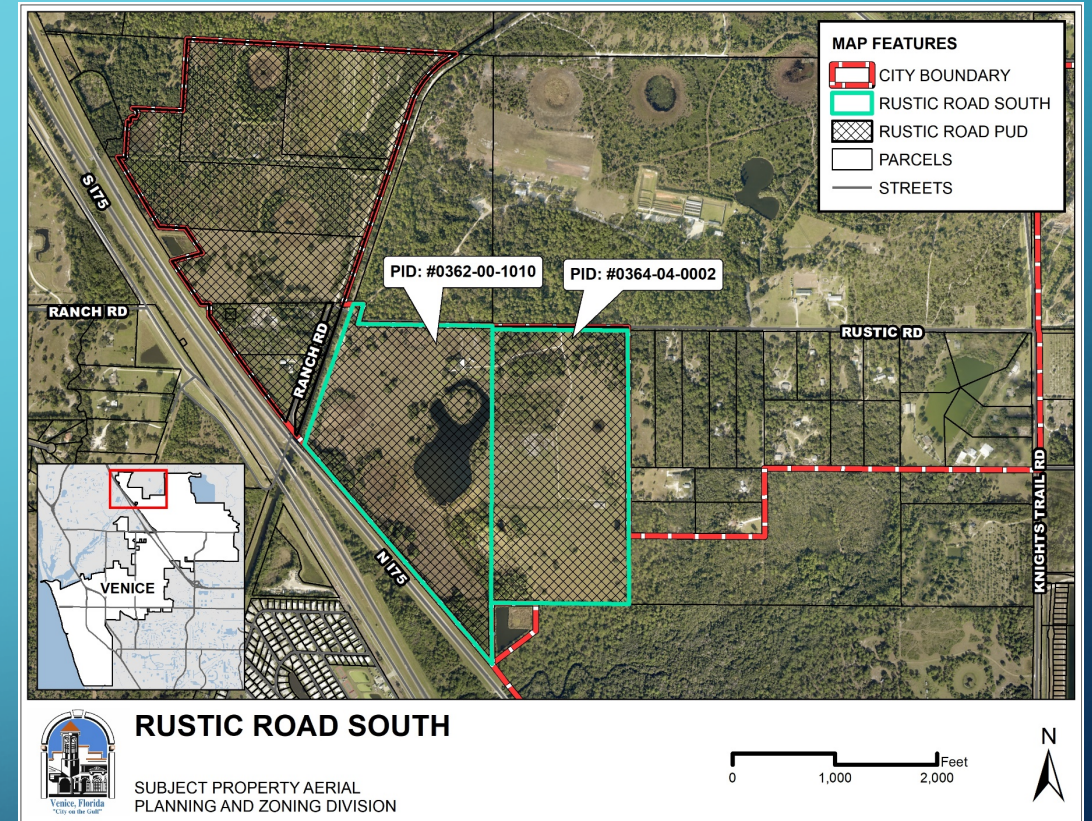
PRELIMINARY PLAT	
Request:	Approval of a preliminary plat for a 400-lot residential single family subdivision
Applicant/ Owner:	Jen Tampa 1, LLC
Agent:	Jeffery A. Boone, Esq.
Location:	South of Rustic Road between I-75 and Knights Trail Road
Parcel IDs:	0362001010 & 0364040002
Parcel Size:	169.41 +/-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

RUSTIC ROAD SOUTH: PRELIMINARY PLAT

PROPERTY LOCATION



Area Map



Aerial Photograph

RUSTIC ROAD SOUTH: PRELIMINARY PLAT

SITE PHOTOGRAPHS

West on Rustic Road before the bridge.



West on Rustic Road



South of Rustic Road



South of Rustic Road



RUSTIC ROAD SOUTH: PRELIMINARY PLAT

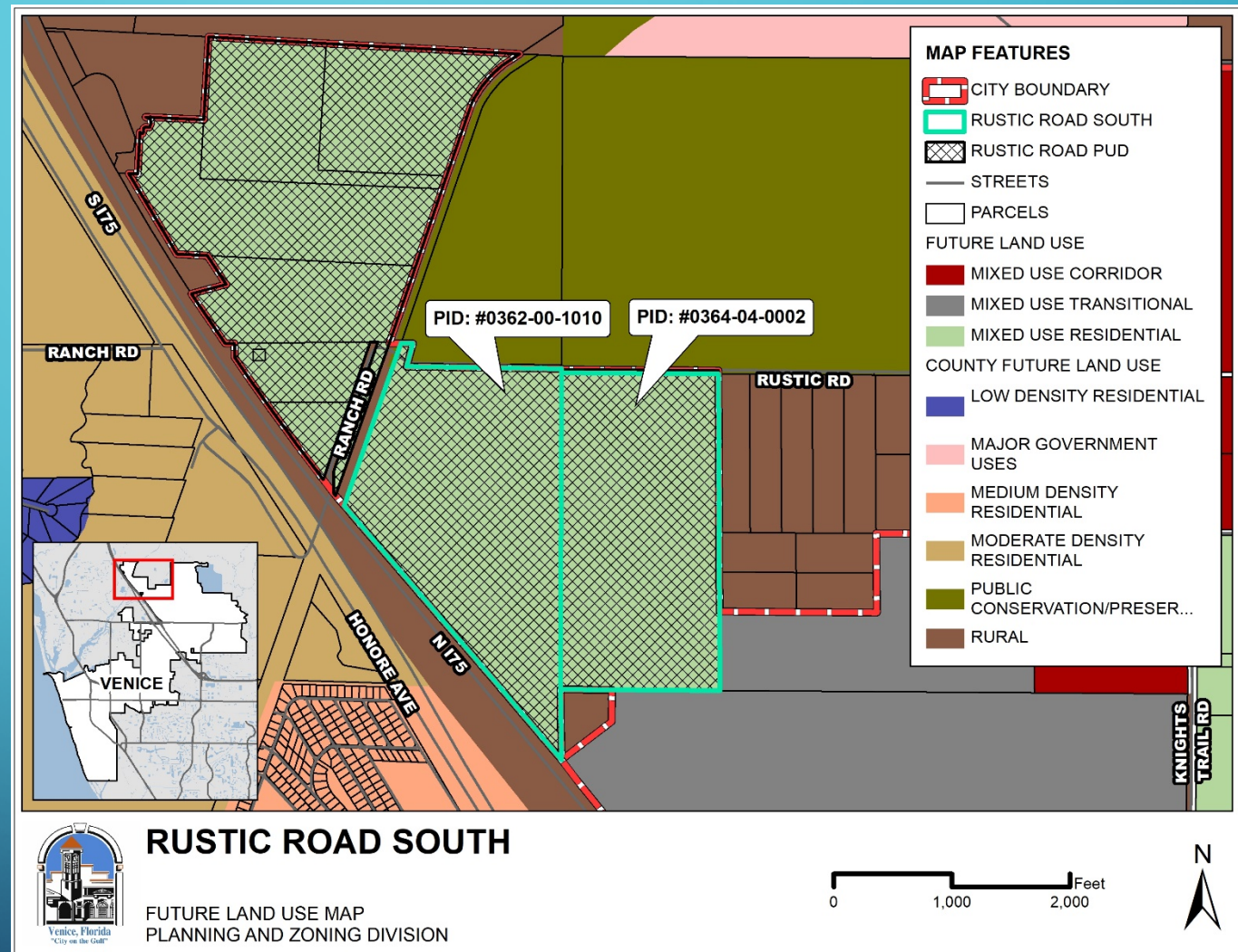
Surrounding Area

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

RUSTIC ROAD SOUTH: PRELIMINARY PLAT

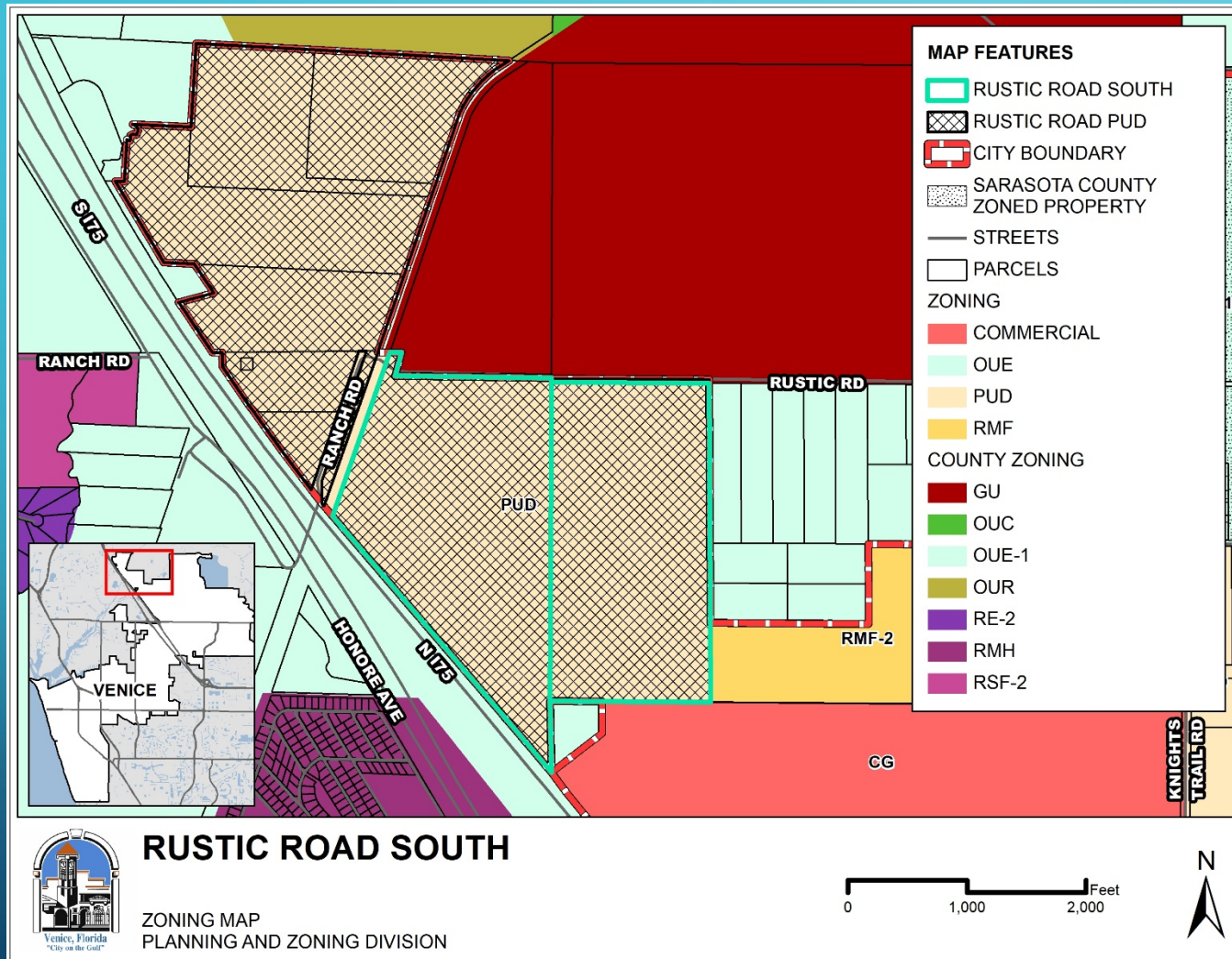
Future Land Use

- The subject property has a future land use designation of Mixed Use Residential (MUR)
- The surrounding area has other MUR developments, Public Conservation/Preservation, Mixed Use Transitional, and County Rural



RUSTIC ROAD SOUTH: PRELIMINARY PLAT

Zoning



- The subject property is zoned Planned Unit Development (PUD)
- Neighboring parcels are zoned PUD, Government Use, Residential Multi-family, County Open Use Estate, and Commercial General

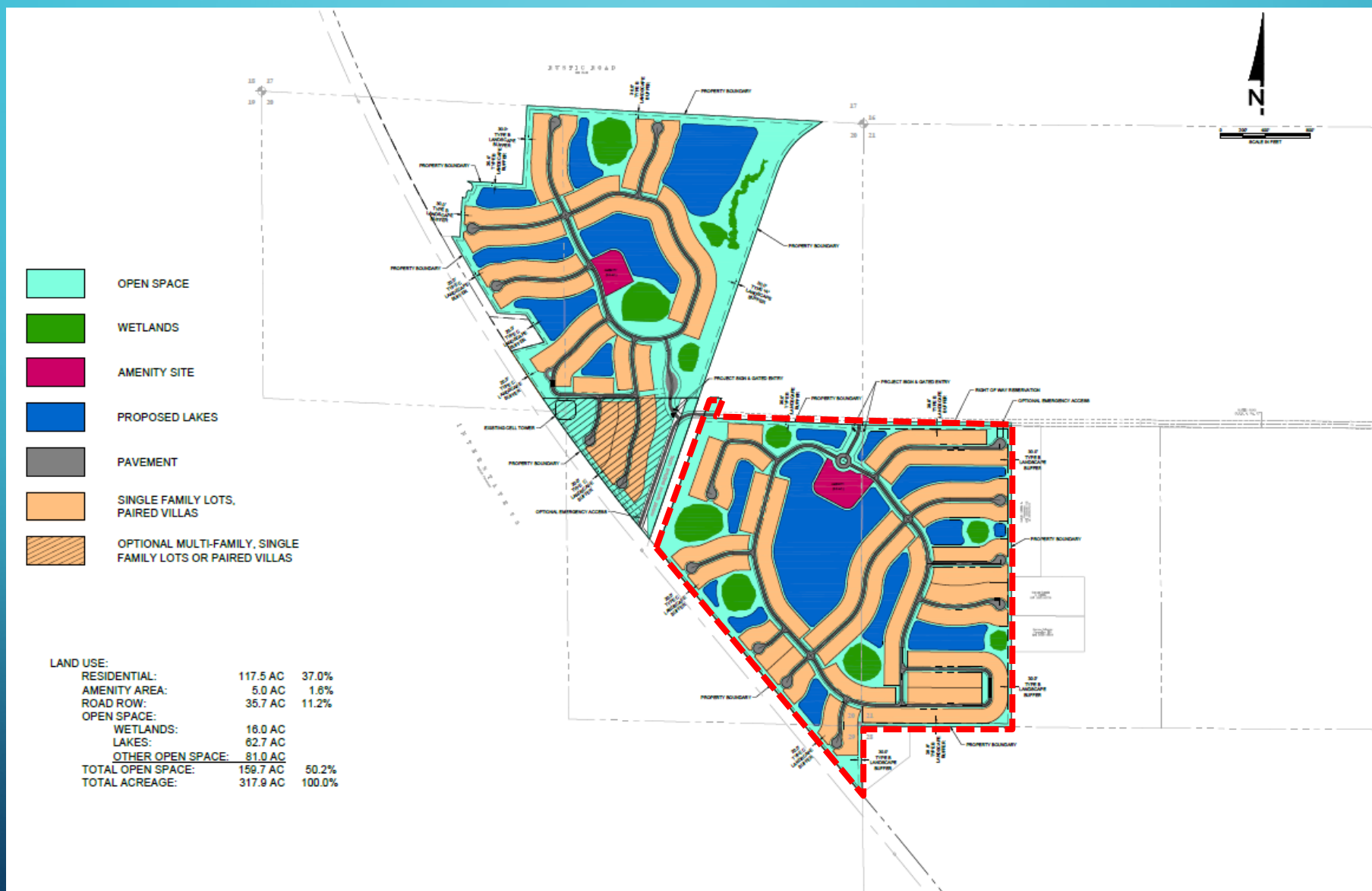
RUSTIC ROAD SOUTH: PRELIMINARY PLAT

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

RUSTIC ROAD SOUTH: PRELIMINARY PLAT

Rustic Road PUD Binding Master Plan



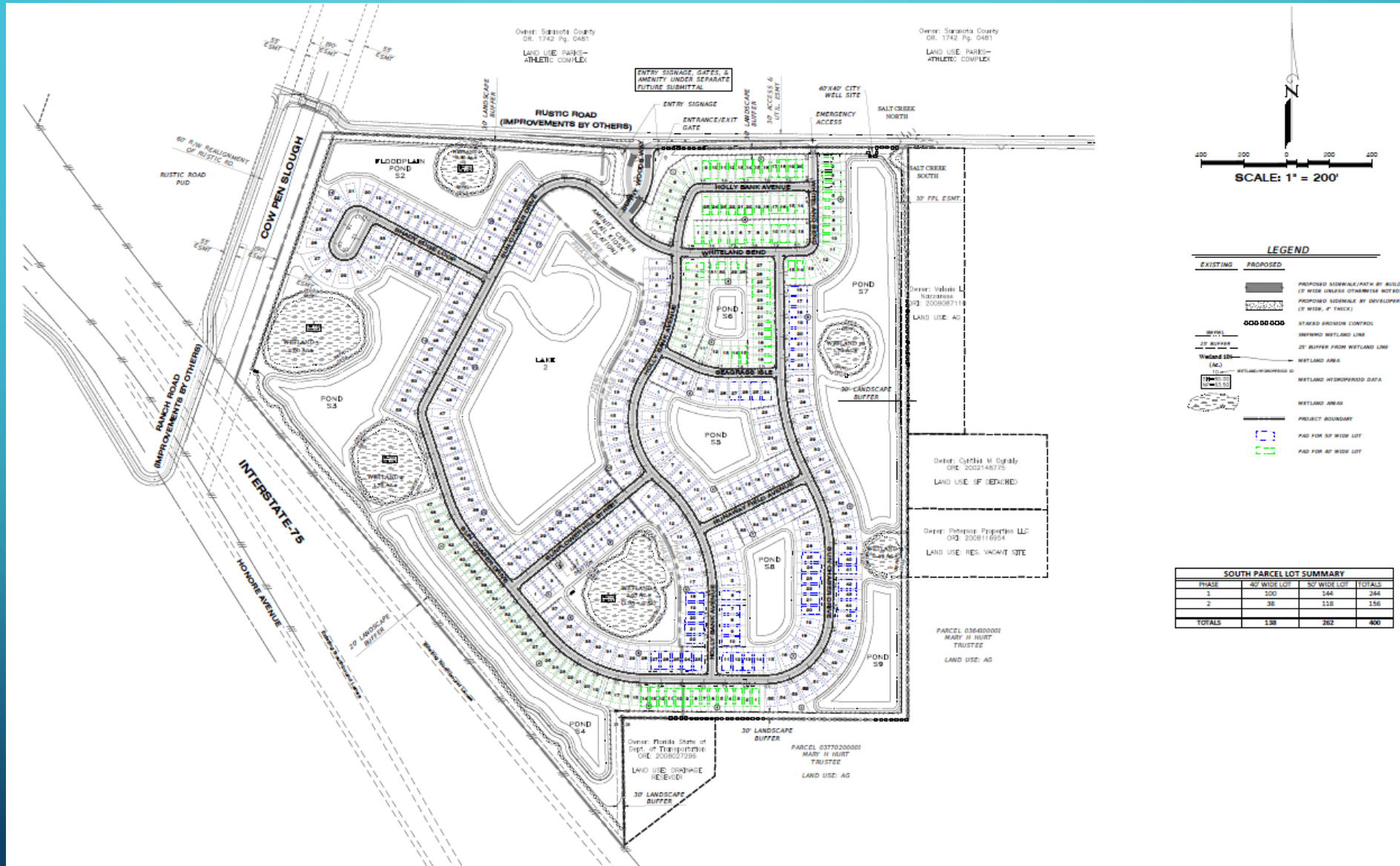
RUSTIC ROAD SOUTH: PRELIMINARY PLAT

Zoning Determination

AUGUST 11, 2020: A zoning determination letter was issued for the Rustic Road PUD that proposed minor modifications that were determined not to necessitate a rezoning of the property to amend the PUD:

- the layout,
- storm water pond configurations, and
- the location of single family areas

Proposed Preliminary Plat, Master Site Plan



RUSTIC ROAD SOUTH: PRELIMINARY PLAT

Stipulations

Ordinance 19-25:

- For any standard not addressed in the Rustic Road PUD, the appropriate standard found in the City's Land Development Code will be applied.
- Zoning Map Amendment Petition No. 18-07RZ is contingent on Annexation Petition No. 18-02AN being approved.
- 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.
- 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.
- A Conditional Use approval will be required for any proposed structure that exceeds 35 feet in height.
- 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.
- 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.
- 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.

Conclusions / Findings of Fact

- **COMPREHENSIVE PLAN:** Analysis has been provided to determine consistency with the Knights Trail Neighborhood strategies, Land Use Element strategies, Mixed Use Residential strategies, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.
- **Rustic Road PUD:** Analysis has been provided to determine consistency of the Rustic Road South Preliminary Plat with the Rustic Road Binding Master Plan. This analysis should be taken into consideration upon determining consistency with the PUD.
- **LAND DEVELOPMENT REGULATIONS:** The proposed preliminary plat plans are compliant with the approved PUD and no inconsistencies have been identified with the LDC.
- **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 traffic analysis that was reviewed by the City's transportation consultant during the PUD approval process. No issues were identified at that time.

Review & Action: Preliminary Plat

Upon review of the petition and associated documents, the Comprehensive Plan, the Land Development Code, the staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Preliminary Plat 21-03PP.

RUSTIC ROAD SOUTH: PRELIMINARY PLAT