

**Bella Citta - Zoning Map Amendment No. 06-5RZ
FACT SHEET**

Request: Zoning Map Amendment from Sarasota County Open Use, Estate (OUE-1) ” zoning district to the City of Venice Planned Unit Development (PUD) .”

General Location: The property is located on the west side of Pinebrook Road, north of Edmondson Road.

Property Size: 46 ± acres

Dwelling Units: 180 (3.89 units per acre)

Transportation Access: Laurel Road (Arterial, Major)
Pinebrook Road (Arterial, Minor)

Prior Land Use Approvals:

Petition Type	File/Ordinance Number	Approval Date
Annexation	03-6AN / Ord. No. 2003-35	December 9, 2003
Comprehensive Plan	05-8CP / Ord. No. 2006-19	March 14, 2006

Adjoining Land Uses:

REGULATORY STANDARDS	NORTH	WEST	SOUTH	EAST
Existing Land Uses	Vacant	Single-Family	Single-Family	Single-Family
Future Land Use Map Designation	Commercial Center Moderate Density Residential (2 and 5 DU/Acres)	Low Density Residential (up to 2 DU/Acres)	Moderate Density Residential (2 and 5 DU/Acres)	Moderate Density Residential (2 and 5 DU/Acres)
Zoning Map Designation	OUE-1 ” (Sarasota County)	OUE-1 ” (Sarasota County)	OUE-1 ” (Sarasota County)	OUE-1 ” (Sarasota County)
JPA Land Use Designation	Area 6 Mixed Uses	NA	NA	Area 7 Low Density Residential

Applicability of JPA/ISBA provisions:

Section 2 - Establishment of Joint Planning Area

To establish the means and process by which future annexations and planning activities will be accomplished, the City and the County (the Parties) hereby establish a Joint Planning Area (JPA), depicted in Exhibit A, attached hereto and incorporated herein by this reference. All areas specifically delineated, mapped and referenced in the legend on Exhibit A are within the JPA.

- **Bella Citta is not included within the Joint Planning Area.**

Section 7(B) - Intergovernmental Review and Coordination

Developments of Extrajurisdictional Impact, defined. Development of Extrajurisdictional Impact shall have the following meaning: any development within the Joint Planning Area set forth on Exhibit A hereto that either results in the creation of more than twenty-five (25) dwelling units or 25,000 square feet of non-residential building area or the consumption of five percent (5%) of the remaining, available capacity of an affected roadway.

- **Bella Citta is not considered a Development of Extrajurisdictional Impact within the framework of the JPA because it has not included in Exhibit A of the JPA/ISBA.**

Section 11(I) - Agreement on Additional Substantive Standards and Issues

In addition to the matters set forth above, the Parties agree to the following additional substantive standards and issues.

The City agrees to use the County land use compatibility principles during the review of each zoning petition for any parcel located within the Joint Planning Areas set forth on Exhibit A and on properties within the City adjoining such areas. Within the Coordination and Cooperation Areas set forth on Exhibit A, the County agrees not to revise its future land uses prior to confirmation of compatibility by the City. The land use compatibility reviews referenced above shall include an evaluation of land use density, intensity, character or type of use proposed, and an evaluation of site and architectural mitigation design techniques. Potential incompatibility shall be mitigated through techniques including, but not limited to: (i) providing open space, perimeter buffers, landscaping and berms; (ii) screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas; (iii) locating road access to minimize adverse impacts, increased building setbacks, step-down in building heights; and (iv) increasing lot sizes and lower density or intensity of land use.

- **Bella Citta is adjoining to Area 6 Laurel Road and Area 7 Pinebrook Road of the JPA/ISBA as designated on Exhibit A.**
- **City of Venice confirms the use of County land use compatibility principles during the review of Zoning Petition No. 06-5RZ.**
- **City of Venice confirms compatibility evaluation of land use density, intensity, character or type of use proposed, and an evaluation of site and architectural mitigation design techniques.**
- **Upon JPA compatibility review, the City of Venice determined that the PUD rezoning at 3.89 DU/AC is compatible with adjoining properties.**

JPA Compatibility Principles (see Section 11(I) of JPA/ISBA):

Principle	Demonstrated through:	
Future Land Use Map	Low Density Residential (Range 1-5 DU/AC)	
Land Use Density	3.89 units per acre (Low Range 1-5 DU/AC)	
Character or Type of Use Proposed	Low density, Multi-Family residential	
Intensity	62% of Site designated for open space	
Architectural Design	Structure	Venetian Gateway architectural standards for all residential building, gazebo and ground signage
	Height	Building height restrictions of 35 feet (3 story)
	Massing	Building height step downs from 3 to 2 story, smaller mass building structures located adjacent to neighboring single-family development
	Variation	Non-monotonous design, 4 different building structure types
	Color	Zoning condition requiring variation of building and roof color between adjacent structures
Site Design	Binding Site Plan	See attached Bella Citta Conceptual Site Plan
	Compatibility	Low intensity, multi-family development transition between existing and planned lower density residential uses to south and west from planned high intensity commercial and high density multi-family uses to north
	Clustering	Low visual and site impact of proposed development by cluster building grouping towards center of building site
	Visual Impact	Mitigation of visual impacts through limited placement of building structures along public ROW (>20% coverage) and neighboring property lines (>50% to west and >60% to south)
	Open Space	Protection of existing natural areas and wetlands (PUD requires 50% minimum open space requirement, site plan depicts 62% open space)
	Buffer	25 feet perimeter landscape planting yard
	Landscape	Detailed cross-section, includes native tree protection and new shrub and tree enhancements
	Building Setbacks	121 feet minimum from property line
	Roadways	Single loaded development along western-most roadway towards interior of development