

CITY OF VENICE
Planning & Zoning Department

Memorandum

TO: Mayor and City Council
Lori Stelzer, City Clerk

FROM: Jeff Shrum, AICP, Development Services Director

SUBJECT: Transmittal of Petition for City Council Action
Preliminary Plat Petition No. 16-04PP – Gulf Harbor Estates

DATE: April 3, 2017

Planning Commission Action

On March 7, 2016, the Planning Commission, sitting as the local planning agency, found the above referenced consistent with the Comprehensive Plan and in compliance with the Land Development Regulations and recommended to City Council APPROVAL of Preliminary Plat 16-04PP with the following stipulation:

- 1. The preliminary plat approval shall become effective with adoption of a City of Venice RSF-3 zoning designation for the subject property.**

In addition, and in accordance with Section 86-520(c), the Planning Commission recommended to City Council APPROVAL of the applicant's request to waive the requirement to construct a sidewalk along a portion of unimproved Sunset Drive.

Update of Existing Zoning Information

During the latter stage of processing the subject petition, staff came aware of and researched numerous past annexations in which the properties did not obtain City of Venice zoning after being annexed into the city. Consequently, such properties, including the subject property, retained the Sarasota County zoning they had at the time of annexation.

Staff continues to investigate annexation records, Sarasota County zoning maps and other sources to identify the specific Sarasota County zoning designation properties had at the time of annexation. To provide City Council the most recent zoning information, staff has updated the staff report that was transmitted to the Planning Commission. The updated zoning information included the following revisions to the Planning Commission staff report:

- The Existing Zoning Map (Map 3) was updated to show properties with retained Sarasota County zoning designations,
- The Surrounding Property Information table on page 4 was updated to be consistent with the Existing Zoning Map,
- Revised text, in underline and strike-through format, which discusses the properties with Sarasota County zoning and corrects references to the existing zoning of the subject property, and
- The Surrounding Neighborhood Lot Size Study map on page 9 has been revised to no longer so zoning districts. Due to the Sarasota County zoning designation of certain properties, the zoning district labels on the map were no longer accurate.

At the April 25, 2017 public hearing before City Council, Planning and Zoning staff will be available to address any questions the council may have regarding the subject petition.