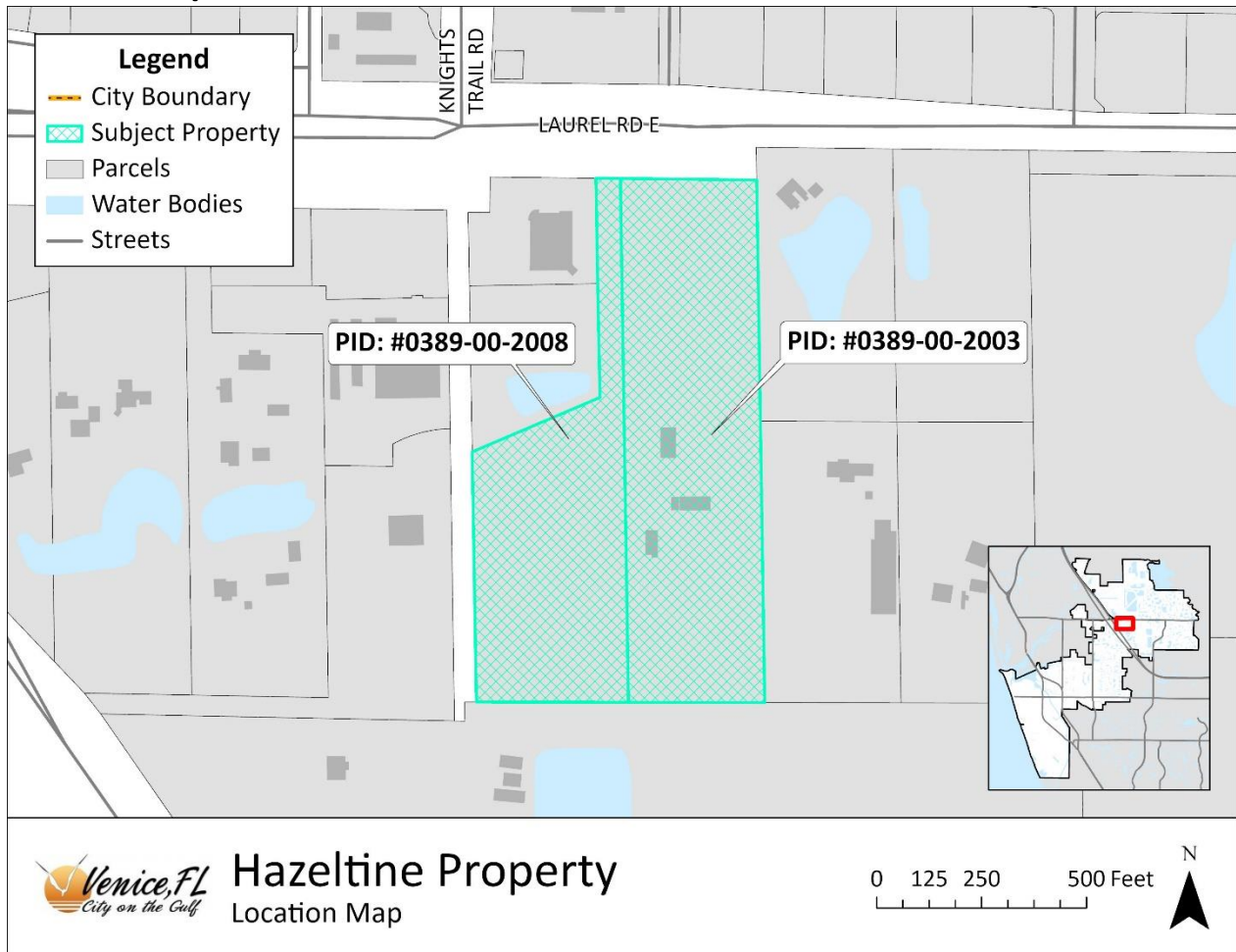


24-36RZ Hazeltine Property Staff Report



GENERAL INFORMATION

Address:	3520 Laurel Rd. East
Request:	Changing the zoning on two parcels from County OUE to City of Venice Laurel East (LE)
Owner:	Sharon Hazeltine
Applicant:	City of Venice
Parcel ID:	0389002003 and 0389002008
Parcel Size:	±15.58 acres
Existing Zoning:	County OUE-1
Proposed Zoning:	Laurel East (LE)
Future Land Use	Mixed Use Corridor (MUC)
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	November 19, 2024

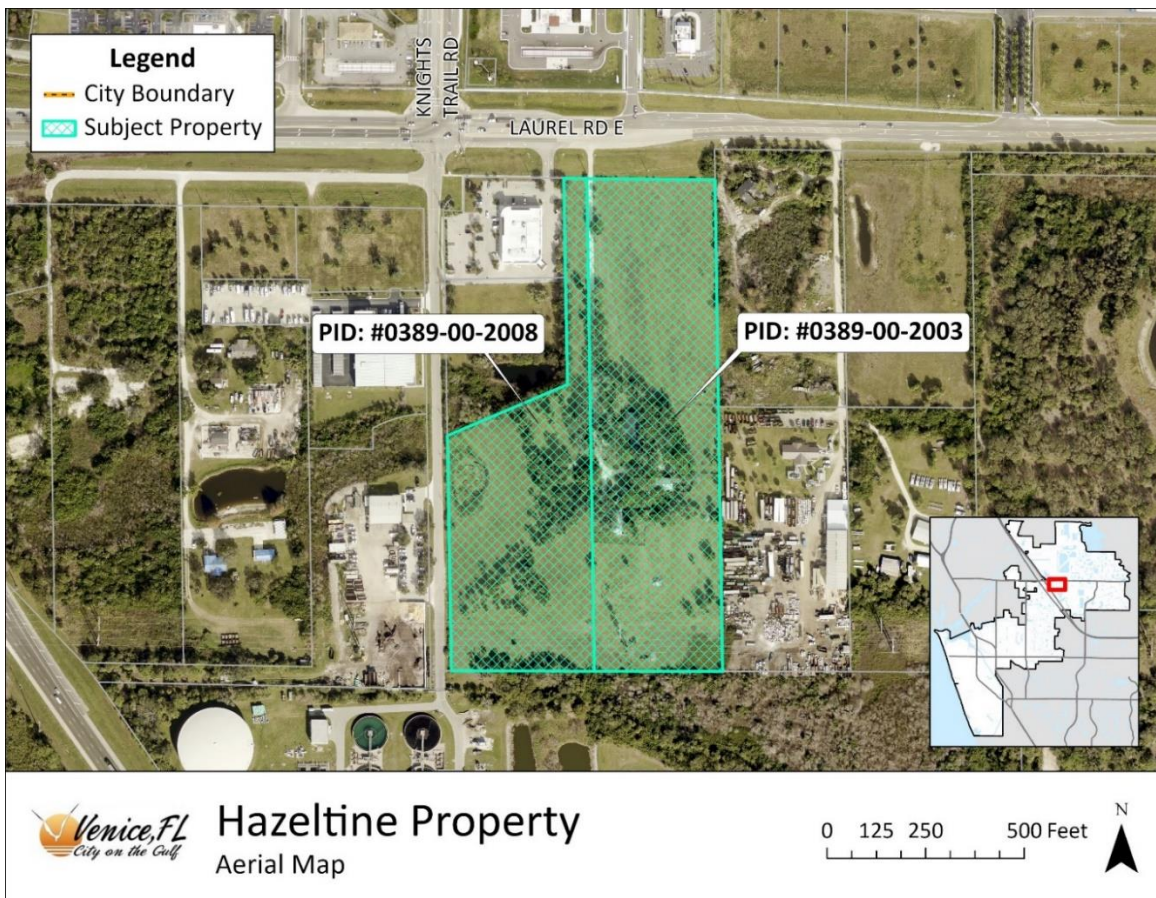
I. BACKGROUND

This request is to assign a City of Venice zoning district to the Hazeltine property, consisting of two parcels located at 3520 Laurel Road East. When a property is annexed into the city, it needs to be rezoned concurrently with the annexation. When these parcels were annexed into the city, however, the required change of zoning did not occur. The parcel is currently zoned Sarasota County Open Use Estate-1 (OUE-1). The Hazeltine parcels have a Future Land Use designation of MUC and the implementing zoning district in the parcels' location is Laurel East (LE); therefore, the proposal for this property is to assign a zoning district of LE. No other changes will be made through this rezoning.

City Council gave staff direction on December 12, 2023 to identify appropriate zoning designations consistent with the comprehensive plan for all parcels not currently holding a city zoning classification. Staff formed a comprehensive list of such properties and reached out to property owners to inquire about their interest in the possibility of a City-initiated rezoning on their behalf. The owner of the Hazeltine property has accepted the offer for the City to rezone this property to LE, provided that a stipulation is included to allow the existing agricultural use to continue, to read as follows:

'Owner shall be permitted to continue the existing agricultural use consisting of cattle grazing on the subject property notwithstanding its rezoning to the LE district, provided the owner does not discontinue such use for a period of 12 consecutive months.'

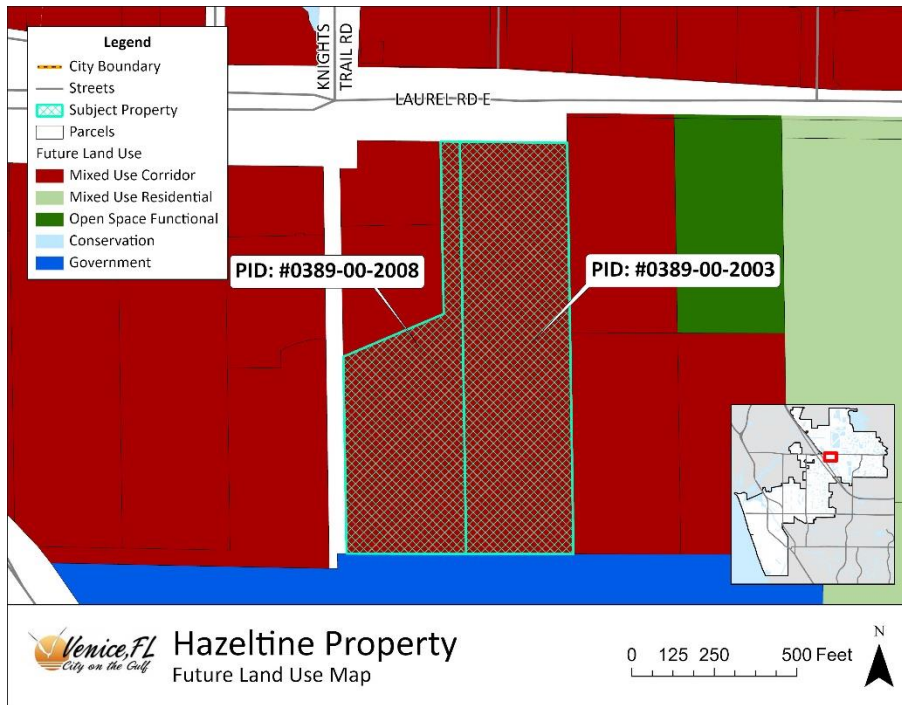
Aerial Map



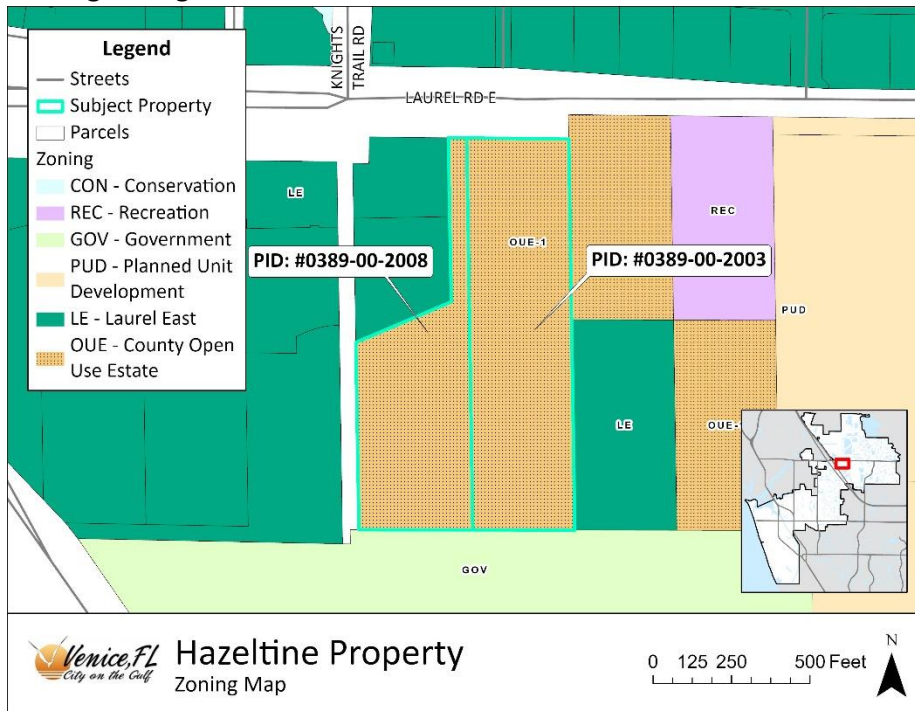
Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is Mixed Use Corridor (MUC). The current zoning designation is County OUE-1 and proposed to be Laurel East (LE).

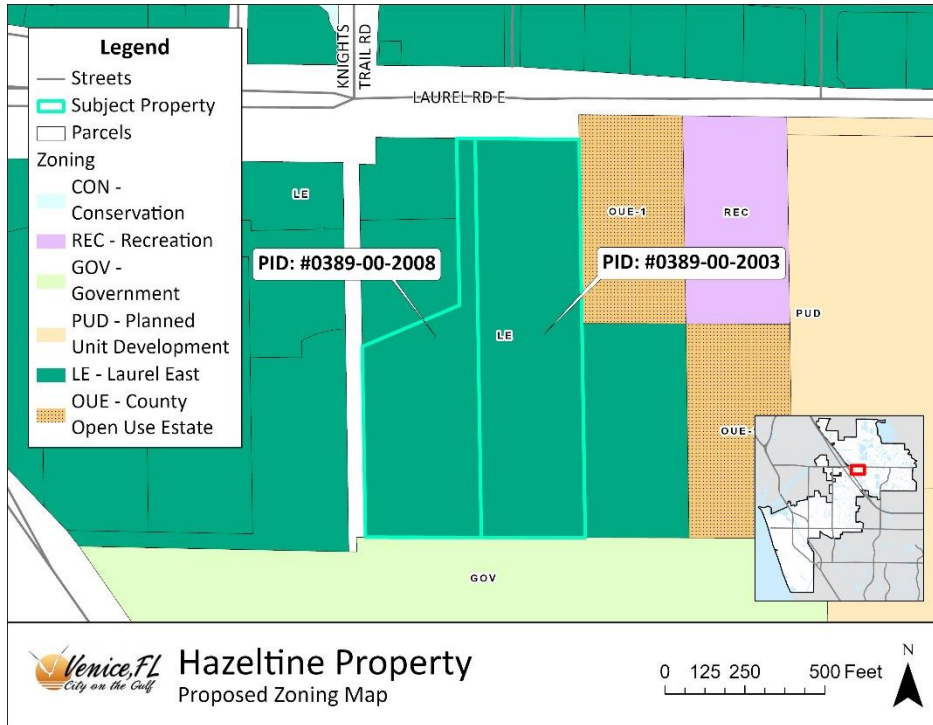
Future Land Use



Existing Zoning



Proposed Zoning



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Portofino CMU	Laurel East	Mixed Use Corridor (MUC)
South	City of Venice Wastewater Plant	Government	Government
East	Maintenance Shop	OUE-1 and LE	MUC
West	Dollar Tree and Abbott's Construction Services	LE	MUC

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

Comparison of Zoning Districts

The table below provides a comparison of the districts' development standards and permitted uses.

ZONING DEVELOPMENT STANDARDS	
Sarasota County OUE-1	Laurel East (LE)
Uses: Single family detached; Agricultural Production; Animal Boarding; Farm/Produce Stand; Keeping horses; Plant Nursery; Borrow Pit; Guest House; Cemetery; Artesian wells and wastewater treatment; Stormwater facilities; Riding Academy; Animal Hospital; Crematorium; Family day care; Large family childcare home; Adult day care home; Natural areas park; minor utilities; Barn; Parking/Storage.	Uses: Multi-Family; Upper Story Residential; Residential Care; Essential Service/ Public Utilities; Cultural Facility; Lodge/Private Club; Post Office/Mail Center; University; Other Government Use; Retail Sales and Service; Sit Down Restaurant; Quick Service Restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist Studio; Hotel; Fitness, Athletic, Health Club; Commercial Parking Lot; Commercial Parking Structure; Professional Office; Personal & Financial Services; Medical/Dental Office; Veterinarian/Animal Hospital; Hospital.
Density: 1 DU/5 acres Intensity: N/A	Density: 5.1-13 DU per acre Intensity: 0.5 FAR area wide; 1.0 FAR max per individual site
Open Space: N/A	Open Space: N/A
Lot Area: min 5 acres (3 for plats meeting certain conditions)	Lot Area: N/A
Lot Width: 200'	Lot Width: 50'
Yards: Front: 50' Side: 50' (100 total) Rear: 50' Waterfront yard: N/A	Yards: Front(min/max): 15'/100' Side: (min/max): 10'/50' Rear: (min/max): 10'/ None Waterfront: N/A
Height: 35'	Height: 35'
Building Coverage: 20%	Building Coverage: (min/max) 10%-75%
	Architectural: <ul style="list-style-type: none"> Venice Historic Precedent standards required for Facades and Exterior Walls; Roofs; and Outbuilding Features Blank wall area is prohibited when the wall is adjacent to a street
	Percentage of Minimum Parking Required: 100%

note: Not an exhaustive list of district uses

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following strategies are considered applicable to the project proposal:

Strategy LU 1.2.9.c- Corridor (MUC):

- Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
- Supports Mixed Use.
- Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus style” design may be used.

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City’s Technical Review Committee and no issues regarding compliance with the LDC were identified.

Land Use Compatibility Analysis- Chapter 87 Section 1.2.C.8

Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

Applicant Response: *While the rezone is not speaking to redevelopment or infill development at this time, the density of the proposed zoning district (Laurel East) would increase to 13DU per acre and the intensity would increase to .50 FAR. The current County Zoning district is OUE-1 which has the density of 1 DU/5acres.*

- ii. Building heights and setbacks.

Applicant Response: *The building heights would remain at the height by right of 35 feet. Side yard setback would change from 50 feet to a min/max of 10 feet/50 feet in the proposed zoning district. Rear setbacks would change from 50 feet to a min/max of 10 feet/ none. Front/street setback would change from 50 feet to a min/max of 15 feet to 100 feet under the proposed new zoning district.*

- iii. Character or type of use proposed.

Applicant Response: *There is no new proposed development through this rezone petition. It is being brought forward to provide a City zoning for the property owner that is consistent with the future land use (FLU).*

- iv. Site and architectural mitigation design techniques.

Applicant Response: *The proposed zoning of Laurel East has architectural standards that would apply to any new development that may come in the future.*

- b. Considerations for determining compatibility shall include, but are not limited to, the following:

- i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: *Mixed use districts are not considered to be incompatible with traditional use districts.*

- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: *Rezoning of the subject property would bring the property to the proper implementing district for the existing FLU for the property.*

- iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: *As mentioned, the rezoning of the subject property would bring the property to the proper implementing district for the existing FLU for the property; doing so allows for the property to be developed to the standards of the current Comprehensive plan for the mixed use corridor.*

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: *Density of proposed zoning district would be consistent with the density and intensity of properties to the north, east (in part), and west of the subject property. The Government zoned property to the south does not have an intensity limit and is a non-residential zoning district to which density does not apply.*

Chapter 87, Section 1, Decision Criteria 1.7.4

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: *As the amendment makes no visible changes to the property, it will be compatible with the existing development pattern and the zoning of nearby properties.*

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: *No changes in land use are proposed through this amendment.*

3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: *This proposal is consistent with the Comprehensive Plan.*

4. Conflicts with existing or planned public improvements.

Applicant Response: *The proposal does not conflict with existing or planned public improvements.*

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.

Applicant Response: *No impact on traffic will result from this change.*

- b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Applicant Response: *No impact on population density or development intensity to alter demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services. Any changes in the use would come through a site and development plan and be subject to the full review process.*

- c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Applicant Response: *At this time no improvements are proposed. The density and the intensity for the zoning district that property would be going into does have the possibility to have an increase of density and intensity. Any proposals for development would go through the site and development plan review process.*

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: *There is no discernable effect on the health, safety and welfare of the neighborhood or the City from this proposal.*

7. Conformance with all applicable requirements of this LDR.
Applicant Response: *This proposal is in conformance with all applicable requirements of the LDR.*
8. Potential expansion of adjacent zoning districts.
Applicant Response: *This proposal will not result in any potential expansion of adjacent zoning districts.*
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
Applicant Response: *At this time the property is in need of a City Zoning designation. At the time of a site and development plan or preliminary plat the applicant would need to provide an Environmental Assessment Report and other requirements of Chapter 89.*
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
Applicant Response: *There are no other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.*

Conclusions/Findings of Fact (Land Development Code Compliance):

Analysis has been provided by staff to determine compliance with the standards of the Land Development Code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

CONCLUSION

Planning Commission Action for Recommendation

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 Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 24-36RZ.