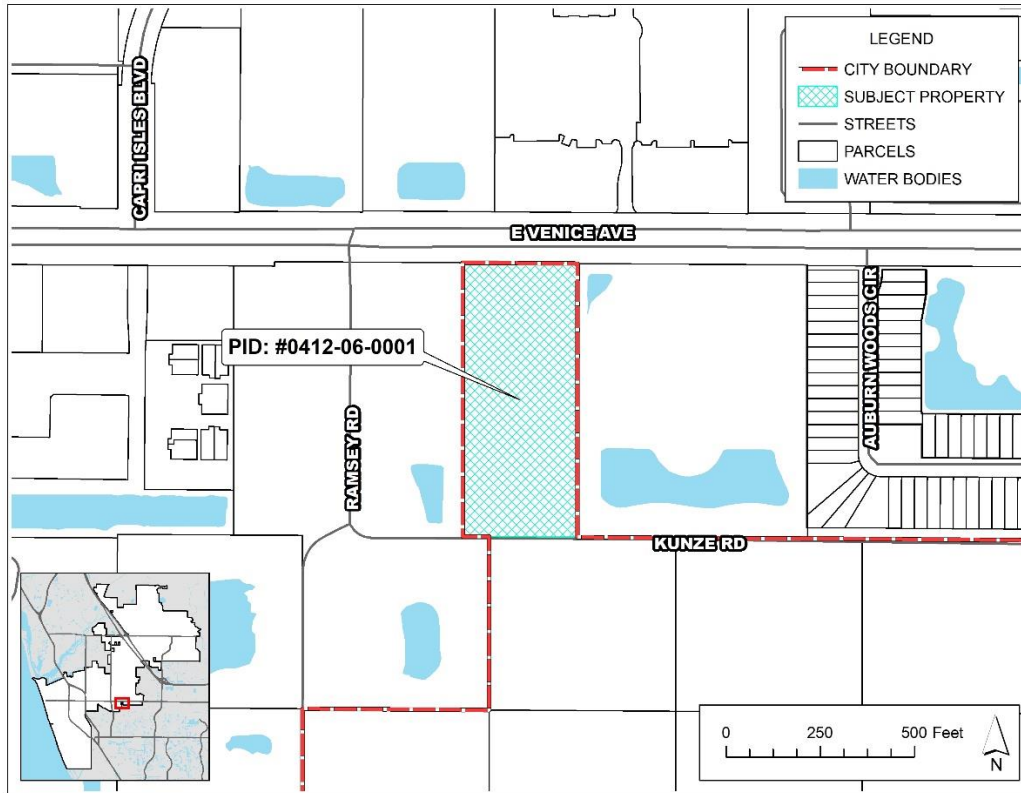


22-46RZ- Fire Station 2 Zoning Map Amendment Staff Report



GENERAL INFORMATION

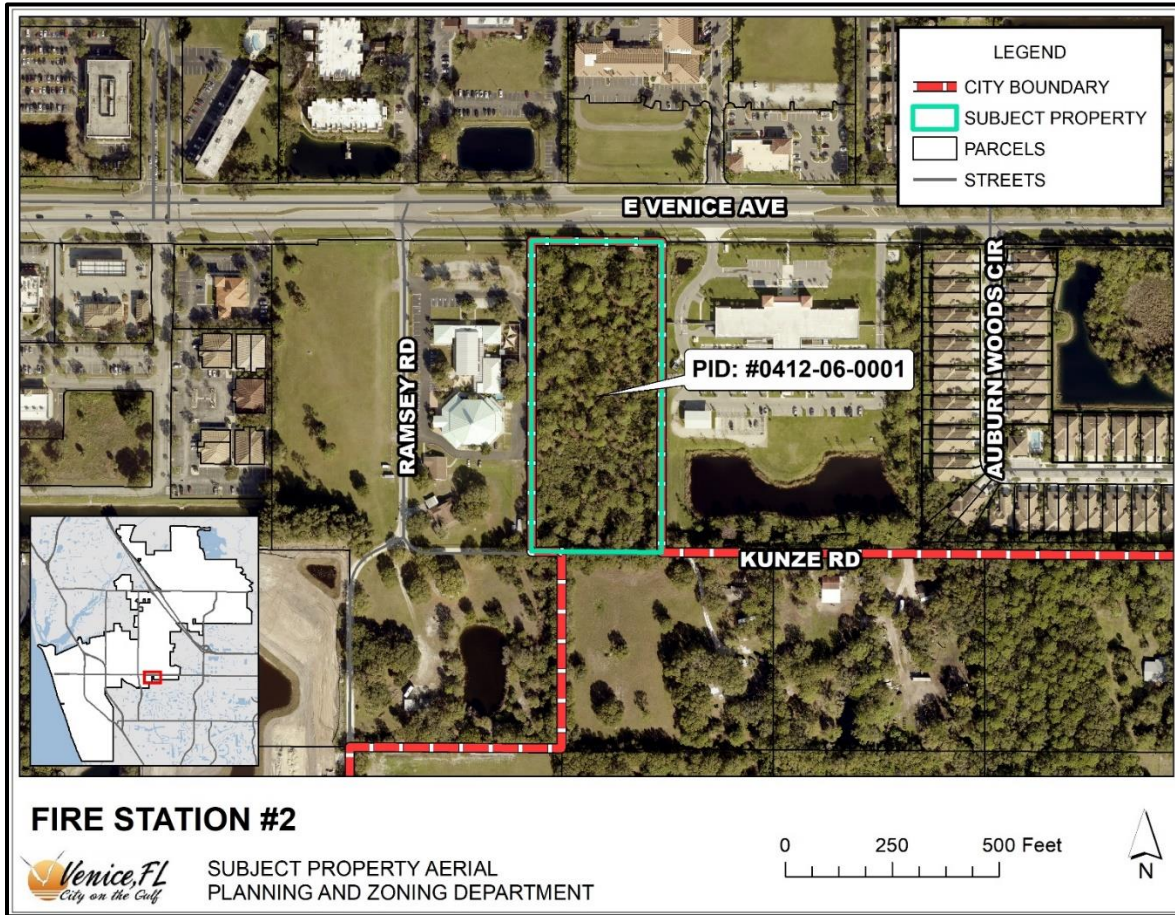
Address:	1545 E. Venice Avenue
Request:	Annexation of 5.07 ± acres into the City’s jurisdiction
Owner/Applicant:	City of Venice
Agent:	Kathleen Weeden, PE, CFM - City Engineer
Parcel ID:	0412060001
Parcel Size:	5.07 ± acres
Existing Future Land Use:	Sarasota County Medium Density Residential
Proposed Future Land Use:	City of Venice Government
Existing Zoning:	Sarasota County Open Use Estate 1
Proposed Zoning:	City of Venice Government
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	February 27, 2023
Associated Petitions:	23-14AN, 23-15CP

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal is City-initiated and seeks to assign a City of Venice zoning district of Government (GOV) for development of Fire Station 2. Associated Annexation Petition 23-14AN and Comprehensive Plan Amendment Petition 23-15CP have been filed concurrently with the subject petition. The associated Comprehensive Plan Amendment petition requests the appropriate corresponding future land use designation of Government.

The subject property currently has a Sarasota County Future Land Use designation of Medium Density Residential and Sarasota County zoning designation of Open Use Estate 1. This property is located within Area 4 of the JPA/ILSBA.

Aerial Photo



Site Photographs



View from Venice Police Department along eastern property line



View along front property line from sidewalk

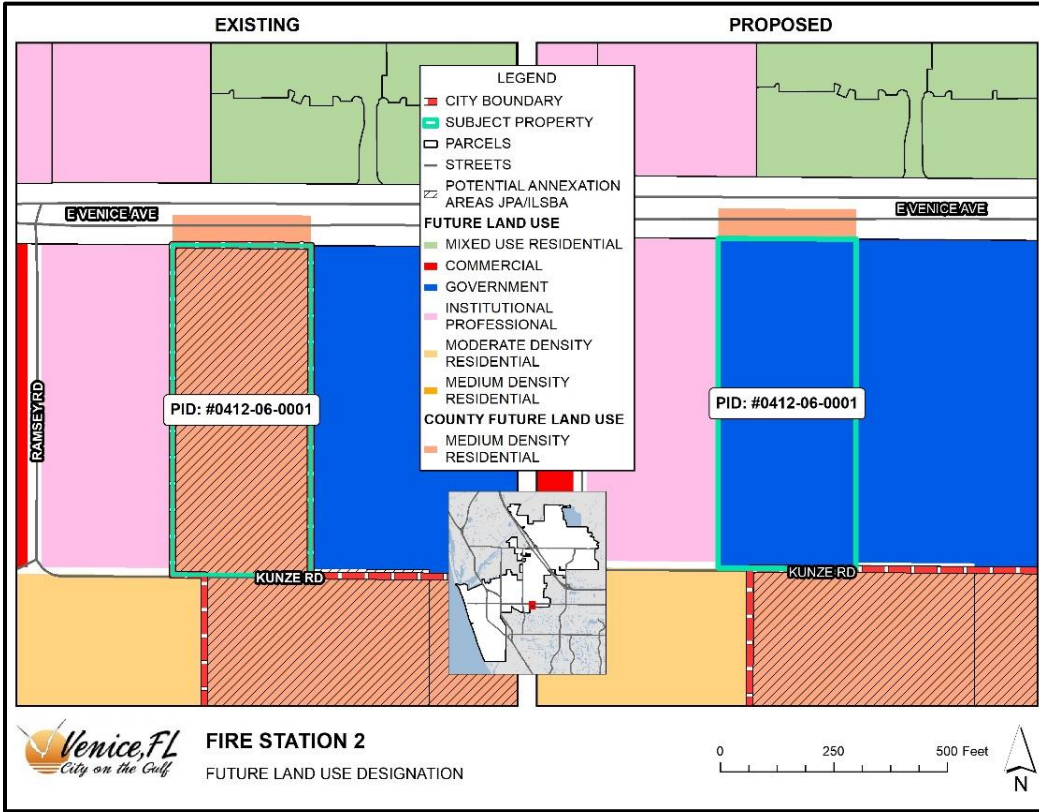


View from in front of the Church of the Nazarene along west property line

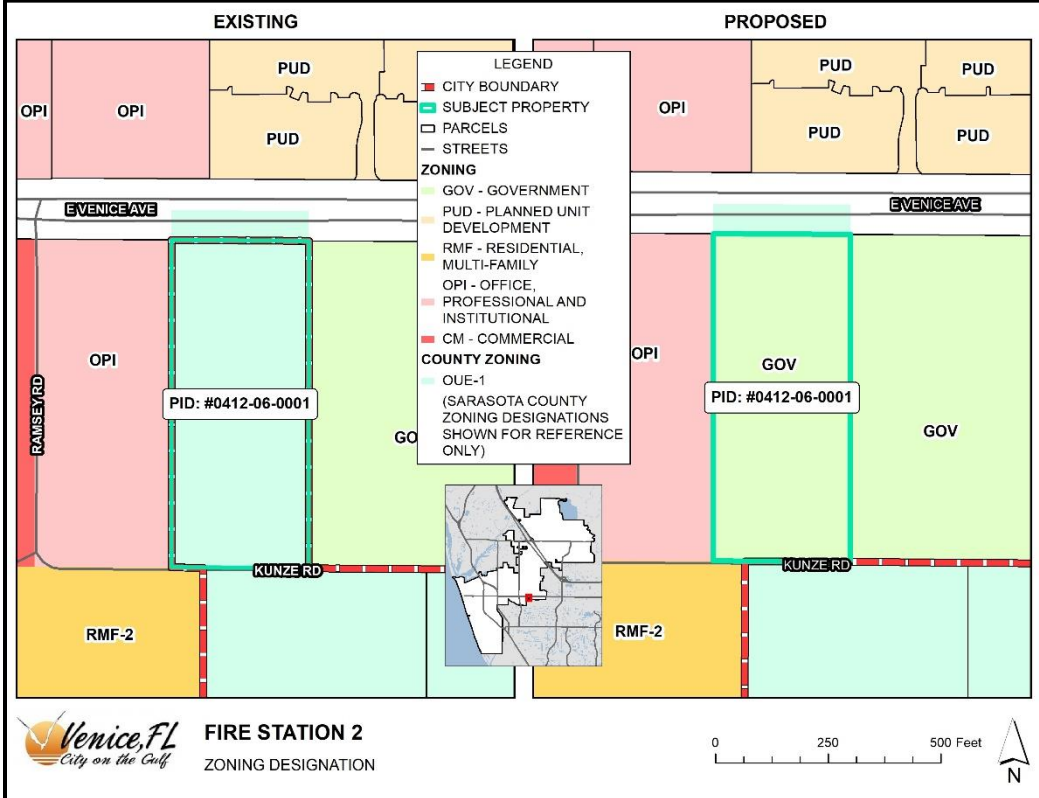
Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Commercial and medical uses	Office, Professional and Institutional (OPI) and Planned Unit Development (PUD)	Institutional Professional and Mixed Use Residential
South	Residential	Sarasota County Open Use Estate, 1 (OUE-1) and City of Venice Residential, Multifamily 3	Sarasota County Medium Density Residential and City of Venice Moderate Density Residential
East	Venice Police Department	Government (GOV)	GOV
West	Church and preschool	OPI	Institutional Professional

Existing and Proposed Future Land Use Map



Existing and Proposed Zoning Map



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject rezone petition evaluates A) how the existing County zoning compares to the proposed City Government (GOV) zoning with regard to allowed uses and development standards, B) consistency with the Comprehensive Plan, C) compliance with the Land Development Code, and D) compliance with the City’s concurrency management and transportation mobility regulations and the project’s expected impacts on public facilities.

Comparison of Existing County Zoning and Proposed City Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from County Open Use Estate 1 to City Government (GOV). It is important to note that annexation of the property necessitates that property to be rezoned to a City designation prior to any development proposal. The proposed zoning is the only available district outside of mixed use areas to accommodate the need for an additional fire station. The table below provides a comparison of the districts’ development standards and permitted uses.

Standards	Existing Zoning – OUE	Proposed Zoning – GOV
Density Limit	1 du/5 ac	N/A
Maximum Dwelling Units	1	35
Height	35 feet	35 feet (57 feet with height exception)
Principal Uses*	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Essential services, Open space, cultural facilities, Schools, Airport, Commercial parking lot, Golf course, Farmer’s market, Other Government Uses

*Not an exhaustive list of district uses

Consistency with the Comprehensive Plan

The subject property is proposed for the Future Land Use designation of Government. The property is located in the East Venice Avenue Neighborhood, where development has necessitated additional emergency services capacity.

Strategy LU 1.2.4.d - Government includes “typical government uses...which support the City and its residents.” This strategy states that intensive uses such as water treatment and solid waste facilities shall provide significant mitigation; however, this use is not considered intensive. There is no maximum floor area ratio for the Government designation. The appropriate corresponding Future Land Use designation, Government, is requested through the associated petition.

No other strategies in the Land Use Element, any other elements, or the East Venice Avenue neighborhood have been found to relate to the subject proposal.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Laurel Road 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

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

Section 87-1.7.4 of the Land Development Code provides the following decision criteria for Planning Commission and City Council. The criteria and applicant responses are reproduced in this report.

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

Applicant Response: The proposed location of Fire Station 2 is adjacent to the existing City Public Safety Facility. Land Use and Zoning is consistent with that property.

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

Applicant Response: City is required to provide a Future Land Use and Zoning Designation by the City upon Annexation.

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

Applicant Response: The proposed Future Land Use is consistent with the proposed use of a Fire Station and will be implemented through a consistent zoning designation of Government.

4. Conflicts with existing or planned public improvements.

Applicant Response: There are no conflicts. This is a planned public improvement.

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: Public facilities are in place to serve the proposed site and traffic study will be completed upon Site & Development Plan.

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: The proposed Fire Station is planned to serve the increasing population of the city and increase the efficiency of that public service.

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: This project is planned to serve the increasing population of the City.

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

Applicant Response: The relocation of Fire Station 2 to a more centralized location will provide an enhanced level of service to the citizens of Venice.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: Compliance with all LDR standards will be confirmed through the various processes that are required of the proposed development.

8. Potential expansion of adjacent zoning districts.

Applicant Response: This proposed zoning amendment will be an expansion of the adjacent zoning district based on the location of the public safety facility.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: Environmental Assessment will be provided during Site & Development consistent with Chapter 89.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: Not aware of any additional matters.

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

The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

Concurrency/ Mobility

The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with a development proposal, and a full review will be provided at that time. However, the proposed zoning map amendment was reviewed by the City’s Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

No development has been proposed through this application. A Traffic Impact Analysis will be required with submittal of a development proposal. An analysis of transportation concurrency will be performed by the City’s traffic consultant at that time.

Conclusions/Findings of Fact (Concurrency): As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City’s Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusions/Findings of Fact (Mobility):

No development has been proposed through this application. Traffic will be analyzed further with submittal of a development proposal.

III. CONCLUSION

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 Zoning Map Amendment Petition No. 23-16RZ.