

*Steve Carr's
Handout/Doc Cam*

Zoning Development Standards

CG	LW
Uses: Retail commercial; personal and business services; indoor commercial recreation and entertainment; professional, medical, and business offices; banks; restaurants; vocational, trade, and business schools; marinas, docks, and piers; institutional; civic service organizations; commercial parking; and existing single- and two- family dwellings	Uses: Multi-family; Upper story residential; Assisted living facility; Independent living facility; Community care facility; Daycare, home; Group living; Essential Services; Cultural Facility; Lodge; Post office; University; Government use; Retail Services; Site down restaurant; quick service restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist studio; Hotel; Daycare center; Fitness club; Commercial parking lot; Commercial parking structure; Professional office; Personal & Financial services; Medical/Dental; Veterinarian; Research and Development; Warehouse Storage-indoor only; Flex
Density: 18 du/ac* Limited by MUC to 13 du/ac *Multi-family allowed through special exception Intensity: 1.0 FAR	Density: 5.1-13 du per gross acre Intensity: 1.0 FAR
Open Space: N/A	Open Space: N/A
Lot Area: None	Lot Area: None
Lot Width: 100' multi-family	Lot Width: 50'
Lot Length: N/A	Lot Length: 100'
Setbacks (min) Front: 20' Side: 8' (15' multi-family) Rear: 10' (15' multi-family) Buildings above 35' shall provide additional side and rear yards.	Setbacks (min/max) Front:15'/100' Side:10'/50' Rear:10'/None
Height: 35' + 10' for parking, additional height with conditional use	Height: 46' by right 75' through Height Exception
Building Coverage: None; Multi-family 30% (max)	Building Coverage: 10%/75% (min/max)
Architectural: None	Architectural: The following Venice Historic Precedent standards are preferred: 7.10.3 Facades and Exterior Walls 7.10.5 Roofs 7.10.7 Other Building Features (2 or more categories A-D)
Percentage of Minimum Parking Required: 100%	Percentage of Minimum Parking Required: 100%

note: Not an exhaustive list of district uses

Project Narrative - Rezoning

The subject property is a 1.15 +/- acre parcel within the Venice Crossing commercial center located north of Laurel Road and west of Twin Laurel Boulevard. The property is located within the Laurel Road Neighborhood of the Comprehensive Plan, has a Future Land Use designation of Mixed Use Corridor (MUC), and is currently zoned Commercial General (CG).

The CG zoning district is an inactive zoning district under the Land Development Regulations (LDR's) adopted in 2022. However, at the time of adoption of the LDR's the prior property owner elected to maintain the CG zoning designation. The current property owner seeks to apply an active zoning designation to the property, Laurel West (LW), in order to allow for a concurrent Conditional Use application for a car wash.

The proposed rezoning to LW will apply the only Comprehensive Plan consistent zoning designation to the property, will not significantly change the allowable uses or intensity of development on the site, and therefore, approval is hereby requested.

Good Afternoon Mr. Mayor and City Councilors,

My name is Steve Carr, Chairperson of the Central Venice Coalition. I would like to also wish you all a safe and happy New Year and congratulations to Ms. Frank on the new addition to your family.

I am here today to once again offer my opinion regarding the rezoning request for a car wash at the Venice Crossing Commercial Center.

My first comment is pertaining to the PROJECT NARRATIVE where it indicates that with this rezoning there will not be a significant change in allowable uses.

ZONING DEVELOPMENT STANDARDS

That is far from accurate. As you can see, if this rezone is approved there will be an entire additional designation available for use by prospective property owners.

Changes in number of choices and quite a difference in height.

Also, it opens the door to more possible changes, as we have previously seen, due to changes in market conditions.

And I am not sure, but think there are no other projects that have two zoning designations available for use.

The applicant simply wants to operate a car wash and a car wash is not by itself a unique conditional use.

Therefore, in closing, given that there are no special conditional uses relative to this application to warrant a rezoning change, I encourage you to vote to deny this request.

I also want to point out that during the work over the years, on developing or changing the LDRs I believe there was plenty of opportunity to include a car wash as a permissible use in both or either the CG and LW designations, but in both cases, the people (Planning Department staff, Planning Commissioners, City Counselors, etc) working on the project did not make that choice.

Years ago, when the CG designation was established, they must have considered the idea, but decided not to include a car wash as a permitted use. They did not even list it as a conditional use.

Then in the 2018 – 2022 version of the LDRs, again the group did not include a car wash being permissible but did include it as a conditional use.

Now it is my contention that the Land Development Regulations set development standards for the City of Venice and in some cases any exceptional or unique situation may be addressed with approval of a conditional use.

In cases such as the hospital, medical office buildings, surgical center, church and the Venice Theater, there were unique circumstances where changes in zoning or approval of a conditional use made sense.

In this case, there are several car washes in the vicinity and there does not appear to be any unique conditional uses relative to this request that would warrant a change in the zoning designation.