

APPLICATION FOR AMENDMENT TO THE VENICE COMPREHENSIVE PLAN

STAFF USE ONLY

☐ Small Scale

Petition No.: _____ - _____ CP

☐ Large Scale

Computer Generated No.: _____

Project Name:	N/A
Parcel Identification No.:	N/A
Parcel Size:	N/A

TO VENICE CITY COUNCIL, VENICE, FLORIDA: Pursuant to §163.3187, Florida Statutes, we (I) hereby request and propose an amendment to the Venice Comprehensive Plan as follows:

Existing (City or County) Future Land Use Map designation: Southern Gateway Corridor

Existing (City or County) Zoning Map designation: N/A

Proposed City Future Land Use Map designation: N/A

Owner's Name (and Title):	City of Venice
Telephone:	(941) 486-2626
Mobile / Fax:	(941) 480-3031
E-mail:	
Mailing Address:	401 W. Venice Ave. Venice, FL 34285

☐ Attach checklist and base analysis (supporting narrative, maps, data, special studies).

☐ This application must be accompanied by an initial filing fee of \$560.00 and application checklist containing all required documentation.

Applicant's (Owner/Agent) Signature: Chm gfr Date: 9/6/13

Effective Date: 10/1/02 Last Revision: 9/21/06

RECEIVED

SEP 06 2013

**PLANNING
& ZONING**

Provide notice of Name, Title and Certifications/Licenses of those preparing professional services including Architectural, Engineering, Legal, Planning and Surveying. (Attach agent authorization letter.)

Agent's Name (and Title):	Chris Rozansky, Airport Administrator
Telephone:	(941) 486-2711
Mobile / Fax:	(941) 480-3031
E-mail:	crozansky@flyvnc.com
Mailing Address:	150 Airport Ave E. Venice, FL 34285

Agent's Name (and Title):	
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	

Agent's Name (and Title):	
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	



**City of Venice
Interoffice Memorandum**

DATE: September 6, 2013

TO: Scott Pickett, Senior Planner

CC: Edward Lavallee, City Manager

FROM: Chris Rozansky, C.M., Airport Administrator *CR*

SUBJECT: Comprehensive Plan Amendment Application – Policy 16.6 - Southern Gateway Corridor Standards

The City of Venice Comprehensive Plan, Chapter 1, Objective 16, Policy 16.6 - Southern Gateway Corridor Standards(B)(1) currently states, "*Southern Gateway Corridor public lands shall not be developed for residential, commercial, office, or industrial purposes.*" Venice Municipal Airport requests a comprehensive plan amendment to delete this policy for the following reasons:

- 1) The policy is internally inconsistent with the intent of the planning area. Policy 16.5 states, "*The (Southern Gateway) corridor shall support existing residential uses, promote redevelopment of underutilized office and commercial properties, and establish new infill developments that support the corridor's purpose. The intent of this corridor is to develop a mixed use area with medical facilities, professional and medical office space, multi-family residences, mixed-use commercial areas, retail shops, entertainment, marine services, hotels, and restaurants.*" Policy 16.6 prevents the circus arena site, approximately 11 acres of City-owned property obligated to the Airport, from being developed as a circus or any of the intended land uses;
- 2) The policy is internally inconsistent with Policy 2.1 of the Future Land Use & Design Element which states, "*The City shall utilize community gateways to create a memorable and positive first impression of the City, reinforce Venice's unique image and character, and serve as neighborhood entrances.*" The use restriction on public lands in the Southern Gateway Corridor hinders the City from meeting its' own policy of creating a memorable and positive first impression. The circus arena site is likely a visitors' first impression of Venice after crossing the Circus Bridge and presently provides a memorable, but not positive first impression. The deletion of Policy 16.6 will enable the City to implement Policy 2.1;
- 3) The policy is internally inconsistent with City of Venice Comprehensive Plan, Chapter II, Policy 4.4 – Federal and State Aviation Standards which states, "*Coordinate and comply*

150 Airport Avenue East, Venice, Florida 34285

Phone: (941) 486 – 2711 • Fax: (941) 483 – 5942 • www.flyvnc.com

with all applicable federal, state, and local aviation standards and requirements for airport operations, maintenance, and development.” The Federal Aviation Administration Airport Compliance Manual requires that, *“Airports must maintain a fee and rental structure that makes the airport as financially self-sustaining as possible under the particular circumstances at that airport.”* The restriction against developing public land in the Southern Gateway Corridor limits the Airport’s ability to establish a rental structure making it as financially self-sustaining as possible. This limitation is especially damaging considering that the Airport anticipates a significant reduction in revenue when the Sharky’s property is released from obligations by the FAA and all lease revenues are deposited into the General Fund.

It is evident that Policy 16.6(B)(1) is not only internally inconsistent with the Comprehensive Plan, but it is damaging to Venice Municipal Airport, undermines efforts to restore the circus arena and prevents any other future development that would benefit the entire community. Please prepare a comprehensive plan amendment to delete Policy 16.6(B)(1).