

Comprehensive Plan Amendment Petition No. 23-15CP – Fire Station 2

Owner: City of Venice

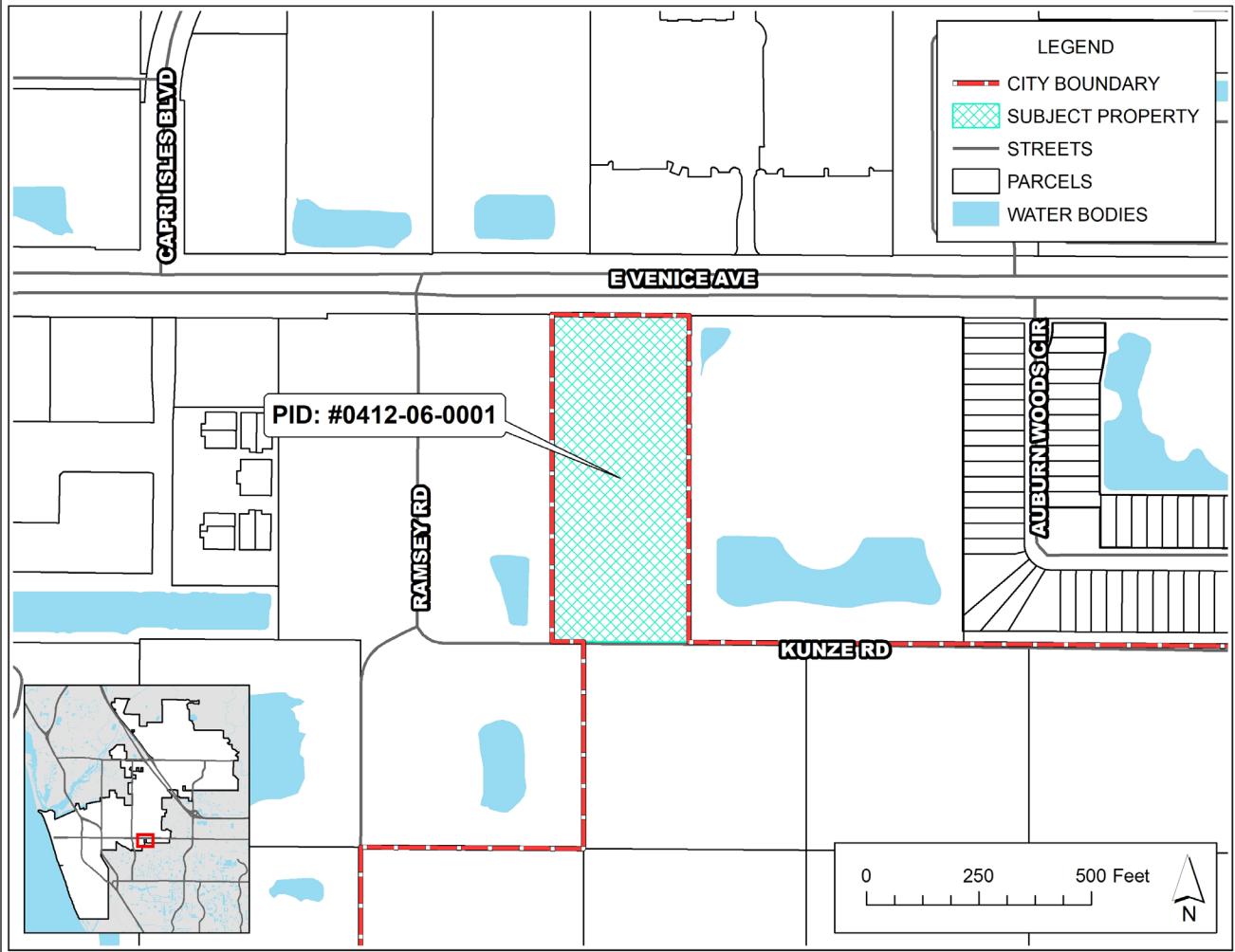
Agent: Kathleen Weeden, PE, CFM, City Engineer

GENERAL INFORMATION	
Address:	1545 E. Venice Avenue
Request:	Changing the Future Land Use to a City of Venice designation
Applicant:	City of Venice
Agent:	Kathleen Weeden, PE, CFM - City Engineer
Parcel ID:	0412060001
Parcel Size:	5.04 ± acres
Existing Future Land Use:	Sarasota County Medium Density Residential
Proposed Future Land Use:	City of Venice Government
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	February 27, 2023
Associated Petitions:	23-14AN, 23-16RZ

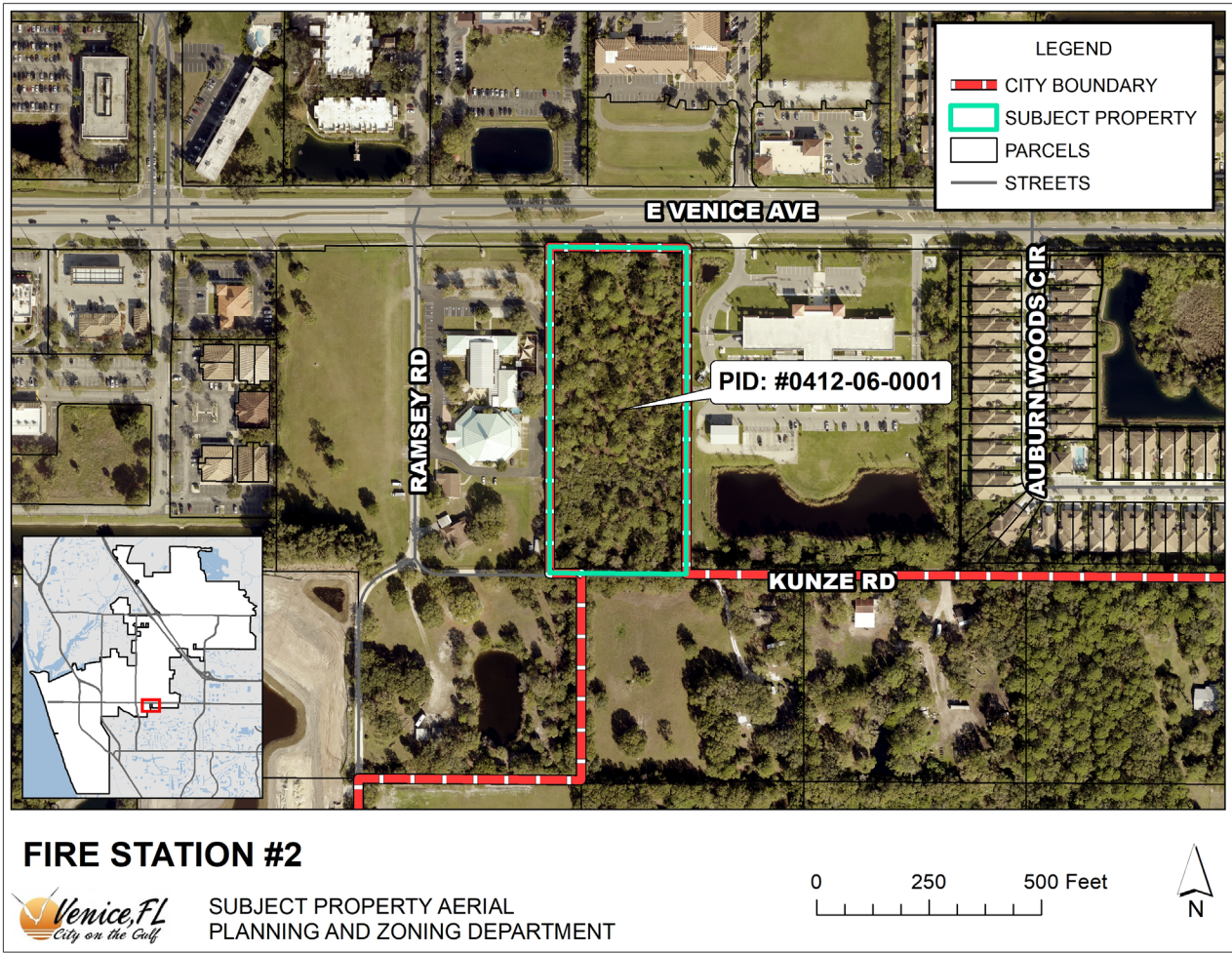
Project Description

- Current Sarasota County Future Land Use designation is Medium Density Residential; annexation requires COV designation to be applied
- City-initiated proposal to assign a City of Venice Future Land Use designation of Government for development of Fire Station 2
- 23-16RZ requests the appropriate implementing district of GOV to correspond with this Future Land Use map amendment request

Location Map



Aerial Map



Existing Conditions

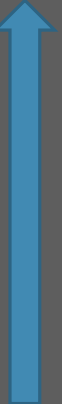
Site Photos, Zoning and Future Land Use Maps, Surrounding Land Uses



View along front property line from sidewalk



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

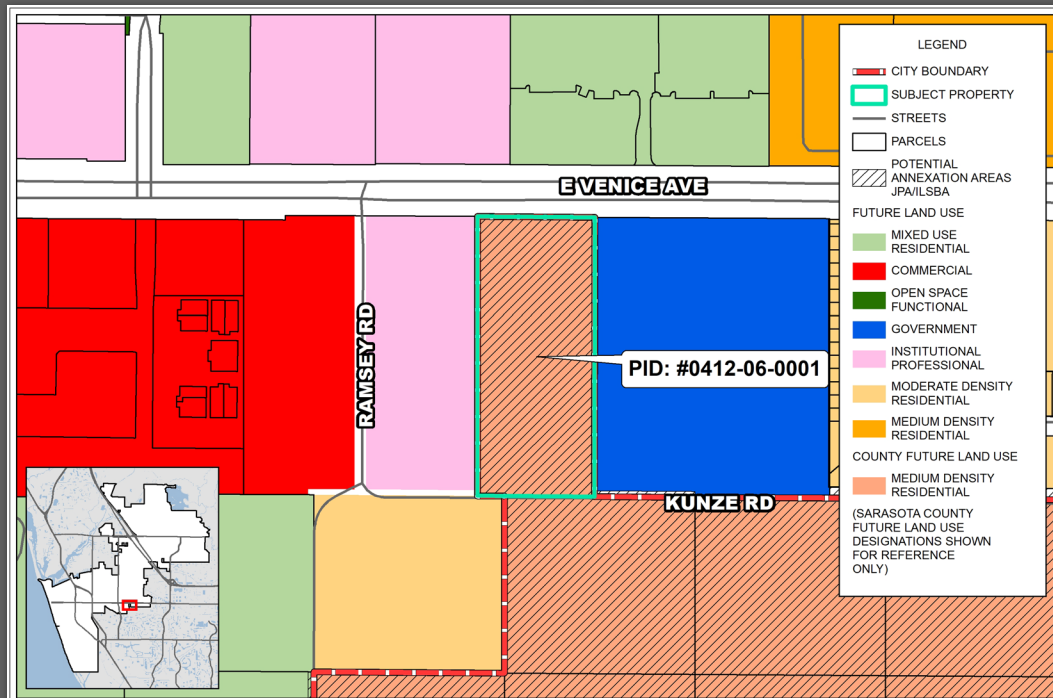


View from Venice Police Department along eastern property line

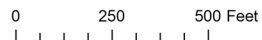


Future Land Use Map

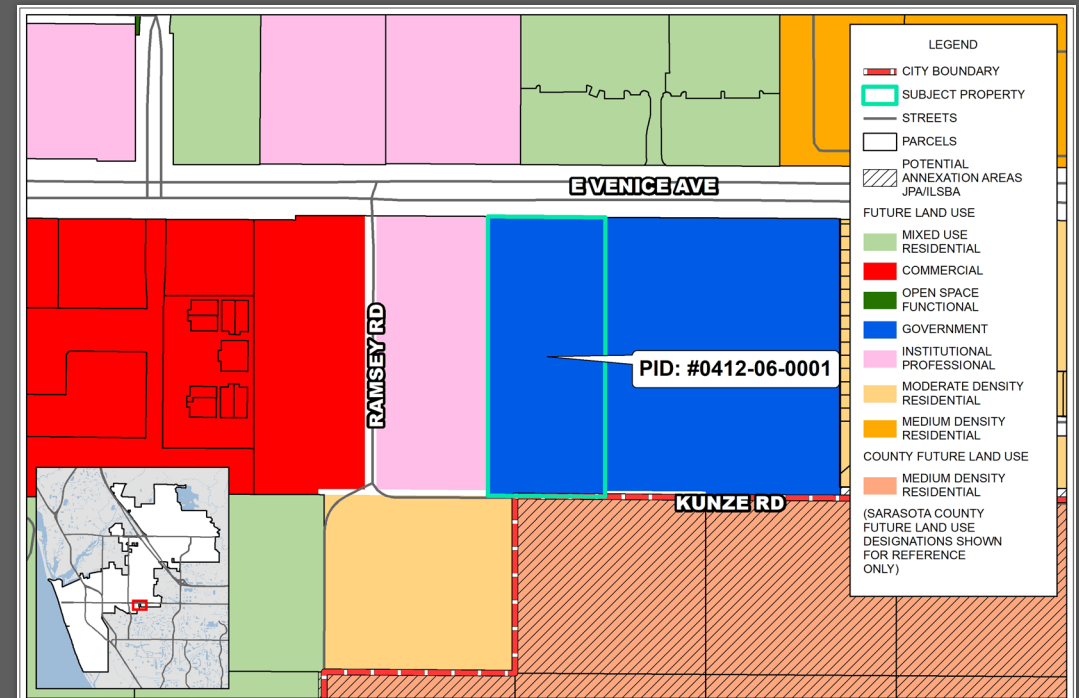
Existing



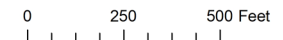
FIRE STATION #2



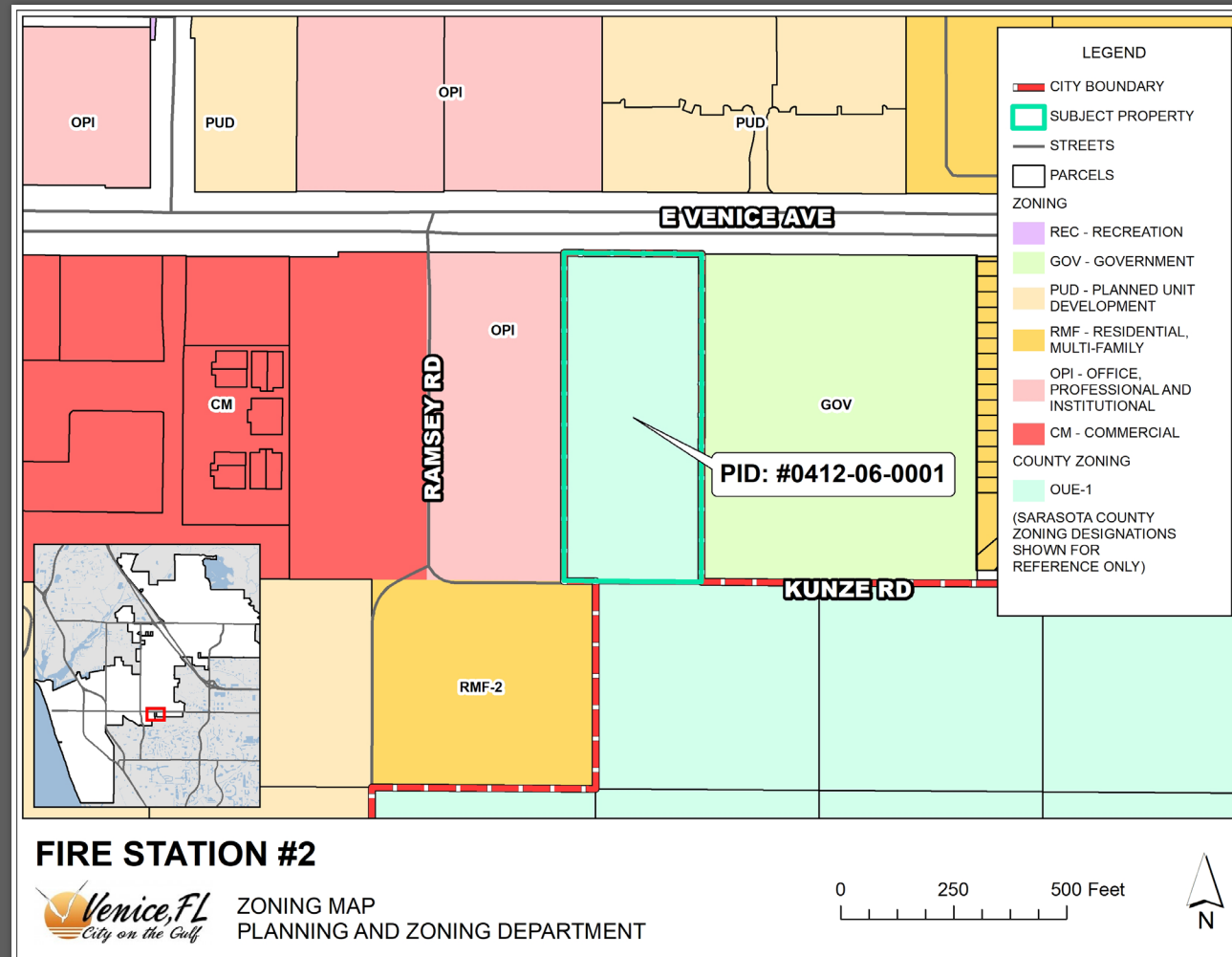
Proposed



FIRE STATION #2



Zoning Map



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

Planning Analysis

Florida Statutes, Comprehensive Plan, Land Development Code

Florida Statutes

- Small-scale amendment
- Staff responses to Sec. 163.3177(6)(a)2 in staff report
- Applicant responses to Sec. 163.3177(6)(a)8-9 in staff report
- Public facility proposed to meet the needs of the E Venice Ave neighborhood; does not contribute to sprawl

Comprehensive Plan Consistency

- East Venice Avenue Neighborhood contains a variety of land uses, including residential, office, commercial, and government
- **Strategy LU 1.2.4.d - Government** includes “typical government uses...which support the City and its residents”
 - Use is not considered intensive (no additional mitigation required)
 - No maximum floor area ratio for the Government designation
 - Appropriate implementing zoning district, GOV, is requested through the associated petition

Land Development Code Consistency

- Section 87-1.4.3 states that in order to approve a petition for annexation, the Planning Commission and City Council must find that the application demonstrates:
 - Consistency with state statute regarding annexation;
 - Contiguosness and compactness of the property;
 - That the annexation does not create an enclave;
 - That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
 - That the property has access to a public right-of-way; and
 - That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

Planning Commission Report and Recommendation

Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to make a recommendation on Comprehensive Plan Amendment Petition No. 23-15CP.