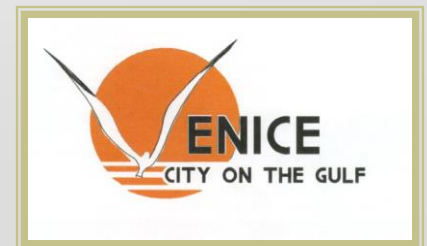


# ZONING MAP AMENDMENT

## Rezone Petition No. 17-02RZ

Owner: Larry & Kay Combs

Applicant: City of Venice



*We serve with PRIDE*

**ZONING AMENDMENT**  
**Rezone Petition No. 17-02RZ**  
*City Initiated – Previously Annexed Property*

**Owners: Larry & Kay Combs**

**Parcel ID #: 0430-05-0033**

**Parcel Size: 7,500 square feet**

**Existing Zoning District:**

**Sarasota County Residential, Single-Family 3 (RSF-3)**

**Proposed Zoning District:**

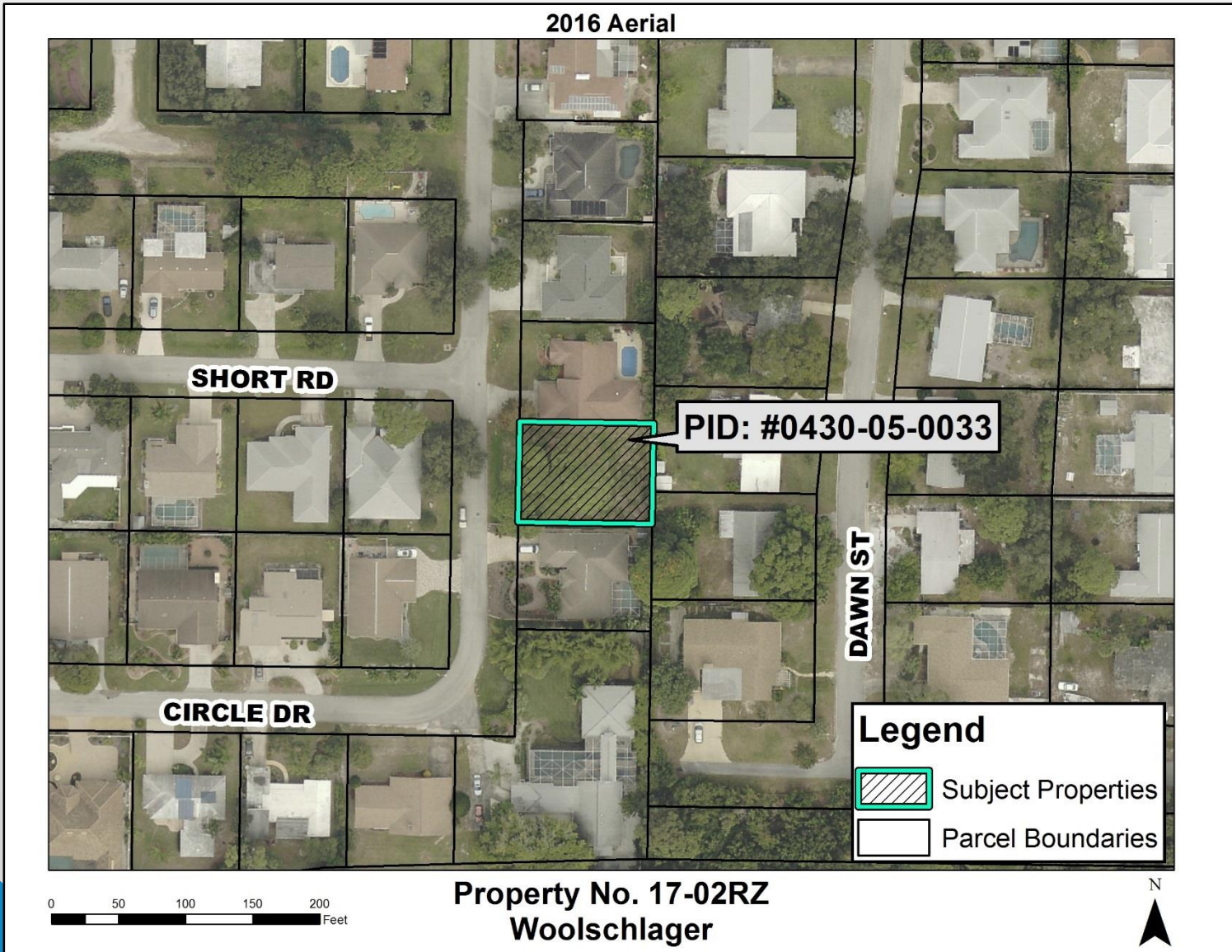
**City of Venice Residential, Single-Family 3 (RSF-3)**

**Future Land Use Designation: Low Density Residential**

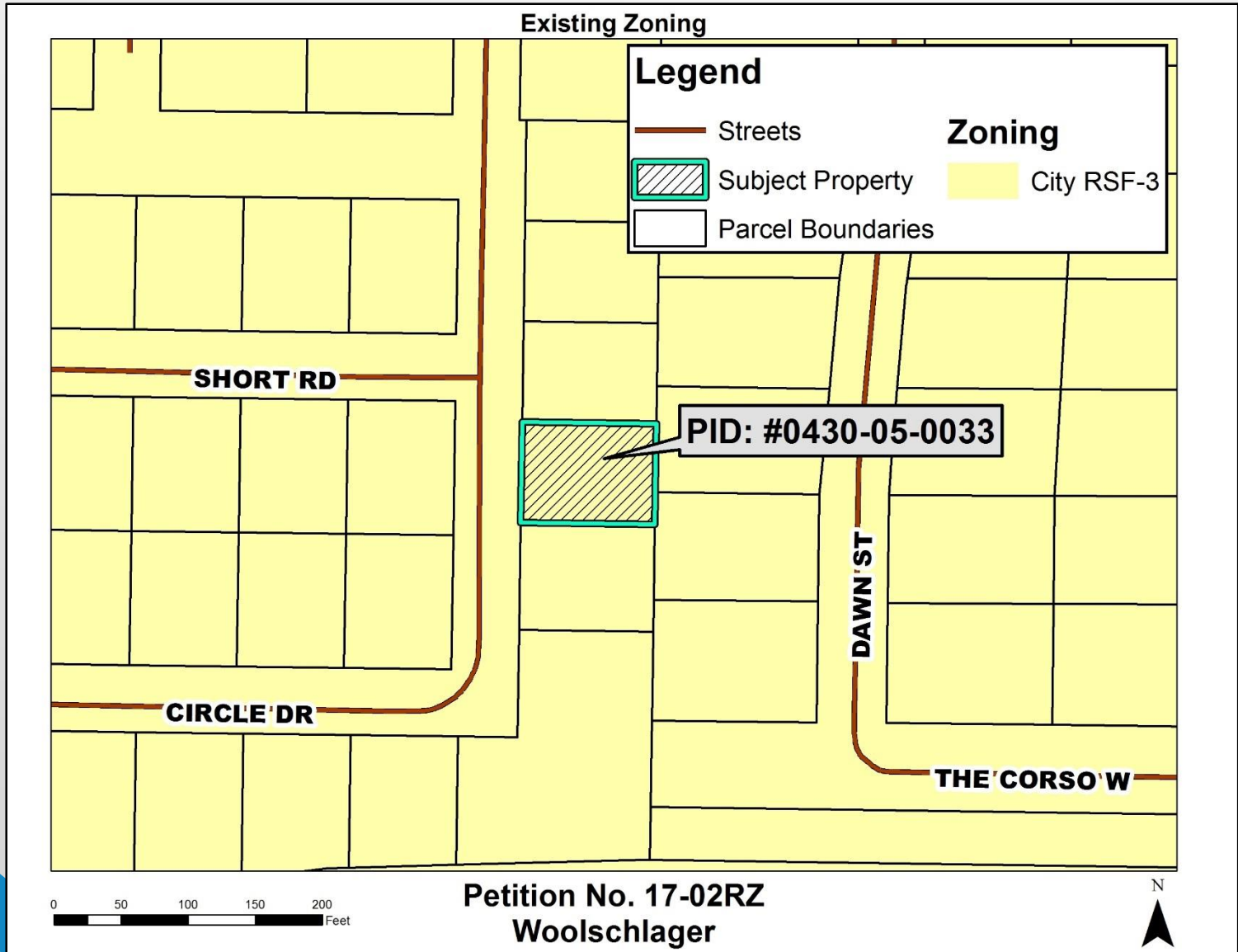
# Summary of Proposed Rezone Petition

- **In 2012 the subject property was annexed into the city**
- **The property has retained its Sarasota County RSF-3 zoning it had when it was annexed**
- **Once a property is annexed into the city and comprehensive plan addresses the property, the city needs to give the property a city zoning designation**
- **Recently established city policy authorizes staff to initiate zoning map amendment petitions with the consent of the property owner when a most-similar city zoning district is requested**

# Aerial Photograph (Staff Report Map 1)

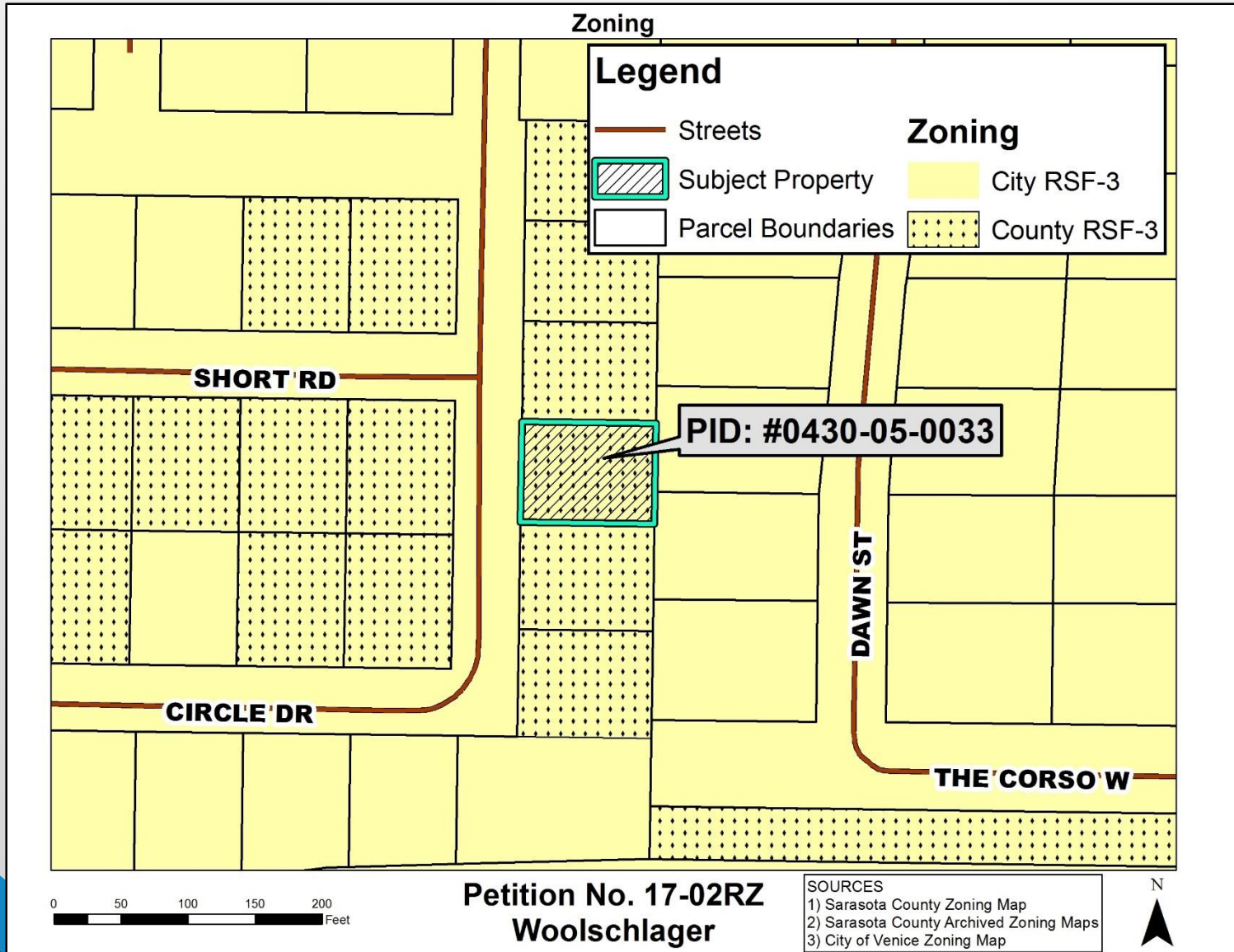


# Existing Zoning Map (Staff Report Map 3)





# Existing Zoning Map (Staff Report Map 4)



# Comparison of County RSF-3 and City RSF-3 Zoning

## Use Regulations:

- The same use regulations to all RSF districts (RSF-1, RSF-2, RSF-3 and RSF-4)
- Overall, the county and city RSF district use regulations are consistent
- There are three primary differences regarding the regulation of:
  - day care facilities
  - schools
  - city buildings and library

# Comparison of County RSF-3 and City RSF-3 Zoning

## District Development Standards:

Development Standards	Existing Zoning District (Sarasota County RSF-3)	Proposed Zoning District (City of Venice RSF-3)
Maximum Residential Density	4.5 units per acre	4.5 units per acre
Minimum Lot Area	7,500 square feet	7,500 square feet
Minimum Lot Width	70 feet	75 feet
Maximum Lot Coverage	35% of lot area	35% of lot area
Minimum Yards (Setbacks)		
Front Yard	20 feet	20 feet
Side Yards	6 feet min.; 15 feet combined	6 feet min.; 15 feet combined
Rear Yard	10 feet	10 feet
Maximum Building Height	35 feet	35 feet



# Staff Summary/Findings of Fact

**Finding of Fact (Comprehensive Plan):** *The proposed City of Venice RSF-3 district is consistent with the Low Density Residential future land use designation and is compatible with adjacent properties. In summary, the proposed City of Venice RSF-3 district can be found consistent with the comprehensive plan.*

**Finding of Fact (Land Development Code):** *Sufficient information has been provided to make the findings of fact for each of the rezoning considerations contained in Section 86-47(f)(1) a-p, of the Land Development Code and the subject zoning map amendment can be found in compliance with the Land Development Code.*

**Finding of Fact (Concurrency):** *In accordance with Section 94-31(c) of the concurrency management regulations, the subject property has a de minimis impact on public facilities and is not subject to concurrency requirements.*

*Based upon the above findings, there is sufficient basis to take action on Zoning Map Amendment Petition No. 17-02RZ.*