

Legend

- City Boundary
- JPA
- GCCF PUD
- Phase 2
- 17.4 Acre Parcel
- Streets
- Parcels

PUD
Toscana Isles
Entitled: 4 du/ac
Actual: 2.3 du/ac

LE
Mirasol
Entitled: 13 du/ac
Actual: 12.1 du/ac

RSF-4
Willow Chase
Max: 5.5 du/ac
Actual: 2.3 du/ac

LE
Max: 13 du/ac

REC
NE Park

RMF-3
Laurel at Venice
Max: 13 du/ac
Actual: 12.4 du/ac

OUE-1
Zoning: 1 du / 5 ac
MUC: 13 du/ac

GOV
East Side WWTP

PUD
GCCF/Vistara
Entitled: 4.3 du/ac

PUD
Milano
Entitled: 2.7 du/ac
Actual: 1.7 du/ac

CM
Border Rd
Storage

PUD
Palencia
Entitled: 2.5 du/ac
Actual: 2.5 du/ac

RAMP

LAUREL RD E

SD75

N175

JACARANDA BLVD



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90 degrees



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display



Adjust Brightness



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another source



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VISTERA OF VENICE

NEAL COMMUNITIES
Single Family Homes 57'

M/I HOMES
Single Family Homes 50'

DAVID WEEKLEY HOMES
Single Family Homes 45'
Rear Garages

DAVID WEEKLEY HOMES
Single Family Homes 40'

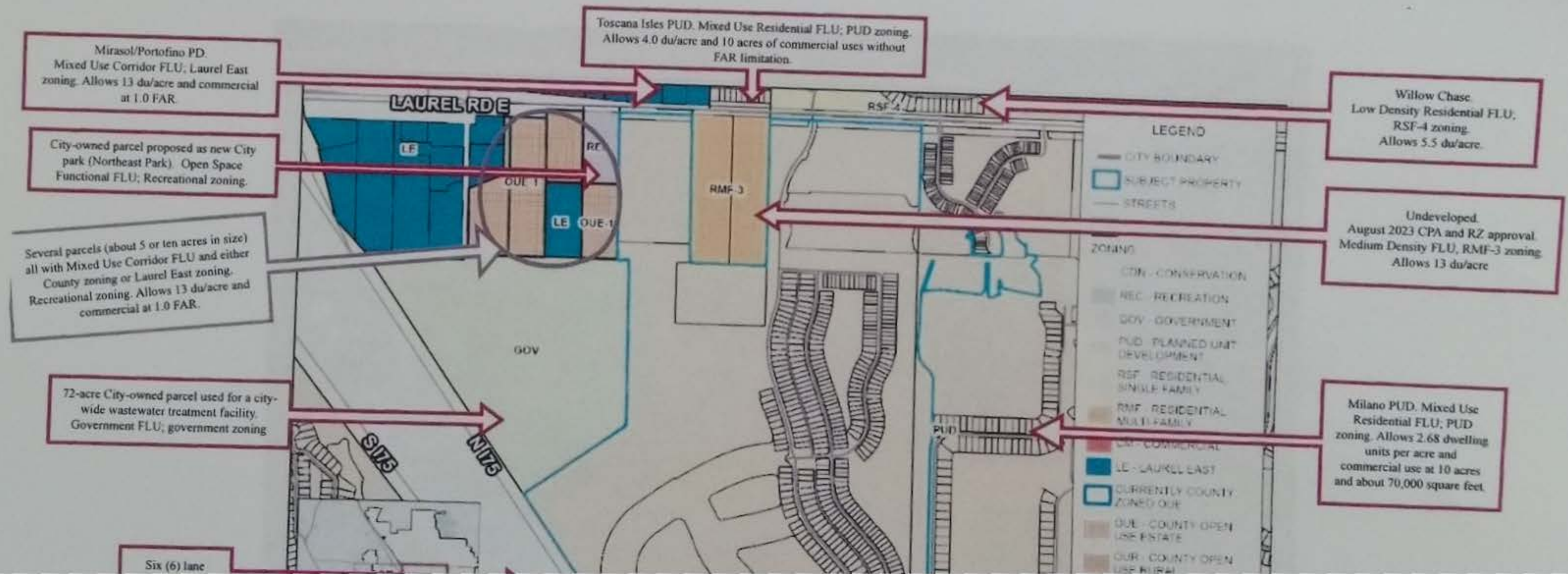
NEAL COMMUNITIES
Paired Villas

LEARN MORE



Compatibility

Compatibility: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.



non-residential areas of the Planned District.

D. Prohibited Deviations from Approved Planned Districts.

1. Any deviations to an approved Planned District other than those allowed under subsection C are prohibited unless the entire Planned District is rezoned. Such prohibited deviations include but are not limited to:
 - a. Changes in designated land use areas, except in the event of unforeseen circumstances not created by any person presently having an interest in the property; and
 - b. Reductions in total open space approved through the original rezoning.

1.7.4. Decision Criteria

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
3. Consistency with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
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.
 - 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

1,617 dwelling units (5.0 units per acre); and,

WHEREAS, the subject property is designated Mixed Use Residential (MUR) on the City's Future Land Use Map in the 2017 Comprehensive Plan; and,

WHEREAS, the Planning Commission held a noticed public hearing on March 5, 2024 regarding the Petition and based upon the testimony and evidence received the Planning Commission voted to recommend to City Council approval of the Petition; and,

WHEREAS, City Council held a public hearing on April 9, 2024 regarding the Petition; and,

WHEREAS, based upon the testimony and evidence received at the public hearing, City Council voted 4-3 to deny approval of the Petition on first reading of the associated Ordinance.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL THAT:

Section 1. The above whereas clauses are ratified and confirmed as true and correct.

Section 2. Based on the testimony and evidence presented, the Petition is hereby DENIED based on the following findings:

- a. The Petition is not in compliance with Section 1.7.4.A.1 of the Land Development Code (Chapter 87) as it is not compatible with the existing development pattern and the zoning of nearby properties.
- b. The Petition is not in compliance with Section 1.2.C.8.b.iv of the Land Development Code (Chapter 87) due to lack of compatibility of the densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
- c. The Petition is not in compliance with Section 1.7.3.B.1 of the Land Development Code (Chapter 87) as evidence of unified control of all land subject to the Petition has not been provided.

Section 3. This Order constitutes the written notice of the denial of the Petition required by Section 166.033, Florida Statutes.

Section 4. This Order is hereby

deposit have been paid in full. When the account balance for a particular application is reduced to 25 percent of the review deposit, a supplemental fee shall be required to be paid before any further review and processing of the application continues, unless the City Clerk's office and Planning and Zoning Department determine that the remaining amount is adequate to secure payment for the remaining costs. Otherwise, the Director shall notify the applicant, in writing, that the review and processing of the application will cease unless an additional amount equal to 50 percent of the review deposit, or more if deemed necessary by the Director, is provided by the applicant within five days from the date of mailing said notice. This process shall be repeated each time the account balance is reduced to 25 percent of the review deposit.

a. Upon completion of the review and processing of the application, any sums remaining in the account shall be refunded to the applicant. Similarly, if the application is withdrawn by the applicant, the applicant shall be eligible for a refund of the review deposit paid minus the directly associated expenses as determined by the Director. No interest shall be paid to the applicant on the review deposit or the amount refunded.

2. **Fee Increases.** The schedule of fees and charges shall be automatically increased by two and one-half percent each October 1 to account for the rate of inflation.

C. Application Requirements. All applications regulated by this LDR shall be submitted in accordance with the rules provided herein and be filed with City Planning and Zoning Department per their procedures and forms. Each application form shall clearly state all items required for

- A. At minimum, a zoning map amendment application shall include, as part of or in addition to the requirements set out in Section 1.2:
1. Narrative explaining justification for the zoning map amendment.
 2. All data and maps required to support conclusions made in responses to specific findings in Sec. 1.7.4.
 3. Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the LDR.

1.7.3. Planned District Zoning Amendments

- A. **Purpose and Intent.** The planned district zoning district shall be utilized to promote efficient and economical land use, appropriate and harmonious variety in physical development, creative design, and the protection of adjacent and nearby existing and future city development. Regulations for planned district zoning districts are intended to accomplish the purpose of zoning, subdivision regulations and other applicable city regulations on a unified development approach rather than on a lot by lot basis. In view of the substantial public advantages of the planned zoning district, it is the intent of the city to promote and encourage development in this form where tracts suitable in size, location and character for the uses and structures proposed are to be planned and developed as a unified and coordinated development.

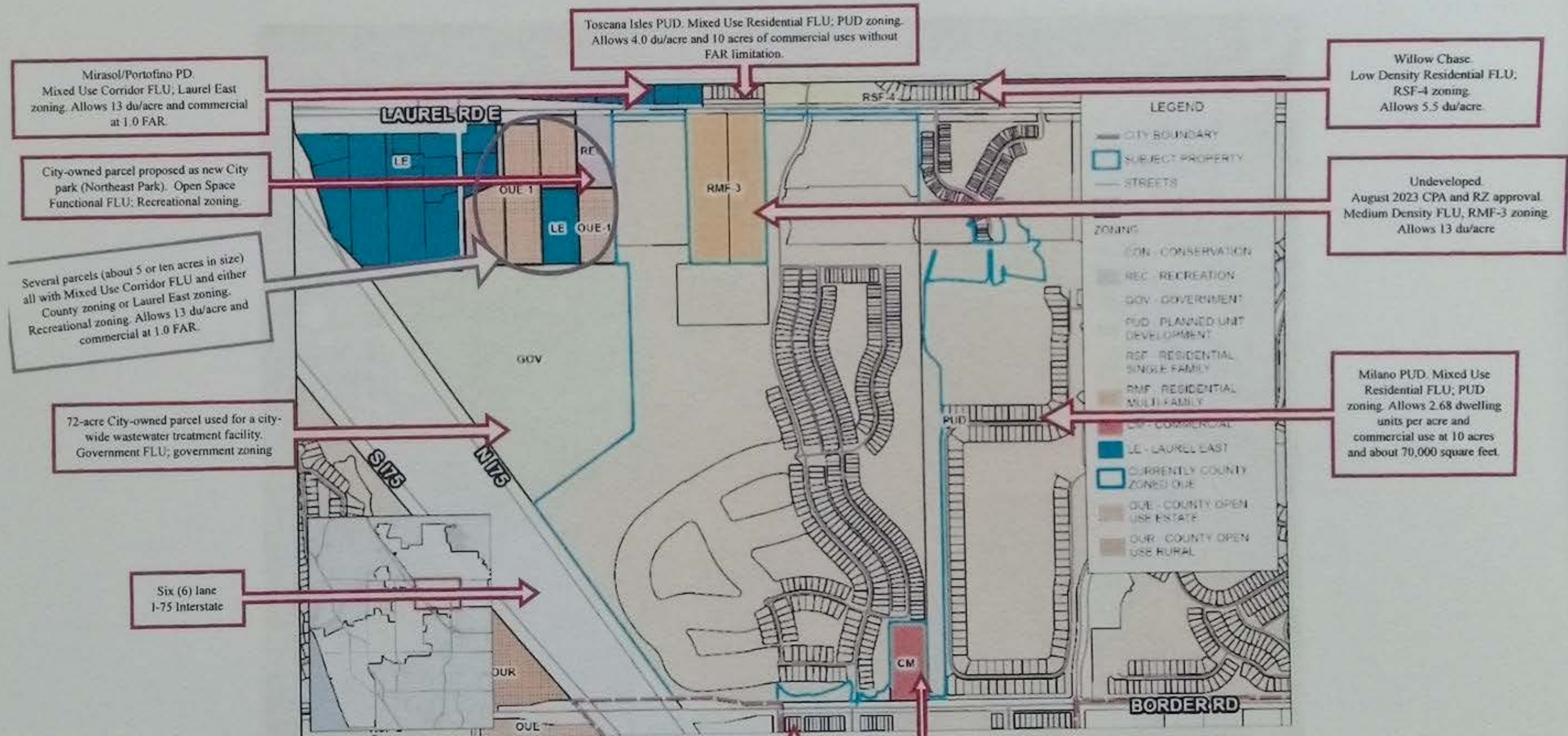
B. Additional Application Requirements.

1. Evidence of unified control of all land within the proposed planned district zoning district.
2. The applicant shall, by ordinance or separate written, signed, and notarized Development Agreement, agree to:



CITY OF VENICE, FLORIDA
CITY COUNCIL
ORDER NO. 23-63RZ

AN ORDER OF THE VENICE CITY COUNCIL DENYING ZONING MAP AMENDMENT (PLANNED DISTRICT) PETITION NO. 23-63RZ FOR THE GCCF PLANNED UNIT DEVELOPMENT.



5. The City Council shall consider the height exceptions as applied for by the Petitioner and either approve or reject the same. [Unless agreed to by the Petitioner, the City Council shall not place stipulations, conditions, or other limitations or requirements on the height exception proposals nor shall the City Council approve the height exceptions at heights lower than applied for by the Petitioner; any stipulations, conditions, or other requirements or modifications attached to the height exception applications and not agreed to by the Petitioner shall cause the same to be deemed a denial of the applications by the City Council for purposes of this Agreement.]

- a. An approval of the height exceptions by the City Council shall have the effect of ratifying the preliminary approval and cause this Agreement to be deemed approved pursuant to Section 70.51, *Florida Statutes*.
- b. A rejection of the height exceptions by the City Council shall have the effect of rejecting the preliminary approval and cause this Agreement to be deemed rejected pursuant to Section 70.51, *Florida Statutes*.