

Zoning Map Amendment Petition No. 23-16RZ – Fire Station 2

Owner: City of Venice

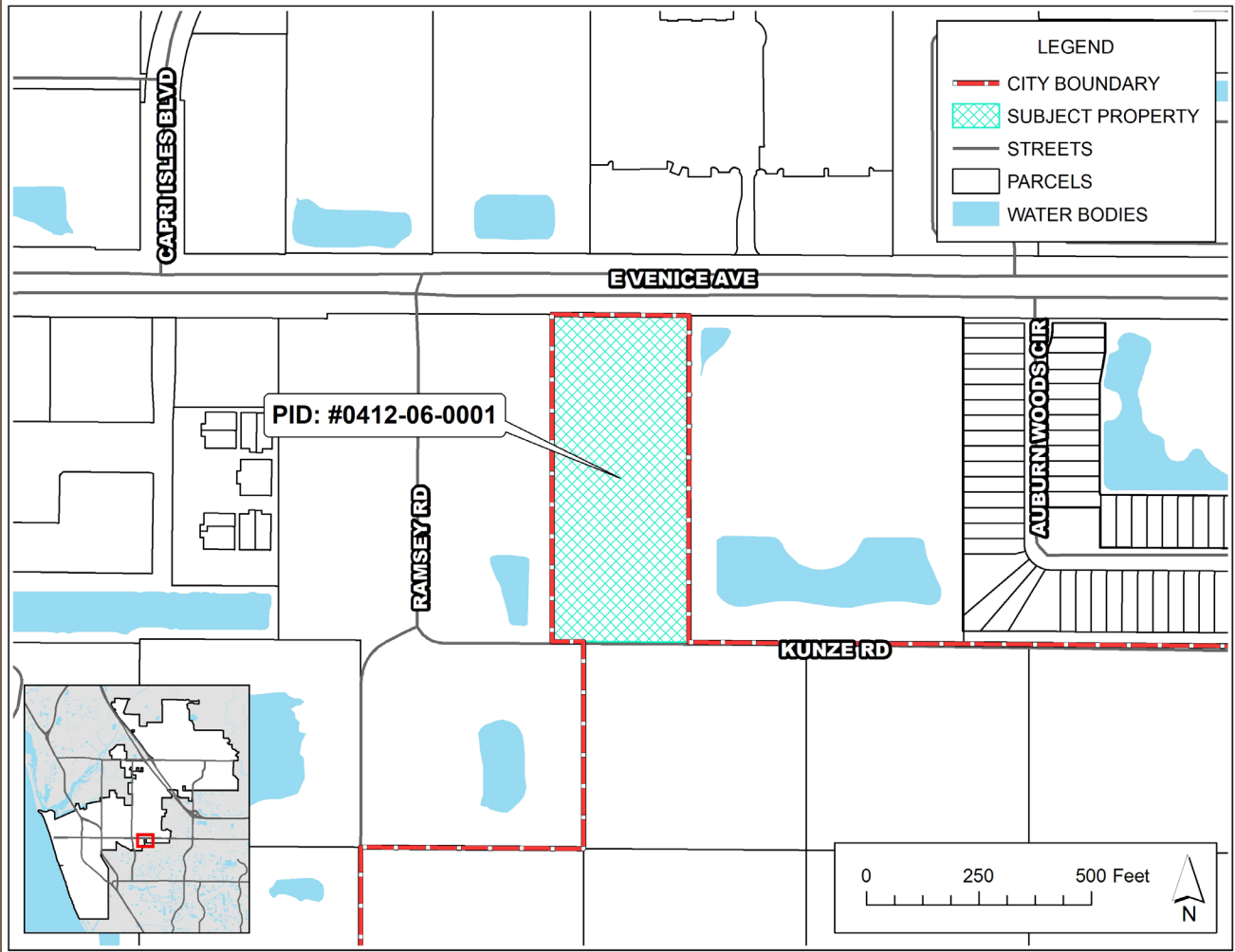
Agent: Kathleen Weeden, PE, CFM, City Engineer

GENERAL INFORMATION	
Address:	1545 E. Venice Avenue
Request:	Changing the zoning on the subject property to a City of Venice district
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
Existing Zoning:	Sarasota County Open Use Estate 1
Proposed Zoning:	City of Venice Government
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	February 27, 2023
Associated Petitions:	23-14AN, 23-15CP

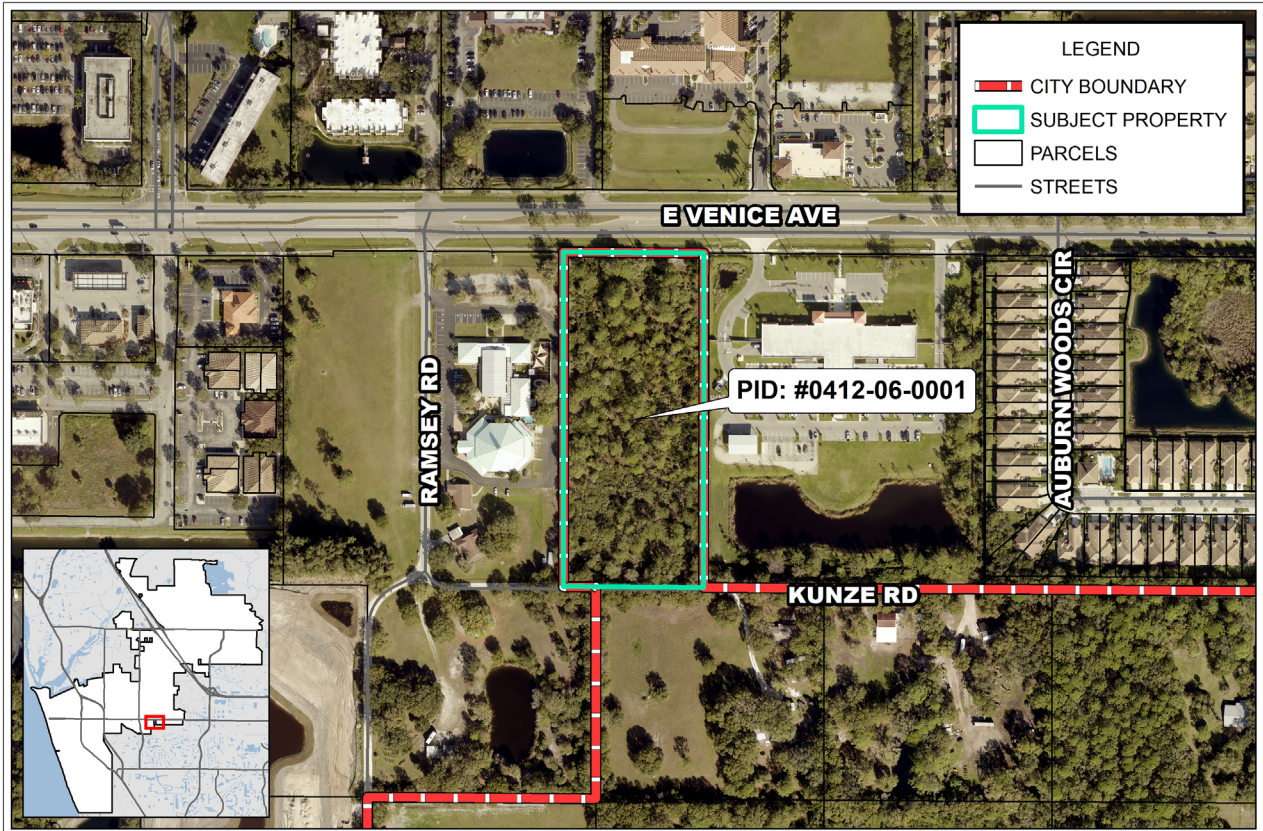
Project Description

- Current Sarasota County zoning district of Open Use Estate 1
- City-initiated proposal to assign a City of Venice zoning designation of Government (GOV) for development of Fire Station 2
- Associated petition 23-15CP requests the appropriate corresponding future land use designation of Government

Location Map



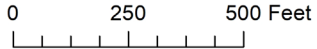
Aerial Map



FIRE STATION #2



SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



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

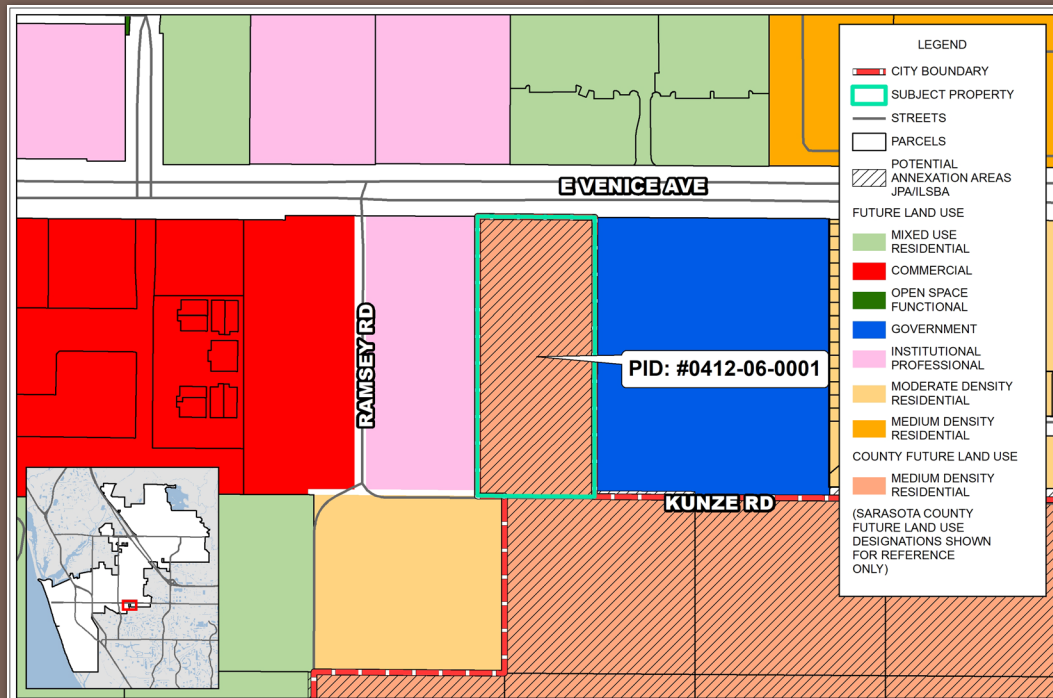


View from Venice Police Department along eastern property line

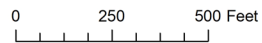


Future Land Use Map

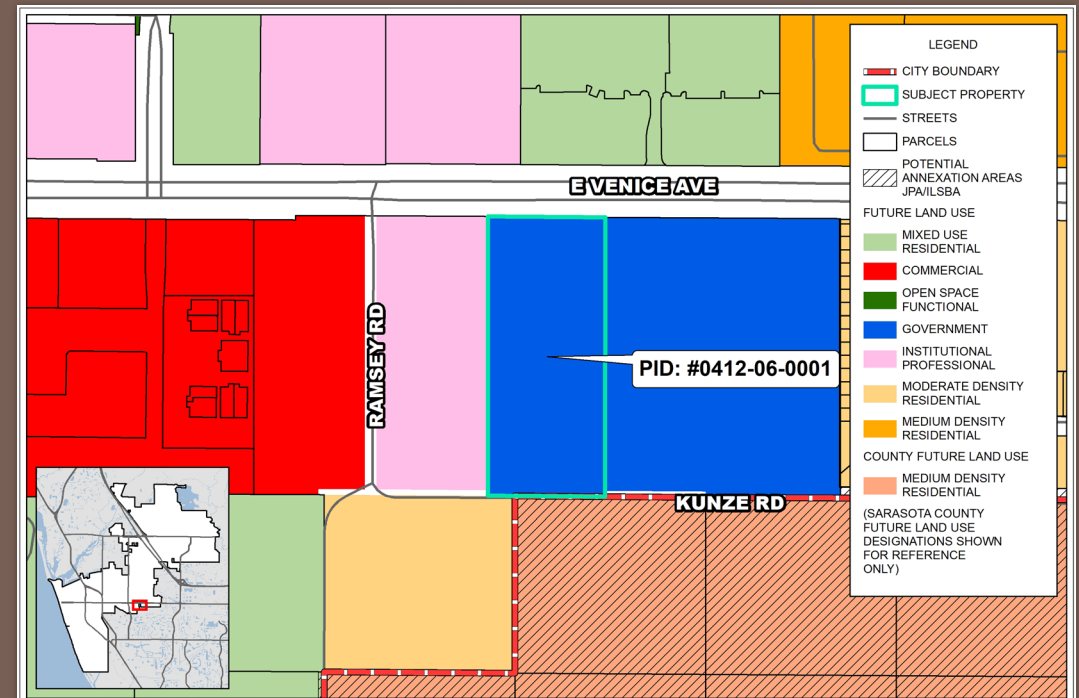
Existing



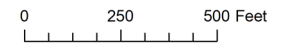
FIRE STATION #2



Proposed

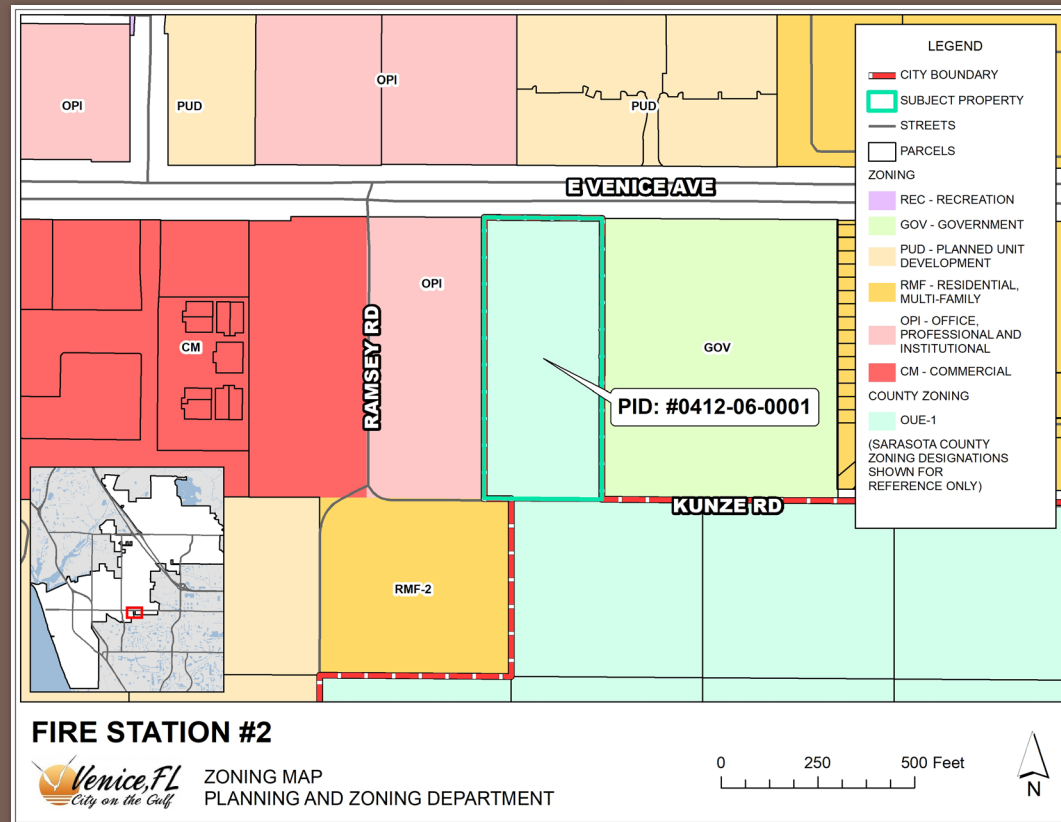


FIRE STATION #2

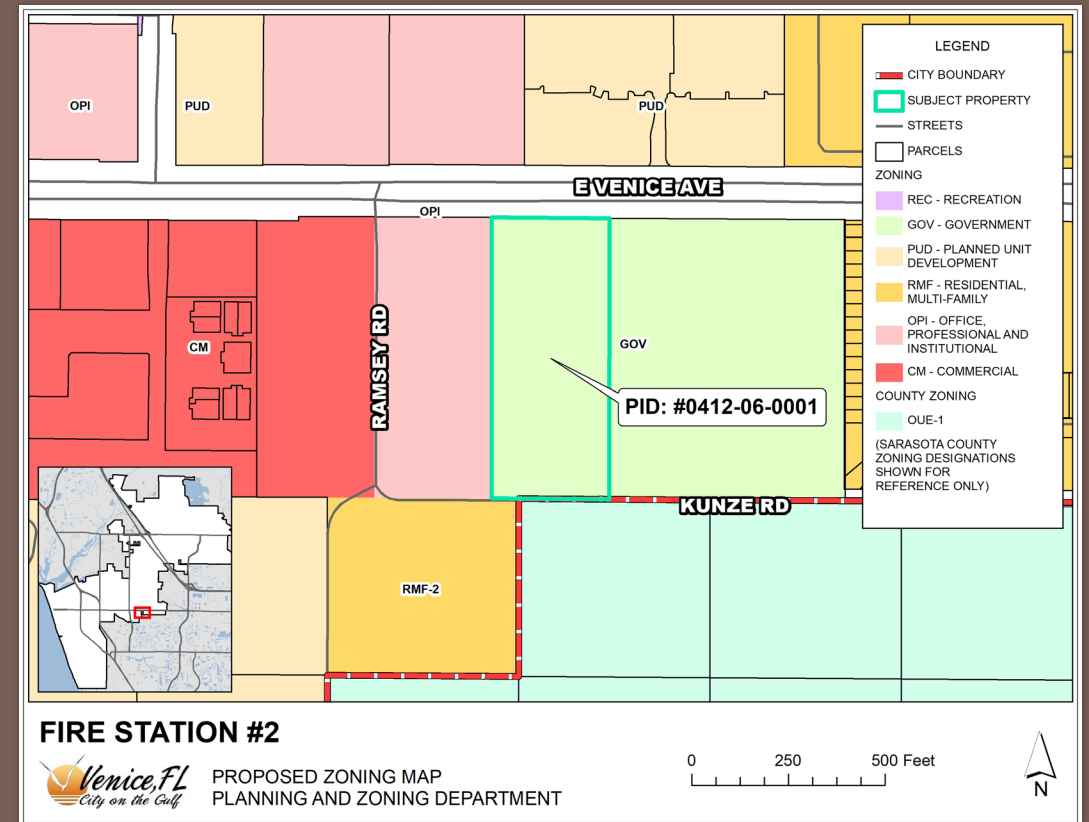


Zoning Map

Existing



Proposed



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

Comprehensive Plan, Land Development Code,
Concurrency/Mobility

Comparison of Existing Zoning

Standards	Existing Zoning – OUE	Proposed Zoning – GOV
Density Limit	1 du/5 ac	N/A
Maximum Dwelling Units	1	N/A
Height	35 feet	35 feet (57 feet with height exception)
Principal Uses*	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Essential services, Open space, cultural facilities, Schools, Airport, Commercial parking lot, Golf course, Farmer's market, Other Government Uses

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

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Government future land use designation, strategies found in the East Venice Avenue Neighborhood element, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Land Development Code Compliance

- Section 87-1.7.4 of the Land Development Code provides decision criteria for Planning Commission and City Council
- Criteria and applicant responses are reproduced in the staff report

Conclusions/Findings of Fact (Compliance with the Land Development Code):

- The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

Concurrency/Mobility

- Not requesting confirmation of concurrency as part of the proposed zoning map amendment
- No development proposed through this application
- A Traffic Impact Analysis will be required with submittal of a development proposal

Conclusions/Findings of Fact

○ Concurrency:

- As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

○ Mobility:

- No development has been proposed through this application. Traffic will be analyzed further with submittal of a development proposal.

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 Zoning Map Amendment Petition No. 23-16RZ.