

# ZONING MAP AMENDMENT PETITION NO. 24-36RZ HAZELTINE PROPERTY

**Applicant:** City of Venice

**Owner:** Sharon Hazeltine

# GENERAL INFORMATION

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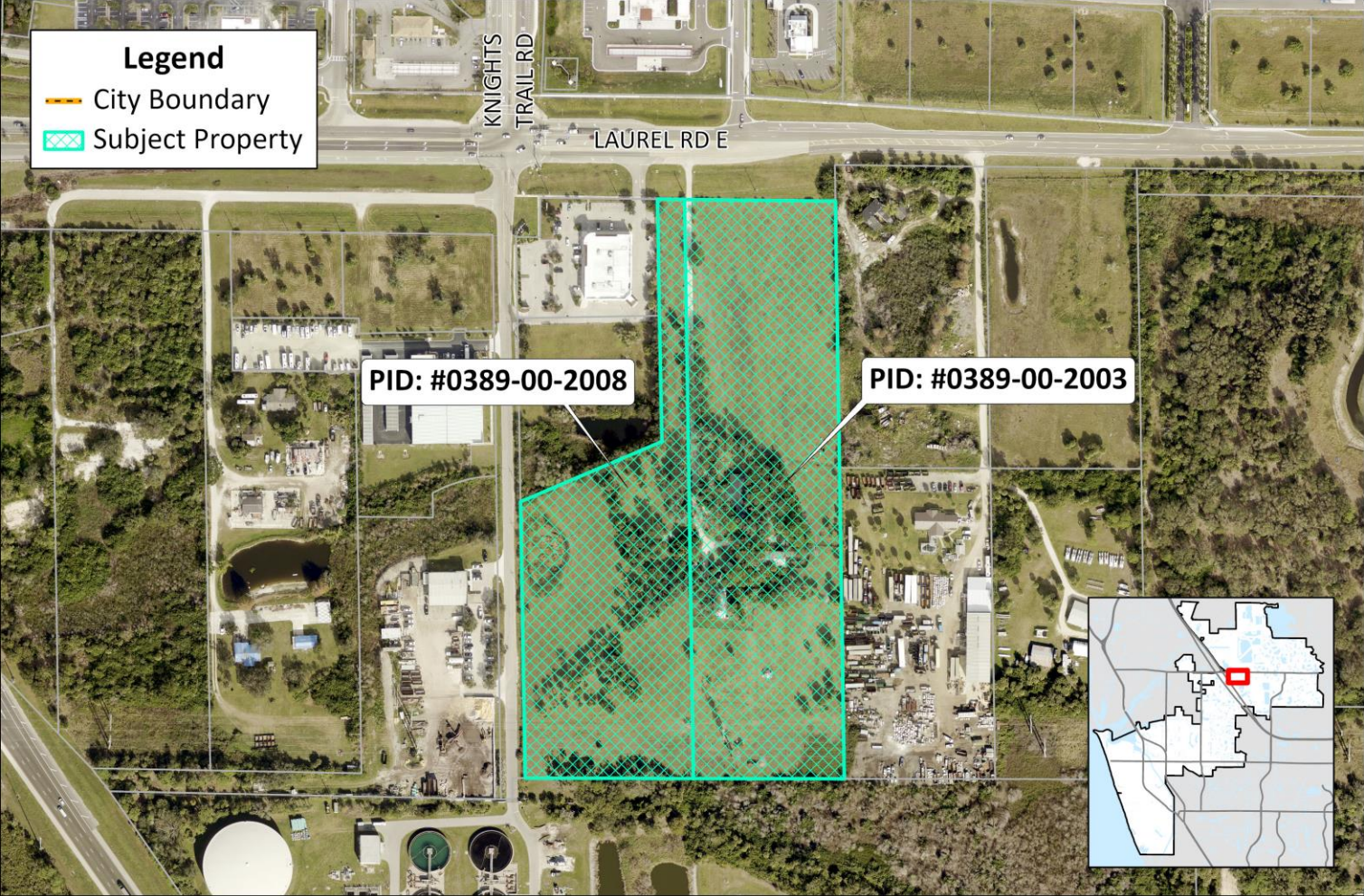
<b>Address:</b>	3520 Laurel Rd. East
<b>Request:</b>	Changing the zoning on two parcels from County OUE to City of Venice Laurel East (LE)
<b>Owner:</b>	Sharon Hazeltine
<b>Applicant:</b>	City of Venice
<b>Parcel ID:</b>	0389002003 and 0389002008
<b>Parcel Size:</b>	±15.58 acres
<b>Existing Zoning:</b>	County OUE-1
<b>Proposed Zoning:</b>	Laurel East (LE)
<b>Future Land Use</b>	Mixed Use Corridor (MUC)
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road

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# PROJECT DESCRIPTION

- ▶ This request is to assign a City of Venice zoning district to the Hazeltine property.
- ▶ City Council gave staff direction on December 12, 2023, to identify appropriate zoning designations consistent with the comprehensive plan for all parcels not currently holding a city zoning classification.
  - ▶ Staff formed a comprehensive list of such properties and reached out to property owners to inquire about their interest in the possibility of a City-initiated rezoning on their behalf.
- ▶ The owner of the Hazeltine property has accepted the offer for the City to rezone this property to LE, provided that a stipulation is included to allow the existing agricultural use to continue, to read as follows:
- ▶ ‘Owner shall be permitted to continue the existing agricultural use consisting of cattle grazing on the subject property notwithstanding its rezoning to the LE district, provided the owner does not discontinue such use for a period of 12 consecutive months.’

# AERIAL MAP



**Hazeltine Property**  
Aerial Map

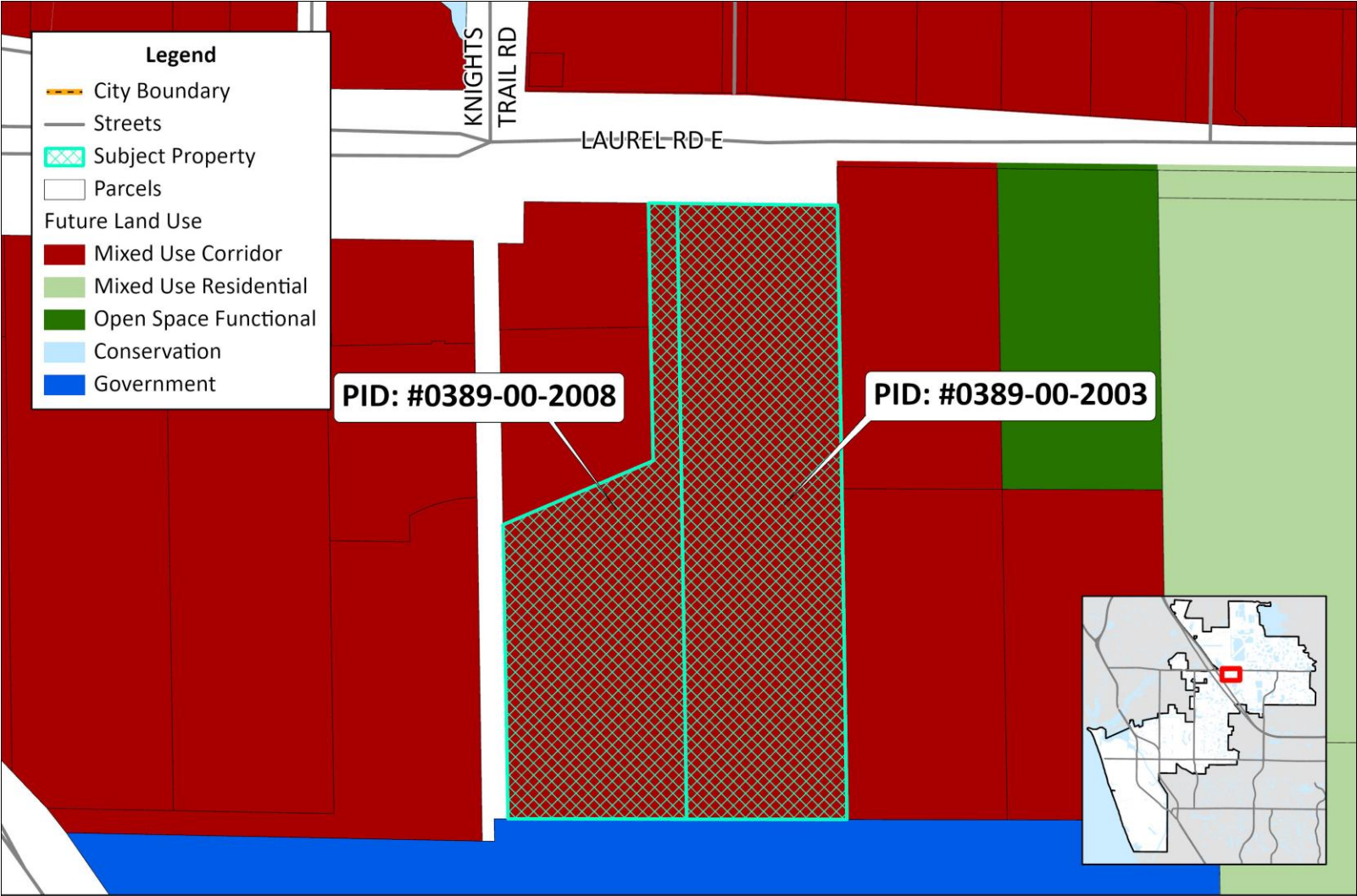
0 125 250 500 Feet



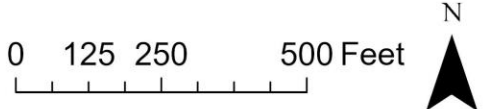
# EXISTING AND PROPOSED CONDITIONS

Future Land Use, Zoning Maps, and Surrounding Land Uses

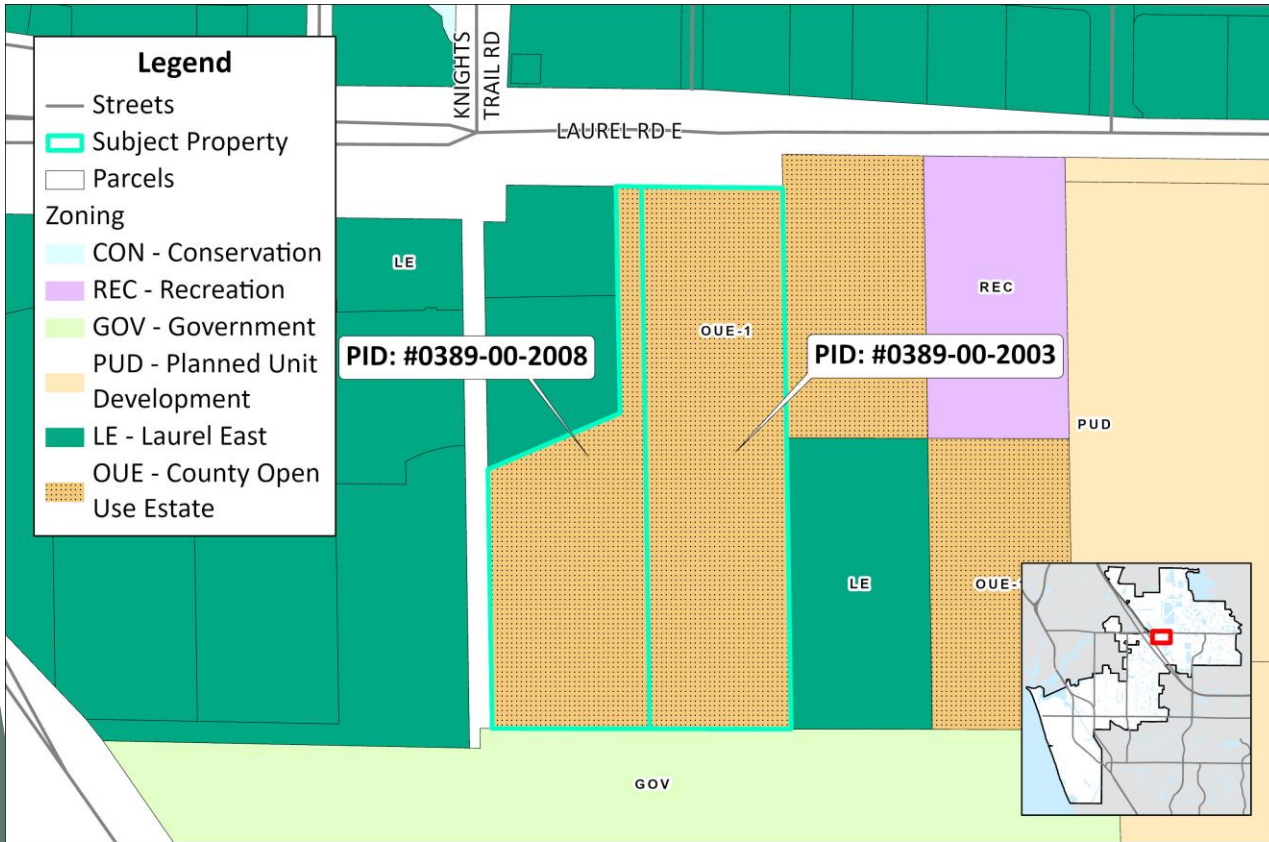
# FUTURE LAND USE MAP



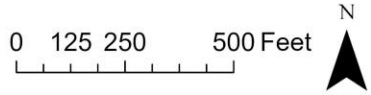
**Hazeltine Property**  
Future Land Use Map



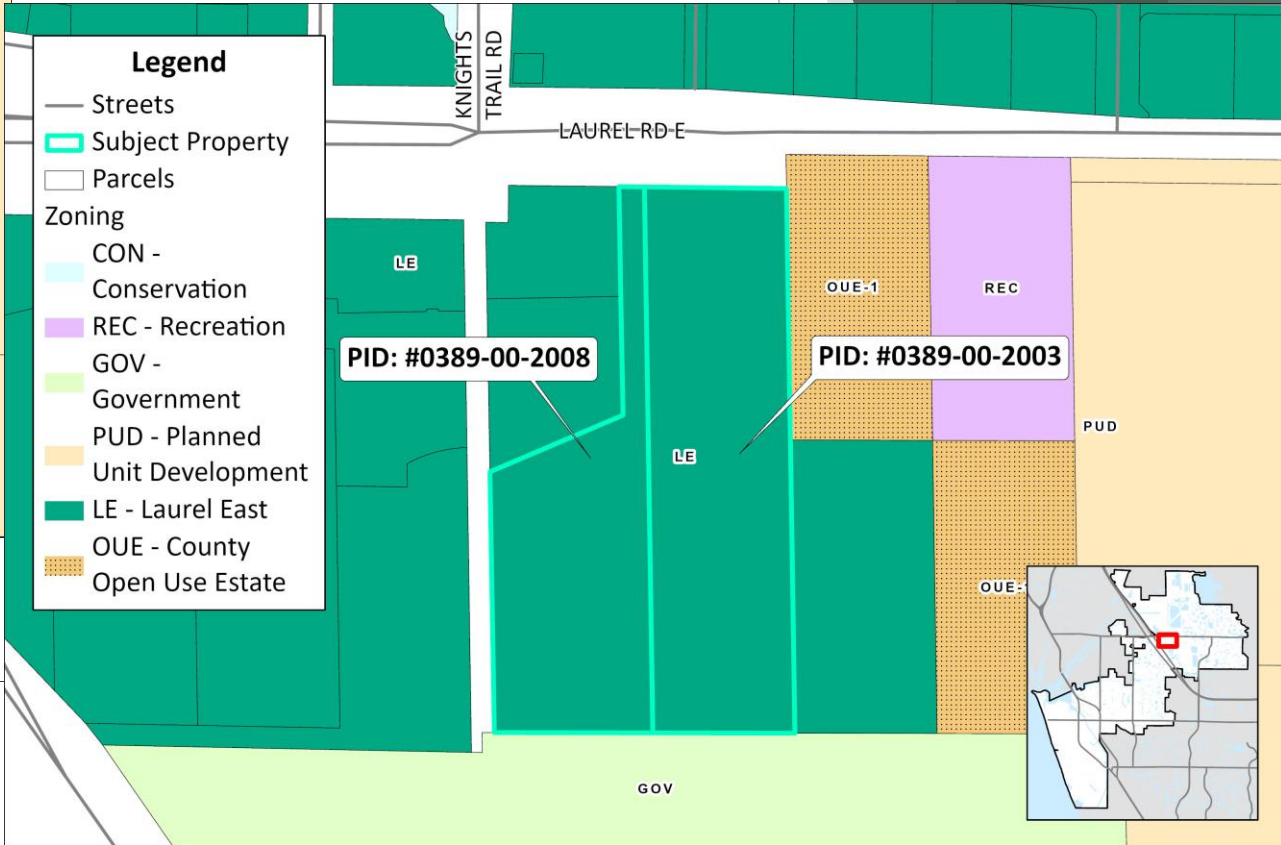
# EXISTING ZONING MAP



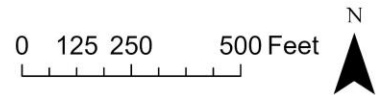
**Venice, FL** Hazeltine Property  
City on the Gulf Zoning Map



# PROPOSED ZONING MAP



**Venice, FL** Hazeltine Property  
City on the Gulf Proposed Zoning Map



# SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Portofino CMU	Laurel East (LE)	Mixed Use Corridor (MUC)
South	City of Venice Wastewater Plant	Government	Government
East	Maintenance Shop	OUE-1 and LE	MUC
West	Dollar Tree and Abbott's Construction Services	LE	MUC



# PLANNING ANALYSIS

Comparison of Existing and Proposed Zoning, Comprehensive Plan Consistency, and Land Development Code Compliance

# COMPARISON OF EXISTING AND PROPOSED ZONING

ZONING DEVELOPMENT STANDARDS	
Sarasota County OUE-1	Laurel East (LE)
Uses: Single family detached; Agricultural Production; Animal Boarding; Farm/Produce Stand; Keeping horses; Plant Nursery; Borrow Pit; Guest House; Cemetery; Artesian wells and wastewater treatment; Stormwater facilities; Riding Academy; Animal Hospital; Crematorium; Family day care; Large family childcare home; Adult day care home; Natural areas park; minor utilities; Barn; Parking/Storage.	Uses: Multi-Family; Upper Story Residential; Residential Care; Essential Service/ Public Utilities; Cultural Facility; Lodge/Private Club; Post Office/Mail Center; University; Other Government Use; Retail Sales and Service; Sit Down Restaurant; Quick Service Restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist Studio; Hotel; Fitness, Athletic, Health Club; Commercial Parking Lot; Commercial Parking Structure; Professional Office; Personal & Financial Services; Medical/Dental Office; Veterinarian/Animal Hospital; Hospital.
Density: 1 DU/5 acres Intensity: N/A	Density: 13 DU per acre Intensity: 0.5 FAR
Open Space: N/A	Open Space: N/A
Lot Area: min 5 acres (3 for plats meeting certain conditions)	Lot Area: N/A
Lot Width: 200'	Lot Width: 50'
Yards: Front: 50' Side: 50' (100 total) Rear: 50' Waterfront yard: N/A	Yards: Front(min/max): 15'/100' Side: (min/max): 10'/50' Rear: (min/max): 10'/ None Waterfront: N/A
Height: 35'	Height: 35'
Building Coverage: 20%	Building Coverage: (min/max) 10%-75%
	Architectural: <ul style="list-style-type: none"> <li>• Venice Historic Precedent standards required for Facades and Exterior Walls; Roofs; and Outbuilding Features</li> <li>• Blank wall area is prohibited when the wall is adjacent to a street</li> </ul>
	Percentage of Minimum Parking Required: 100%

# COMPREHENSIVE PLAN CONSISTENCY

## ► Strategy LU 1.2.9.c- Corridor (MUC):

- Envisioned for the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood
- Supports Mixed Use
- Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus style” design may be used.
- Intensity/Density
  - Non-Residential .50 FAR area wide; 1.0 FAR max per individual property
  - Residential 5.1-13 DU per acre

## 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 Mixed Use Corridor future land use designation, strategies found in the Laurel Road 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

- ▶ Processed according to procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC)
- ▶ In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified
- ▶ Response to Compatibility and Decision Criteria are included in the staff report

# CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Zoning Map Amendment No. 24-36RZ.