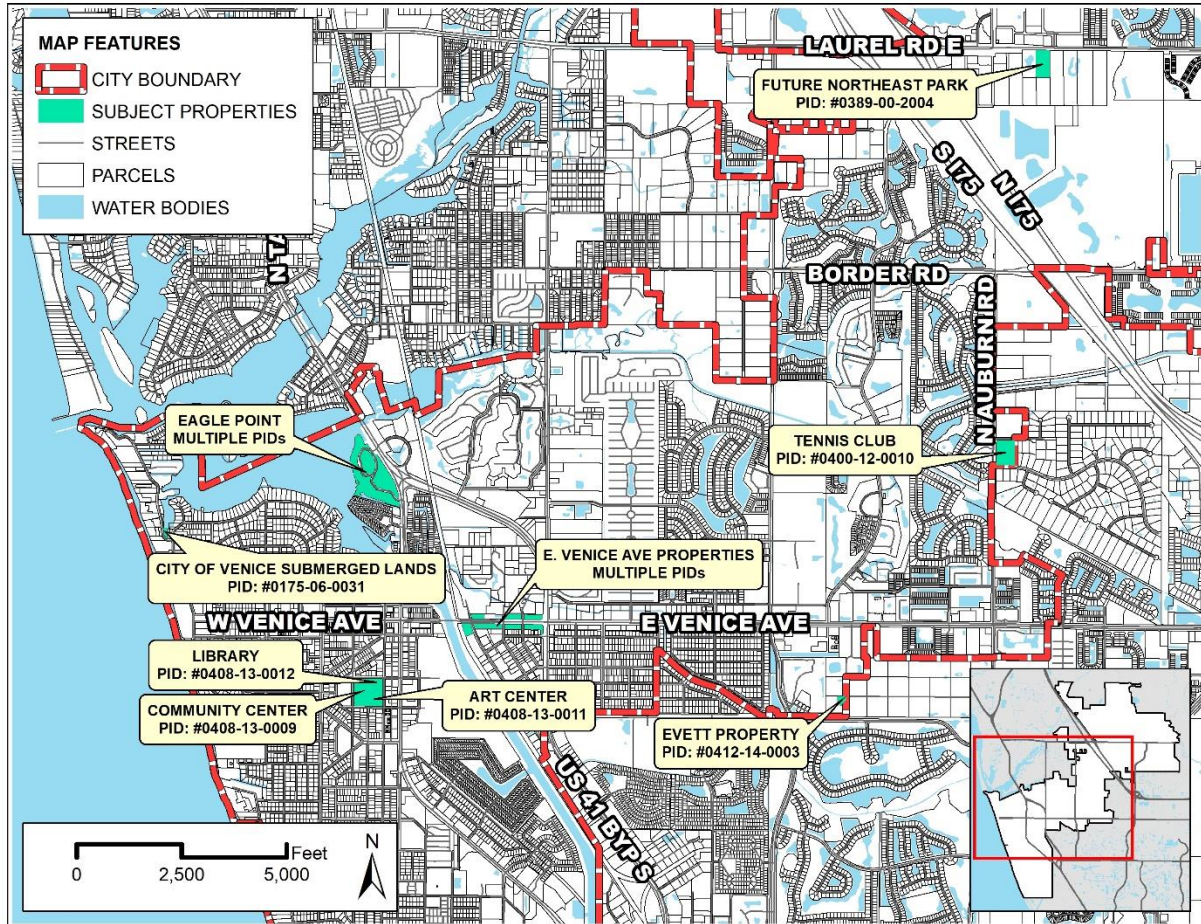


22-22CP LDR Comprehensive Plan Map and Text Amendments Staff Report



I. INTRODUCTION

In December of 2017, the City’s 2017-2027 Comprehensive Plan was adopted. Upon adoption of a Comprehensive Plan, the State requires that a jurisdiction’s Plan be implemented through its land development regulations (LDRs). The City’s Planning Commission, appointed as the Local Planning Agency by City Council, is charged with this task. Their goals in this process were numerous, including the implementation of mixed use zoning districts, consolidation and elimination of zoning districts, removal of overlay districts and the introduction of form based code. In order to achieve these goals, a complete rewrite of the current regulations was necessary; Venice’s code was first adopted in 1978 and remains largely unchanged. As a result of this complete rewrite, many amendments, both map and text, are necessary to maintain consistency with the Comprehensive Plan. The proposed amendments are detailed in this report.

No development is planned at this time for the subject properties, and the City is merely providing consistency between the Comprehensive Plan, LDRs, and the zoning map. Text changes to the Comprehensive Plan are focused on creating consistency among future land use designations and their implementing zoning districts, as well as removing transitional language that was intended to serve the City only until the LDRs were updated. Text changes also include adjustment of land use percentages in certain neighborhoods due to changing conditions. A public workshop was held by the City to explain the proposed changes on April 21, 2022.

II. PROJECT DESCRIPTION

The following pages include a summary table of proposed map amendments and a summary of text changes organized by Comprehensive Plan element.

Summary of Proposed Map Amendments

LDR COMPREHENSIVE PLAN MAP AMENDMENTS

Subject Property	Situs Address	PID	Current Land Use Designation	Proposed Land Use Designation
Library	300 Nokomis Ave., 34285	0408130012	Mixed Use Corridor	Government
Community Center	326 Nokomis Ave., 34285	0408130009	Mixed Use Corridor	Government
Art Center	390 Nokomis Ave., 34285	0408130011	Mixed Use Corridor	Government
Tennis Club	512 N. Auburn Rd., 34292	0400120010	Low Density Residential	Commercial
City of Venice Submerged Lands	951 Tarpon Center Dr., 34285	0175060031	Commercial	Conservation
E. Venice Ave. properties (adjoining to north & south) between the Intracoastal Waterway to U.S. 41 Bypass		multiple numbers	Mixed Use Seaboard	Mixed Use Downtown
Eagle Point	Eagle Point subdivision	multiple numbers	Low Density Residential	Moderate Density Residential
Evelt Property	507 Ramsey Rd., 34292	0412140003	Mixed Use Residential	Moderate Density Residential
Future Northeast Park	3560 Laurel Road	0389002004	Mixed Use Corridor	Open Space Functional

III. COMPREHENSIVE PLAN TEXT AMENDMENT SUMMARIES BY ELEMENT

Introduction

Text has been updated to reflect a departmental name change from “Development Services” to “Planning & Zoning.”

Land Use Element

Former “Planning Areas” are proposed for removal from this element; these were brought over from the previous Comprehensive Plan and were intended to be transitional only until the LDR update was completed. All transitional strategies, including those regarding compatibility and architectural style, are to be removed from the Comprehensive Plan through these amendments.

Special Exception applications in the Code will now be termed Conditional Use, which is reflected in changes to this element.

Implementing districts in the FLU tables are changing based on the creation of mixed use zoning districts in the LDC, which are intended to implement the mixed use future land use designations created in this 2017-2027 Comprehensive Plan. Some traditional zoning districts are becoming inactive, and some may remain as underlying zoning in mixed use FLU designations with the intent to phase out any non-implementing districts over time.

A change in the allocation of open space by type is proposed for the Planned Unit Development (PUD) zoning district through the LDRs, from 10% conservation and 10% functional to 20% conservation and 10% functional. This change is reflected in the strategy for Mixed Use Residential, which is the FLU implemented by PUD zoning.

Housing Element

An additional mixed use FLU has been added to the Comprehensive Plan in 2020 (Mixed Use Transitional; see petition no. 19-08CP), and this FLU needs to be included in the list of areas available for the attainable housing density bonus.

Neighborhood Elements Overall

Neighborhood Elements feature FLU tables for the city overall, as well as tables showing neighborhood-specific mixed use composition. All FLU tables and three neighborhood mixed use tables will change as a result of the map amendments. The mixed use tables for two neighborhood will be adjusted to correct a mapping error that incorrectly split a PUD across two neighborhoods.

Island Neighborhood Element

The Commercial Business District is being replaced with mixed use zoning districts, and changes have been made to reflect that. The hospital in this neighborhood is also under new ownership, so language is proposed to make strategies relating to the hospital more neutral and less dependent on a specific commercial name.

Laurel Road Neighborhood

Existing uses will be protected in this neighborhood through the proposed change in language.

Knights Trail Neighborhood

Changing conditions in this neighborhood since the time of the adoption of this Comprehensive Plan have spurred the proposed reallocation of land uses. Some of the relevant changes to the area include transportation improvements connecting the neighborhood to mid-Sarasota County, a new large employer (Sarasota Memorial Hospital) in an adjacent neighborhood, other large employers established in the northeast portion of this neighborhood, and convenient access to Interstate 75. Rather than a land use mix with a maximum of 50% residential and minimum of 50% non-residential, which was determined at a time when the neighborhood was largely undeveloped, a division of 80% residential (maximum) and 20% non-residential (minimum) is proposed.

Northeast Neighborhood Element

All mentions of transitional strategies and Planning Areas are proposed for removal.

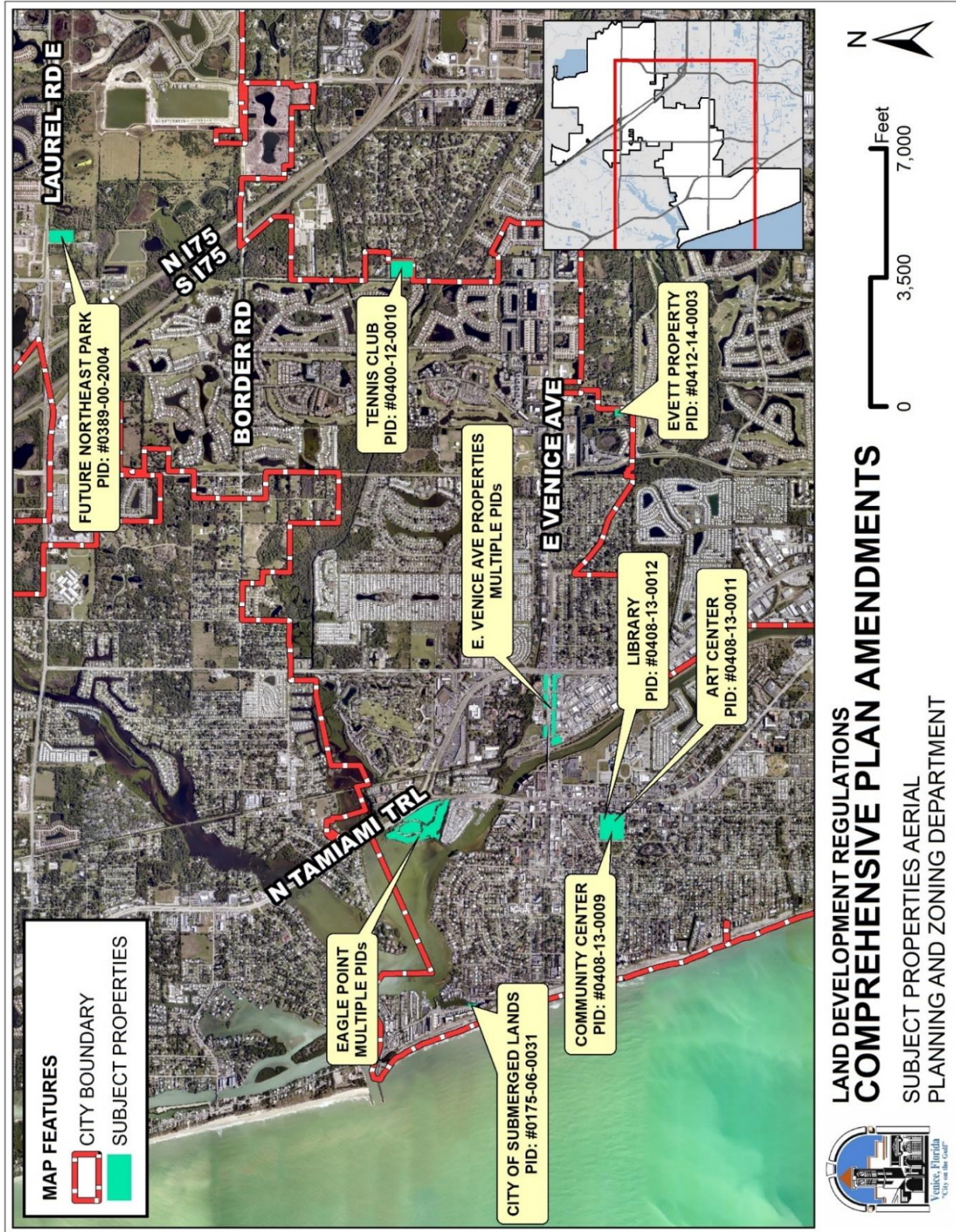
Appendices

All Planning Area maps are proposed for removal.

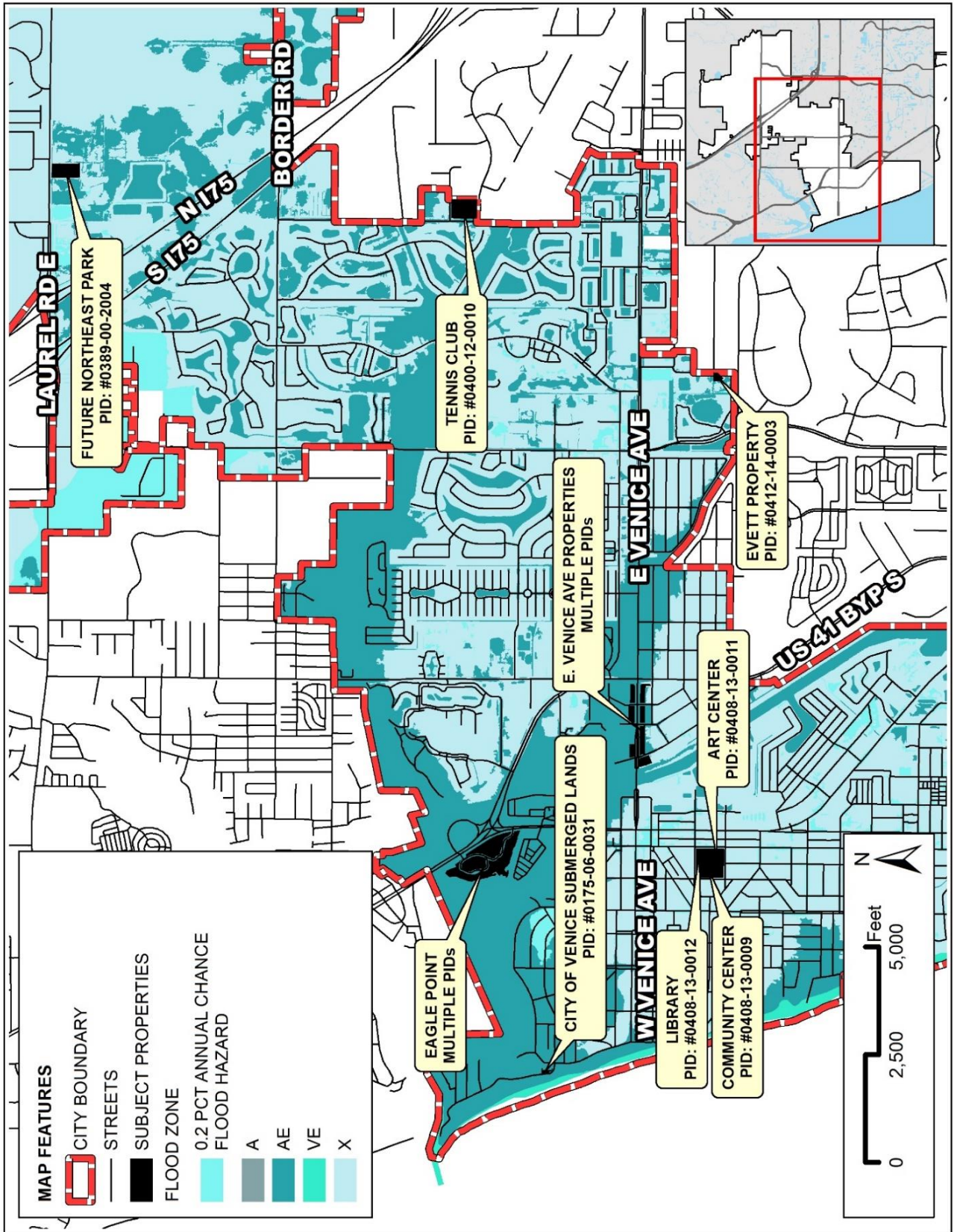
IV. MAP AMENDMENTS - EXISTING CONDITIONS & PROPOSED CHANGES

The parcels being proposed for amendment are shown on the following maps.

Aerial Map



Flood Map



Surrounding Property Information and Proposed Change to Subject Properties

LIBRARY, COMMUNITY CENTER, ART CENTER (CULTURAL CAMPUS)

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Multifamily residential (Bella Milan), Medical office, City of Venice Archives	Office, Professional & Institutional/Venetian Theme (OPI/VT), OPI/Historic Venice (OPI/HV)	Mixed Use Downtown, Open Space Functional
South	Single family residential	Residential Single Family/Historic Venice (RSF-3/HV), RSF-3/VT, OPI/VT	Mixed Use Corridor, Low Density Residential
East	Medical office, parking	OPI/VT	Mixed Use Corridor
West	Public park (Blalock park)	Government Use (GU)	Open Space Functional

Existing: Mixed Use Corridor

Proposed: Government

Reason for Change: Designating government properties with the GOV future land use provides more predictability and consistency with the current Government zoning designation.

TENNIS CLUB

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	House of worship (Jewish Community Center)	OPI	Institutional Professional
South	Single family residential	County Residential Estate (RE-2)	County Low Density Residential
East	Single family residential	County RE-2	County Low Density Residential
West	Single family residential (Sawgrass)	County RSF-2	Mixed Use Residential

Existing: Low Density Residential

Proposed: Commercial

Reason for Change: This property does not have a City of Venice zoning designation; the intent is to assign consistent City zoning and City Future Land Use designations based on the existing commercial use as a tennis club.

CITY OF VENICE SUBMERGED LANDS

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Boat club, water	Marine Park	Conservation
South	Multifamily residential	Commercial, General (CG)	High Density Residential
East	Boat club, water	Marine Park	Commercial

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
West	Multifamily residential	CG, Residential Multifamily (RMF-4)	High Density Residential

Existing: Commercial

Proposed: Conservation

Reason for Change: This is a government property that is not suitable for commercial development and should be designated as Conservation.

E. VENICE AVE. PROPERTIES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Parks (Train Depot & Venice Housing Authority), City of Venice water & sewer & fire station, multifamily (Venice Housing Authority)	GU, Industrial, Light and Warehousing (ILW)	Open Space Functional, Government, High Density Residential
South	Cement plant, restaurant, parking, warehouse, office, non-profit, storage	ILW	Mixed Use Seaboard
East	Store with drivethrough (CVS), convenience store with gas (Circle K)	CG/Venetian Gateway (CG/VG), Commercial, Intensive/Venetian Gateway (CI/VG)	Commercial
West	Park (Venetian Waterway)	ILW, GU	Open Space Functional

Existing: Mixed Use Seaboard

Proposed: Mixed Use Downtown

Reason for Change: These properties were misallocated to the Mixed Use Seaboard designation; based on the mixed use zoning districts proposed through the LDR update, this area was meant for inclusion in the Venice Avenue district, which implements the Mixed Use Downtown future land use.

EAGLE POINT

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Water (Roberts Bay)	Marine Park	Conservation
South	Manufactured Home Co-op (Harbor Lights)	Marine Park, Residential Manufactured Home, Commercial	Moderate Density Residential, Commercial, Conservation
East	Office, Park (Patriots), Assisted Living Facility	OPI, CG, GU	Institutional Professional, Open Space Functional, Commercial
West	Water (Roberts Bay)	Marine Park	Conservation

Existing: Low Density Residential

Proposed: Moderate Density Residential

Reason for Change: This property has a County zoning designation that would be inconsistent with its future land use. In order to rezone the property like-for-like from County to City Residential, Multi-family 2 (RMF-2), the future land use must be amended to the designation implemented by RMF-2, which is Moderate Density Residential.

EVETT PROPERTY

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant residential	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Vacant residential	PUD	MUR
East	Single family	County Open Use Estate (OUE-1)	County Medium Density Residential
West	Vacant residential	PUD	MUR

Existing: Mixed Use Residential

Proposed: Moderate Density Residential

Reason for Change: This property was incorrectly included in the Mixed Use Residential designation of a larger adjacent property based on a legal description error.

FUTURE NORTHEAST PARK

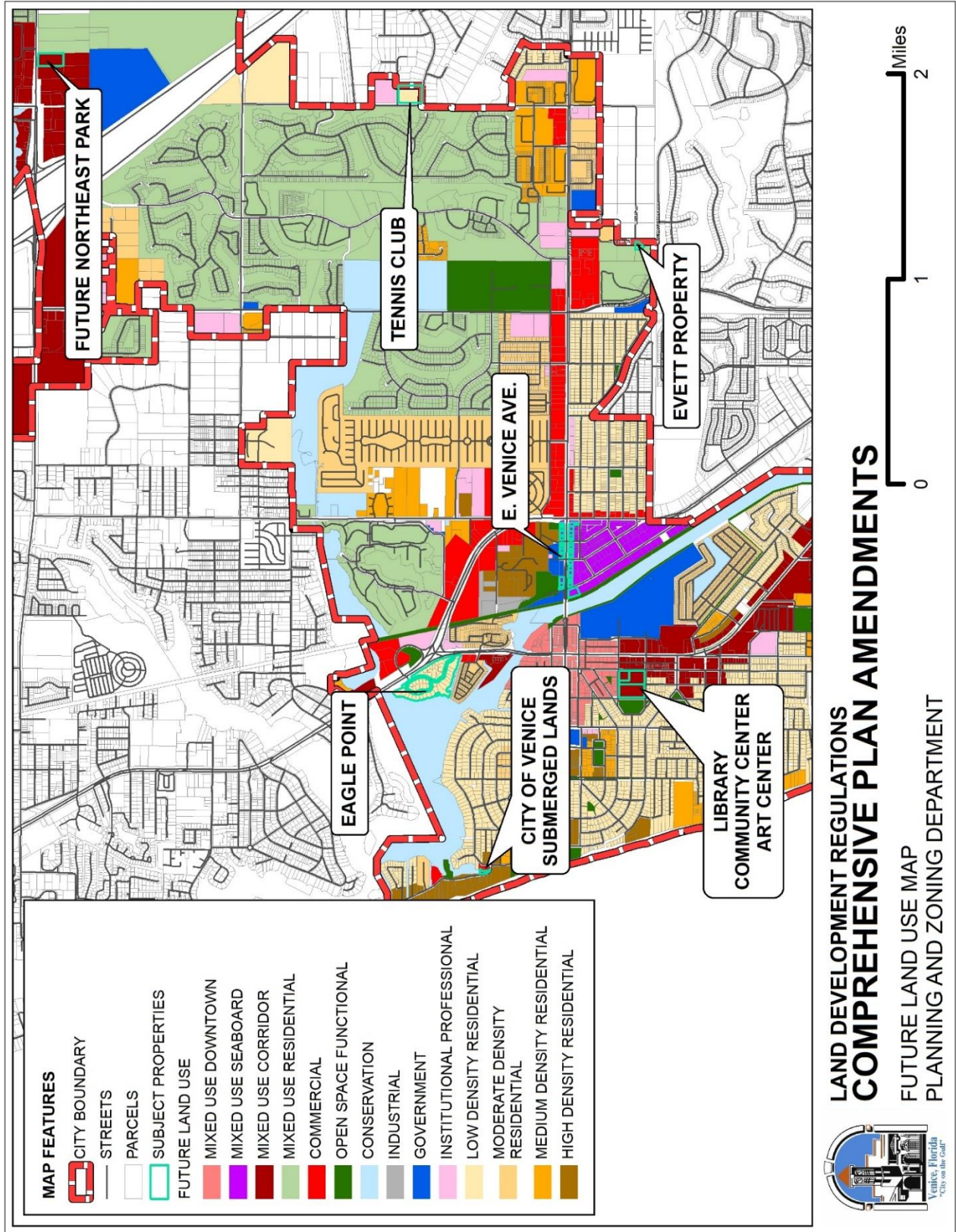
Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant commercial (Mirasol CMU)	Commercial Mixed Use (CMU)	Mixed Use Corridor (MUC)
South	Multiple single family	OUE-1	MUC
East	Vacant residential (GCCF PUD)	PUD	MUR
West	Single family	OUE-1	MUC

Existing: Mixed Use Corridor

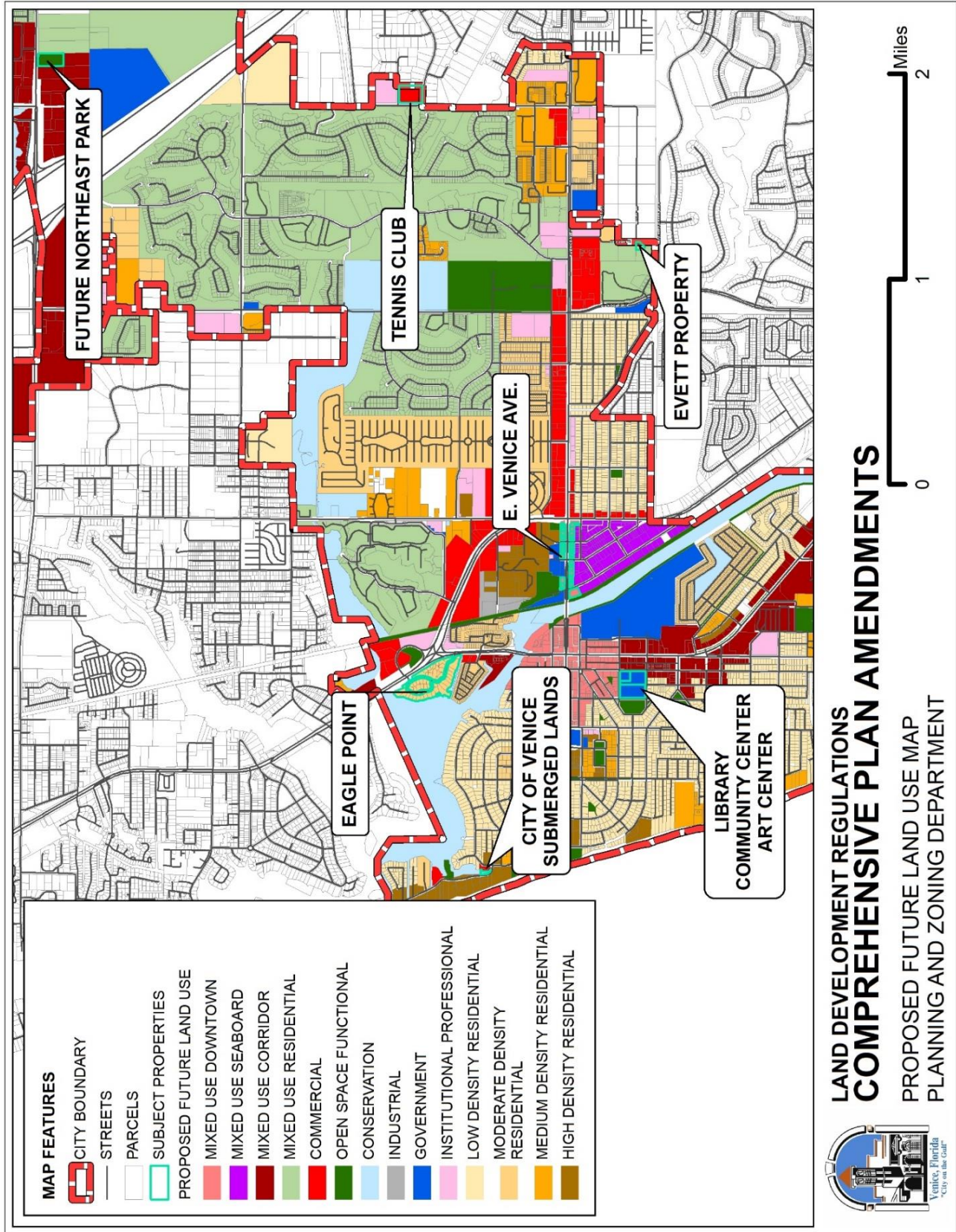
Proposed: Open Space Functional

Reason for Change: This is also a government property, which is proposed for a park, necessitating its placement in the Recreational zoning district through the proposed LDR update. The Recreational zoning district implements the Open Space Functional FLU designation

Future Land Use Map (Existing)



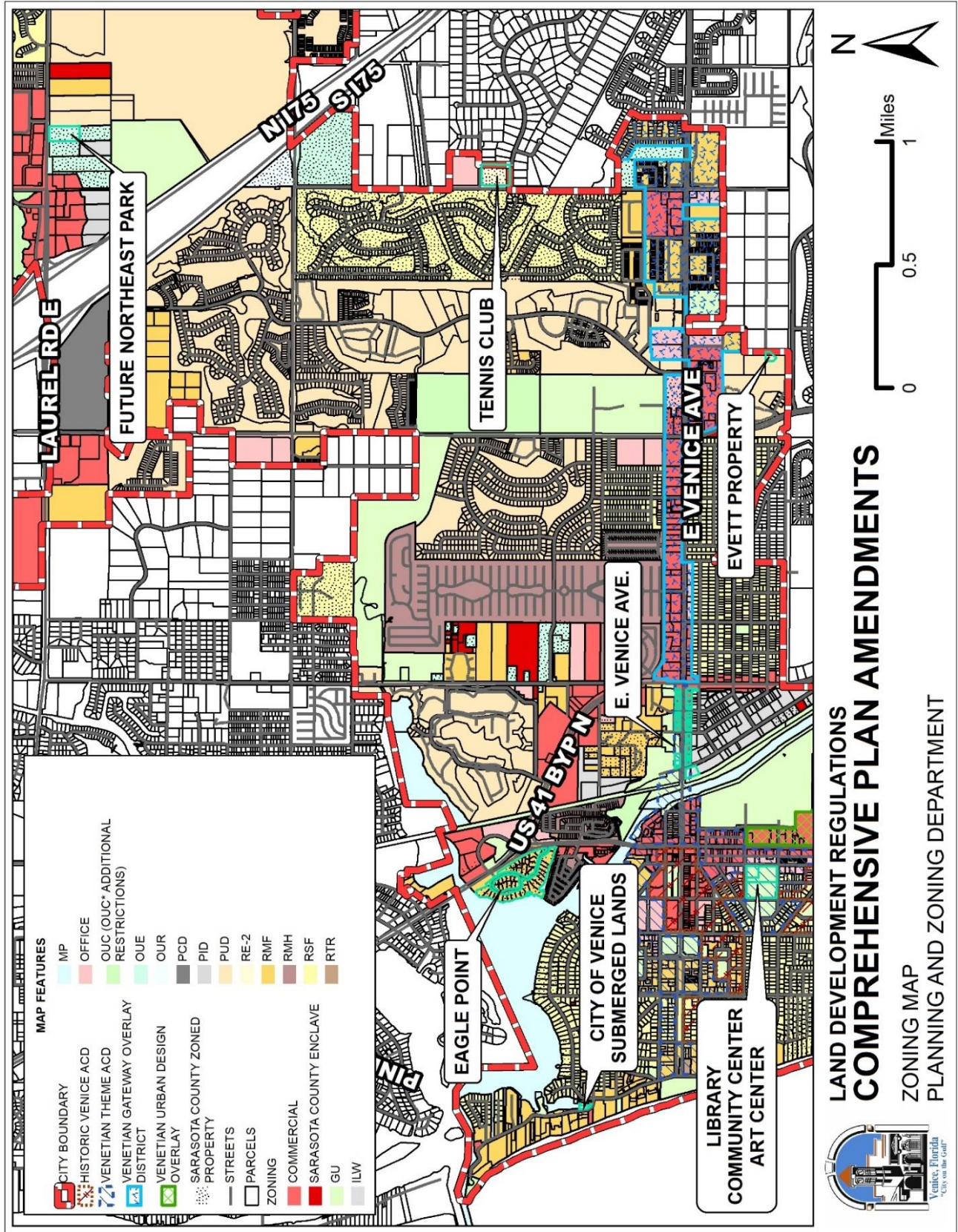
Future Land Use Map (Proposed)



**LAND DEVELOPMENT REGULATIONS
COMPREHENSIVE PLAN AMENDMENTS**

PROPOSED FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT

Zoning Map



V. PLANNING ANALYSIS

Compliance with the Land Development Code

Section 86-33(5) of the Land Development Code directs review of a comprehensive plan amendment application. The code provision specifies that the “review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment’s consistency with the applicable requirements of F.S. ch.163.”

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

The proposed amendments to the Comprehensive Plan are compliant, and no inconsistencies have been identified with the LDC. The intent of these amendments is to create consistency with the proposed changes to the LDC.

Consistency with the Comprehensive Plan

The Comprehensive Plan is proposed to be amended to achieve consistency with the new LDC. No development of existing parcels that are part of the amendment process is anticipated at this time.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

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

Analysis has been provided to determine consistency with the Comprehensive Plan strategies and elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Concurrency/Mobility

Regarding public facilities capacity and transportation, there are no amendments proposed that will cause any issues with or changes to concurrency or mobility in the City.

Conclusions/Findings of Fact (Concurrency and Mobility):

No issues have been identified regarding adequate public facilities capacity to accommodate the proposed amendments per Chapter 94 of the Land Development Regulations, and no transportation issues have been identified.

Compliance with Florida Statutes

Due to the scope of the amendment request, the Florida Statutes section 163.3184(3) indicates that the proposed comprehensive plan amendment will be processed through the State’s expedited review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold a reading of the ordinance and transmit the results of that hearing to the State for approval before holding a final adoption hearing.

Section 163.3177(6)(a)2 Florida Statutes

The first of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is quoted below (in *italics*). Staff responses are provided.

2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*
 - a. *The amount of land required to accommodate anticipated growth.*
 - b. *The projected permanent and seasonal population of the area.*
 - c. *The character of undeveloped land.*
 - d. *The availability of water supplies, public facilities, and services.*
 - e. *The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*
 - f. *The compatibility of uses on lands adjacent to or closely proximate to military installations.*
 - g. *The compatibility of uses on lands adjacent to an airport.*
 - h. *The discouragement of urban sprawl.*
 - i. *The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*
 - j. *The need to modify land uses and development patterns within antiquated subdivisions.*

Staff Response: The properties proposed for future land use change are already in existence, with no new construction currently planned. Map amendments are intended to correct errors and align future land use designations with new zoning designations. Text changes proposed through this petition are not expected to alter the patterns of development in the city in any way, with the exception of the land use allocation change in the Knights Trail neighborhood that is proposed to accommodate changing conditions in that area. Both the text and map amendments are proposed primarily to clean up inconsistencies with the new Land Development Code, which has been put forth to achieve compliance with the Comprehensive Plan.

Section 163.3177(6)(a)8 Florida Statutes

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is quoted below (in *italics*). Staff responses are provided.

8. *Future land use map amendments shall be based upon the following analyses:*
 - a. *An analysis of the availability of facilities and services/(Level of Service Analysis for Public Facilities).*
 - b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*
 - c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Staff Response: No changes to existing uses on the subject properties included for map amendments are proposed; only the FLU designation will change. The text amendments do not deal with specific properties. All proposed changes are intended to make the Comprehensive Plan consistent with the City's new Land Development Regulations.

Section 163.3177(6)(a)9 Florida Statutes

The final statutory provision that provides direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is quoted below (in *italics*). Staff responses are provided.

9. *The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

The subsection provides nine indicators to determine if a plan amendment discourages the proliferation of urban sprawl that states, if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. Staff has identified the following four indicators:

- I. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*
- II. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- III. *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*
- IV. *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Staff Response: As described above, no change in use is proposed. All proposed changes are intended to make the Comprehensive Plan consistent with the City's new Land Development Regulations.

VI. CONCLUSION

Upon review of the petition and associated documents, 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 take action on Comprehensive Plan Amendment Petition No. 22-22CP.