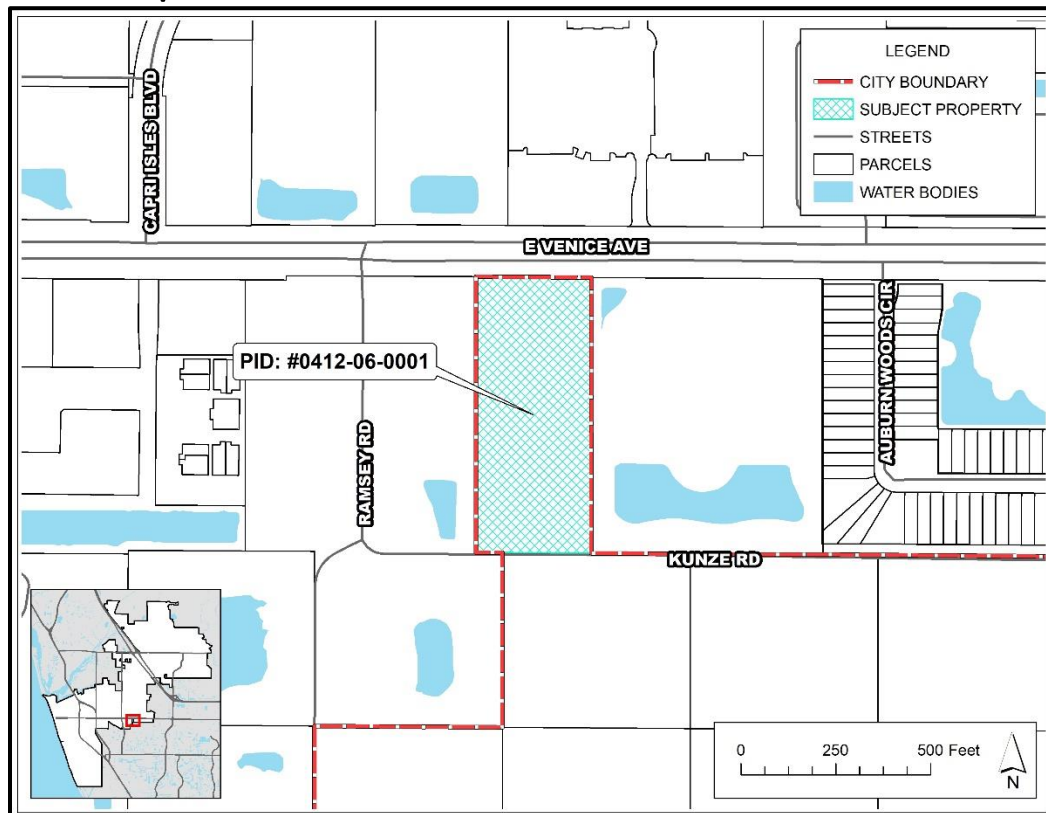


23-15CP – Fire Station 2 Comprehensive Plan Amendment Staff Report



GENERAL INFORMATION

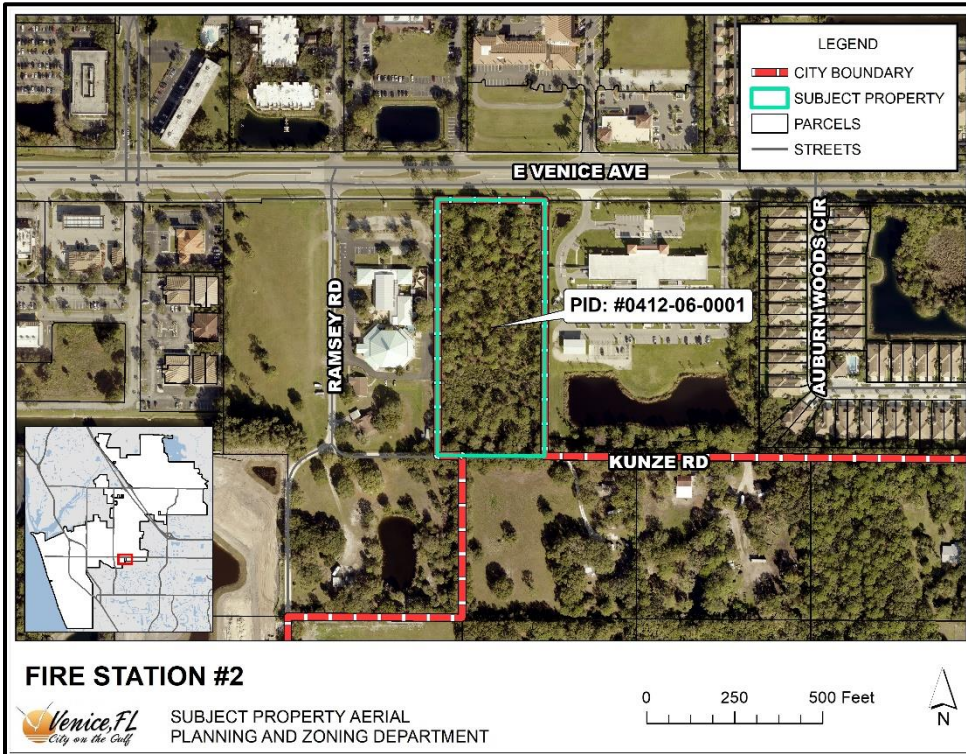
Address:	1545 E. Venice Avenue
Request:	Annexation of 5.07 ± acres into the City's jurisdiction
Owner/Applicant:	City of Venice
Agent:	Kathleen Weeden, PE, CFM - City Engineer
Parcel ID:	0412060001
Parcel Size:	5.07 ± acres
Existing Future Land Use:	Sarasota County Medium Density Residential
Proposed Future Land Use:	City of Venice Government
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	February 27, 2023
Associated Petitions:	23-14AN, 23-16RZ

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal is City-initiated and seeks to assign a City of Venice Future Land Use designation of Government (GOV) for development of Fire Station 2. Associated Annexation Petition 23-14AN and Rezoning Petition 23-16RZ have been filed concurrently with the subject petition. The associated Zoning Map Amendment petition requests the appropriate implementing district of GOV to correspond with this Future Land Use map amendment request.

The subject property currently has a Sarasota County Future Land Use designation of Medium Density Residential and Sarasota County zoning designation of Open Use Estate 1. This property is located within Area 4 of the JPA/ILSBA.

Aerial Map



Site Photographs



View from Venice Police Department along eastern property line

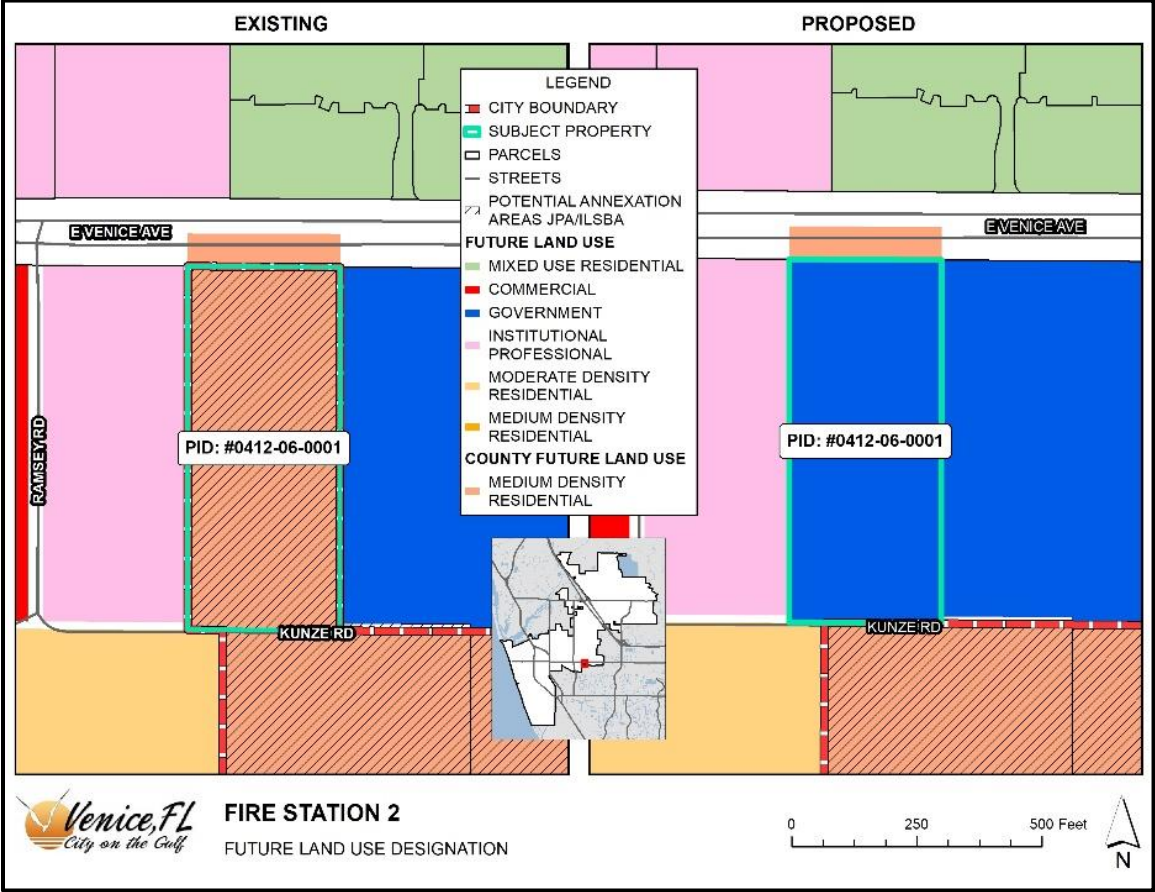


View along front property line from sidewalk

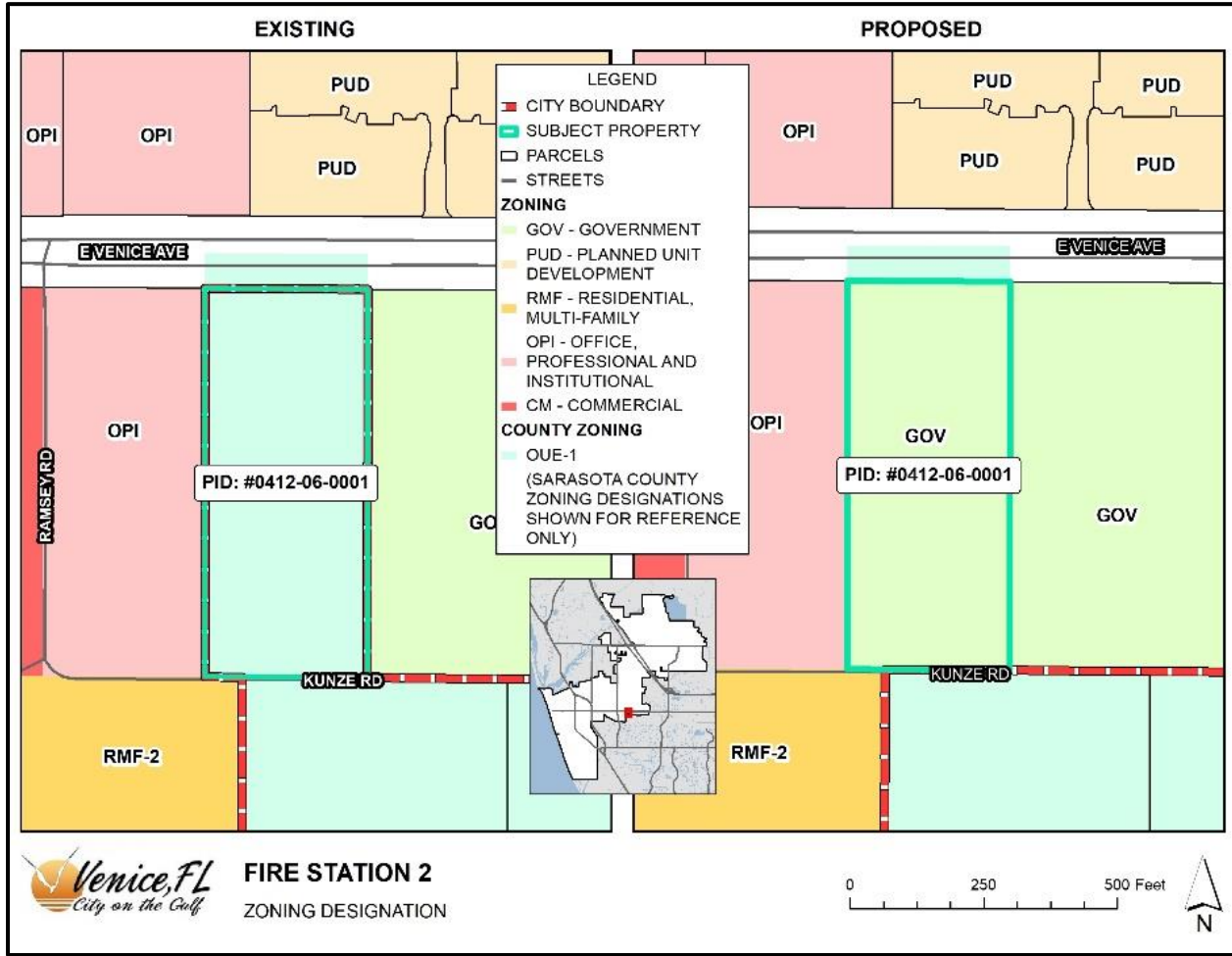


View from in front of the Church of the Nazarene along west property line

Existing and Proposed Future Land Use Map



Existing and Proposed Zoning



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

II. PLANNING ANALYSIS

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application. The Code includes the following decision criteria:

- A. *The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- B. *The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- C. *The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*

Consistency with the Comprehensive Plan

This petition seeks to apply a Government Future Land Use designation to the subject property, which is located in the East Venice Avenue Neighborhood, home to 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.” This strategy states that intensive uses such as water treatment and solid waste facilities shall provide significant mitigation; however, this use is not considered intensive. There is no maximum floor area ratio for the Government designation. The appropriate implementing zoning district, GOV, is requested through the associated petition.

Florida Statutes

The size of the subject property indicates that the proposed Comprehensive Plan Amendment will be processed through the State’s small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

- I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes applicant and staff responses to each.

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.*

Staff Response: This project is an emergency response facility that is needed to support recent and future growth in the area.

- b. *The projected permanent and seasonal population of the area.*

Staff Response: Not applicable.

- c. *The character of undeveloped land.*

Staff Response: The property is unimproved vacant land.

- d. *The availability of water supplies, public facilities, and services.*

Staff Response: The project has been reviewed by the City’s Technical Review Committee and no issues

have been raised. The Utilities Department has provided confirmation of availability of services through the related annexation petition.

- 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.*

Staff Response: There are no nonconforming uses on the site that staff is aware of.

- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.*

Staff Response: Not applicable, as there are no military installations near the subject property.

- g. The compatibility of uses on lands adjacent to an airport.*

Staff Response: Not applicable, as the subject property is not adjacent to an airport.

- h. The discouragement of urban sprawl.*

Staff Response: The project will provide public services for infill development, which is a method of discouraging urban sprawl.

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*

Staff Response: Emergency response functions contribute jobs to the community and support growth of surrounding uses, including commercial and office uses that provide jobs and economic diversity.

- j. The need to modify land uses and development patterns within antiquated subdivisions.*

Staff Response: The subject property is not part of an antiquated subdivision.

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)2, provided in this section. A staff response is provided for each of the three considerations.

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).*

Applicant Response: Water and sewer services are located on E. Venice Avenue and will be combined with the utility connections with the Public Safety Facility located immediately east of the property.

- 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.*

Applicant Response: There are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Applicant Response: The reduction of 5 acres will not negatively impact the goals and requirements of this section.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

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

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant was asked to determine four indicators that relate to their project but has not responded to the request. Staff has identified the following four indicators that could apply to the subject petition, along with responses:

(II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Applicant Response: The proposed government use property will provide effective use of existing public infrastructure and services.

(II) *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.*

Applicant Response: The compact development happening on E. Venice Avenue is underway and placement of a government facility at this location will provide support to the compact development

(IV) *Promotes conservation of water and energy.*

Applicant Response: The proposed development is being planned with low impact development methods where feasible.

(VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Applicant Response: The proposed amendment provides a balance between the demands of residential population for public services.

Conclusions/Findings of Fact: *Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.*

III. CONCLUSION

Upon review of the petition and associated documents, 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 Site and Development Plan Petition No. 23-15CP.