



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 16-1 RZ

Project Name:	490 Hauser Lane (and) 492/494 Hauser Lane	
Parcel Identification No.:	0407090016 and 0407090017	
Address:	490 Hauser Lane (and) 492/494 Hauser Lane, Venice, FL 34285	
Parcel Size:	490 = 57,966 Sq.Ft (and) 492/494 = 15,749 Sq.Ft.	
FLUM designation:	Seaboard Planning Area	
Current Zoning:	SCPA zoning RMF1	Proposed City Zoning: RMF4
Property Owner's Name:	Ronald J Siegrist Revocable Living Trust- Ronald J Siegrist TTEE	
Telephone:	941*416*5293	
Fax:		
E-mail:	ronsiegrist@comcast.net	
Mailing Address:	490 Hauser Lane, Venice, Florida 34285	
Project Manager:	Same	
Telephone:		
Mobile / Fax:		
E-mail:		
Mailing Address:		
Project Engineer :	Same	
Telephone:		
Mobile / Fax:		
E-mail:		
Mailing Address:		
Project Architect:	same	
Telephone:		
Mobile / Fax:		
E-mail:		
Mailing Address:		

Incomplete applications cannot be processed - See reverse side for checklist

Revised 12/10

Applicant Signature / Date:

Ronald J Siegrist TTEE **RECEIVED** 3-7-16
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Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property -Parcel size as recorded on SCPA website and copies of certified drawings showing corner boundaries, benchmarks, iron pipes. Quit claim deed, long legal in word**
- ☒ **Agent Authorization Letter N/A - representing self**
- ☒ **Narrative describing the petition**
- ☒ **Public Workshop Requirements.** Date held N/A Waiver Approved by City Council
 - ☐ Copy of newspaper ad.
 - ☐ Copy of notice to property owners.
 - ☐ Copy of sign-in sheet.
 - ☐ Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

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Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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Rezone Narrative

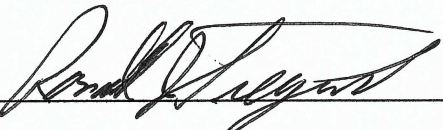
The subject properties are contiguous and owned together encompassing an approximate 1.67 acre parcel. The owner purchased the properties together in 1981 and has homesteaded at 490 for 35 years. The properties are now located as separate but contiguous properties at 490 and 492 Hauser Lane. The properties were involuntarily annexed by the City in 2002. At the time of the City's involuntary annexation, the properties had a Sarasota County zoning designation of Residential Multi-family (RMF-1)

The City did not apply a zoning designation to the property at the time of the involuntary annexation.

The owner of the properties has agreed to process this rezone petition to assign a City zoning designation to the properties. The proposed City of Venice zoning designation is Residential Multi-family (RMF-4). The City of Venice RMF-4 zoning designation will allow for development of the site similar to that which would be permitted under the current County zoning designations.

The subject properties are located within the Seaboard Sector Planning Area. The proposed RMF-4 zoning is consistent with Comprehensive Plan Policies 16.3 and 16.4 which guide development within the Seaboard Sector Planning Area, as well as all other elements of the Comprehensive plan. The proposed RMF-4 City zoning is conducive to much greatly needed Workforce Housing in very close proximity to downtown Venice "Island", Bird Bay area shopping, local schools, churches, and very important public transportation within less than 5 minute walking distance to SCAT. The owner is an active member in the community, and member of the VABR. The owner has been active in his own local residential portfolio and other local landlords' portfolios in the daily ongoing management responsibilities and maintenance activities associated with same for 34 years.

The owner has a keen understanding of the housing needs and financial abilities of local workforce employees including but not limited to the hospitality industry, medical profession, blue collar workers from all trades, manufacturing factory employees, retail outlet employees, etc. The owner carries multiple licenses including a Florida Real Estate license for nearly 30 years, and multiple state Insurance licenses. This puts him in regular direct conversation with local employees as he offers employee benefits for small to mid-sized local and nationwide employers.

Signed  TTEE dated 3-7-16
Ronald J Siegrist TTEE

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Applicable considerations offered to planning department regarding proposed zoning application and change in relation to the 490 and 492 Hauser Lane properties.

a. Whether the proposed change is in conformity to the comprehensive plan.

The subject properties are located within the Seaboard Sector Planning Area and the proposed change is consistent with the high density RMF Planning Intent of Policy 16.13 with the intent to foster an integrated sector including housing opportunities. The Development Standards of Policy 16.14 are specific to the Seaboard Sector Standards part A, showing density range up to 18 units per acre.

Policy 8.1 of Objective 8: Petition Review Criteria: References Smart Growth and Sustainable Development Practices which provides for implementation into the City's livable community planning framework and development standards consistent with the City's Strategic Plan 2030.

Policy 8.1A: provides for a balance of land use and infrastructure capacity through a focus on infill.

Policy 8.1B: fosters compact forms of development within designated infill, and redevelopment areas.

Therefore, the proposed change to RMF 4 is fully consistent with current, ongoing discussions by the City Planning Commission, City Staff, and City Council regarding the need for localized affordable workforce housing.

b. The existing land use pattern.

The subject properties are surrounded by a mix of uses including commercial restaurants, a hotel, opi, and multi-family to the north, multi-family developments to the north, west and south. Another hotel, car wash, liquor store, restaurants, automotive repair, landscaping supplies, and other CI designation including high density mini storage warehouse condominiums directly to the east. The proposed rezoning will allow for residential use at a density which is consistent with surrounding development. The RMF 4 zoning will have potential density capability to promote affordable workforce housing which has been desperately needed in the City for decades.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The properties are currently designated RMF-1 (Sarasota County). The proposed RMF-4 zoning is consistent with the planning intent for the neighborhood and is a complementary use to the mix of uses which currently exist, and again offers a better potential for development of affordable workforce housing which is desperately needed in the City. My good neighbor Mr. Don O'Connell has approximately 6.5 (+/-) acres directly adjacent to the South of the properties under consideration which is already zoned high density RMF on Hauser Lane.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The proposed change to rezone the properties from RMF-1 (Sarasota County) to City of Venice RMF-4 will not overtax the load on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Not applicable. The involuntary annexations of the properties by the City necessitates the proposed amendment to apply a City zoning designation to the properties.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The involuntary annexation of the properties by the City necessitates the proposed amendment to apply a City zoning designation to the properties as the action by the City 15 years ago was never completed, thus creating properties that are currently non-conforming. This non-conforming status places unnecessary and egregious restrictions on the properties and the owner as they currently exist. The properties are currently unable to be developed without any City zoning designation thus making a City zoning designation necessary, and the zoning to RMF-4 is in full compliance with the City FLUM and proper as it relates to current City intent to provide for workforce housing which is consistent with the financial constraints and abilities of the workforce.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will not adversely influence living conditions in the neighborhood. Hauser Lane is a private road that only encompasses 10 RMF acres and ends at the Western boundary of 500 and 501 Hauser Lane. Everything else East of these 10 acres along Hauser Lane is zoned CI to Highway 41. This request is consistent with existing uses and zoning.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will create additional traffic, however, it will not excessively increase traffic congestion or otherwise affect public safety. The highway department is currently upgrading highway 41 intersecting Hauser Lane to accommodate such future growth. The addition of high density RMF is minimal compared to the area traffic flow from the existing motels, hotels, restaurants, and other CI establishments currently servicing the community for decades.

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i. Whether the proposed change will create a drainage problem.

The proposed change will not create a drainage problem. There is a considerable "natural drainage slope" to the land beginning with the NW portion of 490 Hauser and has flowed naturally toward the SE section of 500 Hauser Lane and into Hatchett Creek; ever since I began residing on the properties in 1981 and long before that, according to conversations with the previous land owners, my neighbors for decades, Doug Arnall (first postmaster for City), and Betty Arnall-Hauser (former City Historian), and their son and current resident at 501 Hauser Lane, living descendant of George Hauser. George Ronald, as his mother Betty Hauser, was born and raised on the property. Any and all appropriate permits required by the City or with "SWIFTMUD" will be applicable in the future planning and development stage.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed change will not reduce light and air to adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed change will not adversely affect property values in adjacent areas. Conversely, the RMF-4 designation may possibly increase the property values as a direct result of the infill development producing additional revenue to the City.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed change will not be a deterrent to the improvement or development of adjacent property and the designation of a City zoning amendment is necessitated by the City's involuntary annexation of the properties. All adjacent properties surrounding these remaining portions of a total 10 acres West of the CI businesses to highway 41 along Hauser Lane have been developed to the highest and best use. The larger portion of the enclave has recently been given high density multi-family City zoning. The final portions yet retaining County zoning designation are approximately 2&1/2 acres of that 10+/- acres owned by the 2 remaining residents, and these are currently in review.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change is necessitated by the City's involuntary annexation of the properties and will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. The zoning designation to RMF-4 is fully consistent with the FLUM and the need for more localized affordable workforce housing.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The involuntary annexation of the properties by the City necessitates the proposed amendment to apply a City zoning designation to the properties. They cannot be developed without a City zoning designation. The probability of resale of the properties is greatly diminished as well without a proper City zoning. A simultaneous change to RMF-4 will bring the properties into better alignment with City FLUM and City intent of Planning Commission supporting the probability of more affordable workforce housing. Affordable workforce housing in close proximity to "the Island", Seaboard Area, and Bird Bay is greatly needed and currently a main topic with City Council, City Officials and Staff.

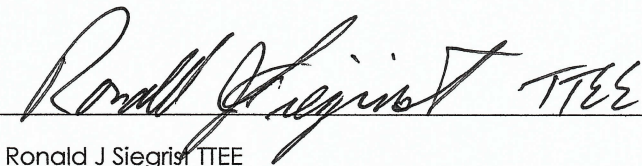
o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed change is not out of scale with the needs of the neighborhood or the City. In fact, the proposed change to RMF-4 is highly consistent with the current needs of the neighborhood and intent of the City to provide for more localized affordable workforce housing. The owner fully understands the need for this as he has been supplying such affordable workforce housing in Venice and Nokomis for 34 years.

The owner is active in the area as a member of the Venice Area Board of Realtors. He is a licensed Florida Real Estate Agent for approximately 3 decades. As an Insurance agent he is in regular contact with the workforce offering employee benefits to local small and mid-size companies and their employees. The owner has 34 years of insight in the very real and ongoing needs for additional affordable workforce housing in close proximity to "the island" the Seaboard District, and Bird Bay area businesses. This can be better achieved with the proposed RMF-4 zoning designation, consistent with FLUM and current City discussions. Furthermore, the owner of the properties has a keen understanding of the need for affordable workforce housing in the community as he has been offering same to the local workforce for 34 years as a local owner/manager of residential rental properties in the Venice/Nokomis area since 1982. The owner communicates regularly with other local multi-family residential property landlords who also take a pro-active approach to management/maintenance duties.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. **Not applicable, the involuntary annexation of the properties by the City necessitates the proposed amendment to apply a City zoning designation to the properties. However, there are few other sites in the City that are in such close proximity to "the island", the Seaboard District and Bird Bay area which are currently available to provide for additional affordable workforce housing such as these properties will provide, and which are within and most appropriate for the current FLUM designation being RMF-4.**

Signed


Ronald J Siegrist TTEE

dated

3-7-16

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