




City of Venice
Planning & Zoning Department

MEMORANDUM

To: City Council, Lori Stelzer, City Clerk

From:  Jeff Shrum, Development Services Director

Date: May 16, 2016

Re: **Transmittal of Petition for Council Action**
Zoning Map Amendment No. 07-7RZ.1, S&J Properties

On April 5, 2016, the Planning Commission, sitting as the local planning agency, found Zoning Map Amendment, Petition No. 07-7RZ.1 inconsistent with the Comprehensive Plan and not in compliance with the Land Development Code specifically, in regard to Section 86-47(f)(1)g., Section 86-47(f)(1)k., and Section 86-47(f)(1)n.. As a result, the Planning Commission voted to recommend **DENIAL** to City Council of Zoning Map Amendment Petition No.07- 07RZ.1.

It is also worth noting that the issue of concurrency review came up during discussion by the Planning Commission at the April 5, 2016 public hearing. Since that meeting staff has made a second request to the applicable review agencies to identify any potential concurrency issues at this phase (zoning) of the project. Attached are the responses from the reviewing agencies indicating no issues at this time. A formal concurrency review will be required during the site and development plan phase of the project. At that time, a certificate of concurrency will be required as part of the project approval. Planning staff also conducted a basic segment analysis for the project to review potential impacts to the roadway segment adjacent to the project (Laurel Road). The results of that analysis are attached.

To continue the processing of the petition, please proceed as discussed with the first public hearing before City Council on June 28, 2016, the second public hearing on July 12, 2016, and prepare the rezone ordinance for proposed map amendment. Please transmit to City Council the Legistar attachments for the Planning Commission public hearing.

Attachments: Preliminary concurrency review comments from City Engineering, Public Works, Utilities, Development Services, and Sarasota County School Board.

cc: Petition File No. 07-7RZ.1 File

Preliminary Transportation Analysis (Road Segment)

Estimated Impacts of Rezone Petition No. 07-07RZ.1

Prepared by: City of Venice Planning and Zoning

Transportation facility evaluated: **Laurel Road (Segment: Albee Farm Road - Pinebrook Road).**

Resulting Estimated Impact of Proposed Zoning Amendment:

Existing - 25.5 acres X 8.0 units per acre = 204 units

Proposed - 25.5 acres X 13.0 units per acre = 332 units

• Net Increase: = **122 units**

Impact Analysis- Institute of Transportation Engineers (ITE), 9th Edition:

Land Use: Apartment (Land Use Code 220)

P.M. Peak Hour Trips Per Unit: 0.62 trips

Zoning Amendment P.M Peak Hour Trip Generation: 0.62 trips x 122 units = **76**

Adopted Level of Service (LOS) Analysis - Evaluated Roadway Segment:

Existing Conditions (2014 Sarasota County Traffic Counts)		Resulting Estimated Impact with Zoning Amendment (assumes impact on existing conditions)		Adopted Minimum Level of Service (roadway capacity)	
Peak Hour Traffic Volume	Existing Level of Service	Peak Hour Traffic Volume	Resulting Level of Service	Maximum Peak Hour Traffic Volume	Adopted Level of Service
1,415 Vehicles	B	1,415 + 76 = 1,491 Vehicles	B	3,180 Vehicles	C

Source: Sarasota County 2014 Generalized Level of Service Analysis

Preliminary Transportation Analysis Result: Minimum adopted level of service is maintained.

Christina Rimes

From: James Clinch
Sent: Monday, April 25, 2016 10:27 AM
To: Scott Pickett; Kathleen Weeden; Chuck Speake; Judy DiFabbio; John Veneziano
Cc: Christina Rimes
Subject: RE: Preliminary Concurrency Review - S&J Properties, Rezone Petition No. 07-07RZ.1

Scott,

In regards to Preliminary Concurrency review for Stormwater: The applicant will need to show that the post-development runoff does not exceed the pre-development runoff volume or rate for the 24-hour 25-year storm event.

This should be feasible with an onsite Stormwater management system, which I expect will be part of the future submittal.

Thanks,

James R. Clinch, P.E. CFM
Assistant City Engineer

From: Scott Pickett
Sent: Monday, April 25, 2016 9:33 AM
To: James Clinch <JClinch@Venicegov.com>; Kathleen Weeden <KWeeden@Venicegov.com>; Chuck Speake <CSpeake@Venicegov.com>; Judy DiFabbio <JDiFabbio@Venicegov.com>; John Veneziano <JVeneziano@Venicegov.com>
Cc: Christina Rimes <CRimes@Venicegov.com>
Subject: FW: Preliminary Concurrency Review - S&J Properties, Rezone Petition No. 07-07RZ.1

Comments regarding this matter were due Friday, April 15th. To date, we have not received preliminary concurrency review comments for stormwater and parks and recreation. No response will result in a "no concerns indicated" response to the City Council. Please contact me if you have any questions.

Scott Pickett
Senior Planner
City of Venice
941-882-7433

From: Scott Pickett
Sent: Monday, April 11, 2016 4:02 PM
To: James Clinch <jclinch@venicegov.com>; Kathleen Weeden <kweeden@venicegov.com>; Chuck Speake <cspeake@venicegov.com>; Judy DiFabbio <JDiFabbio@Venicegov.com>; John Veneziano <jveneziano@venicegov.com>; James Healy <jhealy@venicegov.com>; Dave Abene <dabene@venicegov.com>; Timothy Hochuli <thochuli@venicegov.com>; Scott Pickett <spickett@venicegov.com>
Cc: Christina Rimes <CRimes@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>; Cathy Dubre <cdubre@venicegov.com>
Subject: Preliminary Concurrency Review - S&J Properties, Rezone Petition No. 07-07RZ.1

Technical Review Committee Members,

You have already reviewed and provided comment on a rezoning petition No. 07-7RZ.1 which is a rezoning for two parcels of land: Parcel ID# 0385-02-0002 and 0385-01-0002 located at 2300 Laurel Road (also see attached map). This rezoning petition will result in an increase in residential density from a maximum of 8 units per acre to 13 units an acre, resulting in a potential increase of residential dwelling units by 122 units. Concurrency was brought up and discussed at the Planning and Zoning Board meeting of April 5, 2016. Based upon this discussion, staff wanted to affirm the reviewing departments preliminary review of potential concurrency issues for all public facilities indicated below. Please review this petition's potential impact increase of 122 residential units for any concerns/issues you may have as follows:

Stormwater – Engineering Department
Solid Waste – Public Works Department
Water/Sanitary Sewer – Utility Department
Transportation – Planning and Zoning
Parks and Recreation – Public Works Department
Public Schools – School Board

We are requesting your comments (if any) by **Friday April 15, 2017**. If you need more time please let us know. Please note, no response will result in a “no concerns indicated” response to the City Council. If you have any questions please let us know.

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spickett@venicegov.com

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Christina Rimes

From: Chuck Speake
Sent: Wednesday, April 27, 2016 1:04 PM
To: Scott Pickett
Cc: Christina Rimes
Subject: Re: FW: Preliminary Concurrency Review - S&J Properties, Rezone Petition No. 07-07RZ.1

Public works parks and maintenance have no issues.

Chuck Speake.

Sent from Outlook Mobile

On Mon, Apr 25, 2016 at 6:33 AM -0700, "Scott Pickett" <SPickett@Venicegov.com> wrote:


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Christina Rimes

From: Bob Moroni
Sent: Wednesday, April 27, 2016 12:35 PM
To: Christina Rimes
Subject: S&J Properties, Rezone Petition No. 07-07RZ1

Categories: Printed/Added to File

The Solid Waste and Recycling Dept. has no issues. Thank you

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Christina Rimes

From: James Healy
Sent: Tuesday, April 12, 2016 7:41 AM
To: Scott Pickett
Cc: Christina Rimes; Jeff Shrum; Cathy Dubre; James Clinch; Kathleen Weeden; Chuck Speake; Timothy Hochuli; Dave Abene; John Veneziano; Judy DiFabbio
Subject: RE: Preliminary Concurrency Review - S&J Properties, Rezone Petition No. 07-07RZ.1

Utilities has no concerns related to concurrency.

Mickey

From: Scott Pickett
Sent: Monday, April 11, 2016 4:02 PM
To: James Clinch <JClinch@Venicegov.com>; Kathleen Weeden <KWeeden@Venicegov.com>; Chuck Speake <CSpeake@Venicegov.com>; Judy DiFabbio <JDiFabbio@Venicegov.com>; John Veneziano <JVeneziano@Venicegov.com>; James Healy <JHealy@Venicegov.com>; Dave Abene <DAbene@Venicegov.com>; Timothy Hochuli <THochuli@Venicegov.com>; Scott Pickett <SPickett@Venicegov.com>
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spickett@venicegov.com

Christina Rimes

From: Ryan Micki <Micki.Ryan@sarasotacountyschools.net>
Sent: Wednesday, January 06, 2016 1:01 PM
To: Christina Rimes
Subject: RE: 07-07RZ.1 S&J Properties
Attachments: 15-045 2300 Laurel Road Rezone.docx

They are okay and did submit for a school concurrency capacity analysis. I attached the Letter of Receipt.
Thanks

Micki

From: Christina Rimes [mailto:CRimes@Venicegov.com]
Sent: Wednesday, January 06, 2016 10:39 AM
To: Ryan Micki <Micki.Ryan@sarasotacountyschools.net>
Subject: FW: 07-07RZ.1 S&J Properties

Good Morning:

I have a rezone application S&J and they submitted the attached to you 2 months back, can you please let me know if the project is in compliance? If you need any of the rezone file materials let me know and I will send them again.

Christina Rimes

Planning and Zoning Division
City of Venice
401 W. Venice Ave.
Venice, FL 34285
941-882-7434
crimes@venicegov.com

From: Christina Rimes
Sent: Tuesday, November 10, 2015 3:52 PM
To: Bob Moroni <BMoroni@Venicegov.com>; Eric Hill <E Hill@Venicegov.com>; Gregory Schneider <G Schneider@Venicegov.com>; Jack Stevenson <J Stevenson@Venicegov.com>; James Clinch <J Clinch@Venicegov.com>; James Healy <J Healy@Venicegov.com>; Kathleen Weeden <K Weeden@Venicegov.com>; Micki Ryan (micki.ryan@sarasotacountyschools.net) <micki.ryan@sarasotacountyschools.net>; Roger Clark <R Clark@Venicegov.com>; Scott Pickett <SPickett@Venicegov.com>
Subject: 07-07RZ.1 S&J Properties

Good Afternoon:

Please review the attached rezone amendment and return any comments by Monday, November 23, 2015.

Thank you,