



'Perfect storm' is driving up housing costs

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The incredible demand exists for services provided by the low-income workforce, yet the inventory of available housing has not kept pace, a former county commissioner says.

By Shelby Webb shelby.webb@heraldtribune.com

SARASOTA COUNTY — When developers build new subdivisions, local government officials often discuss building new roads, new schools and new libraries to serve them.

But one community issue is often missing from these discussions: affordable or attainable workforce housing, says a former Sarasota County commissioner.

For every 10 or 20 regular housing units, the need for one affordable or attainable housing unit is created, said Jon Thaxton, who now serves as senior vice president for community investment for the Gulf Coast Community Foundation.

"We've created the perfect storm," Thaxton said Wednesday. "We have this incredible demand for the services provided by the low-income workforce, yet the inventory of available housing has not kept pace. That's why you have more than 70,000 households in this community that are cashed-strapped."

Thaxton was one of four panelists who discussed the local problem of a lack of affordable housing at a downtown breakfast hosted by the Greater Sarasota Chamber of Commerce attended by about 30 local business leaders.

Rob Young, an attorney for the Icard Merrill firm and government affairs chairman for the chamber's Young Professionals Group, said he knows many under age 40 who are considering leaving the area because of the price of housing alone.

"We do want to stay here," Young said. "We've tried to find creative ways to do it on a case-by-case basis. There are plenty of anecdotes about 35-year-olds with roommates, sharing a place with a roommate who has kids."

A study from the Florida Housing Coalition released last fall estimated that the number of extremely low-income renters in Sarasota County who are severely cost-burdened has increased 12 percentage points since the start of the Great Recession. The report concluded that two parents working as nursing assistants in Sarasota could no longer support themselves, an infant and a preschooler.

According to the coalition, 43,127 low-income households in Sarasota County are dedicating more than 30 percent of their incomes for housing, the maximum amount considered affordable by experts. That equates to about one in every four Sarasota County households. Nearly half of those struggling families are spending 50 percent of their earnings just to keep a roof over their heads.

The study estimated that a greater ratio of households in Sarasota County are burdened by the cost of "housing plus transportation" than in New York City and San Francisco.

Underlying costs

Part of the problem is the cost of land in the city and density regulations in the county that promote suburban sprawl. The cost of construction labor has gone up, too, said Andy Dorr, senior vice president of Githler Development.

"There's too much regulation with good intention," Dorr said. "There is rule after rule: We're going to save trees, we're going to save green. But when you layer that on it adds 10, 20, 30 percent to build a safe quality home. You have

people going to developers asking them to do 10- or 15-year commitments for low-cost housing in exchange for federal and state funds. But you can't easily ask private side to make a 15- or 20-year commitment and do it well."

Parking requirements are another big burden, Dorr said, citing developer Harvey Vengroff's struggle to build nearly 400 affordable housing units near downtown. City commissioners and planners have voiced concern about his plan because it would have fewer parking spaces than housing units.

Sarasota Director of the Office of Housing & Community Development Don Hadsell said there are three ways to manipulate the housing market in favor of lower-income households: Use federal and state loans to enable people to build housing with long-term affordability tied to it; local governments can offer incentives to developers by allowing them to build more units than typically allowed if a portion of them are affordable; and to create a quick-fix without standards, such as spending on small, overly dense housing that becomes a concentration of low-income people.

Then there is the issue of higher-income residents worried about new attainable or affordable apartments popping up in their neighborhoods.

When the discussion moved to individual tables at the breakfast, some business leaders said part of the problem is branding. Dorr, who led one table's discussion and shared their thoughts with the room, said when people hear "affordable housing," they think of government-subsidized housing or what amounts to a homeless camp with walls.

"We have to put a new face on this," Dorr said. "It's not the very low income — it's our children, it's young professionals."

But Thaxton said those anxious about new attainable or affordable housing complexes are not seeing the whole problem.

"They don't recognize they're the ones making the need for an affordable housing complex in the first place," Thaxton said. "If you don't want an affordable housing complex in your neighborhood, you'll need to go to your doctor's appointment early so you can sanitize the room and take your vitals yourself."

He added that government officials, developers and employers need to figure out how to fix the workforce housing problem before workers move elsewhere.

“The nexus between market rate housing and need it generates for workforce housing is a discussion that does not happen,” Thaxton said.

“Let's first have a discussion so people can see it.”



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RINKER MATERIALS OF FLORIDA, INC.

Venice Site
City of Venice, Florida

Rezoning Application

July 25, 2005

Prepared by
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5444 Bay Center Drive, Suite 122
Tampa, Florida 33609

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& ZONING

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RINKER MATERIALS VENICE SITE
SUMMARY OF SITE CHARACTERISTICS

Geographic Location:	Section 22, Township 38 South, Range 19 East
Political Jurisdiction:	City of Venice
Location:	Generally located on the north side of Gene Green Road approximately 900 feet east of the intersection of Gene Green Road and Knights Trail Road
Parent Parcel Acreage:	9.9+/- Acres
Owner:	APAC-Southeast, Inc. (APAC)
Contract Purchaser:	Rinker Materials of Florida, Inc. (Rinker Materials)
Represented by:	Jan A. Norsoph, AICP Vice President, Community Planning & Urban Design Engelhardt, Hammer & Associates, Inc. 5444 Bay Center Drive, Suite 122 Tampa, Florida 33609 Phone (813) 282-3855 and Michael J. Furen, Esquire Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. 2033 Main Street, Suite 600 Sarasota, FL 34237 Phone: (941) 953-8105
Folio Number:	0365-00-2001
Present Zoning Category:	Open Use Estate-1 (OUE-County)
Requested:	Planned Industrial District (City of Venice)
Adjacent Zoning Categories:	North: Open Use Estate-1 (OUE-County) South: Open Use Rural (OUR-County) East: Open Use Estate-1 (OUE-County) West: Open Use Estate-1 (OUE-County)

EXHIBITS

RINKER MATERIALS VENICE SITE DETAILED NARRATIVE

The subject property is a vacant tract of land, approximately 9.90 acres in size, located within the northeastern quadrant of the City of Venice (Exhibit A) and legally described in Appendix A. The subject property is located on the north side of Gene Green Road approximately 900 feet east of the intersection of Gene Green Road and Knights Trail Road (Exhibit B). It is located approximately 2.0 miles east of the I-75/Laurel Road interchange

The subject site is part of the 184 acre APAC tract annexation that was approved by the Venice City Council through the adoption of Ordinance No. 2004-26 on June 22, 2004 (Exhibit B). The 9.9 acre subject site is currently owned by APAC-Southeast, Inc. (APAC) and Rinker Materials of Florida, Inc. (Rinker Materials) is the contract purchaser. As stipulated in the City's Pre-Annexation Agreement, the property owner must submit an application to the City of Venice to rezone the subject site to an appropriate zoning classification for the site.

On July 11, 2005, Rinker Materials submitted a small-scale comprehensive plan amendment application to the City of Venice for this site. The comprehensive plan amendment application is for the "Industrial" future land use plan classification. This rezoning request for the Planned Industrial Development (PID) zoning district is consistent with the "Industrial" land use category.

It is the understanding of the applicant that the site will also be included in a rezoning petition by APAC and others to rezone the entire APAC annexation area to assure an appropriate zoning classification for the 9.9 acre Rinker Materials site under the City's Comprehensive Plan and Land Development Code should Rinker Materials not complete its purchase.

RINKER MATERIALS VENICE SITE SITE AND SURROUNDING CHARACTERISTICS

OVERVIEW

It was the City's intent that the annexation of the APAC tract provide areas for industrial development and recognize the existing industrial character and uses of the APAC property and surrounding areas. The proposed use of the Rinker Materials site is for a concrete batch plant and concrete block manufacturing plant. Pursuant to Paragraph 6.A. of the Pre-Annexation Agreement approved by the Venice City Council on June 8, 2004, concrete/cement and related products production and processing were deemed to be permitted uses for the subject property.

The City's stated intent is to recognize the industrial uses in this area and to permit its on-going development as industrial. In keeping with this intent, the applicant is seeking a rezoning to Planned Industrial Development (PID). The PID zoning district is the appropriate designation for the proposed use of the site for a concrete batch plant and a concrete block manufacturing plant.

Exhibit C illustrates the existing surrounding zoning designations and Exhibit D illustrates the proposed zoning district for the subject site.

Existing and Future Land Use

The existing uses surrounding the Rinker Materials site to the north and east are industrial in character. These uses include sand mining to the north and sand mining, asphalt and concrete batch plants to the east. To the west is an abandoned citrus grove and to the south across Gene Green Road is an RV park (Exhibit B). In addition, two properties with industrial land use and zoning designations are located nearby and southwest of the Rinker Materials site (Exhibit E).

Because the subject site is part of a larger area recently annexed by the City in 2004, the existing future land use plan designation for the site is currently the Sarasota County designation of Rural. As stated a small-scale plan amendment has been submitted to the City for the Industrial land use category. The surrounding land use patterns, also Sarasota County designations are Rural (County) to the north, west and east, and City of Venice designation of Commercial to the south (Exhibit F).

Site Plan

Attached is a proposed and preliminary site plan (Exhibit G). Refinements to this plan would be part of the site plan review process; however, the preliminary layout of buildings, parking, open space and landscape buffers indicate that PID requirements are met. The site facilities include an office, warehouse/shop, concrete block plant and curing room that total approximately 23,538 square feet of enclosed space. The curing room is an unoccupied space utilized for the storage of newly produced product. The curing room increases the strength of the block by containing the moisture trying to escape from the hydrating concrete.

Other accessory structures include a Type II facility that recycles the concrete for reuse as roadway bedding or building foundations and two stormwater ponds that will be constructed to meet stormwater requirements.

Associated with the concrete batch facility are two silos, each approximately 80 feet in height. These structures are used to mix the raw materials to create the concrete mix, which is then loaded into the concrete trucks. Because there are different types of concrete mix that may be required for a construction project, two silos are required for the batch plant operation. The silos use gravity feed to mix and dispense the concrete. Therefore, the height of the silo is a function of the height of the concrete trucks and height necessary to provide for the required volume of aggregate to create the concrete mixture and provide for an efficient gravity flow operation. Associated with the concrete block manufacturing plant is one silo (approximately 60 feet in height) that uses a conveyor system to mix and dispense the concrete that is utilized in the manufacturing of the block.

Only one waiver would be required pursuant to PID requirements. The minimum lot area for the PID district is 40 acres and the subject site is 9.9 acres. The intent of the PID, is to "promote more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and the protection of adjacent and nearby existing and future nonindustrial uses and activities." Therefore, the intended flexibility of the PID district should be considered and can be implemented for smaller sized sites such as the Rinker Materials property. The requested waiver is clearly in the public interest as it will permit a planned industrial development.

Transportation

The Rinker Materials site is located within the northeastern quadrant of the I-75/Laurel Road interchange approximately 2.0 miles east of the I-75/Laurel Road interchange. Laurel Road and Knights Trail Road are classified as collectors with a current level of service of C and an adopted level of service C. No data is presently available for Gene Green Road.

The Rinker Materials site meets the locational criteria of the PID district. The site is located on the north side of Gene Green Road approximately 900 feet east of the intersection of Gene Green Road and Knights Trail Road. Gene Green Road is currently utilized by a number of industrial users and is not servicing residential development.

Utilities

The Rinker Materials site is within the City of Venice service area. The closest water and sewer lines are located at the intersection of Triple Diamond Boulevard and Knights Trail Road. This is approximately one mile from the subject site. The City's wastewater treatment plant is located south of Laurel Road on Knights Trail. According to discussion with City staff there is sufficient water and wastewater capacity for the development of this site.

Surrounding Development

The I-75/Laurel Road interchange is an emerging growth area with a strong industrial land use component. Following are some of the approved and developed projects located within the interchange:

- The Laurel Interchange Business Park is located on the west side of Knights Trail Road and houses several of Venice's largest employers, including PGT Industries and Nielsen Media Research.
- North of the Laurel Interchange Park is the Triple Diamond Commerce Plaza with 54 office, warehouse and light manufacturing subdivision lots.

RINKER MATERIALS VENICE SITE COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

CONSISTENCY ANALYSIS

The City of Venice Comprehensive Plan is composed of 16 Chapters, referred to as Elements, that address the future growth and development of the City. Each chapter reflects its purpose and intent by identifying goals, objectives and policies. It is these goals, objectives and policies that are utilized to evaluate the consistency of proposed rezoning petitions with comprehensive plan. The most relevant comprehensive plan elements related to the Rinker Materials site are Future Land Use, Housing, Sanitary Sewer, Solid Waste, Potable Water, Stormwater Management and Transportation. These relevant Elements have been reviewed and a response has been prepared discussing the consistency of the proposed rezoning with the relevant provisions of the Comprehensive Plan.

Future Land Use Element (FLUE)

There are a number of existing conditions and concerns identified in the FLUE that the rezoning of the Rinker Materials site as PID on the City's Zoning map would address:

- Pursuant to the comprehensive plan, it is projected that the City will reach build-out in the year 2019. The Plan states that "There is a need for the annexation of additional land in order to provide for additional land uses which are currently limited within the City. These areas are necessary to ensure that the City will be a sustainable community. The concept of "sustainable" means that the City has developed the components which would support the current and future needs of the City in order to provide for a durable and healthy community. These annexations are also expected in order to ensure effective management for the development of land uses that are complementary to the City's development and redevelopment efforts. Due to these needs the City has pursued annexations beyond the existing boundaries. In 1988 the City Council adopted a map depicting areas for potential annexation and designating these areas as comprising the municipal Potential Planning Service Area (PPSA)."

The City has approved annexation of properties beyond its existing boundaries, such as the APAC tract. The subject site is located in close proximity to the northeastern boundary of the PPSA. By virtue of the annexation of this area, the City recognizes its importance to the growth of the City and its existing and future industrial development. Creating a sustainable community requires a wide range of commercial, residential and industrial uses.

The I-75/Laurel Road interchange already contains two industrial parks (Laurel Interchange Business Park and Triple Diamond Commerce Plaza). The location of these industrial parks and recognition by the City of the existing and intended development of the subject site for industrial use is supportive of the intent of the PPSA concept to create a diverse interchange activity center.

The proposed uses for the Rinker Materials site are also essential in meeting housing and nonresidential construction demands related to rebuilding because of damage caused by last year's hurricanes, and new housing and nonresidential construction resulting from strong growth trends in the City, region and the state.

The subject site provides opportunities for the expansion of the City's industrial tax and employment base. The proposed development of the Rinker Materials site would employ approximately 35 people.

- A concern addressed in the Comprehensive Plan deals with the redevelopment of the old industrial district. As stated in the Plan, "Without proper planning the Venice Central area will not be redeveloped to its fullest. The old industrial district, which is also part of the Venice Central area, is located south of Venice Avenue, on the east side of the Intracoastal Waterway and west of U.S. 41 By Pass. This area is also changing due to commercial activities along the south side of Venice Avenue. The new industrial zone areas are located near I-75 and the airport industrial area. These new areas offer better services and improved road access for light industrial activities."

The designation of the subject site and surrounding annexed areas with the PID zoning district will support redevelopment of the old industrial district, relocation of its existing industrial uses and provide for an expanded industrial base. The location of the Rinker Materials site is within the northeastern quadrant of the I-75/Laurel Road interchange. This interchange location contains two industrial areas zoned Planned Industrial Development.

Relevant FLUE Goals, Objectives and Policies

The goal of the FLUE is "To achieve a high quality living environment through the wise distribution of compatible land use patterns, respecting the integrity of the natural environment, while creating a community which meets the social and economic needs of its residents without unduly restricting individual rights."

The following are relevant FLUE objectives and policies, which are the basis for the consistency analysis:

"Objective 1: Development patterns will be coordinated with the provision of utilities and public facilities and compatible with the physical characteristics of the City of Venice."

"Policy 1-1: All planning and future development within the City shall be consistent with the policies in the Comprehensive Plan, including the Future Land Use Map."

"Policy 1-2: All new development shall be timed and coordinated with the provision of utilities and facilities as reflected in the City of Venice Capital Improvements Program to ensure that services are available and adequate to serve the development at acceptable level of service standards."

"Policy 1-3: Unincorporated enclaves which, according to City policy, are intended to be annexed, shall be included on the Future Land Use Plan Map. Upon annexation, the Venice Comprehensive Plan, including the Future Land Use Map, shall apply and, thereafter, all development shall be consistent with the Plan."

"Objective 2: Ensure compatibility and harmony among the various land use types."

"Objective 3: Ensure the protection of natural resources and maintain adequate open spaces."

"Policy 3-2: Continue to enforce standards for on-site stormwater attenuation. "

"Objective 5: Encourage the elimination of inconsistent uses and prevent future inconsistent uses within the community's character and future land uses."

"Policy 5-1: Require future industrial development to occur in planned industrial areas."

"Objective 12: To facilitate the conversion of the old industrial area into an attractive, vibrant area."

"Policy 12-1: Before 2001, the City of Venice will develop a sector plan for the redevelopment of the old industrial district and promote the relocation of existing industrial properties to the industrial park areas within the City."

"Objective 13: The City will continue to explore the expansion of the city limits eastward, to ensure compatible land use and development standards with Sarasota County."

"Policy 13-1: The City will encourage the annexation of the "Potential Planning Service Area" into the City."

Conclusion: The proposed designation of the Rinker Materials site to the Planned Industrial Development (PID) Zoning District is consistent with FLUE goals, objectives and policies.

The Industrial designation of the Rinker Materials site implements the expectations, terms, provisions, requirements and intent of the Pre-Annexation Agreement approved by the City Council on June 8, 2004. Pursuant to the Pre-Annexation Agreement, concrete/cement and related products production and processing are deemed to be permitted uses for the subject property. This provision recognizes the existing industrial character of the site and adjacent properties and to further encourage industrial development in this area. Located in the surrounding area are existing sand mining operations, asphalt plant and concrete batch plant. In addition, the nearby I-75/Laurel Road area includes two industrial developments (Laurel Interchange Business Park and Triple Diamond Commerce Plaza) recognizing the need for a mix of industrial and other land uses.

Therefore, the applicant is seeking a rezoning to PID, which is consistent with the proposed future land use plan amendment to the Industrial land use category. The PID zoning district and Industrial land use category are the appropriate designations for the proposed use of the site for a concrete batch plant and concrete block manufacturing plant with appropriate buffering against adjacent non-industrial land uses.

The application is consistent with the intent, terms and provisions contemplated and provided for by the Pre-Annexation Agreement and Potential Planning Service Area concept and will assist in providing for a sustainable community that requires a wide range of commercial, residential and industrial uses. The proposed uses for the Rinker Materials site are essential in meeting housing and nonresidential construction demands related to rebuilding because of the damage caused by last year's hurricanes, and new housing and nonresidential construction resulting from strong and unprecedented growth trends occurring at the I-75/Laurel Road interchange, and in the City, region and state. The I-75/Laurel Road interchange also contains existing industrial land use categories.

Rezoning the APAC annexation area with the PID zoning district would serve to encourage redevelopment of the old industrial area of the City and provide relocation sites for these industrial users. The Rinker Materials site provides for the expansion of the City's industrial tax and employment base and the proposed development of the Rinker Materials site would employ approximately 35 people.

As anticipated and recognized by the annexation of the APAC property, the Rinker Materials site is ideally suited for heavy industrial type uses. It is located in close proximity to the Potential Planning Service Area and is in close proximity to the I-75/Laurel Road interchange making it a very accessible site. The I-75/Laurel Road area is an emerging office, industrial, commercial and residential growth area that will utilize the construction materials provided by the Rinker Materials site. In addition, it is adjacent to existing sand mining operations which could supply some of the raw materials necessary for the concrete batch plant and concrete block manufacturing plant.

Compatibility and harmony among the various surrounding land uses and zoning patterns will be achieved through the Land Development Code and site plan review process and buffering where appropriate.

Housing Element

As set forth in the Comprehensive Plan, the Goal of the Housing chapter is to "ensure a supply of sale and sanitary housing units to serve all segments of the City's population."

Although the application is for PID zoning district, the proposed uses are essential in meeting housing construction demands related to rebuilding because of the damage caused by last year's hurricanes, and new housing construction resulting from strong growth trends occurring at the nearby I-75/Laurel Road interchange, and in the City, region and state.

Sanitary Sewer, Solid Waste, Potable Water and Transportation Elements

According to the City of Venice Comprehensive Plan, the City's goals for plan elements listed above are as follows:

Sanitary Sewer Goal:

"To maintain a sanitary sewer system to meet the needs of both present and future residents, as well as seasonal visitors, while protecting the environment."

Solid Waste Goal:

"To provide for the collection and disposal of recyclables and solid waste for existing and future residents."

Potable Water Goal:

"To maintain potable water system to meet the needs of both present and future residents, as well as seasonal visitors while protecting the environment."

Transportation Goal:

"To maintain an environmentally sensitive intermodal transportation system which provides safe, convenience and efficient travel through coordination of desirable land use practices and through the coordination with adjacent communities of transportation and land use practices."

These public infrastructure goals focus on the City of Venice's ability to provide for central utilities, transportation facilities and other public works related services to its residents. The development of the Rinker Materials site will require that the developer go through a concurrency review for the proposed development at the time the site plan is approved to ensure that the development will have adequate access to public services.

According to discussions with City staff there is sufficient water and wastewater capacity for development of this site. In addition, Rinker Materials will have a traffic study conducted which will be submitted to the City of Venice during the site development process. This traffic study will specifically address the impact the proposed industrial uses are expected to have on transportation issues in the City of Venice. As part of the development review process, Rinker Materials will address only roadway improvements the City's Land Development Code requires to further its goal of providing safe, convenient and efficient travel to residents of the City of Venice.

The Rinker Materials site meets the locational criteria of the PID district. It is located approximately 2.0 miles east of the I-75/Laurel Road interchange. This interchange area serves a number of industrial uses and PID districts. The Rinker Materials site is located on the north side of Gene Green Road approximately 900 feet east of the intersection of Gene Green Road and Knights Trail Road (collector). Gene Green Road is a local road currently utilized by a number of industrial users and is not servicing residential development.

Rezoning the Rinker Materials site to PID is consistent with the public infrastructure goals and plan elements discussed above. By classifying the Rinker Materials site as PID, the City will promote the intent of the comprehensive plan's transportation goal to provide safe, convenient and efficient travel through the application of good "land use practices". This is evident because of the proximity and ease of access between the Rinker Materials site and the I-75/Laurel Road interchange. Site specific development standards contained in the City's Land Development Code and other governmental regulations will ensure that future development is consistent with and advances the stated goals of the comprehensive plan.

Stormwater Management Element

As set forth in the comprehensive plan, the goal of the City of Venice with regard to stormwater management is "to protect the City's residents and their properties from flooding and to do so in a manner which will not incur negative environment impact."

The development of the Rinker Materials site will ensure that site development of the subject property furthers this goal. The design of the project and its associated stormwater management system will control stormwater runoff as required by the Land Development Code and applicable state regulations and not negatively impact the surrounding and down stream properties. Special care will be taken with regard to any and all site conditions as they relate to preparing the required Southwest Florida Water Management District (SWFWMD) and Florida Department of Environmental Protection (DEP) permit applications.

Because these types of facilities are regulated by DEP, some of the stormwater is recycled and utilized for non-drinking water applications related to facility operations.

SUMMARY OF PLAN CONSISTENCY ANALYSIS

As the preceding comprehensive plan analysis demonstrates, the rezoning request for the PID zoning district on the Rinker Materials site is consistent with and implements the intent and provisions of the City's comprehensive plan. Rezoning the Rinker Materials site as PID represents sound planning practice as it locates industrial activity in an area with an existing, established industrial land use pattern and in a part of the City recognized by the comprehensive plan as most appropriate for future industrial development. Not only is the rezoning request consistent with the comprehensive plan, but it specifically advances key goals of the plan such as the goal to relocate industrial uses from the central city urban areas to the northeastern part of the City.

In addition, the Rinker Materials rezoning request for PID is consistent with and implements the expectations, terms, provisions., requirements and intent of the Pre-Annexation Agreement approved by the Venice City Council on June 8, 2004 and the City's Comprehensive Plan. As anticipated by the annexation of the APAC property, the Rinker Materials site is ideally suited for heavy industrial type uses, which fits the existing industrial character of the site and is consistent with the Industrial land use plan category. The application is consistent with the intent of the Potential Planning Service Area and provides for a sustainable community that requires a wide range of commercial, residential and industrial uses. The Rinker Materials site is located in close proximity to the I-75/Laurel Road interchange making it a very accessible site. The I-75/Laurel Road area is an emerging office, industrial, commercial and residential growth area.

RINKER MATERIALS VENICE SITE RESPONSE TO REZONING CRITERIA

Pursuant to Sec. 86-47(f) Contents of Planning Commission report, the following are Rinker Materials responses to the rezoning criteria:

- (1) **Rezoning amendments.** When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council required 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.

The intent of the Planned Industrial District (PID) is to "promote more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and the protection of adjacent and nearby existing and future nonindustrial uses and activities." In the comprehensive plan consistency analysis part of this report (pages 7-12) it is demonstrated that the rezoning request for the Planned Industrial Development (PID) zoning district on the Rinker Materials site is consistent with and implements the intent and provisions of the City's comprehensive plan.

Rezoning the Rinker Materials site as PID represents sound planning practice as it locates industrial activity in an area with an existing, established industrial land use pattern and in a part of the City recognized by the comprehensive plan as most appropriate for future industrial development. Not only is the rezoning request consistent with the comprehensive plan, but it specifically advances key goals of the plan such as the goal to relocate industrial uses from the central city urban areas to the northeastern part of the City.

In addition, the Rinker Materials rezoning request for PID is consistent with and implements the expectations, terms, provisions, requirements and intent of the Pre-Annexation Agreement approved by the Venice City Council on June 8, 2004 and the City's Comprehensive Plan. As anticipated by the annexation of the APAC property, the Rinker Materials site is ideally suited for heavy industrial type uses, which fits the existing industrial character of the site and is consistent with the Industrial land use plan category. The application is consistent with the intent of the Potential Planning Service Area and provides for a sustainable community that requires a wide range of commercial, residential and industrial uses. The Rinker Materials site is located in close proximity to the I-75/Laurel Road interchange making it a very accessible site. The I-75/Laurel Road area is an emerging office, industrial, commercial and residential growth area.

- b. The existing land use pattern.

The proposed rezoning to PID is consistent with the surrounding land uses. To the north and east are industrial uses, to the west is agricultural and to the south across Gene Green Road is Commercial land use designation (an RV park) that will be buffered by the intervening roadway (Gene Green Road) and landscape areas on the Rinker Materials site.

In addition, to the existing industrial uses adjacent to the Rinker Materials site, located at the I-75/Laurel Road interchange are two properties with industrial land use and zoning designations.

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

The surrounding land uses are industrial to the north and east, agricultural to the west and to the south is Commercial land use designation (an RV park). The rezoning of the site to PID together with the balance of the APAC tract would not create an isolated district, but instead integrates the site within the established, proposed and planned industrial land use pattern.

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

The proposed zoning is industrial, and therefore, would not increase population density or impact schools. The subject site will be served by private well and septic system. The proposed use will have minimal impact on roadways (see item h below).

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

The existing district boundaries are illogically drawn given the location of the site in relation to nearby uses. The rezoning requested represents the expectations, terms and intent of the Pre-Annexation Agreement approved by the Venice City Council on June 8, 2004 and the City's Comprehensive Plan. As anticipated by the annexation of the APAC property, the Rinker Materials site is ideally suited for industrial type uses, which fits the existing industrial character of the site and adjacent areas and is consistent with the PID zoning district.

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

The area in which the site is located has changed over many years and is now recognized as a key existing and future industrial area for the City. Many industrial uses already exist in the immediate area. The subject site was part of the APAC annexation that was approved by the City Council on June 22, 2004. The applicant is concurrently seeking a future land use amendment to the Industrial land use category. The Industrial land use category fits the proposed use of the site for a concrete batch plant and concrete block manufacturing plant. The proposed rezoning to PID is consistent with the Industrial land use category. Pursuant to the Pre-Annexation Agreement approved by the City Council on June 8, 2004, concrete/cement and related products production and processing are deemed to be permitted uses for the subject property.

Further, the proposed uses are essential in meeting housing construction demands related to rebuilding because of the damage caused by last year's hurricanes, and new housing construction resulting from strong growth trends occurring at the nearby I-75/Laurel Road interchange, and in the City, region and state.

The application of the PID district on the Rinker Materials site furthers the intent of this district. The PID district is designed for industrial activity, and to promote more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and the protection of adjacent and nearby existing and future nonindustrial uses and activities.

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

The surrounding land uses are industrial to the north and east, and to the south across Gene Green Road is Commercial land use designation (an RV park). The proposed uses are compatible with the surrounding neighborhood, which has an industrial land use component that has been there for many years.

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

The proposed use will have minimal impact on roadways and will meet all applicable traffic concurrency requirements. The following are the estimated number of trips that will be generated by the facilities:

- 70 trips/day by employees
- 182 truck trips/day by Rinker and vendors for deliveries/pick-up
- 60 trips/day by visitors

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

The proposed uses will meet City and state regulations with respect to stormwater discharge and not create any drainage problems. Because stormwater facilities are regulated by the Florida Department of Environmental Regulation (DEP), some of the stormwater is recycled and utilized for non-drinking water applications related to facility operations. All stormwater run-off regulations applicable to the development will be met.

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

The proposed development of the site would not seriously reduce light or air to adjacent properties. Any proposed development of the site must address as part of the site plan review process, LDC requirements for building setbacks and buffering.

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

The surrounding land uses are mining to the north and east, agricultural to the west and to the south across Gene Green Road is Commercial land use designation (an RV park) that will be buffered by the intervening roadway (Gene Green Road) and landscape areas on the Rinker Materials site. The proposed uses are compatible with the surrounding neighborhood, which is industrial, and therefore, would not negatively affect property values. In fact, the change will result in new industrial facilities that will enhance industrial land values and increase the City's tax base revenues. The subject site along with adjacent properties were specifically annexed in order to expand the City's industrial tax and employment base. Any proposed development of the site must address as part of the site plan review process, LDC requirements for building

setbacks and buffering. Numerous industrial uses exist in the area and have not adversely affected its value.

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

The surrounding land uses are industrial and mining to the north and east, agricultural to the west and to the south across Gene Green Road is Commercial (an RV park). The proposed uses are compatible with the surrounding neighborhood, which is essentially industrial, and therefore, would not be a deterrent to improvements or development of adjacent properties. The subject site along with adjacent properties was annexed in order to expand the City's industrial tax and employment base.

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

The subject site was part of the APAC annexation that was approved by the City Council on June 22, 2004. The Rinker Materials rezoning request for PID is consistent with and implements the expectations, terms, provisions, requirements and intent of the Pre-Annexation Agreement approved by the Venice City Council on June 8, 2004 and the required amendment to the City's Comprehensive Plan. The applicant is concurrently seeking a future land use amendment to the Industrial land use category. The Industrial land use category fits the proposed use of the site for a concrete batch plant and concrete block manufacturing plant. The proposed rezoning to PID is consistent with the Industrial land use category and the intent and provisions of the City's annexation.

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

The property does not have any existing City zoning. The subject site was part of the APAC annexation that was approved by the City Council on June 22, 2004. The site currently retains its current County zoning of Open Use Estate, and therefore, must be rezoned to an appropriate City of Venice zoning district. The applicant is concurrently seeking a future land use amendment to the Industrial land use category. The Industrial land use category fits the proposed use of the site for a concrete batch plant and concrete block manufacturing plant. The proposed rezoning to PID is consistent with and implements the Industrial land use category.

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

The subject site is surrounded by industrial uses of similar scale and intensity. Along with adjacent properties, the Rinker Materials site was annexed in order to expand the City's industrial tax and employment base. Further, the proposed uses are essential in meeting housing construction demands related to rebuilding because of the damage caused by last year's hurricanes, and new housing construction resulting from strong growth trends occurring at the nearby I-75/Laurel Road interchange, and in the City, region and state. Therefore, the proposed rezoning is consistent with the intent and provisions of the annexation and the Comprehensive Plan.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The subject site along with adjacent properties was annexed in order to expand the City's industrial tax and employment base as directed by the comprehensive plan. Designating the Rinker Materials site with the PID zoning district would serve to encourage redevelopment of the old industrial area of the City and provide relocation sites for these industrial users. This is the preferred area of the City for industrial uses. Other urban areas are not suitable for heavy industrial uses and furthermore, the City's comprehensive plan directs such uses away from the urban area. The proposed rezoning is located where the City is directing industrial development, and therefore, is consistent with the intent of the annexation and the Comprehensive Plan.

In addition to meeting all of the previously described rezoning criteria, the proposed rezoning meets the Planned Industrial Development (PID) locational criteria:

- (1) Relation to major transportation facilities. PIDs shall be so located with respect to arterial or collector streets, or other transportation facilities, as to provide direct access to such PIDs without creating or generating traffic along local streets in residential areas or districts other than industrial districts outside the PID.

The Rinker Materials site meets the locational criteria of the PID district. It is located approximately 2.0 miles east of the I-75/Laurel Road interchange. This interchange area serves a number of industrial uses and PID districts. The Rinker Materials site is located on the north side of Gene Green Road approximately 900 feet east of the intersection of Gene Green Road and Knights Trail Road (collector). Gene Green Road is a local road currently utilized by a number of industrial users and is not servicing residential development.

- (2) Relation to utilities, public facilities and services. PIDs shall be so located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utility systems and installations that neither extension nor enlargement of such systems will be required in manner, form, character, location, degree, scale or timing resulting in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under existing zoning in the area.

The Rinker Materials site is within the City of Venice service area. The closest water and sewer lines are located at the intersection of Triple Diamond Boulevard and Knights Trail Road. This is approximately one mile from the subject site. The City's wastewater treatment plant is located south of Laurel Road on Knights Trail. According to discussion with City staff there is sufficient public water and wastewater capacity for the development of this site if connection to public water and sewer is required. However, in the interim, private well and septic facilities would be utilized for the development. The terms of the Pre-Annexation Agreement assures that the extension or enlargement of such systems will not result in higher net public cost or earlier incursion of public costs than would development under existing zoning.

(3) Physical character of site. The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion or other dangers, annoyances or inconveniences. Conditions of soil, groundwater level, drainage and topography shall all be appropriate to both the kind and pattern of use intended.

As shown on the site plan, the proposed layout of buildings, parking, landscape buffers and stormwater improvements will satisfy PID requirements. Additional refinements to this plan relative to building setbacks, buffers and stormwater would be part of the site plan review process.

APPENDIX A
SURVEY AND LEGAL DESCRIPTION
And DEEDS

LEGAL DESCRIPTION

Commence at the Southeast corner of the Northeast 1/4 of the Southwest 1/4, of said Section 22; thence N00°36'27"W along the East line of said Northeast 1/4 of the Southwest 1/4, 60.00 feet to a Point lying on the North line of a (60 foot wide easement) for Gene Green Road for a Point of Beginning; thence N89°16'25"W, along the North line of said (60 foot wide easement), 670.33 feet to its intersection with the West line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 22; thence N00°26'56"W, along said West line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, 644.36 feet a point; thence leaving said West line, run S89°16'25"E 668.55 feet to its intersection with the aforementioned East line of the Northeast 1/4 of the Southwest 1/4 of Section 22; thence S00°36'27"E, along said East line of the Northeast 1/4 of the Southwest 1/4 of Section 22, 644.40 feet to the Point of Beginning and containing 9.90 acres more or less.

DEEDS

QUIT CLAIM DEED

THIS INDENTURE, made this 19th day of September, 1996, between STEPHEN T. DEANS, JR., joined by his wife, CHERRIE DEANS, of _____,

hereinafter called first party, to APAC-Florida, Inc., a Delaware corporation, as to an undivided thirty-eight (38%) percent interest therein, and APAC-Texas, Inc., a Delaware corporation, as to an undivided sixty-two (62%) percent interest therein, whose post office address is: P. O. Box 14000, Lexington, Kentucky 40512, hereinafter called second party.

WITNESSETH: That the said first party, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

The East 1/2 of the NW 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida, LESS the South 60 feet of the West 3/4 thereof, and SUBJECT TO a 30 foot dedicated easement along the West boundary, and a 60 foot dedicated easement along the North boundary for road, drainage and utilities;

ALSO:

The E 1/2 of the NE 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida, SUBJECT TO a 60 foot dedicated easement along the South boundary for road, drainage and utilities.

SUBJECT TO easements, restrictions and reservations of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Patricia Harding
Witness
Name: Patricia Harding

A Ann Cobb
Witness
Name: ANN Cobb

Stephen T. Deans, Jr.
STEPHEN T. DEANS, JR.

Cherrie Deans
CHERRIE DEANS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of September, 1996, by STEPHEN T. DEANS, JR., joined by his wife, CHERRIE DEANS, who are personally known to me or who has produced _____ as identification and who did not take an oath.

Mary D. Young
Notary Public
Name: Mary D. Young

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Roger P. Conley
CONLEY & CLEARY
Attorneys at Law
2401 Manatee Avenue West
Bradenton, Florida 34205
Ph: (941) 748-8778



MARY D. YOUNG
My Commission CC426387
Expires Jan. 17, 1999
Dated by ANB
800-852-5878

QUIT CLAIM DEED

THIS INDENTURE, made this 19th day of September, 1996, between VENICE LANDCLEARING, INC., a Florida corporation, and STEPHEN T. DEANS, JR., hereinafter called first party, to APAC-Florida, Inc., a Delaware corporation, as to an undivided thirty-eight (38%) percent interest therein, and APAC-Texas, Inc., a Delaware corporation, as to an undivided sixty-two (62%) percent interest therein, whose post office address is: P. O. Box 14000, Lexington, Kentucky 40512, hereinafter called second party.

WITNESSETH: That the said first party, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

All right, title and interest in and to that certain CONTRACT FOR SALE OF REAL ESTATE between STEPHEN T. DEANS, JR., as Seller, and VENICE LANDCLEARING, INC., a Florida corporation, as Buyer, dated June 7, 1996, covering real property located in Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

This instrument is given to extinguish any and all rights the undersigned have, if any, to the real property as described in the aforementioned Contract For Sale of Real Estate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

VENICE LANDCLEARING, INC.,
a Florida corporation

Patricia Harding
Witness
Name: Patricia Harding

By: Stephen T. Deans, Jr.
Stephen T. Deans, Jr.

Alan Cobb
Witness
Name: Alan Cobb

Stephen T. Deans, Jr.
Stephen T. Deans, Jr., Individually

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of September, 1996, by STEPHEN T. DEANS, JR., Individually and as of VENICE LANDCLEARING, INC., a Florida corporation, and STEPHEN T. DEANS, JR., Individually, who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Mary D. Young
Notary Public
Name: Mary D. Young

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Roger P. Conley
CONLEY & CLEARY
Attorneys at Law
2401 Manatee Avenue West
Bradenton, Florida 34205
Ph: (941) 748-8778



05-812

E



ENGELHARDT, HAMMER & ASSOCIATES

Planning • Engineering • Landscape Architecture

August 30, 2005

Ms. Kathie Ebaugh
Comprehensive Planner
City of Venice
401 W. Venice Avenue
Venice, Florida 34285

RE: Rinker Materials Venice Property: Rezoning Application

Dear Ms. Ebaugh:

Engelhardt, Hammer & Associates, Inc., on behalf of Rinker Materials of Florida, Inc., the contract purchaser and APAC-Southeast, Inc., the property owner, is submitting the enclosed general site plan (two copies) in response to staff comments relative to the rezoning application. If this site plan is satisfactory, then I will provide additional copies if necessary.

Also enclosed is an illustration of a typical Rinker Materials sign, which meets ILW sign requirements and elevation drawings depicting the silo heights for the batch plant and concrete block plant.

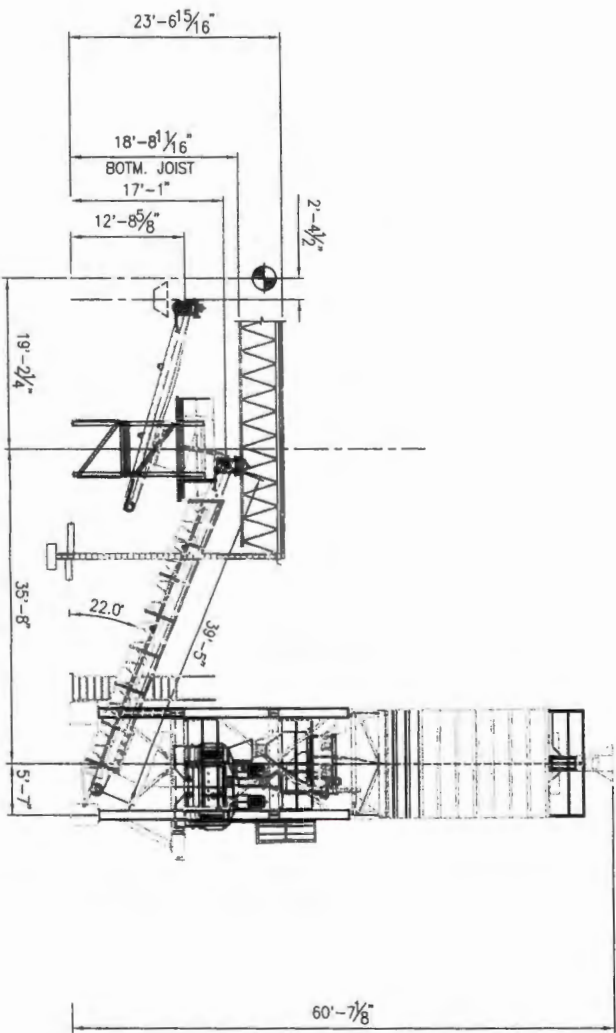
If you have any questions, please contact me at your earliest convenience.

Sincerely,

Jan A. Norsoph, AICP
Vice-President, Community Planning & Urban Design

bc:

ELEVATION



ENGINEER OF RECORD

Drawn By: M.R.G.
Date: 07-19-05
Drawing No: 16-M-1

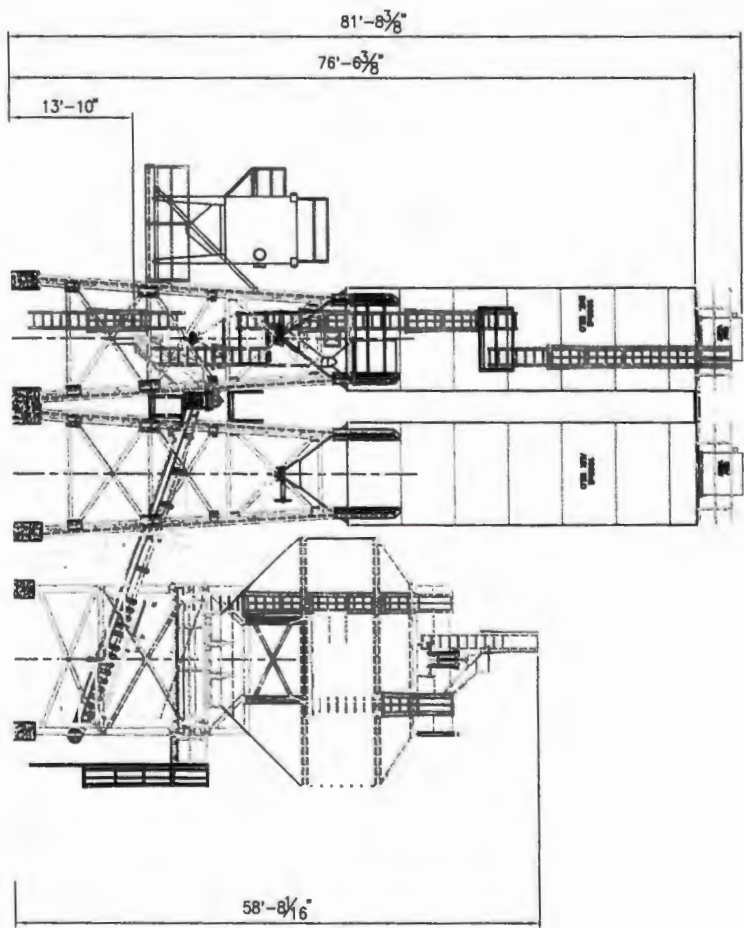
Hammer & Associates, Inc.

VENICE
- BLOCK PLANT -
SILO ELEVATION

REVISIONS

DATE / INITIALS	REMARKS	DATE / INITIALS	REMARKS

ELEVATION



ENGINEER OF RECORD
14-M-1



Hammer & Associates, Inc.

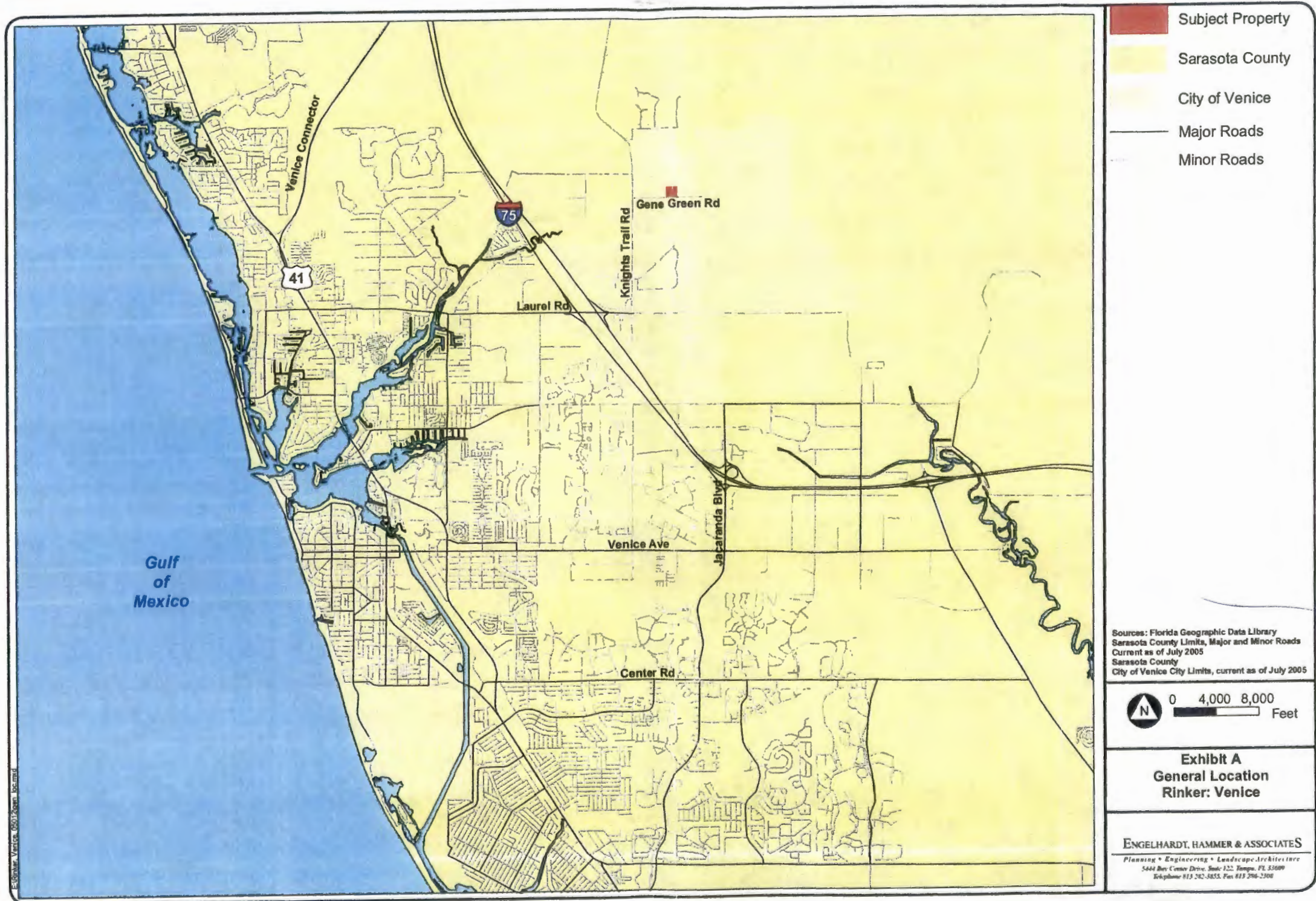
VENICE
- BATCH PLANT -
SILO & AGGREGATE BIN ELEVATION

REVISIONS

DATE / DETAILS	REVISIONS

REVISIONS

DATE / DETAILS	REVISIONS





- Subject Property
- City Boundary
- APAC Annexation Area

Surrounding Uses

- 1 = Sand Mine
- 2 = Asphalt Plant
- 3 = Concrete Plant
- 4 = Sand Mine
- 5 = Pavement Manufacturing
- 6 = RV Park
- 7 = Abandoned Citrus Grove

Source: Sarasota County
DigiAir 2001

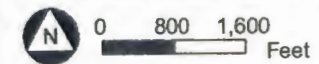
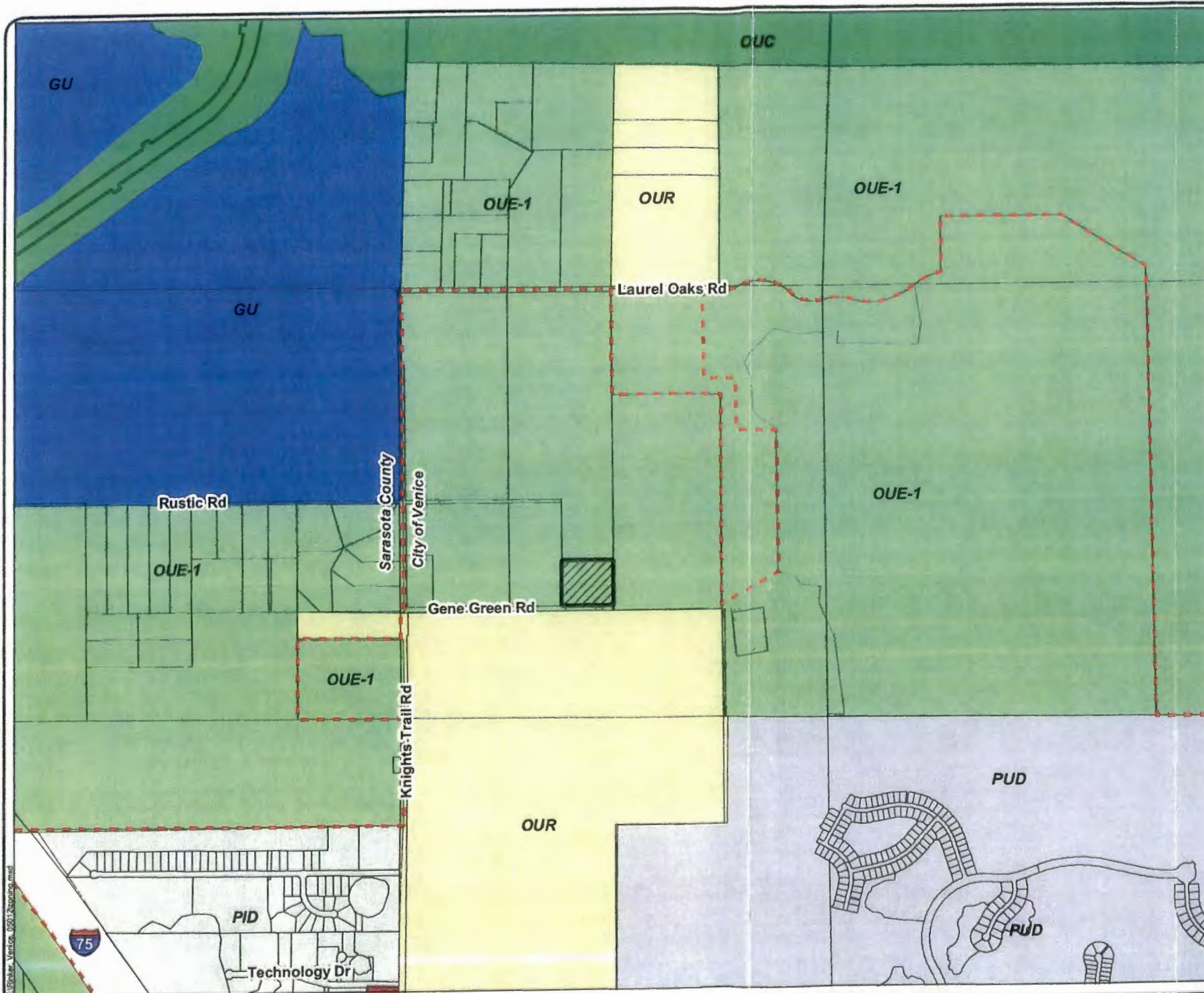


Exhibit B
Aerial
Rinker: Venice

ENGELHARDT, HAMMER & ASSOCIATES
Planning • Engineering • Landscape Architecture
5444 Bay Center Drive, Suite 122, Tampa, FL 33609
Telephone: 813-292-3853, Fax: 813-296-2908



Subject Property

City Boundary

Sarasota County Zoning

Government Use (GU)

Open Use Conservation (OUC)

Open Use Estate (OUE-1)

Open Use Rural (OUR)

City of Venice Zoning

Commercial Intensive (CI)

Open Use Estate (OUE-1) (County*)

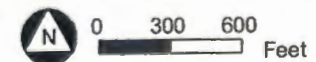
Open Use Rural (OUR) (County*)

Planned Industrial Development (PID)

Planned Unit Development (PUD)

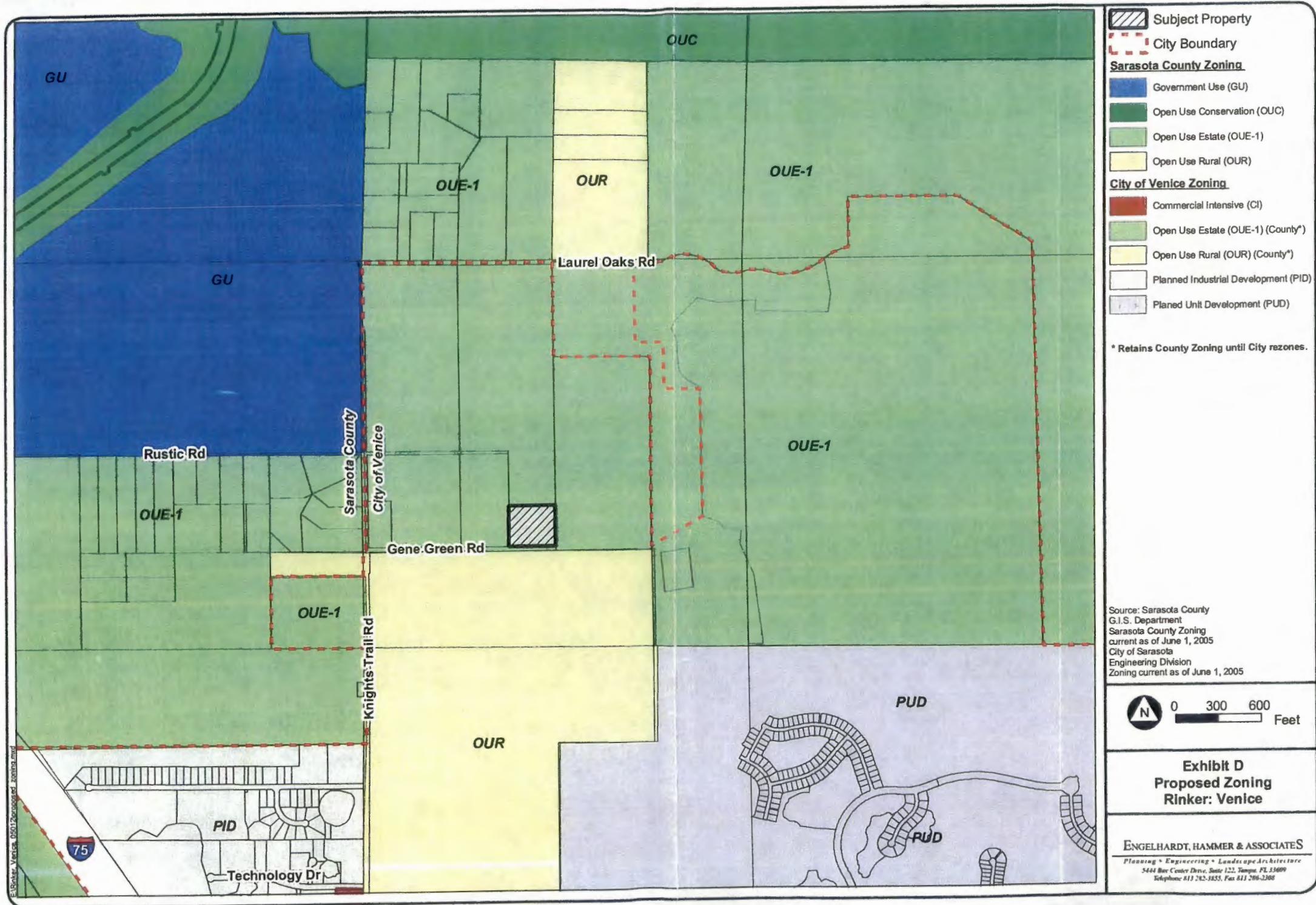
* Retains County Zoning until City rezones.

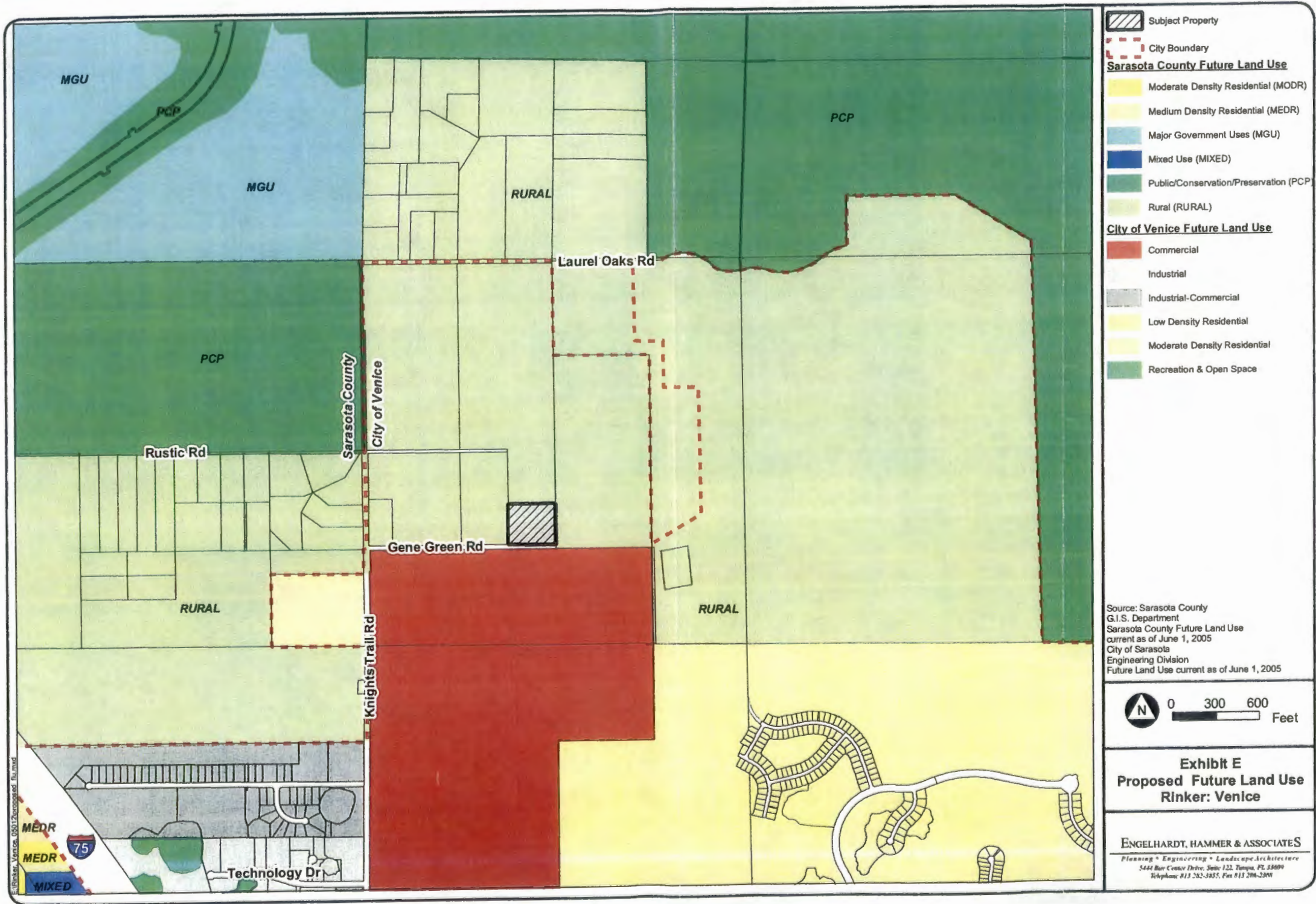
Source: Sarasota County
G.I.S. Department
Sarasota County Zoning
current as of June 1, 2005
City of Sarasota
Engineering Division
Zoning current as of June 1, 2005



**Exhibit C
Zoning
Rinker: Venice**

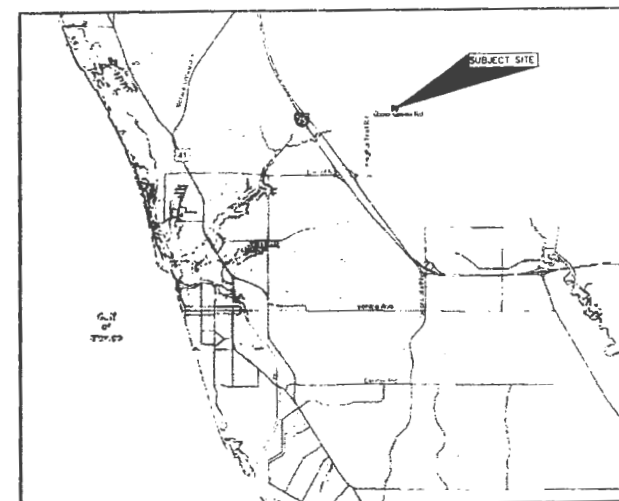
ENGELHARDT, HAMMER & ASSOCIATES
Planning • Engineering • Landscape Architecture
5444 Bay Center Drive, Suite 122, Tampa, FL 33609
Telephone 813 262-3855, Fax 813 298-2308






SITE AREA	
TOTAL SITE AREA	431,269.61 S.F. 9.9005 AC.
BUILDING AREA	
BLOCK PLAN	18,002.00 S.F. 0.4151 AC.
SHOP/WAREHOUSE	4,480.00 S.F. 0.1028 AC.
	876.00 S.F. 0.0200 AC.
TYPE 5 STRUCTURE (NON-OCCUPIED STRUCTURE)	7,593.84 S.F. 0.1743 AC.
BATCH PLAN (SALES & AGGREGATE BAY)	370.19 S.F. 0.0084 AC.
	1,380.81 S.F. 0.0315 AC.
SETTLEMENT BASINS	769.98 S.F. 0.0176 AC.
TYPE 1 POND	20,968.60 S.F. 0.4814 AC.
NON-CONTACT POND	34,472.30 S.F. 0.7914 AC.
ADJUTANT CONTAINMENT	269.74 S.F. 0.0130 AC.
ELECTRICAL ROOM	106.66 S.F. 0.0024 AC.
WELL/TANK PAD	441.85 S.F. 0.0101 AC.
DRIVE OR PARKING	829.53 S.F. 0.0193 AC.
	232,556.26 S.F. 5.3383 AC.
PERVIOUS AREA	108,734.55 S.F. 2.4982 AC.
TOTAL:	431,269.61 S.F. 9.9005 AC.

PARKING	
REQUIRED	1 SPACE PER COMPANY VEHICLE, PLUS 1 SPACE FOR EACH 1,000 SQ. FT. FLOOR SPACE
PROVIDED	40 SPACES, 8 HC



VICINITY MAP

EXHIBIT G

PROJECT PLANNER  ENGINEER/ARCHITECT/DRAWER Patrick S. Lear, P.E. 1222 E. Center Drive, Suite 122, Tampa, FL 33606 Telephone: (813) 252-1811 Fax: (813) 250-2100	ENGINEER OF RECORD PATRICK S. LEAR, P.E. No. 60033
--	---

[illegible]

VEHICLE - STEWARD -
PROFESSOR STEWARD

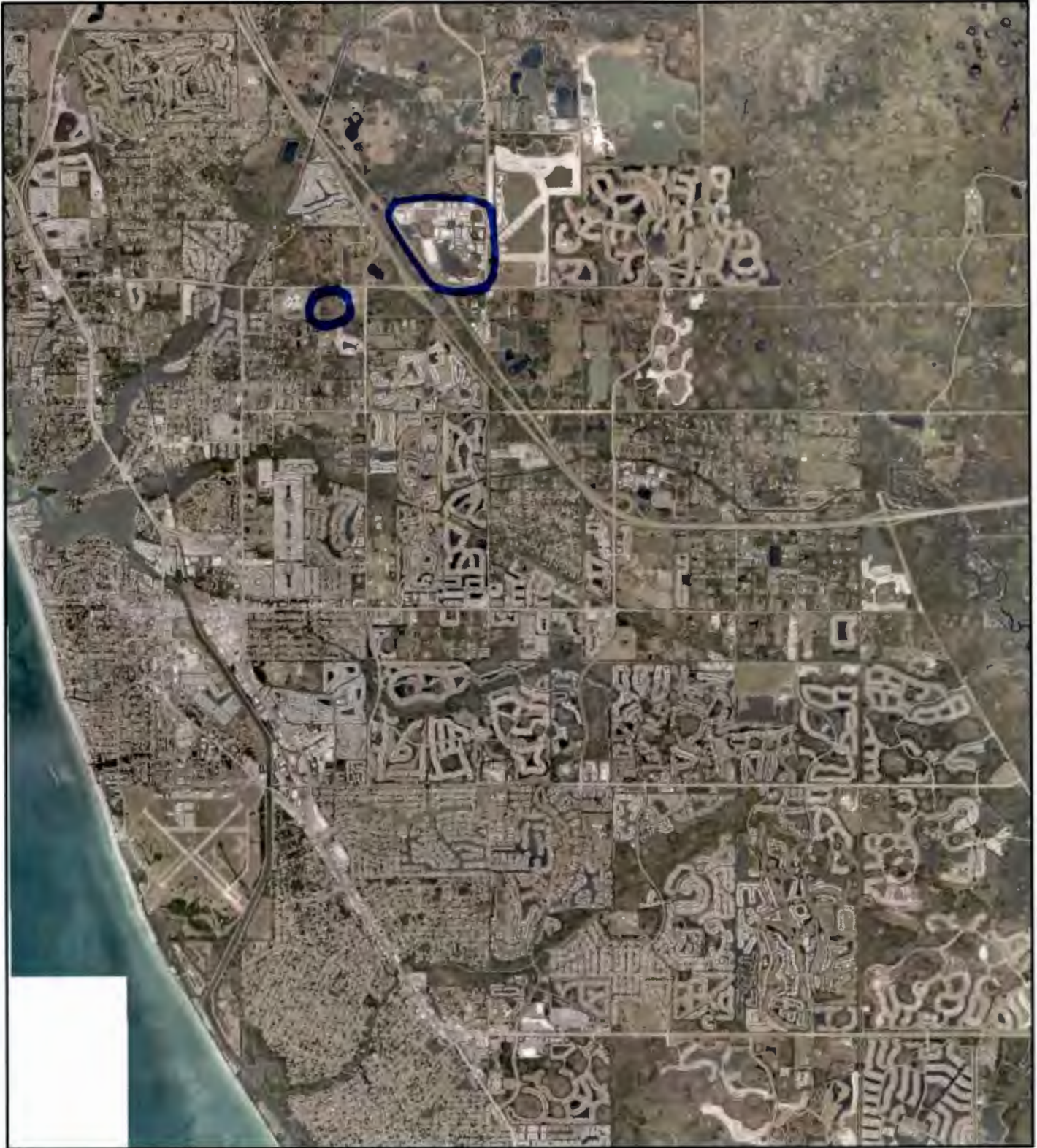
Alan Gerwig & Associates, Inc.
12780 W. Foothill Blvd., Ste. 304
Bellingham, WA 98244
Ph.: (509) 797-8080
Fax: (509) 797-8901
CA #7988
Consulting Engineers



Rinker
ANIMALS™

Drawn By: D.S.P.
Date: 07-19-05
Drawing No. 1-SP-1

F



0 0.85 1.7 Miles

Bill Furst

Sarasota County Property Appraiser



*This map is a product of, and prepared for use by the
Sarasota County Property Appraiser's Office*

No warranties are expressed or implied



0 0.03 0.06 Miles

Sarasota County Property Appraiser

Bill Furst

Sarasota County Property Appraiser

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