



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

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT **16-05 RZ**

Project Name: Laurel Road Storage

Parcel Identification No.: 0387-01-0009 and 0387-01-0005

Address: 3496 & 3500 Laurel Road E.

Parcel Size: 5.8 +/- acres

FLUM designation: Commercial

Current Zoning: CHI and CI **Proposed Zoning:** CG and CI

Property Owner's Name: Gaylon & Laura Peters, Laurel Road Storage, LLC

Telephone: _____

Fax: _____

E-mail: _____

Mailing Address: _____

Project Manager: Jeffery A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax: (941) 488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FI 34285

Project Engineer : Jessica Heiny, P.E., Florida Engineering & Surveying, LLC

Telephone: (941) 485-3100

Mobile / Fax: _____

E-mail: jessie@florida-eas.com

Mailing Address: 631 N. Tamiami Trail, Nokomis, FI 34275

Project Architect: _____

Telephone: _____

Mobile / Fax: _____

E-mail: _____

Mailing Address: _____

Incomplete applications cannot be processed - See reverse side for checklist

Revised 12/10

Applicant Signature / Date:

RECEIVED

MAY 27 2016

PLANNING & ZONING

Open: CASHIER/JS Type: OC Drawer: 1
Date: 20 MAY 16 Receipt no: 75875
2016 231
PZ PLANNING & ZONING
1.00 \$1850.20
OK CHECK 491 \$5205.20
Trans date: 6/07/16 Time: 15:43:44

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition**
- ☒ **Public Workshop Requirements.** Date held November 30, 2015
 - ☒ 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.

Please see attached

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.

RECEIVED
MAY 27 2016
PLANNING & ZONING

Project Narrative

The subject property is comprised of two parcels, totaling 5.8 acres, located at 3496 & 3500 Laurel Road East (southwest quadrant of Laurel Road and Knights Trail Road). The western parcel is currently zoned CI (Commercial Intensive) and the eastern parcel is currently zoned CHI (Commercial Highway Interchange).

The proposed rezoning seeks to rezone the property so that the 2.7 acre portion fronting Laurel Road (Parcels A&B) is zoned CG (Commercial General) and the remaining 3.1 acre portion to the rear, the combined Phase 1 and 2, is rezoned (Phase 1) or remains zoned (Phase 2) CI (Commercial Intensive). See attached Exhibit A for sketch and legal descriptions.

The proposed rezoning will relocate the more intense uses of the CI zoning district to the rear of the property providing a transition between the ILW and CI zoned properties to the south while allowing for the general commercial activities permitted in the CG district to be located along Laurel Road convenient to both automobile and pedestrian traffic.

The proposal is compliant with all applicable elements of the City's Comprehensive plan and is compatible with the existing neighborhood (See Policy 8.2 Analysis)

Policy 8.2 Analysis

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of:

- A. Land use density and intensity.
The proposed rezoning of the property will provide an improved transition of Commercial zoning districts from Laurel Road to the more intense ILW zoning to the south. The proposed Self-Storage use is an ideal commercial use for transition between commercial and industrial zoning.
- B. Building heights and setbacks.
The proposed building height and setbacks are consistent with the character of the neighborhood.
- C. Character or type of use proposed.
The proposed Self-Storage use is an ideal commercial use for transition between the proposed CG zoning to the north and the ILW zoning to the south.
- D. Site and architectural mitigation design techniques.
The location of the proposed Self-Storage use to the rear of the site together with the proposed buffer will mitigate any potential impacts of the proposed use.

Considerations for determining compatibility shall include, but are not Limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

RECEIVED
JUN 15 2016
PLANNING & ZONING

- The property is surrounded by commercial or industrial uses on all sides. Single-family neighborhoods in the area will be further protected by the relocation of the more intense commercial uses to the rear of the property.**
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The proposed use is surrounded by commercial or industrial uses and is compatible with the existing uses.
 - G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not Applicable.
 - H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The intensity of the proposed use is similar to the density of existing permitted uses on the property, but the more intense commercial uses will be relocated to the rear of the property.

Potential incompatibility shall be mitigated through techniques including,
But not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
The proposed Self-Storage facility meets or exceeds all requirements for open space and buffering.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
The proposed self-Storage facility and the activities associated with it are oriented towards the interior of the site in order to mitigate potential light, noise, mechanical, refuse, and delivery impacts. The facility will also be screened from surrounding properties with a 6 foot high fence and landscape buffering.
- K. Locating road access to minimize adverse impacts.
Road access to the Self-Storage facility has been located to minimize adverse impacts, if any.
- L. Adjusting building setbacks to transition between different uses.
Not applicable, the property is surrounded by other commercial zoned property or industrial zoned property.
- M. Applying step-down or tiered building heights to transition between different uses.
Not applicable, the property is surrounded by other commercial zoned property or industrial zoned property.
- N. Lowering density or intensity of land uses to transition between different uses.
The relocation of the CI zoning and Self-Storage facility to the rear of the property provides for an appropriate transition between the different uses in the area.

RECEIVED



JUN 15 2016

PLANNING & ZONING

"NOT A SURVEY"**LAUREL ROAD**
(PUBLIC R/W)NORTH LINE OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST
N 89°33'25" W 650.46'—BEARING BASIS**P.O.C.**
(PARCEL A & B)
(PARCEL 1 ONLY & PARCEL 1 & 2)
NORTHEAST CORNER OF SECTION 33,
TOWNSHIP 38 SOUTH, RANGE 19 EASTPERMANENT EASEMENT #24
O.R.B. 2334, PG. 838
FOR CONSTRUCTION AND MAINTENANCE OF
A WATERLINE TO SARASOTA COUNTY, FLORIDA.NON-EXCLUSIVE EASEMENT RIGHT-OF-WAY FOR
STREET, ROAD & UTILITY PURPOSES
O.R.B. 1181, PG. 1706
O.R.B. 1195, PG. 2159(PARCEL 109)
F.D.O.T. ORDER OF TAKING
O.R.B. 2432, PG. 1344(PARCEL 110)
F.D.O.T. ORDER OF TAKING
O.R.B. 2432, PG. 1345S 89°33'25" E
60.02'N 89°33'25" W
25.00'NOW OR FORMERLY LANDS OF REDMON
P.L.D.# 0387-01-0003NOW OR FORMERLY LANDS OF VITALE
P.L.D.# 0387-01-0007**PARCEL B**
46,361.5 SQ. FT.±
1.06 ACRES±**PARCEL A**
71,265.1 SQ. FT.±
1.64 ACRES±**PHASE 2**
28,367.2 SQ. FT.±
0.65 ACRES±NOW OR FORMERLY LANDS OF VITALE
P.L.D.# 0387-01-0007**PHASE 1**
107,090.8 SQ. FT.±
2.46 ACRES±

EAST LINE OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST

(PUBLIC R/W)—ACCESS ROAD
LAUREL ROAD EAST

-  = (PARCEL A & B)
PROPOSED ZONING = CG
-  = (PHASE 1 & 2)
PROPOSED ZONING = CI

NOW OR FORMERLY LANDS OF VITALE
P.L.D.# 0387-01-0007**NOTES:**BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF
SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

**FLORIDA ENGINEERING
&
SURVEYING, LLC**

CA #30376 LB #9024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34276
TEL: (941) 485-3100
FAX: (941) 485-3107www.flengineeringandsurveying.com

© COPYRIGHTED MATERIAL 2015

NOW OR FORMERLY LANDS
OF M & C INVESTMENTS
CORP OF SARASOTA
P.L.D.# 0387-01-0006

PLANNING & ZONING

(PARCEL A & B COMBINED)

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578 & OFFICIAL RECORDS INSTRUMENT #2013116099, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 33, N 89°33'25" W, A DISTANCE OF 650.46 FEET; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 33, S 01°03'08" E, A DISTANCE OF 175.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAUREL ROAD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAUREL ROAD, S 89°33'25" E, A DISTANCE OF 60.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 89°33'25" E, A DISTANCE OF 565.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAUREL ROAD EAST (ACCESS ROAD); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAUREL ROAD EAST, S 01°03'08" E, A DISTANCE OF 217.79 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S 88°56'52" W, A DISTANCE OF 299.82 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID WEST LINE N 01°03'08" W, A DISTANCE OF 34.22 FEET; THENCE LEAVING SAID WEST LINE, S 88°44'59" W, A DISTANCE OF 25.00 FEET; THENCE N 89°53'26" W, A DISTANCE OF 240.47 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013116099, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID WEST LINE, N 01°03'08" W, A DISTANCE OF 193.54 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 2.70 ACRES, MORE OR LESS.

(PHASE 1 ONLY)

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 33, N 89°33'25" W, A DISTANCE OF 25.00 FEET; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 33, S 01°03'08" E, A DISTANCE OF 392.85 FEET FOR A POINT OF BEGINNING; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF LAUREL ROAD EAST; THENCE ALONG WEST RIGHT-OF-WAY LINE OF SAID LAUREL ROAD EAST, S 01°03'08" E, A DISTANCE OF 303.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S 74°51'31" W, A DISTANCE 141.66 FEET; THENCE S 01°03'08", A DISTANCE OF 53.06 FEET; THENCE N 89°33'25" W, A DISTANCE OF 162.47 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578, ,PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N 01°03'08" W, A DISTANCE OF 386.82 FEET; THENCE LEAVING SAID WEST LINE N 88°56'52" E, A DISTANCE OF 299.82 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 2.46 ACRES, MORE OR LESS.

RECEIVED
JUN 15 2016
PLANNING & ZONING

(PHASE 1 & 2 COMBINED)

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578 & OFFICIAL RECORDS INSTRUMENT #2013116099, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 33, N 89°33'25" W, A DISTANCE OF 25.00 FEET; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 33, S 01°03'08" E, A DISTANCE OF 392.85 FEET FOR A POINT OF BEGINNING; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF LAUREL ROAD EAST; THENCE ALONG WEST RIGHT-OF-WAY LINE OF SAID LAUREL ROAD EAST, S 01°03'08" E, A DISTANCE OF 303.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S 74°51'31" W, A DISTANCE 141.66 FEET; THENCE S 01°03'08", A DISTANCE OF 53.06 FEET; THENCE N 89°33'25" W, A DISTANCE OF 162.47 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N 01°03'08" W, A DISTANCE OF 312.32 FEET; THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013110699, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, N 89°33'25" W, A DISTANCE OF 265.51 FEET TO THE SOUTHWEST CORNER OF SAID LANDS IN OFFICIAL RECORDS RECORDS INSTRUMENT #2013116099, SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF THOSE LANDS IN SAID OFFICIAL RECORDS INSTRUMENT #2013116099, N 01°03'08" W, A DISTANCE OF 106.07 FEET; THENCE LEAVING SAID WEST LINE, S 89°53'26" E, A DISTANCE OF 240.47 FEET; THENCE N 88°44'59" E, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2005103578, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S 01°03'08" E, A DISTANCE OF 34.22 FEET; THENCE LEAVING SAID WEST LINE, N 88°56'52" E, A DISTANCE OF 299.82 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 3.11 ACRES, MORE OR LESS.

RECEIVED
JUN 15 2016
PLANNING & ZONING