

2 16-319



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

DEVELOPMENT SERVICES - PLANNING & ZONING
COMPREHENSIVE PLAN AMENDMENT APPLICATION

COMP. PLAN AMENDMENT 16-02 CP

Project Name: SHYD, LLC

Parcel Identification No.: see attached

Address: Albee Farm Road, Venice, FL 34285

Parcel Size: see attached

FLUM designation: see attached

Zoning Map designation: see attached

Property Owner's Name: SHYD, LLC

Telephone: (941) 809-0860

Fax:

E-mail: myoung0501@gmail.com

Mailing Address: P.O. Box 201, Venice, FL 34284

Project Manager: none

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Engineer : none

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Architect: none

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

[Handwritten Signature]
ABEND

Trans: CASHIER'S
Date: 11/09/16 00
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ATTACHMENT TO APPLICATION

Parcel Number 0404050002: .19 Acres

FLUM: Sarasota County Low Density Residential

Zoning Designation: Sarasota County Residential Estate

Parcel Number 0404120002: 9.6 Acres

FLUM: Sarasota County Low Density Residential

Zoning Designation: Sarasota County Open Use Estate

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NARRATIVE AND BASE ANALYSIS TO COMPREHENSIVE PLAN AMENDMENT
APPLICATION

SHYD, LLC (the "Applicant") is seeking an amendment to the City of Venice Comprehensive Plan to designate two parcels (**Parcel ID No.: 0404050002 and Parcel ID No.: 0404120002**) as Medium Density Residential. Currently these parcels are not in the City of Venice and an Application for Annexation for these properties has been filed concurrent with this Application. The current future land use designation and requested future land designation are as follows:

Parcel Number 0404050002: .19 Acres

Current future land use designation: Sarasota County Low Density Residential

Requested future land use designation: City of Venice Medium Density Residential

Parcel Number 0404120002: 9.6 Acres

Current future land use designation: Sarasota County Low Density Residential

Requested future land use designation: City of Venice Medium Density Residential

A site and development plan has not been proposed nor has an end use been decided upon.

The proposal is to amend the Future Land Use Designation of the property to Medium Density Residential. Approval of the proposed request will allow for the construction of a multi-family development of up to 13 dwelling units per acre. The Applicant has also filed a Zoning Map Amendment requesting RMF-3 zoning which would be consistent with the Comprehensive Plan Amendment.

The City is currently lacking in the availability of rental housing for both the workforce and seniors on fixed incomes. An end user and an end use have not been identified, but the subject property is ideally suited for the possible development of a rental apartment complex, due to its close proximity to employment, shopping, medical facilities, recreational facilities, and public transportation routes. The proposed multi-family use is also compatible and consistent with the current land use pattern and the surrounding areas. The proposed amendment is consistent with Comprehensive Plan as demonstrated below:

Future Land Use Element

Policy 1.2 A. Sustainable Development Practices. Provide for the needs of present and future populations by: Focusing future growth toward existing development and designated planning areas.

Policy 1.4 Live, Work, and Play Choices. Establish mixed use development practices that provide community members opportunities to live, work, and play within close proximity to the City's activity centers.

Policy 1.5 A. Compact Development Patterns. Promote sustainable growth and discourage sprawl by utilizing the following land use practices to foster compact development patterns:

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Promote a variety of densities appropriate to geographic areas. This project would be an infill development.

Policy 3.2. B. Balance of Land Uses. Ensure that the City has a balance of commercial, residential, green space and community public space areas by requiring that site and development plans: Address the need for a variety of community housing options for all age groups including rental and owner-occupied multi-family residences, special needs housing, and single-family homes.

Policy 3.3. D. Natural Environment. Protect the City's native environment by ensuring that future development mitigates impact on the natural environment by: Preventing sprawl by protecting undeveloped natural habitats and promoting and directing new development, redevelopment, and infill of established areas.

Policy 3.7. D. Community Parks and Public Places. Promote livability and social interaction through the development of active, functional, and well designed community parks and public places by: Locating parks and public spaces within a ¼ miles of residential areas or mixed use developments.

Housing Element

Objective 1 Housing and Neighborhood Development Practices. Enhance Venice's sustainability as a community by encouraging the development of affordable, safe, and sanitary housing with variety in type, density, size, tenure (rental and ownership), cost, and locations to accommodate the needs and income capabilities of current and future residents.

Policy 1.2 Diverse Housing Opportunities. Utilize the land process to ensure that diverse housing opportunities are available to meet the community's residential and economic needs. A diverse housing stock includes:

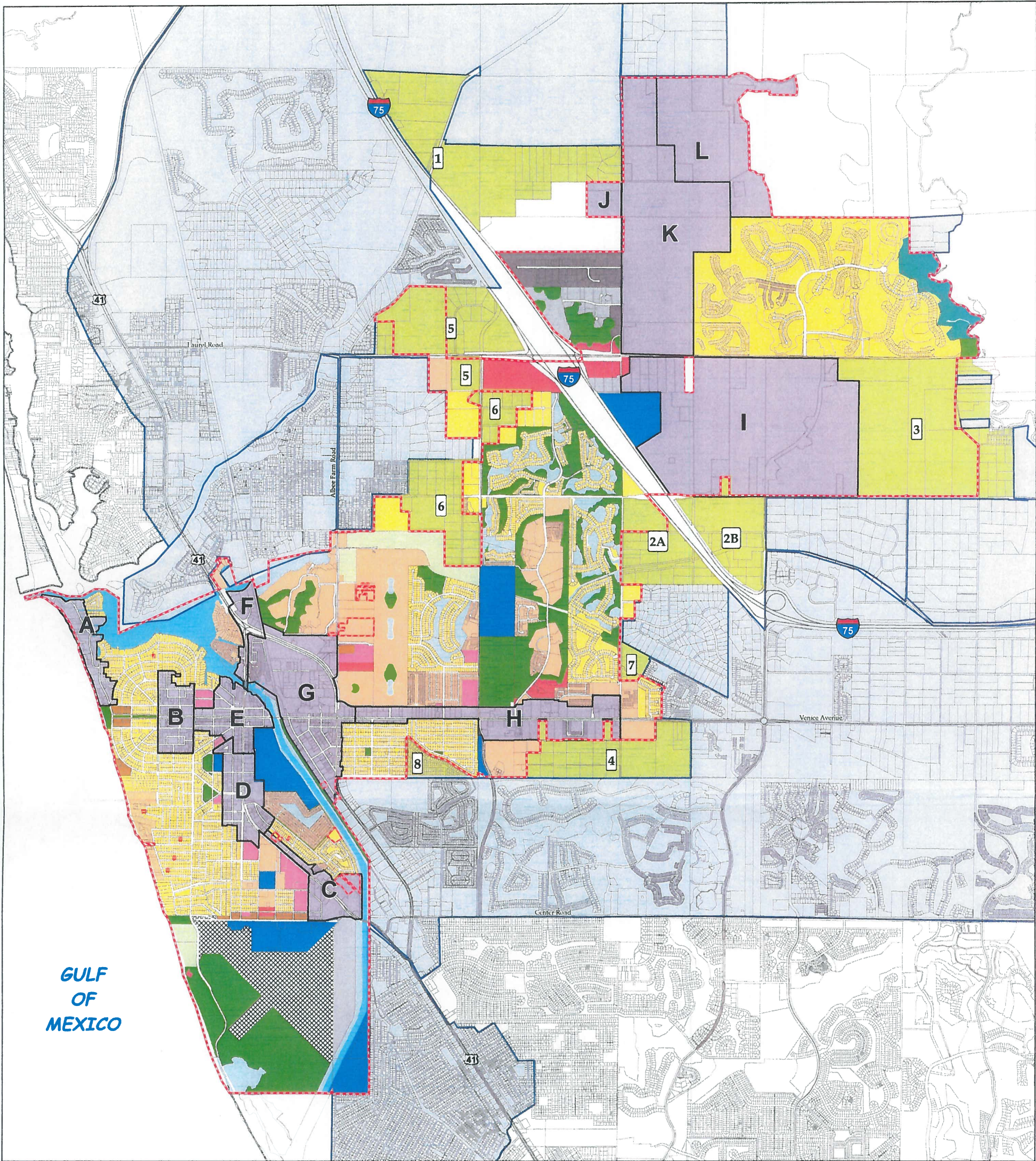
- A. Single-family and multi-family.
- B. Ownership and rental.
- C. Housing for all income levels, especially low to moderate income.

Objective 3 Affordable and Workforce Housing. Ensure that an array of affordable and workforce housing alternatives are available to address the Venice community's employment demands and workforce needs.

Policy 13.1 Any development on the property will be an infill development and is close to adjacent neighborhoods, parks and activity centers. A variety of transportation alternatives are available considering access is provided by Albee Farm Road.

School Concurrency. A school concurrency application was submitted in conjunction with the application The School Board of Sarasota County, Florida Planning Department School Impact Analysis Application Letter of Receipt was filed with Planning and Zoning on February 6, 2017.

Maximum Density. Sarasota County 2050 Comprehensive Plan identifies Low Density Residential as having less than two (2) dwelling units per acre. The City of Venice's Comprehensive Plan identifies Medium Density Residential as having up to 13 dwelling units per acre. Therefore, the net change in dwelling units is up to 12 dwelling units per acre for both properties for an additional 117 units.



Boundaries & Features		Planning Areas	JPA/ILSBA Areas
CITY OF VENICE LIMITS, 2010	PARCEL BOUNDARIES		
POTENTIAL VOLUNTARY ANNEXATION AREAS	MAJOR ROADS		
POTENTIAL COORDINATION AREAS	PLANNING AREAS		
Future Land Use			
LOW DENSITY RESIDENTIAL	GOVERNMENT USE		
MEDIUM DENSITY RESIDENTIAL	RECREATION & OPEN SPACE		
HIGH DENSITY RESIDENTIAL	CONSERVATION		
MIXED USE RESIDENTIAL	MARINE PARK		
COMMERCIAL	GREENWAY/RIVER BUFFER		
INSTITUTIONAL-PROFESSIONAL	WATERWAYS		
AIRPORT OPERATIONS			
INDUSTRIAL			
INDUSTRIAL-COMMERCIAL			

0 0.2250.45 0.9 1.35 1.8 2.25 Miles

Source: City of Venice Planning & Zoning Department, 2012.
Adopted 10/26/10 | ORD. No. 2010-21 | AMD No. City of Venice 10-1ER