

PZ 16-320



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

DEVELOPMENT SERVICES - PLANNING & ZONING  
**ZONING MAP AMENDMENT APPLICATION**

**ZONING MAP AMENDMENT** 16-06 RZ

**Project Name:** SHYD, LLC

**Parcel Identification No.:** see attached

**Address:** 1041 Albee Farm Road, Venice, FL 34285

**Parcel Size:** see attached

**FLUM designation:** see attached

**Current Zoning:** see attached **Proposed Zoning:** RMF-3

**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*

Revised 12/10

**Applicant Signature / Date:**

*[Signature]* 11/21/16  
AGENT

NOV 04 2016

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**ATTACHMENT TO APPLICATION**

Parcel Number 0404120001: 9.6 Acres

FLUM: Medium Density Residential

Zoning Designation: Sarasota County Open Use Estate

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 TO ZONING MAP AMENDMENT APPLICATION

SHYD, LLC (the "Applicant") proposes to rezone the subject property to Residential Multi Family-3 (RMF-3) to allow up to 13 units per acre. A site and development plan has not been proposed nor has an end use been identified. One of the parcels (PIN 0404120001) subject to this Application is currently in the City of Venice ("City Property") and the other two parcels (PIN 0404050002 and PIN 0404120002) subject to this Application are not in the City of Venice (non-City Property"). An application for annexation of the non-City Property is filed concurrent with this Zoning Map Amendment. A Comprehensive Plan Amendment has been filed for non-City Property.

Section 86-47 (f) of the City of Venice Land Development Code provides criteria to consider for a proposed zoning map amendment:

- (a) **Whether the proposed change is in conformity to the comprehensive plan.** The City Property is currently designated as Medium Density Residential allowing for 5.1 to 13 units per acre. The non-City Property is designated as Low Density Residential on the Sarasota County Future Land Use Map however the City of Venice Future Land Use Map designates it as Medium Density Residential. Concurrent with this application, the Applicant has filed an application for a comprehensive plan amendment requesting a change to the future land use to a City of Venice Designation of Medium Density Residential. A zoning designation of RMF-3 would be consistent with the current and proposed future land use designation.

Policy 8.2 Land Use Compatibility requires that infill and new development are compatible with existing neighborhoods. The surrounding neighborhoods are all designated as Medium Density Residential. There are no single-family neighborhoods adjacent to the properties.

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 zoning map amendment to allow for multi-family residential development is consistent with surrounding uses.
- B. Building heights and setbacks.  
The maximum building height under the proposed zoning designation for the subject property is 45 feet which is consistent with the maximum building height of the surrounding properties.
- C. Character or type of use proposed.  
The proposed use is multi-family residential. The use is consistent with the existing land use pattern of the surrounding properties which includes the location of multi-family residential, the Bird Bay PUD and the Bay Indies Mobile Home Park.
- D. Site and architectural mitigation design techniques.

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N. Lowering density or intensity of land uses to transitions between different uses.

The proposed amendment to allow for multi-family residential development will be a reduction in the intensity in use as compared to the adjacent mobile home park and consistent with multi-family uses to the north and west of the property.

Policy 13.1 identifies Medium Density Residential as areas consisting of 5.1 to 13 units per acre thus a zoning designation of RMF-3 would be consistent with policy.

Based on the above criteria the requested zoning map amendment would be consistent with the City of Venice Comprehensive Plan.

- (b) **The existing land use pattern.** Bird Bay, a multi-family development (PUD) is west of the properties. North of the properties is a condominium development (RMF-3) and vacant land and on the east boundary is the Bay Indies Mobile Home Park (RMH). Vacant land is located adjacent to the property on the southerly boundary, however further south is a multi-family development zoned RMF-4. RMF-3 would be consistent with the existing land use pattern.
- (c) **Possible creation of an isolated district unrelated to adjacent nearby districts.** As described above, a rezone to RMF-3 will not create an isolated district unrelated to adjacent nearby districts.
- (d) **The population density pattern and possible increase of over taxing of the load on public facilities such as schools, utilities, street, etc.** The proposed rezoning will not cause overtaxing of public facilities such as schools, utilities and streets
- (e) **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.** The district boundaries are not illogically drawn in relation to existing conditions.
- (f) **Whether changed or changing conditions make the passage of the proposed amendment necessary.** There is very little new multi-family construction in this area of the City. Since the housing crisis of recent years, there is a great demand for rental units. Although an end use for the property has not been finalized, RMF-3 would allow condominiums or rental apartments on the property.
- (g) **Whether the proposed change will adversely influence living conditions in the neighborhood.** This change will not adversely influence living conditions in the neighborhood since multi-family units are located on three sides of the property.
- (h) **Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.** Access to the Property is via Albee Farm Road which is designated as a Major Collector in the Comprehensive Plan (Map TRANS-1). The additional units allowed to be constructed will not excessively increase traffic congestion or otherwise affect public safety.

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