



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

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 17-18 RZ

Project Name: Hurt Rezoning

Parcel Identification No.: 0380-03-0001 and 0380-02-0001

Address: Laurel Road

Parcel Size: 59.53 +/- acres

FLUM designation: Laurel Road Mixed Use Neighborhood

Current Zoning: OUE **Proposed Zoning:** RSF - 4

Property Owner's Name: Carlton J. Hurt, Trust, and Randall C. Hurt, Joseph ws. Hurt and Mary McMullen

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Project Engineer :

Telephone:

Mobile / Fax:

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Mailing Address:

Project Architect:

Telephone:

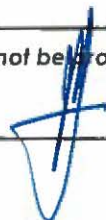
Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

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Revised 12/10

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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 april 20,2017
 - ☒ 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.

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Project Narrative and Comprehensive Plan Consistency Analysis

The Applicant proposes a rezoning for a 59.5 +/- acre site located north of Laurel Road and west of I-75, and east of Kingsway Drive within the Laurel Road Mixed Use Neighborhood Planning Area. The proposal is to rezone the property from a County zoning designation of OUE to a City of Venice zoning designation of RSF-4.

The property is surrounded by residential single-family development to the west, a mobile home park to the north, and a large lot subdivision to the east. To the south is a vacant property, owned by the applicant which is anticipated for future commercial uses.

The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan and specifically Policy 8.2, and Policy 18.11 and 18.12 Laurel Road Mixed Use Neighborhood Standards as evaluated below.

Policy 8.2

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 residential single-family use is compatible with the existing neighborhood which consists of a mix of residential uses.
- B. Building heights and setbacks.
The proposed building height will be limited to 35'.
- C. Character or type of use proposed.
The proposed residential use is consistent with the surrounding uses in the neighborhood.
- D. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques will be evaluated at the time of submittal of an application for Preliminary Plat or Site & Development plan approval.

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.
The proposed single-family use is compatible with single family use.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
- 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 proposed density is compatible with the existing neighborhood which consists of a mix of residential uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:
No incompatibility exists, nevertheless, the applicant offers the following responses.

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- I. Providing open space, perimeter buffers, landscaping and berms.
Open space, perimeter buffers and landscaping and berms will be evaluated at the time of submittal of an application for Preliminary Plat or Site & Development plan approval.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
Source of light, noise, mechanical equipment, refuse areas, and delivery and storage will be evaluated at the time of submittal of an application for Preliminary Plat or Site & Development plan approval.
- K. Locating road access to minimize adverse impacts.
Access will be evaluated at the time of submittal of an application for Preliminary Plat or Site & Development plan approval.
- L. Adjusting building setbacks to transition between different uses.
Not applicable.
- M. Applying step-down or tiered building heights to transition between different uses.
The proposed building heights will not exceed permitted building heights on adjacent properties
- N. Lowering density or intensity of land uses to transition between different uses.
The proposed density provides an appropriate transition between the various uses within the area.

Laurel Road Mixed Use Neighborhood Standards

Policy 18.11 Laurel Road Mixed Use Neighborhood (JPA/ILSBA Area No. 5).

Development Policy: Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the Laurel Road Mixed Use Neighborhood, an area of approximately 296 acres. For planning purposes, this neighborhood shall be divided into three subareas:

A. Subarea No. 1: The area north of the proposed connection between Laurel Road and the proposed Honore Avenue extension, as shown on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards Element.

The subject property is located within Subarea # 1.

B. Subarea No. 2: The area south of the proposed connection between Laurel Road and the proposed Honore Avenue extension, as shown on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards Element.

Not Applicable.

C. Subarea No. 3: The area south of Laurel Road. For the detailed map sheet that depicts this planning area, see Map FLUM-20.

Not Applicable.

Policy 18.12 Laurel Road Mixed Use Neighborhood Standards. Development in the Laurel Road Mixed Use Neighborhood shall reflect the following development scenario:

- A. The maximum residential density in this neighborhood shall not exceed 8 units per acre, calculated on a gross acreage basis.

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The proposed maximum density of the RSF-4 zoning district is 5.5 units per acre, less than the maximum permitted density in the neighborhood.

1. Residential uses shall be concentrated in Subarea No. 1 and may be allowed in Subarea No. 2, north of Laurel Road, so long as such uses are compatible with adjacent uses, as described in Objective 8, Policy 8.2 of this Element.

The proposed RSF-4 zoning will concentrate residential uses in Subarea No. 1.

B. The percentage of the acreage in each subarea allowable for nonresidential (retail, office, and commercial) uses shall be:

Not applicable, no non-residential use is proposed.

1. Subarea No. 1: Up to 33% non-residential acreage.
2. Subarea No. 2: Up to 50% non-residential acreage.
3. Subarea No. 3: Up to 100% non-residential acreage.
4. The square footage of non-residential uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 2.0.
5. Non-residential uses are intended to provide convenient pedestrian, bicycle, and vehicular access to services for residents of the area and the surrounding community.
6. Non-residential uses are intended to provide employment opportunities in the greater Venice area and to expand economic opportunities within Venice and Sarasota County.
7. Non-residential uses shall be concentrated in Subarea No. 2 and Subarea No. 3 and may be allowed in Subarea No. 1 so long as such uses are compatible with adjacent uses, as described in Objective 8, Policy 8.2 of this Element.
8. Residential and non-residential use may be adjusted according to the needs of the community.
9. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage.

C. Building envelope:

1. Height standards shall be:

- a. Subarea No. 1: Maximum height shall be limited to 2 stories, up to 35' including parking.

Building heights in the RSF-4 zoning district are limited to 35'

- b. Subarea No. 2: Maximum height shall be limited to 3 stories, up to 42' including parking.

- c. Subarea No. 3: Maximum height shall be limited to 3 stories, up to 42' including parking.

2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.

D. Architectural design style:

1. Venetian Gateway (VG) architectural design standards shall be applied to new and redevelopment projects.

Architectural designs will be provided at the time of application for Preliminary Plat or Site and Development Plan Approval.

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E. Conservation and open space shall be at least 13.8 acres.

1. The total amount of conservation and open space area will be determined upon submittal of an application for development and an evaluation of the value and function of site specific environmental features.

Conservation and open space areas will be determined at the time of application for Preliminary Plat or Site and Development Plan Approval.

2. Every effort shall be made to conserve existing environmental features, including functioning wetland or upland habitat.

Conservation and open space areas will be determined at the time of application for Preliminary Plat or Site and Development Plan Approval.

F. Construction of transportation improvements through the neighborhood shall be consistent with the proposed Pinebrook Road - Honore Avenue Extension alignment as depicted on the Sarasota County Year 2025 Future Thoroughfare Plan.

The proposed rezoning is consistent with the transportation improvements through the neighborhood.

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