

Hurt Property

Rezone Petition No. 17-12RZ

Project Owner and Agent:

Owners: Carlton J. Hurt Trust and Randall C. Hurt and
Joseph W. Hurt and Mary McMullen

Agent: Jeffery A. Boone, Esq.
Boone Law Firm



We serve with PRIDE

Zoning Map Amendment

Hurt Property

Owner: Carlton J. Hurt Trust and Randall C. Hurt and Joseph W. Hurt and Mary McMullen

Parcel ID #s: Portion of 0380-03-0001 and 0380-02-0001

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Address: Laurel Road West of I-75 **Parcel Size:** 59.53± acres

Existing Zoning Districts: Sarasota County Open Use Estate-1 (OUE-1)

Proposed Zoning District: City of Venice Residential, Single-Family-4 (RSF-4)

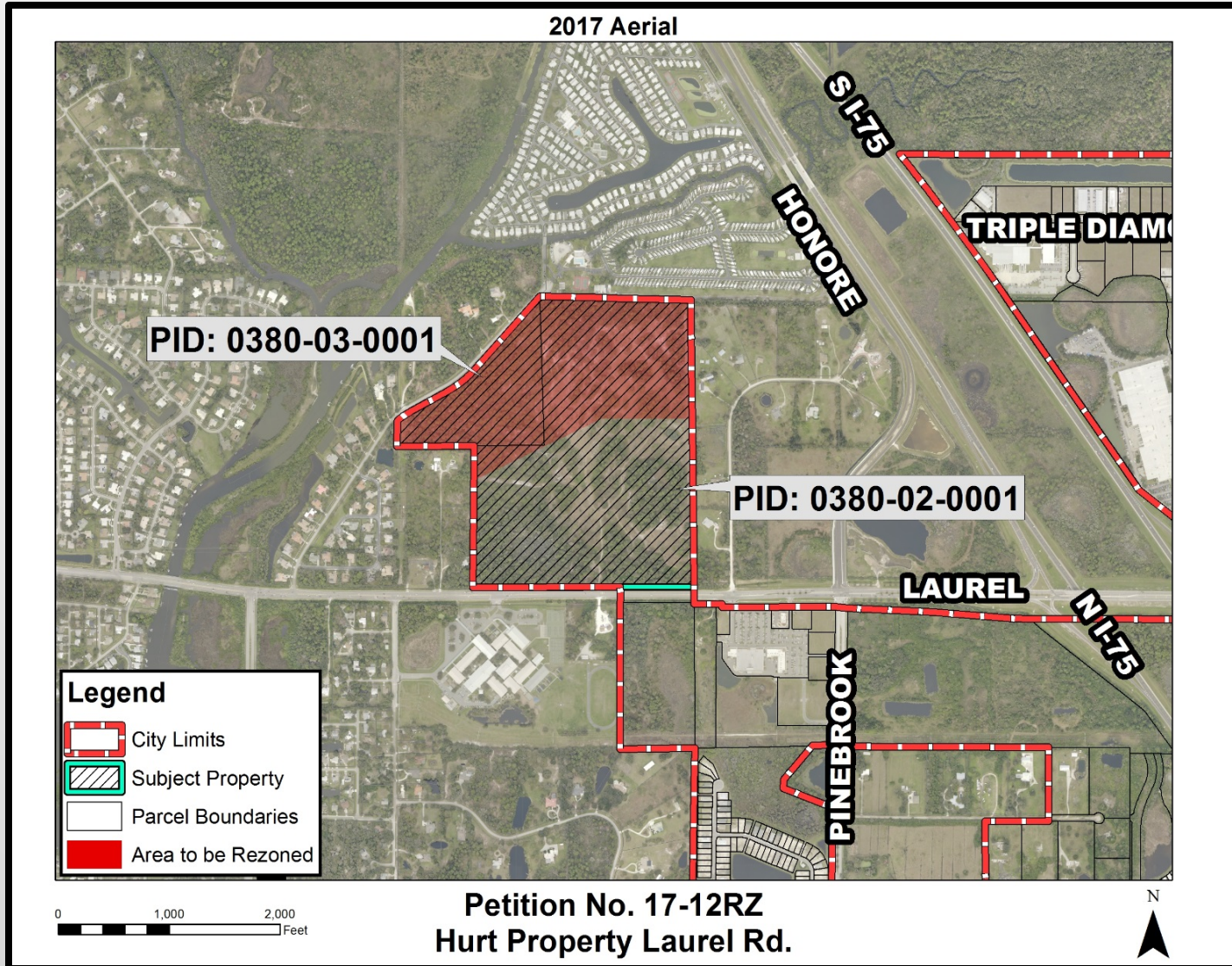
Future Land Use Designation: Laurel Road Mixed-Use Neighborhood (JP/ILSBA Area 5)

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and has been found in compliance with all regulatory standards applicable to the rezoning of property in the City of Venice.

Petition Review Process:

- | | |
|----------------------|--------------------------|
| • July 20, 2017 | Application Date |
| • August 15, 2017 | Staff Comments Sent |
| • September 7, 2017 | Applicant Resubmittal |
| • September 29, 2017 | TRC Compliance Confirmed |

Aerial Photograph



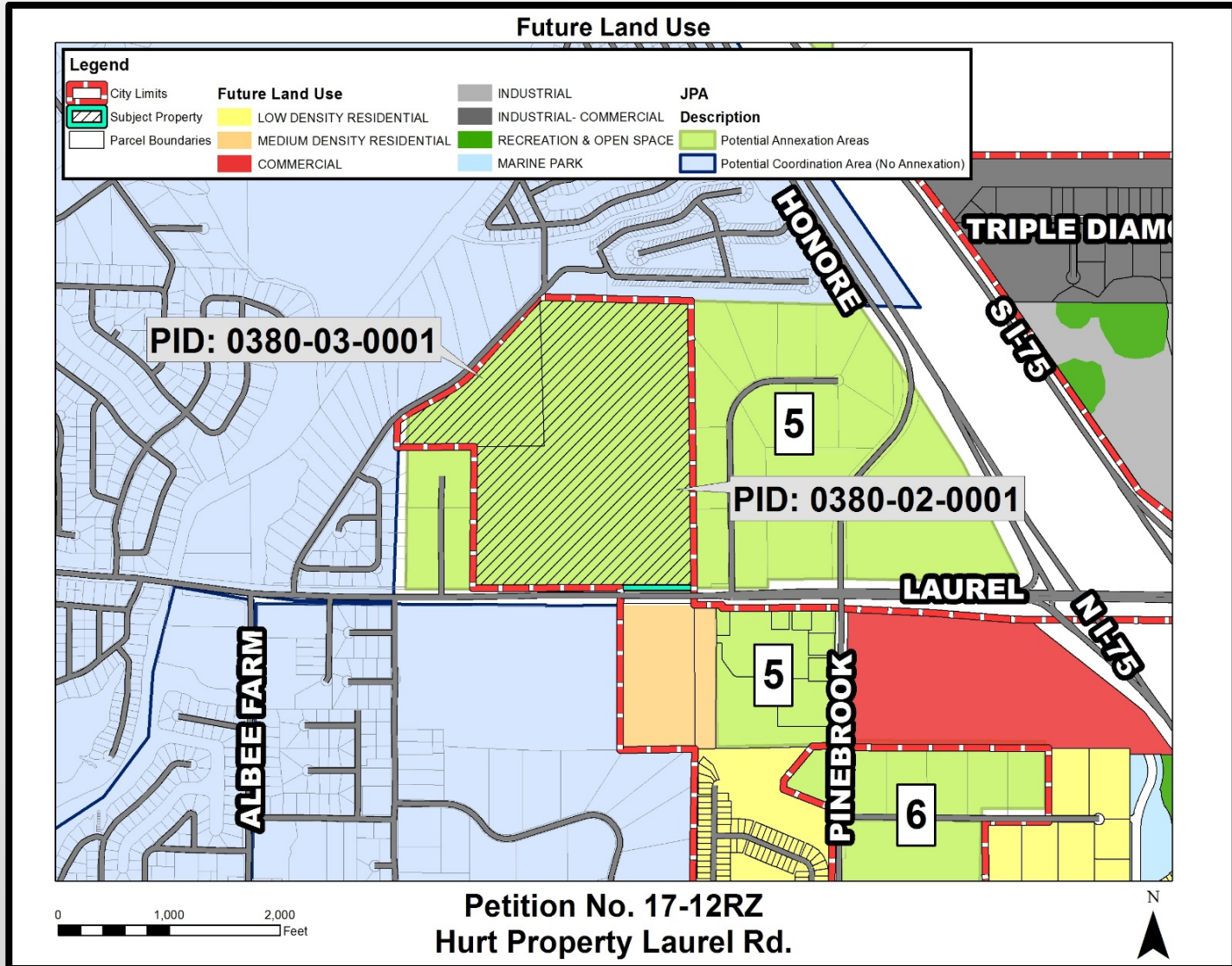
Photographs of the Site



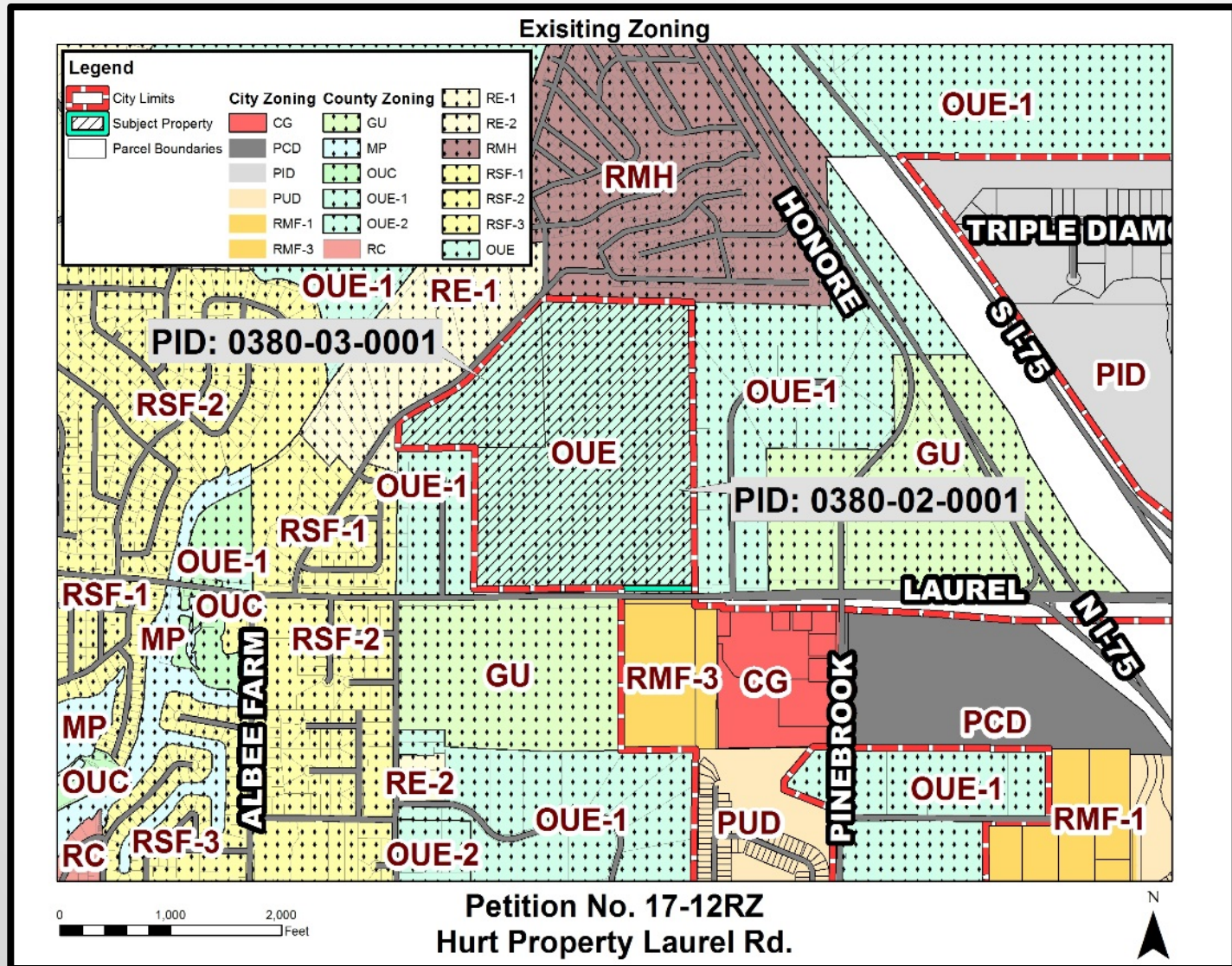
Surrounding Property Information

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Kings Gate Club)	Sarasota County Residential Manufactured Home (RMH)	Sarasota County Medium Density Residential
West	Residential	Sarasota County Residential Estate-1 (RE-1) and Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Moderate Density Residential
South	School (Laurel Nokomis Elementary and Middle) and Vacant S&J Property	Sarasota County Open Government Use (GU) and City of Venice Residential, Multi-Family-3 (RMF-3) with stipulations	Sarasota County Moderate Density Residential and City of Venice Medium Density Residential
East	Residential	Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Moderate Density Residential

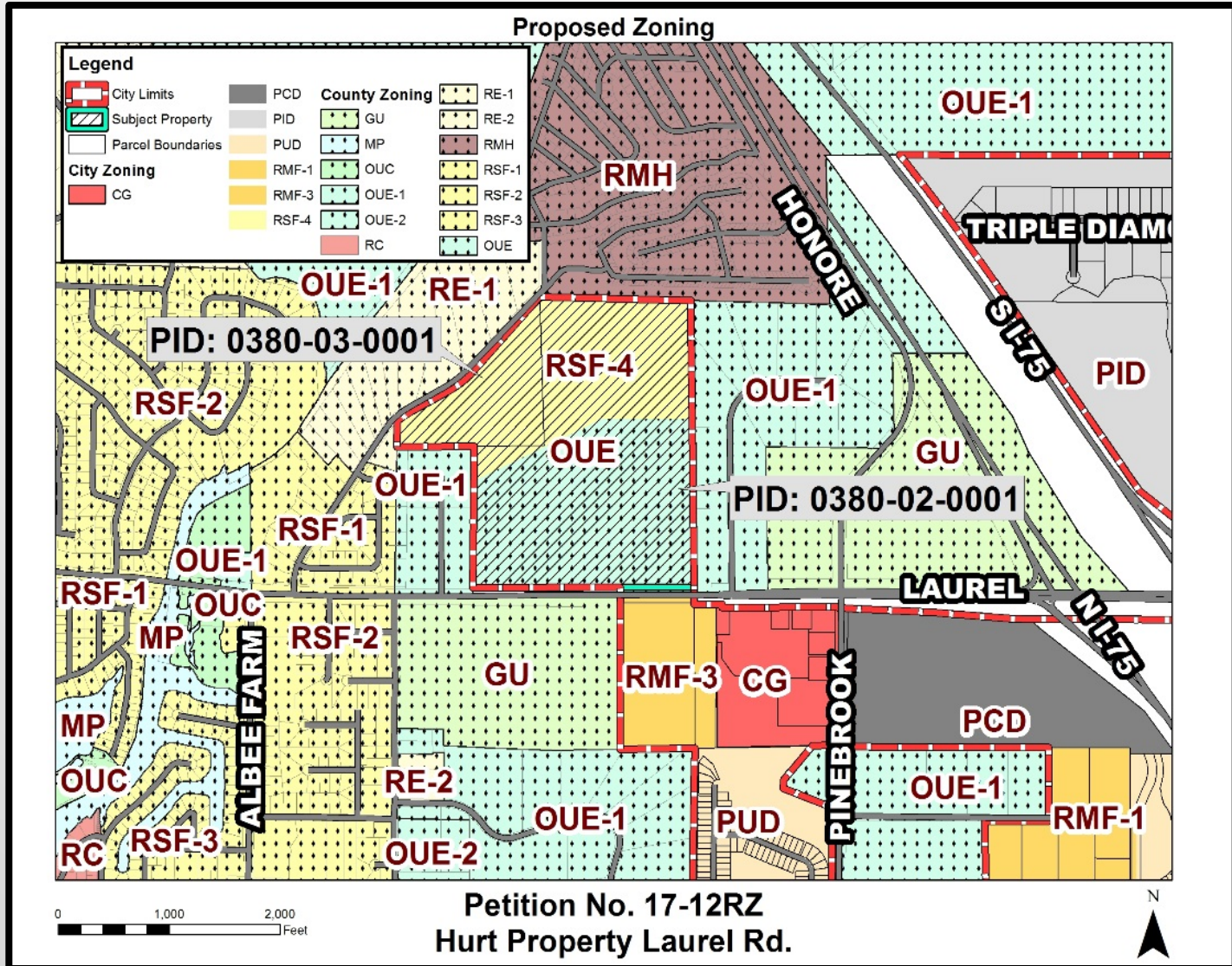
Future Land Use Map



Existing Zoning Map



Proposed Zoning Map

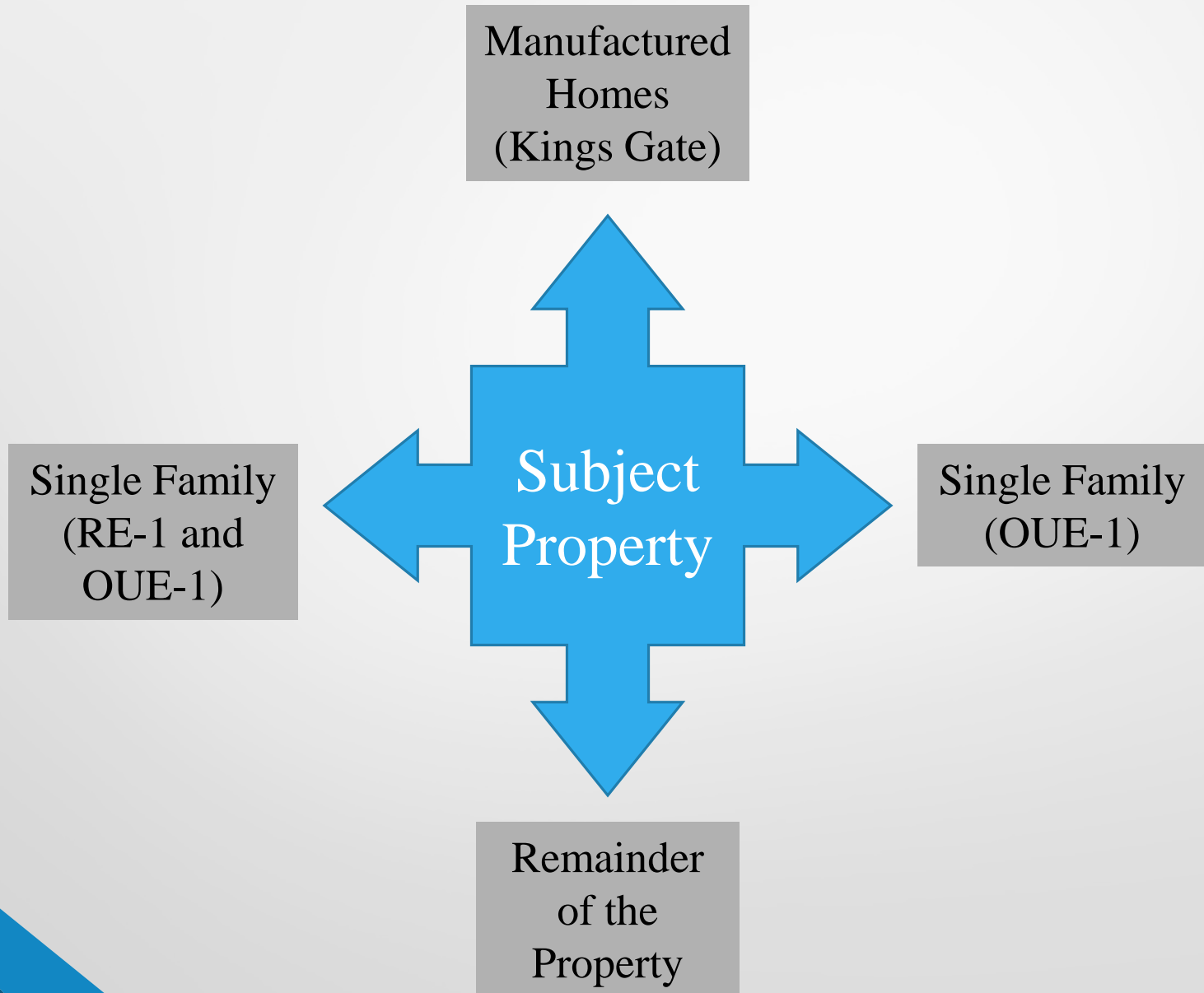


Planning Analysis

Evaluation of OUE-1 and RSF-4:

	Designation	Maximum Gross Density	Total Dwelling Units/Acre
Existing Zoning	OUE-1	1du/5 acres	12
Proposed Zoning	RSF-4	5.5 du/acre	327
JPA	Area 5	8 du/acre	476

Planning Analysis



Planning Analysis

Comprehensive Plan Consistency:

Laurel Road Mixed Use Neighborhood (JPA Area 5)

- Policy 18.11 – The development policy is to “ensure the timely development of urban services and facilities that are compatible with natural resources and community character.”
 - County water and sewer
 - Single Family
- Policy 18.12 – Provides the development scenario.
 - Maximum density of up to 8 units per acre
 - Maximum height of 2 stories up to 35 feet
 - Additional standards cannot be evaluated at the point of rezoning but can be upon submission of a development plan.

Planning Analysis

Comprehensive Plan Consistency:

- Policy 8.2 and JP/ILSBA Section 10(I) – require compatibility evaluation based on the following:
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques
- Policy 13.1 must also be evaluated at the point of rezoning and a positive finding is required on the following for maximum allowable density to be permitted. However, the applicant is not seeking the maximum density permitted in the JPA Area.

Planning Analysis

Policy 13.1 requires a positive finding for max density:

- Protection of single-family neighborhoods from the intrusion of incompatible uses
- Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses
- The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan
- Densities and intensities of proposed uses as compared to the densities and intensities of existing uses

Planning Analysis

Mitigation techniques of Policy 8.2:

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impacts
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses.

Summary Findings of Fact

1. **Finding of Fact (Evaluation of Existing/Proposed Zoning):**

The proposed rezoning is necessary due to the pre-annexation agreement requirement that the property be rezoned to a city designation prior to development. Based on the evaluation provided, a finding may be reached on the proposed zoning designation requested.

2. **Finding of Fact (Comprehensive Plan):** *Based on the review criteria indicated and provided in the Comprehensive Plan, there is adequate evidence on which to base a finding of consistency with the City's Comprehensive Plan.*

Concurrency

At the point of rezoning , staff conducts a **preliminary** review for concurrency. The following review agencies have reviewed the following public facilities: water, sewer, solid waste, parks and recreation, stormwater/drainage, schools and transportation.

Finding of Fact (concurrency):

No issues regarding capacity of public facilities have been identified. Concurrency analysis and a certificate of concurrency will need to be obtained prior to development of the subject property.

Planning Analysis

Applicable Rezone Considerations Provided in Code Section 86-47(f):

The applicant addressed each consideration in their submittal and a staff comment was provided for each consideration when appropriate in the staff report.

Findings of Fact (Applicable Rezoning Considerations): *The applicant has provided a response to each of the applicable rezoning considerations contained in Section 86-47 (f) (1) a-p, of the Land Development Code. When appropriate, staff has supplemented the applicant's evaluation to provide additional information to be considered. **Sufficient information has been provided for the Planning Commission to evaluate each consideration.***

Based upon the above analysis, there is sufficient basis for the Planning Commission to make recommendation to City Council regarding Zoning Petition No. 17-12RZ.