

ZONING MAP AMENDMENT

City-Initiated Rezone of Previously Annexed Property

PETITION NUMBER: 17-15RZ

REQUEST: A Zoning Map Amendment to rezone the subject property from a Sarasota County zoning designation of Residential, Single-Family-3 (RSF-3) to a City of Venice zoning designation of Residential, Single-Family-3 (RSF-3).

GENERAL DATA:

Owner(s): Timothy and Karen Strelau

Agent: N/A

Address and 224 Gulf Drive

Parcel ID: 0430-12-0014

Property Size: 13,172 sqft or 0.30 Acres

Zoning: Sarasota County Residential, Single-family -- 3

Legal Description: Lot 9, Gulf Shores No. 1



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

PRESENTATION CONTENTS

I. Introduction

- Property Location
- Property History
- City of Venice Zoning Designation

II. Comprehensive Plan Compliance

III. Land Development Regulations

- Section 86-81: Minimum Lot Requirements
- Section 86-47(f)(1): Procedures for Rezoning
- Section 94-31: Concurrency Requirements

IV. Summary of Findings

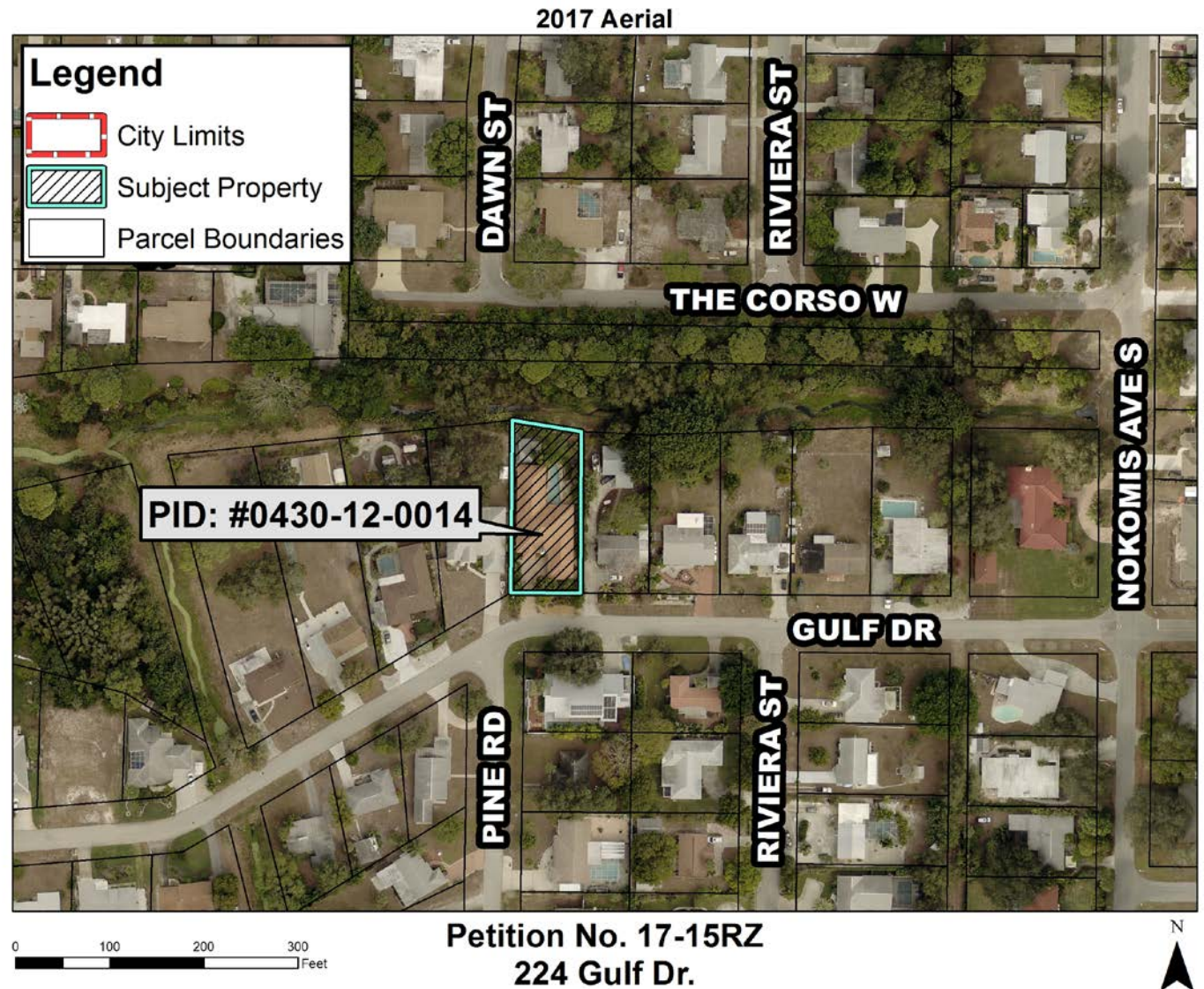
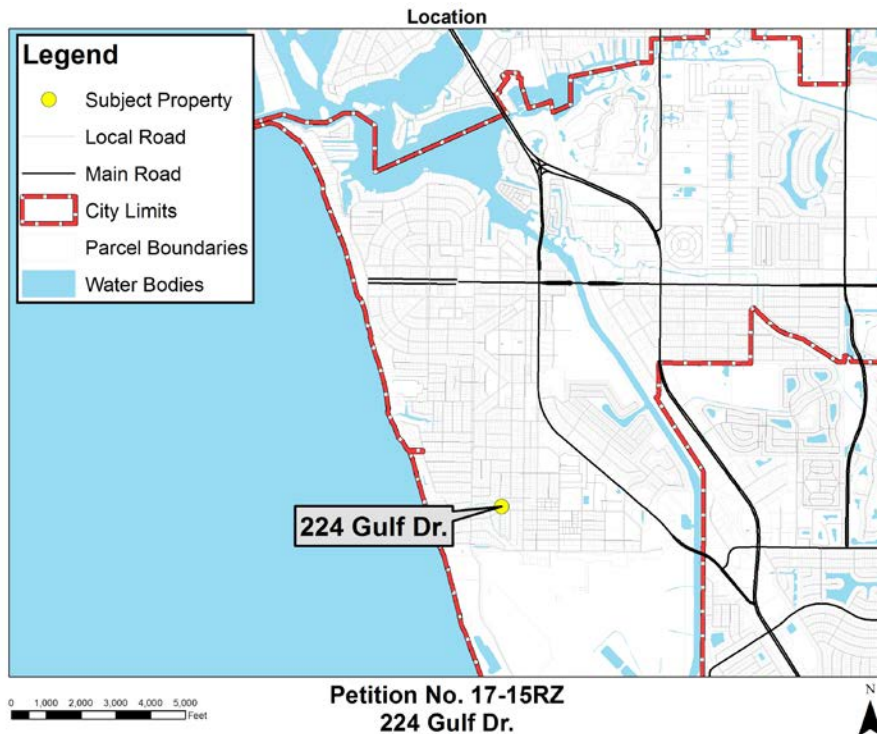


CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031



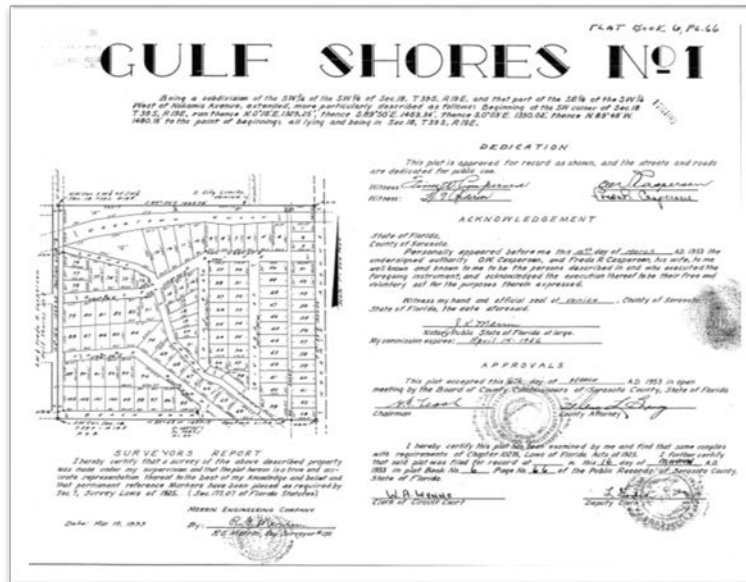
CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

PROPERTY HISTORY



**March 10,
1954**

- Original Gulf Shores Subdivision recorded by Sarasota County.

**December
27, 2002**

- Subject property annexed into City of Venice from Sarasota County by Ordinance No. 2002-26.

**January of
2005**

- Building Permit for a single-family residence to replace previously demolished single-family home.

August 2017

- Property owner submitted a Permit Application for a new masonry wall.



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031



Existing Zoning

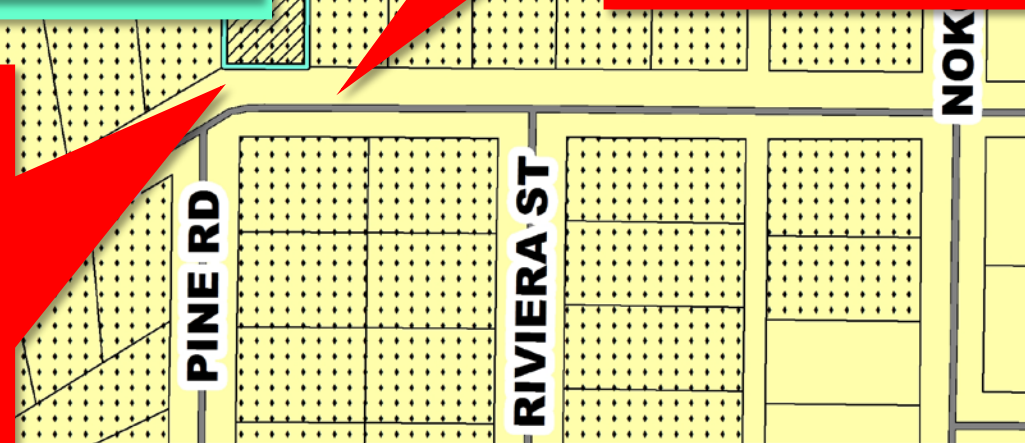


RIVIERA

THE CORSO W



12/14/2017



PINE RD

RIVIERA ST

NOK

Petition No. 17-15RZ
224 Gulf Dr.



12/14/2017

CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

COMPREHENSIVE PLAN

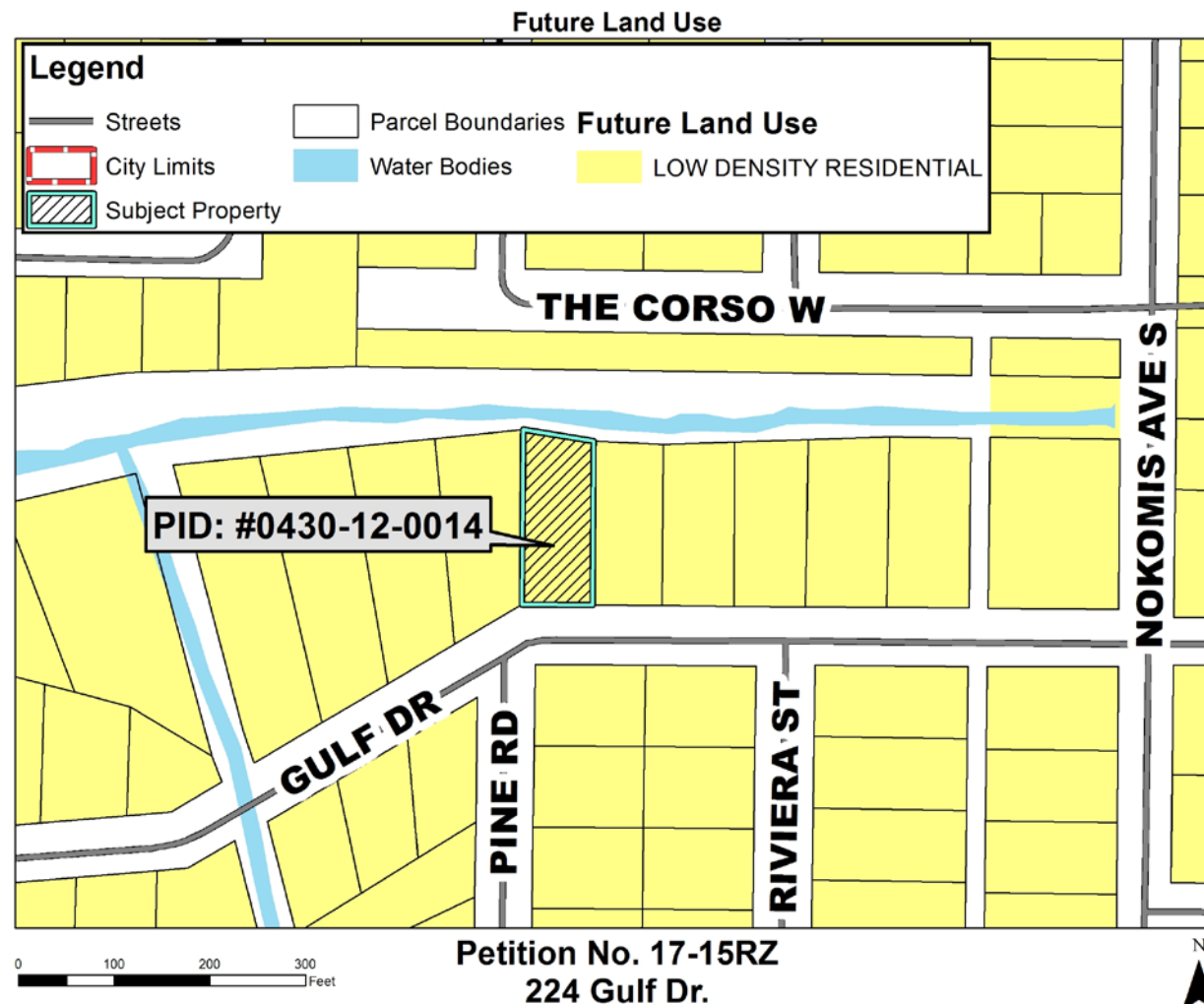
City of Venice 2010 Comprehensive Plan

- **Policy 13.1 – Future Land Use**

- Low-Density Residential

- **Policy 8.2 – Land Use Compatibility Review**

- Compatibility of existing conditions to proposed project
- Considerations for protection of land uses
- Mitigation between incompatible uses



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

MINIMUM LOT REQUIREMENTS

Sarasota County and City of Venice Residential, Single-family – 3 Districts.

	Venice ¹	Sarasota County ²	Existing Conditions
Lot-width	75 ft.	70 ft.	75 ft.
Total Size	7,500 sq. ft.	7,500 sq. ft.	13,172 sq. ft.
Height	35 ft.	35 ft.	16.2 ft. ³
Density	4.5 DU/Acre	4.5 DU/Acre	1 Dwelling Unit ⁴
Coverage	35%	35%	33%

¹ City of Venice development standards based on Section 86-81 of the Land Development Regulations

² Sarasota County development standards based on Section 6.7.2(b) of their Land Development Code

³ Height was found via Building Permit's Structure Inquiry and measured from the finished-floor elevation.

⁴ The property accounts for 0.30 acres, applying the allowed 4.5 DU an acre standard, the subject property yields an allowed 1.36 dwellings.



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

LAND DEVELOPMENT CODE

Section 86-47(f)(1): Procedures for Rezoning Amendments

Requirement		Yes	No	N/A
1.	Whether the proposed change is in conformity to the Comprehensive Plan	✓		
2.	The existing land use pattern	✓		
3.	Possible creation of an isolated district unrelated to adjacent and nearby districts		✓	
4.	The population density pattern and possible increase or overtaxing of the loan on public facilities such as schools, utilities, streets, etc.			✓
5.	Whether the existing district boundaries are illogically drawn in relation to the existing conditions on the property proposed for change.			✓
6.	Whether changed or changing conditions make the passage of the proposed amendment necessary.	✓		
7.	Whether the proposed change will adversely influence living conditions in the neighborhood.			✓
8.	Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.			✓
9.	Whether the proposed change will create a drainage problem.			✓
10.	Whether the proposed change will seriously reduced light and air to the adjacent area.			✓
11.	Whether the proposed change will adversely affect property values in the adjacent area.			✓
12.	Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.			✓
13.	Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.		✓	
14.	Whether there is substantial reasons why the property cannot be used in accord with existing zoning.	✓		
15.	Whether the change suggested is out of scale with the needs of the neighborhood or city.		✓	
16.	Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted such use.			✓

LAND DEVELOPMENT CODE

Technical Review Committee Compliance

Department	Compliant	Non-compliant
Engineering	✓	
Public Works	✓	
Utilities	✓	
Fire Department	✓	
Police Department	✓	
Building Department	✓	
Trees	✓	
Historic Preservation	✓	



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

SUMMARY OF FINDINGS

Requirements:		Consistent	Inconsistent
1.	City of Venice 2010 Comprehensive Plan Policy 13.1: Future Land Use designation	✓	
2.	City of Venice 2010 Comprehensive Plan Policy 8.2: Land Use Compatibility Review Procedures	✓	
3.	Land Development Code Section 86-81: Minimum Lot Requirements including area, width, and density	✓	
4.	Land Development Code Section 86-47(f)(1): Procedures for Rezoning Amendments	✓	
5.	Land Development Code Section 94-31: Concurrency Requirements	✓	
6.	Venice 2017-2027 Comprehensive Plan LU 1.2.3: Residential Land Uses	✓	
7.	Venice 2017-2027 Comprehensive Plan LU 1.2.8: Compatibility Between Land Uses	✓	



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

ADDITIONAL VISUALS



CITY OF VENICE

Planning and Zoning Division

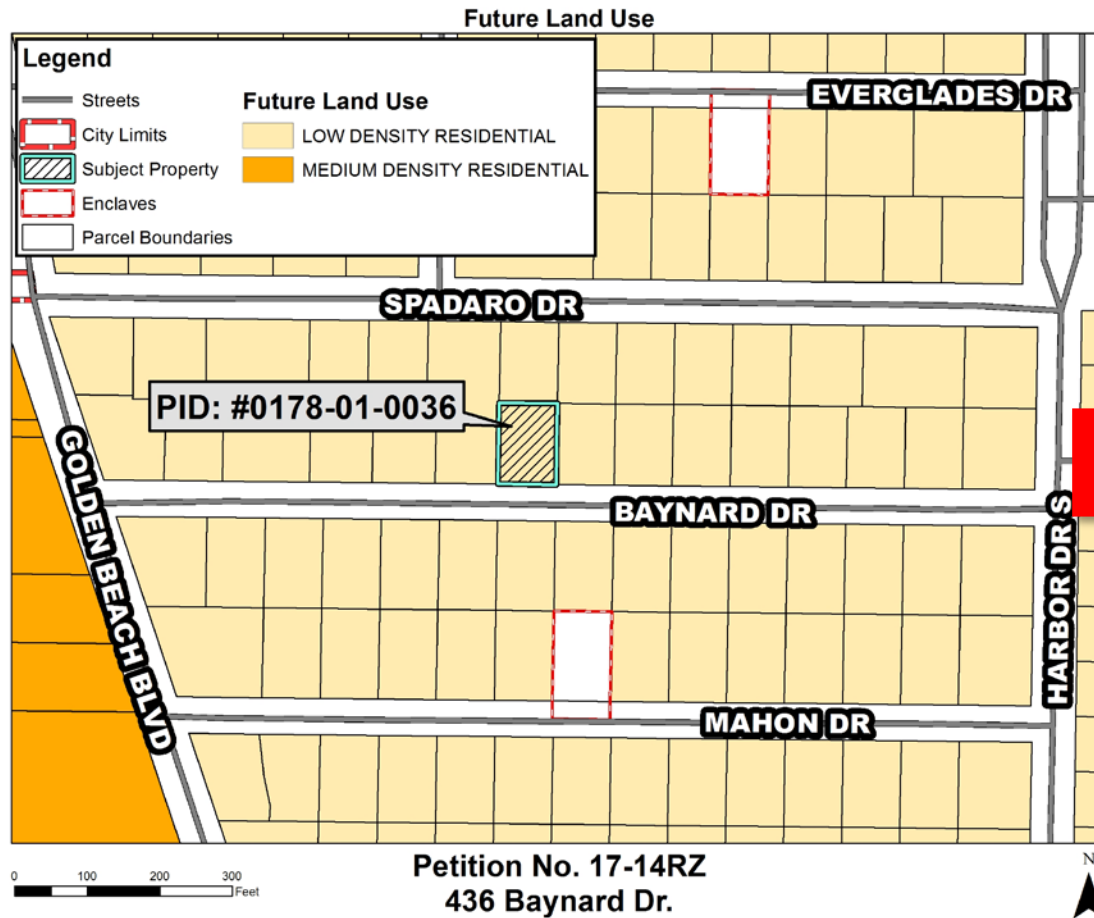
401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

COMPREHENSIVE PLAN

Venice 2017-2027 Comprehensive Plan

LU 1.2.8: Compatibility Between Uses



Adjacent (Existing) FLU

	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
LDR										
MODR										
MEDR										
HDR										
IP										
COMM										
GOVT										
IND										
OS-F										
OS-C										

FLU Proposed

Presumed Compatible

Potentially Incompatible

LU 1.2.3: Residential Uses

Residential Land Use	Density per Gross Acre	Implementing Zoning Districts
Low Density	1.0 to 5.0	RE, RSF1, RSF2, RSF3
Moderate Density	5.1 to 9.0	RSF4, RMF1, RMF2, RMH
Medium Density	9.1 to 13.0	RMF3
High Density	13.1 to 18	RMF4



CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

GULF SHORES NO 1

PLAT BOOK 6, Pg. 66

Being a subdivision of the SW 1/4 of the SW 1/4 of Sec. 18, T. 39 S., R. 19 E., and that part of the SE 1/4 of the SW 1/4 West of Nokomis Avenue, extended, more particularly described as follows: Beginning at the SW corner of Sec. 18, T. 39 S., R. 19 E., run thence N. 0° 18' E. 1329.25', thence S. 89° 50' E. 1469.34', thence S. 0° 03' E. 1330.02', thence N. 89° 48' W. 1480.18' to the point of beginning; all lying and being in Sec. 18, T. 39 S., R. 19 E.



SURVEYORS REPORT
I hereby certify that a survey of the above described property was made under my supervision and that the plat hereon is a true and accurate representation thereof to the best of my knowledge and belief and that permanent reference Markers have been placed as required by Sec. 7, Survey Laws of 1925. (Sec. 177.07 of Florida Statutes)

Date: Mar. 10, 1953

MERRIN ENGINEERING COMPANY

By: R. G. Merrin
R. G. Merrin, Reg. Surveyor #135

DEDICATION

This plat is approved for record as shown, and the streets and roads are dedicated for public use.

Witness: Ernest O. Caspersen
Witness: J. P. Johnson

Ernest O. Caspersen
Freda R. Caspersen

ACKNOWLEDGEMENT

State of Florida,
County of Sarasota.

Personally appeared before me this 10th day of March, A.D. 1953 the undersigned authority O.W. Caspersen, and Freda R. Caspersen, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged the execution thereof to be their free and voluntary act for the purposes therein expressed.

Witness my hand and official seal at Venice, County of Sarasota,
State of Florida, the date aforesaid.

J. K. Madison

Notary Public, State of Florida at large.

My commission expires: April 14, 1956

APPROVALS

This plat accepted this 16th day of March, A.D. 1953 in open meeting by the Board of County Commissioners of Sarasota County, State of Florida

A. Teach Chairman
John L. Long County Attorney

I hereby certify this plat has been examined by me and find that same complies with requirements of Chapter 10378, Laws of Florida, Acts of 1925. I further certify that said plat was filed for record at 16 on this 16 day of March, A.D. 1953 in plat Book No. 6, Page No. 66 of the Public Records of Sarasota County, State of Florida.

W. A. Wynne
Clerk of Circuit Court

J. E. Baker
Deputy Clerk



"City on the Gulf"

CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031