

City of Venice Public Safety Facility

Zoning Map Amendment Petition No. 17-01RZ

Project Owner and Agent:

Owner: City of Venice

Agents: Sgt. Rob Goodson, VPD
Kathleen Weeden, City Engineer



We serve with PRIDE

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Zoning Map Amendment

City of Venice Public Safety Facility

PETITION NO.: 18-01RZ Public Safety Facility

REQUEST: Zoning map amendment to rezone the subject 10.13 acre \pm property from Sarasota County Open Use Estate (OUE) to City of Venice Government Use (GU) and retaining the Venetian Gateway (VG) overlay district.

GENERAL DATA

Owner: City of Venice

Agent: City Staff

Address: E. Venice Avenue

Property ID's: 0412-07-0004 and 0412-07-0005

Property Size: 10.13 acres \pm

Future Land Use: Government

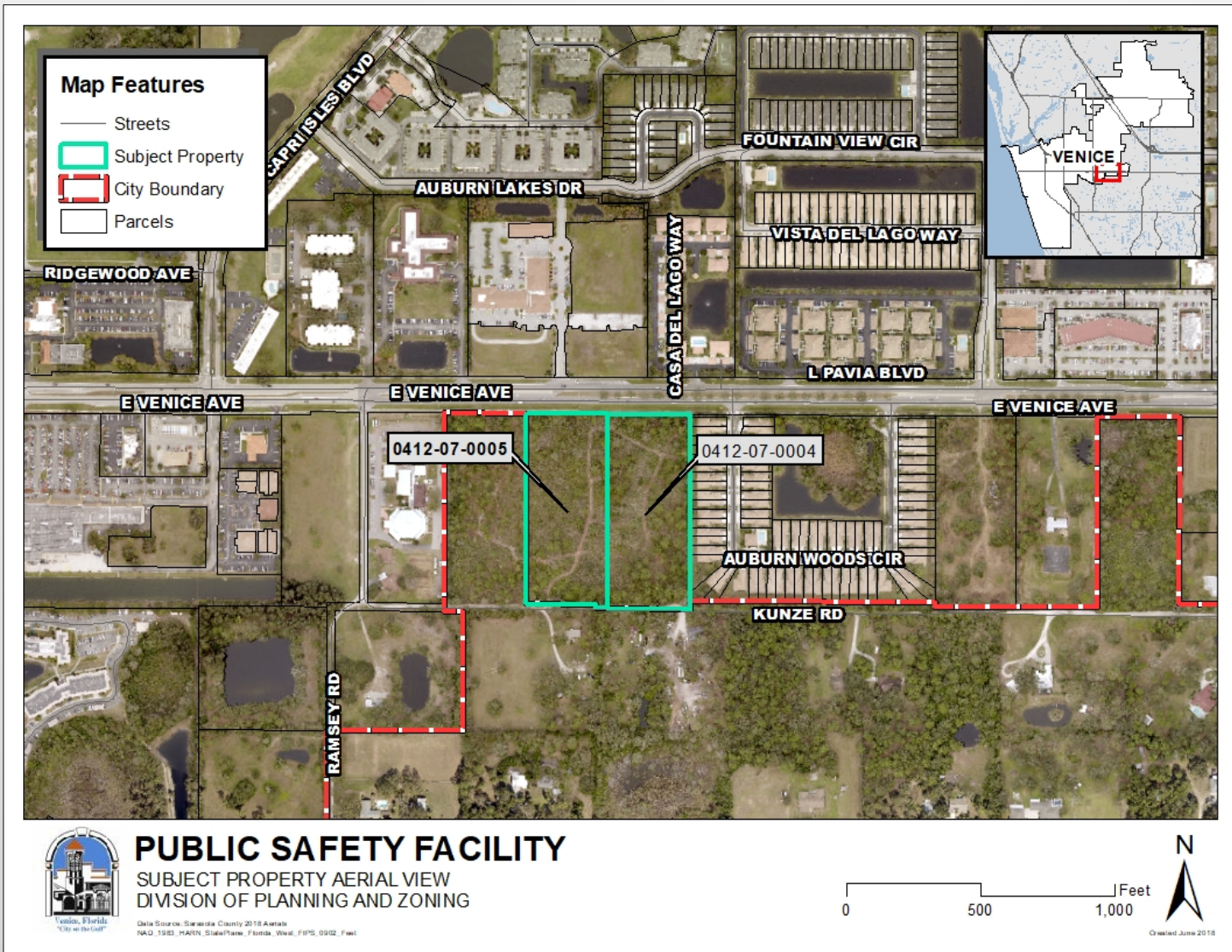
Neighborhood: East Venice Avenue Neighborhood

Existing Zoning: Sarasota County OUE/VG

Proposed Zoning: City of Venice GU/VG

Application Date: April 25, 2018

Aerial Photograph



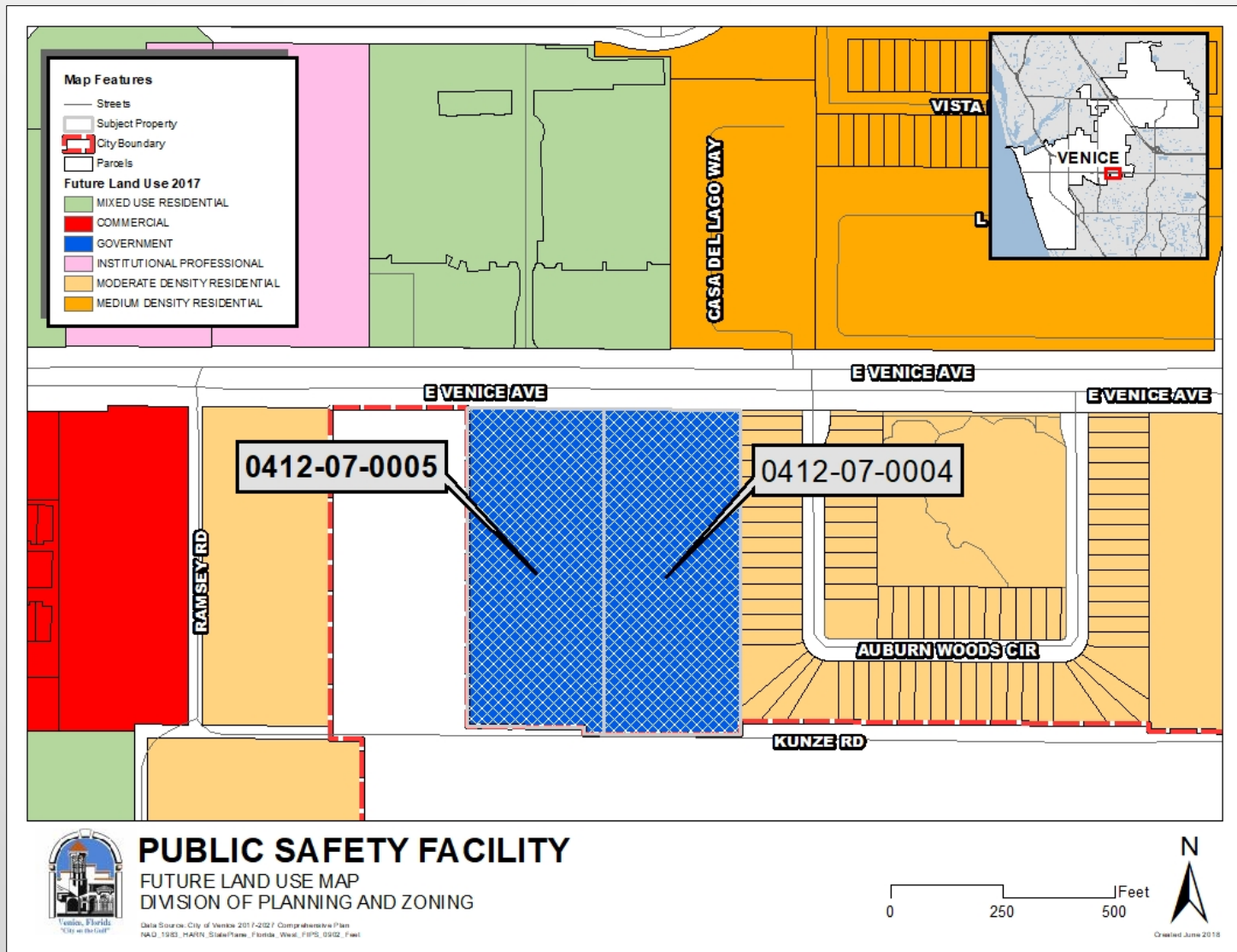
Photographs of the Site



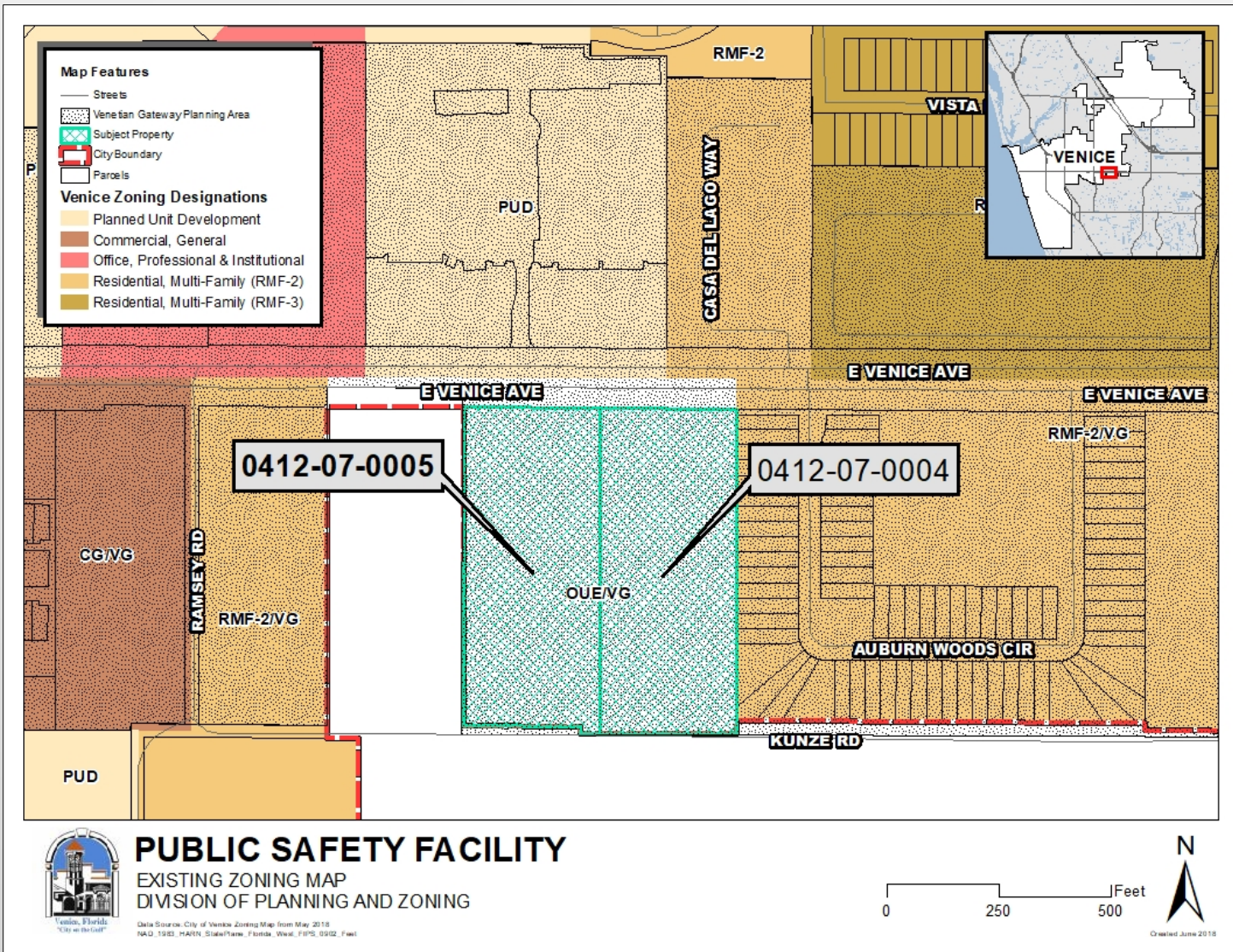
Surrounding Property Information

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	E. Venice Ave. and Commercial and Multi-Family residential	RMF-2/VG and PUD/VG	Mixed Use Residential (MUR) & Medium Density Residential
East	Single-family attached residential	RMF-2/VG	Moderate Density Residential
South	Kunze Road and large lot residential	Sarasota County OUE/VG	Sarasota County Medium Density Residential
West	Vacant	Sarasota County OUE/VG	Sarasota County Medium Density Residential

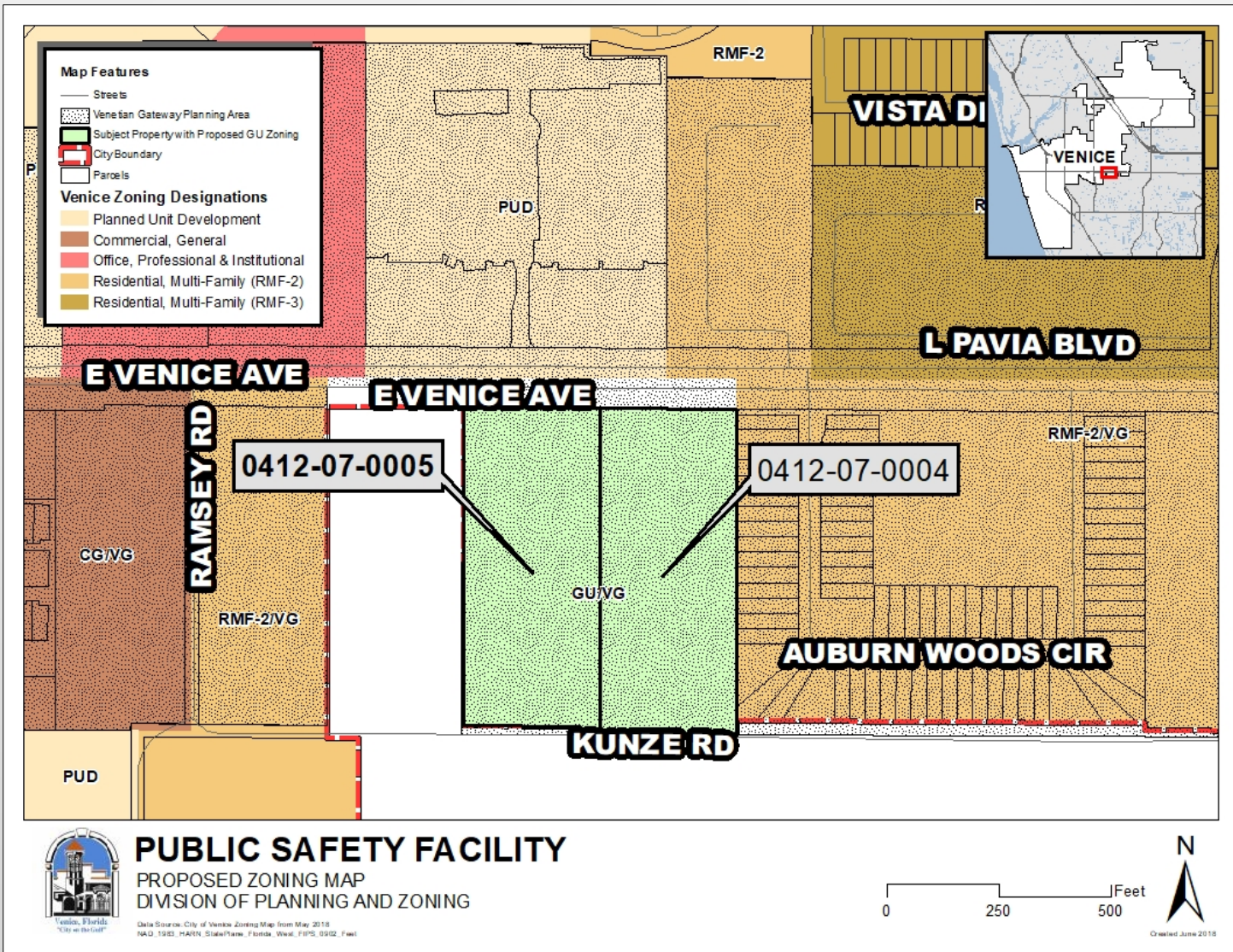
Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



Planning Analysis

Evaluation of OUE/VG and GU/VG

	Existing Zoning OUE/VG	Proposed Zoning GU/VG	Comp Plan (No Change)	Applicant Proposed Development
Density	1 du/5 acres	18 du/acre	0	NA
Dwelling Units	2	180	0	0
Height	35 feet	35 feet	42 feet	Not Available
Architecture	Northern Italian Encouraged	Northern Italian Encouraged	Northern Italian Required	Not Available
Uses	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium*	Parks, Government Buildings, Schools, Libraries, Hospitals, Airports, Telecommunication Antennae, Other Public Facilities*	Government Facilities which support the City.	Public Safety Facility

Planning Analysis

Comprehensive Plan Consistency:

- East Venice Avenue Neighborhood
 - **LU-1.2.4 Non-Residential:** Identifies the Government Use zoning district as an implementing district for the Government future land use designation.
 - **LU-4.1.1 Transitional Language:** Policy 8.2 Land Use Compatibility
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques
- Considerations to determine compatibility
 - 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 non-conforming 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.

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.*

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

Consistency
(Applicants Response)

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.	✓		

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, stormwater/drainage and transportation.

Finding of Fact (concurrency):

No issues have been identified regarding current adequate public facilities capacity to accommodate the expected development of the subject property. Issuance of a certificate of concurrency will be required in coordination with approval of a development plan.

Summary Findings of Fact

- **Based on staff analysis:**
 - The proposed zoning map amendment may be found consistent with the 2017 Comprehensive Plan.
 - The proposed zoning map amendment is consistent with the City's LDC.
 - No concurrency issues have been identified and a concurrency certificate will be issued upon approval of a development plan.

Planning Commission Determination:

Based upon the above analysis, there is sufficient basis for the Planning Commission to make recommendation to City Council regarding Zoning Map Amendment Petition No. 18-01RZ.