



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

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

**ZONING MAP AMENDMENT** 18-01RZ

**Project Name:** City of Venice Public Safety Facility

**Parcel Identification No.:** 0412-07-0004 & 0412-07-0005

**Address:** E. Venice Avenue on the south side between Auburn & Capri Isles

**Parcel Size:** 10.13 +/- acres

**FLUM designation:** Government

**Current Zoning:** Open Use Estates (OUE/VG) **Proposed Zoning:** Government (GU/VG) /

**Property Owner's Name:** City of Venice

**Telephone:** 941-486-2626

**Fax:** 941-480-3031

**E-mail:** Elavallee@venicegov.com

**Mailing Address:** 401 W. Venice Avenue

**Project Manager:** Sgt. Rob Goodson, Venice Police Department

**Telephone:** 941-882-7585 Kathleen Weeden - Rezone

**Mobile / Fax:** 941-650-7599 941-882-7409

**E-mail:** rgoodson@venicegov.com kweeden@venicegov.com

**Mailing Address:** 401 W. Venice Avenue, Venice, FL 34285

**Project Engineer :** Richard Ellis, PE, Dewberry Engineers, Inc.

**Telephone:** 941-702-9672

**Mobile / Fax:** 941-894-9219 cell

**E-mail:** rellis@dewberry.com

**Mailing Address:** 2201 Cantu Ct., Suite 107, Sarasota, FL 34232

**Project Architect:** Daniel Barrett, Scco. AIA, Dewberry

**Telephone:** 321-354-9759

**Mobile / Fax:**

**E-mail:** dbarrett@Dewberry.com

**Mailing Address:** 800 N. Maganolia Ave., Suite 1000, Orlando, FL 32803

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*Elavallee*

*4/24/2018*  
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**APR 25 2018**

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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** Date held 04/19/2018
- ☒ **Public Workshop Requirements.**
  - ☒ 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 overtaking 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.

## 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****City of Venice Public Safety Facility**

The City is proposing to rezone City owned property located on the south side of E. Venice Avenue between Capri Isles Boulevard and S. Auburn Road, Venice, FL 34285. This property currently consists of two parcels (Parcel ID's 0421070004 and 0412070005) based on the Sarasota County Property Appraiser. This application requests rezoning of the property from Sarasota County Open Use Estates/Venetian Gateway (OUE/VG) to Government Use/Venetian Gateway (GU/VG). The proposed rezone is consistent with the adopted Comprehensive Plan that designates this property as GU. The rezone does not propose any change to the overlay district.

*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 the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:*

- A. Land use density and intensity.*
- B. Building heights and setbacks.*
- C. Character or type of use proposed.*
- D. Site and architectural mitigation design techniques.*

*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. This project location was approved in a voter referendum approved by the City of Venice registered voters. There is existing single-family residents to the east and south, however, communication is being conducted with the adjacent residents to reduce any impacts. In addition, the placement of a Public Safety Facility will enhance the neighborhood safety and reduce potential density immediately adjacent to the property.*

- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*

**The rezoning of this property will be consistent with the adopted Comprehensive Plan. The property is currently vacant.**

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*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.*

**The rezoning of this property will be consistent with the adopted Comprehensive Plan. The property is currently vacant.**

*H. Densities and intensities of proposed uses as compared to the densities and*

*intensities of existing uses. This zoning district is consistent with surrounding uses and is consistent with the designation in the adopted Comprehensive Plan.*

*Potential incompatibility shall be mitigated through techniques including, but not*

*limited to:*

*I. Providing open space, perimeter buffers, landscaping and berms. To be determined under Site Plan review.*

*J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas. To be determined under Site Plan review.*

*K. Locating road access to minimize adverse impacts. To be determined under Site Plan review.*

*L. Adjusting building setbacks to transition between different uses. To be determined under Site Plan review.*

*M. Applying step-down or tiered building heights to transition between different uses. To be determined under Site Plan review.*

*N. Lowering density or intensity of land uses to transition between different uses. To be determined under Site Plan review.*



## Rezone Criteria – Venice Public Safety Facility

**Rezoning amendments.** 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.

Response: The adopted Comp Plan designates this property as Government Use. This is a required rezone to transfer Sarasota County zoning designation to City of Venice Zoning Designation. In addition to GU zoning district is identified as an implementing district for government land use properties.

- b. The existing land use pattern.

Response: The Comprehensive Plan identifies Government Use Zoning District as an implementing district for the existing government land use.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Response: This property has been identified and approved by the City for the location of proposed government facilities.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Response: All appropriate approvals will be obtained through future development procedures and available capacity of public facilities will be confirmed.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Response: The district boundaries are consistent with the parcels identified as the subject property.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Response: The property is currently county zoned and is required to be zoned to a city zoning designation prior to development.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

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Response: The City has gone above and beyond to involve the adjacent property owners. In addition, this project was approved by the residents of Venice through a formal bond referendum that included the project location.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Response: All appropriate approvals will be obtained through future development procedures and available capacity of public facilities will be confirmed.

- i. Whether the proposed change will create a drainage problem.

Response: All drainage issues will be addressed and resolved through the development process. The property is not currently in a Special Flood Hazard Area.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

Response: The project will comply with all standards required for development of the site.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

Response: A Public Safety Facility will enhance the neighborhood safety and reduce potential density immediately adjacent to the property.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Response: The property will not negatively impact the development of the adjacent properties.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Response: The property is being rezoned because it is required to be rezoned from county to city designation prior to development. This project was approved in a voter bond referendum by the residents of the City of Venice.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Response: The property is being rezoned because it is required to be rezoned from county to city designation prior to development.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Response: This property has been identified and approved by the City for the location of proposed government facilities.

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- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Response: Most other government site are already developed and a new site had to be determined for relocation of the existing police facility. In addition, this project was approved by the residents of Venice through a formal bond referendum that included the project location.

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**PUBLIC  
SAFETY  
FACILITY**

**2018 Aerial**

0 50 100 200 300 Feet



-  City Boundary
-  Parcels
-  Subject Property

