

ZONING MAP AMENDMENT: REZONE

PETITION NO.: 18-04RZ

REQUEST: Zoning Map Amendment to Rezone the subject property of 12.36 +/- acres from Commercial Intensive/Venetian Urban Design Overlay (CI/VUD), Government Use/Venetian Urban Design Overlay (GU/VUD), and Government Use to Commercial General/Venetian Urban Design Overlay (CG/VUD).

GENERAL DATA

Application Date: 5/25/2018

Owner: City of Venice

Agent: Mark Cervasio

Address: 401 W. Venice Ave, Venice, FL 34285

Parcel ID: 0430-09-0007, 0430-09-0011, & 0428-13-0001

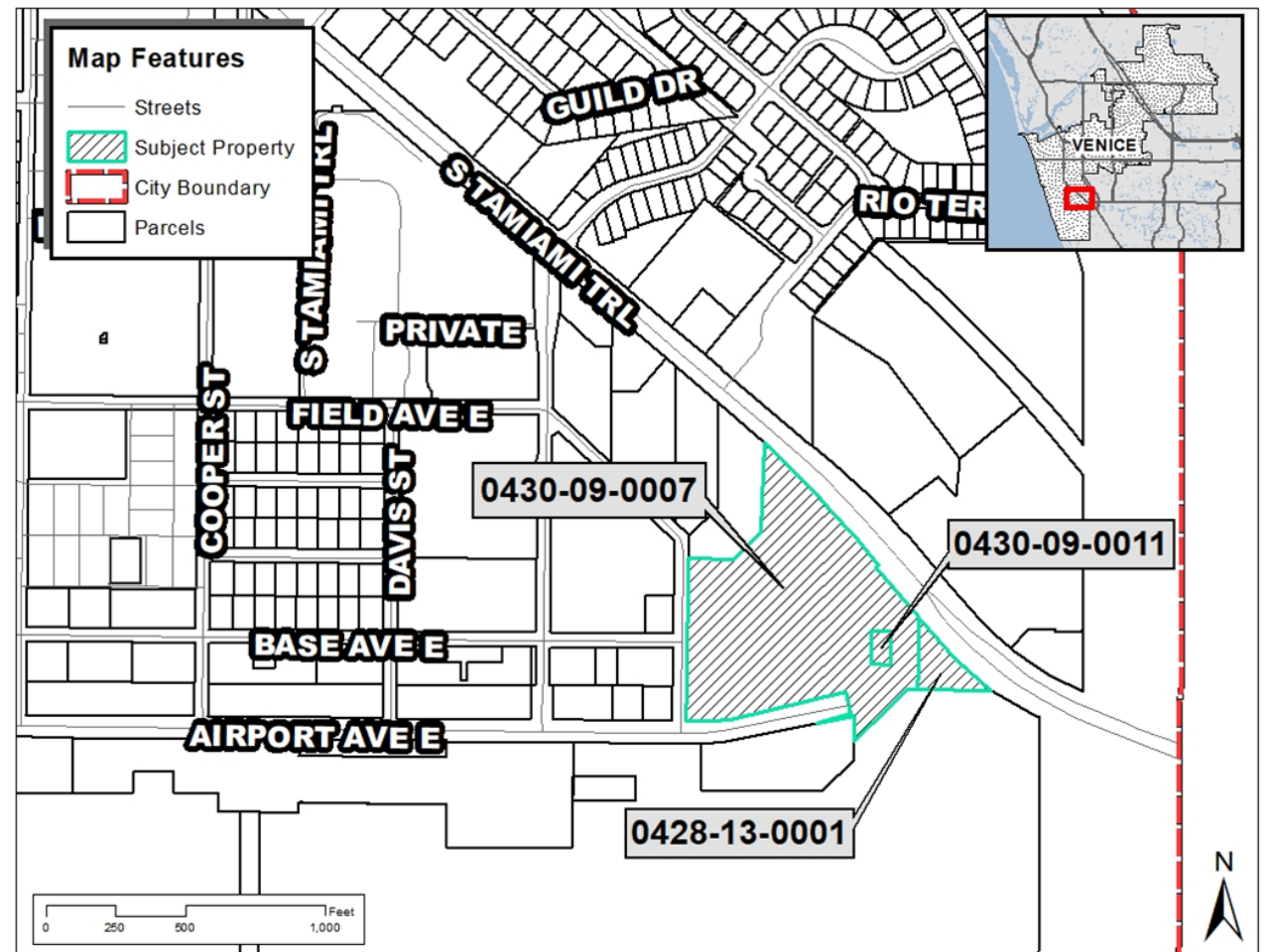
Property Size: 12.36 +/- Acres

FEMA Designation: X, AE, .2 PCT Annual Chance Flood Hazard

Future Land Use: Mixed Use Corridor

Neighborhood: Island

Zoning: CI/VUD, GU/VUD, GU



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Planning and Zoning Division

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

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PROPERTY LOCATION



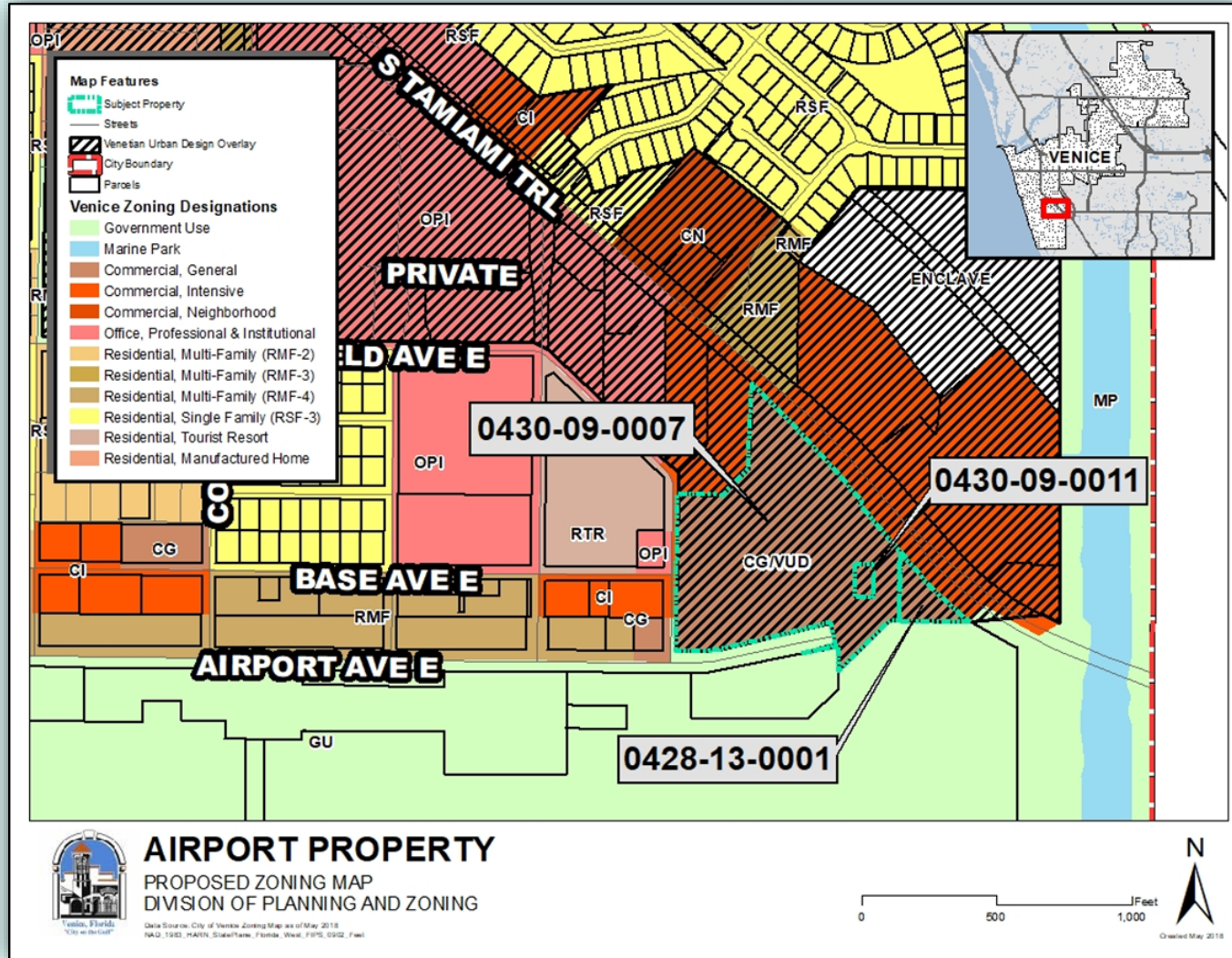
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PETITION REQUEST



Rezone the entire property of 12.36 +/- acres from Commercial Intensive/Venetian Urban Design Overlay (CI/VUD), Government Use/Venetian Urban Design Overlay (GU/VUD), and Government Use to Commercial General/Venetian Urban Design Overlay (CG/VUD).

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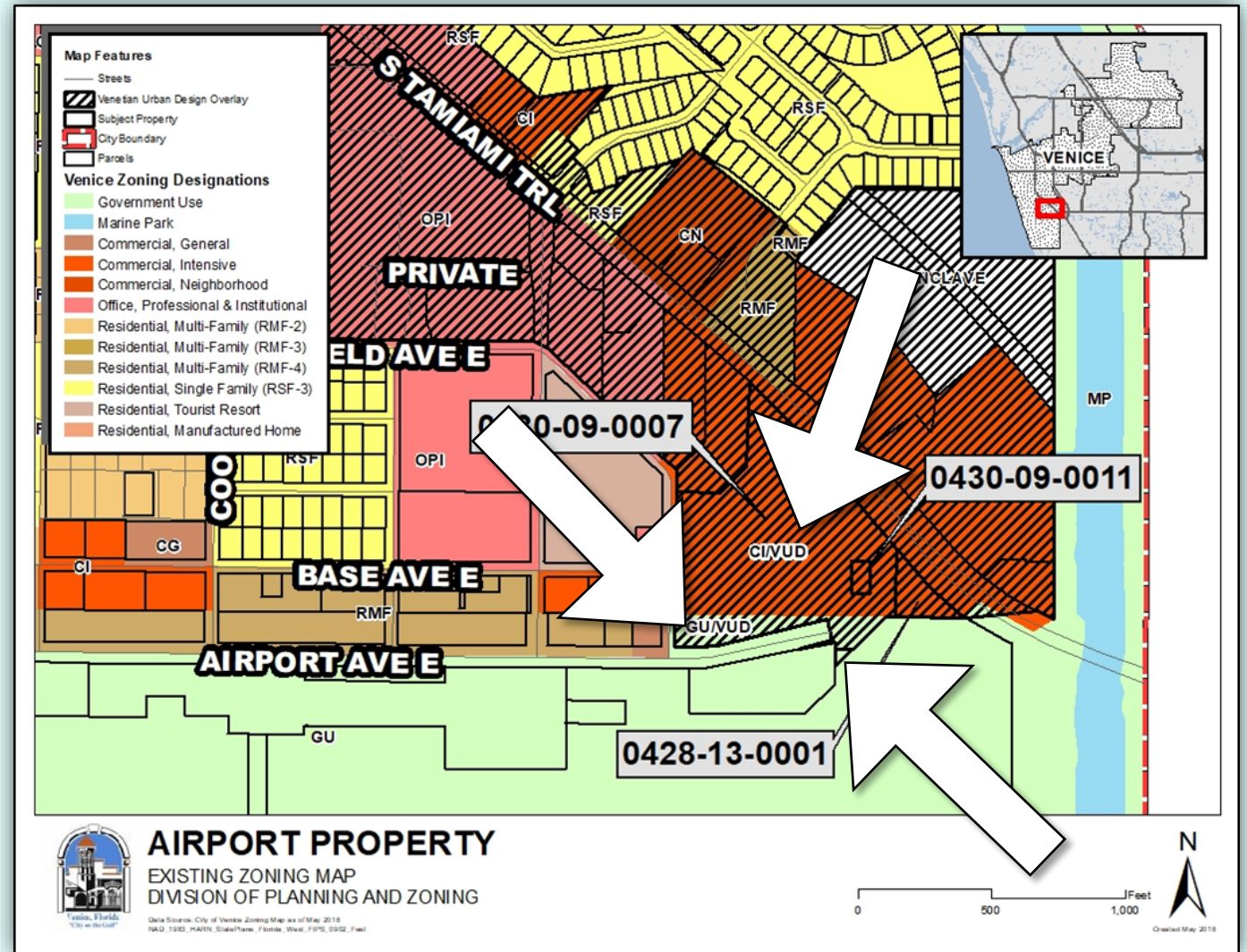
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EXISTING CONDITIONS

CURRENT ZONING DISTRICT

- Three different zoning district designations including GU
- Southern-most tip is not part of the VUD
- Most surrounding properties are part of a commercial or office zoning district



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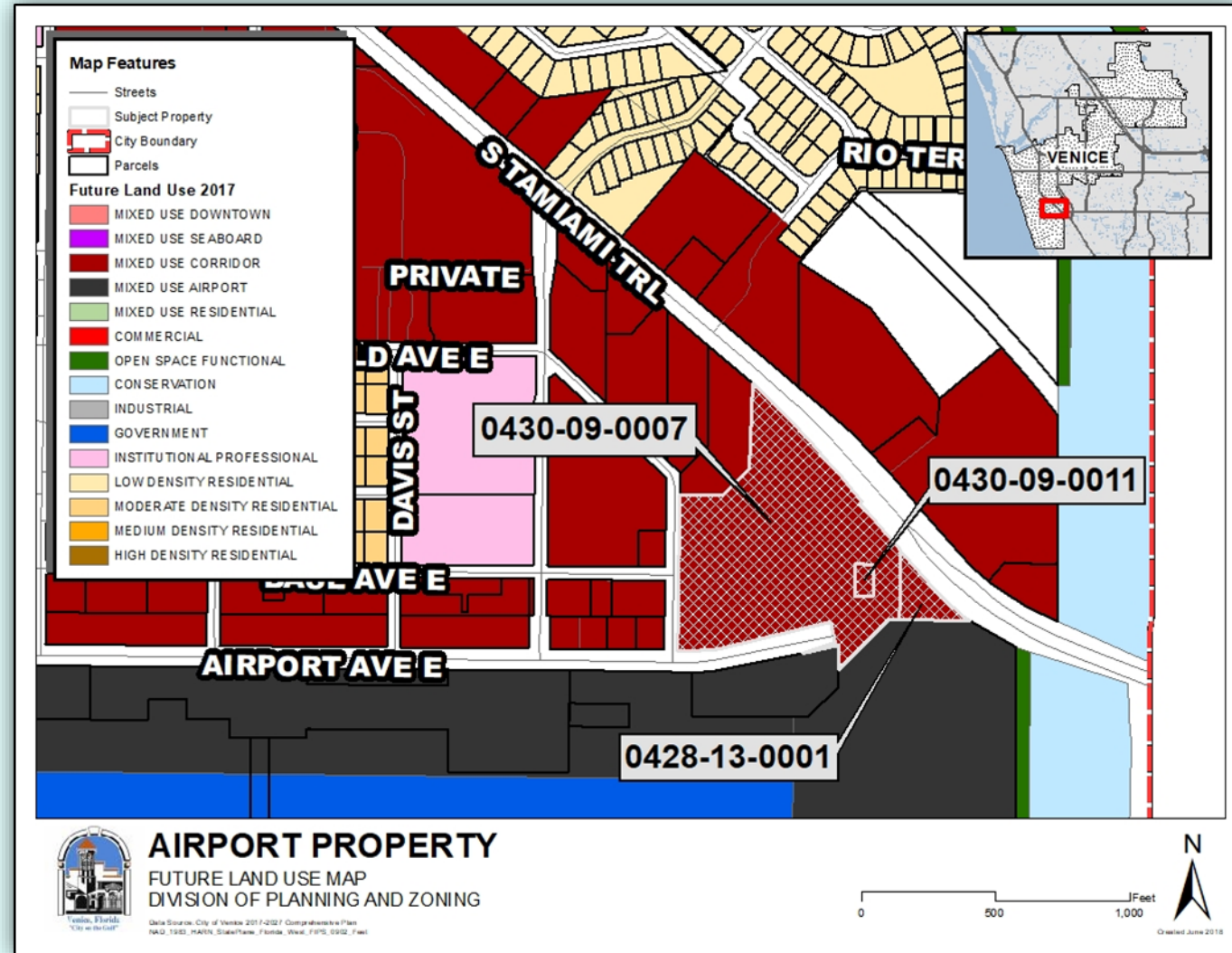
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EXISTING CONDITIONS

FUTURE LAND USE

- 2017-2027 Comprehensive Plan
- Mixed-Use Corridor
- Current GU zoning not an implementing zoning district

| Mixed Use Land Use | Intensity (Floor Area Ratio) | Residential Density | Implementing Zoning Districts |
|--------------------|--|---------------------|--|
| Downtown | | | CBD, RMF-3, RMF-4, CN, CG, OPI, CMU |
| Seaboard | See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential | | RMF-3, RMF-4, CN, CG, CI, CSC, PCD, ILW, PID, CMU |
| Corridor | densities below are per parcel and not an average across the Mixed Use Designation. | | RMF-3, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU |
| Airport | | | GU, PCD, PID |
| Residential | | | PUD |



LAND DEVELOPMENT CODE

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

| Requirement | | Yes | No |
|-------------|---|-----|----|
| 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 overtaking of the load 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 | | ✓ |
| 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. | | ✓ |

Subject property hosts
two zoning districts

GU is not an
implementing district
for MUC

SUMMARY OF FINDINGS

| Requirements: | | Applicant Response | | Staff Comments |
|---------------|--|--------------------|--------------|----------------|
| | | Consistent | Inconsistent | |
| 1. | Venice 2017-2027 Comprehensive Plan LU 1.2.9: Mixed Use Category | ✓ | | Page 7 |
| 3. | Land Development Code Section 86-92: Minimum Lot Requirements including area, width, and density | ✓ | | Page 8 |
| 4. | Land Development Code Section 86-47(f)(1): Procedures for Rezoning Amendments | ✓ | | Page 9-10 |
| 5. | Land Development Regulations Section 94-31: Concurrency Requirements | ✓ | | Page 11 |

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EXTRAS

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PRELIMINARY CONCURRENCY

| DEPARTMENT | RESPONSE |
|----------------|-------------------------|
| Engineering | No Anticipated Problems |
| Transportation | |
| Solid Waste | |
| Utilities | |

Level of Service Standards from the 2017-2027 Comprehensive Plan:

- **Pedestrian Facilities** – LOS standards established by Strategy TR 1.2.3
- **Bicycle Facilities** – LOS standards established by Strategy TR 1.2.4
- **Transit Service** – LOS standards established by Strategy TR 1.2.5
- **Hurricane Shelter Space** – LOS standards established by Strategy OS 1.9.10

“The airport property rezone would allow less intense uses and therefore the traffic would be less intensive as well. In addition, the transportation network surrounding this property has less traffic than the minimum adopted standard in the Sarasota County 2016 Generalized Level of Service Analysis and therefore has reserve capacity. I wouldn't have any concerns with this property being rezoned.”

- Excerpt from Email dated 6/13/2018 by Traffic Consultant

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EXISTING CONDITIONS

ADJACENT PROPERTIES

| DIRECTION | ADJACENT PARCEL ID | USE ON PROPERTY | FLU | | EXISTING ZONING DISTRICTS | | | | | | |
|------------------|--------------------|------------------------------|-----|-----|---------------------------|-----|----|-----|-----|----|----|
| | | | MUC | MUA | VUD | RTR | CI | RMF | OPI | CG | GU |
| Subject Property | Not Applicable | Vacant/Commercial Recreation | ● | | ● | | ● | | | | ● |
| North | 0430-09-0010 | Civic/Service Organization | ● | | ● | | ● | | | | |
| | 0427-13-0027 | Multi-Family Residential | ● | | ● | | | ● | | | |
| East | 0428-12-0002 | Automotive Sales | ● | | ● | | ● | | | | |
| | 0428-12-0003 | Marine Sales | ● | | ● | | ● | | | | |
| | 0428-13-0002 | Restaurant | ● | | ● | | ● | | | | |
| South | 0431-06-0001 | Parking Lot | | ● | | | | | | | ● |
| | 0431-01-0011 | Airport | | ● | | | | | | | ● |
| West | 0430-09-0009 | Multi-Family Residential | ● | | | ● | | | | | |
| | 0430-16-0007 | Asphalt Contractor | ● | | | | | | ● | | |
| | 0430-16-0008 | Outdoor Storage | ● | | | | ● | | | | |
| | 0431-01-0007 | Sales Office | ● | | | | | | | ● | |

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