



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

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

**ZONING MAP AMENDMENT** 18-05 RZ

Northern Portion of Wellfield Park (AKA Pinebrook Park)

**Project Name:** \_\_\_\_\_

Parcel Identification No.: 0402-04-0001

Address: 1251 Pinebrook Rd.

Parcel Size: 77.22 acres

FLUM designation: Conservation

Current Zoning: Government Use      Proposed Zoning: Open Use Conservation

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

Telephone: 941-486-2626

Fax: 941-480-3031

E-mail: \_\_\_\_\_

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

**Project Manager:** \_\_\_\_\_

Telephone: \_\_\_\_\_

Mobile / Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Project Engineer :** \_\_\_\_\_

Telephone: \_\_\_\_\_

Mobile / Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Project Architect:** \_\_\_\_\_

Telephone: \_\_\_\_\_

Mobile / Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

**Applicant Signature / Date:**

*Edmund Fuller* 7/3/2018

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**
- ☐ **Public Workshop Requirements.** Date held \_\_\_\_\_
  - ☐ 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 overtaxing 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.**

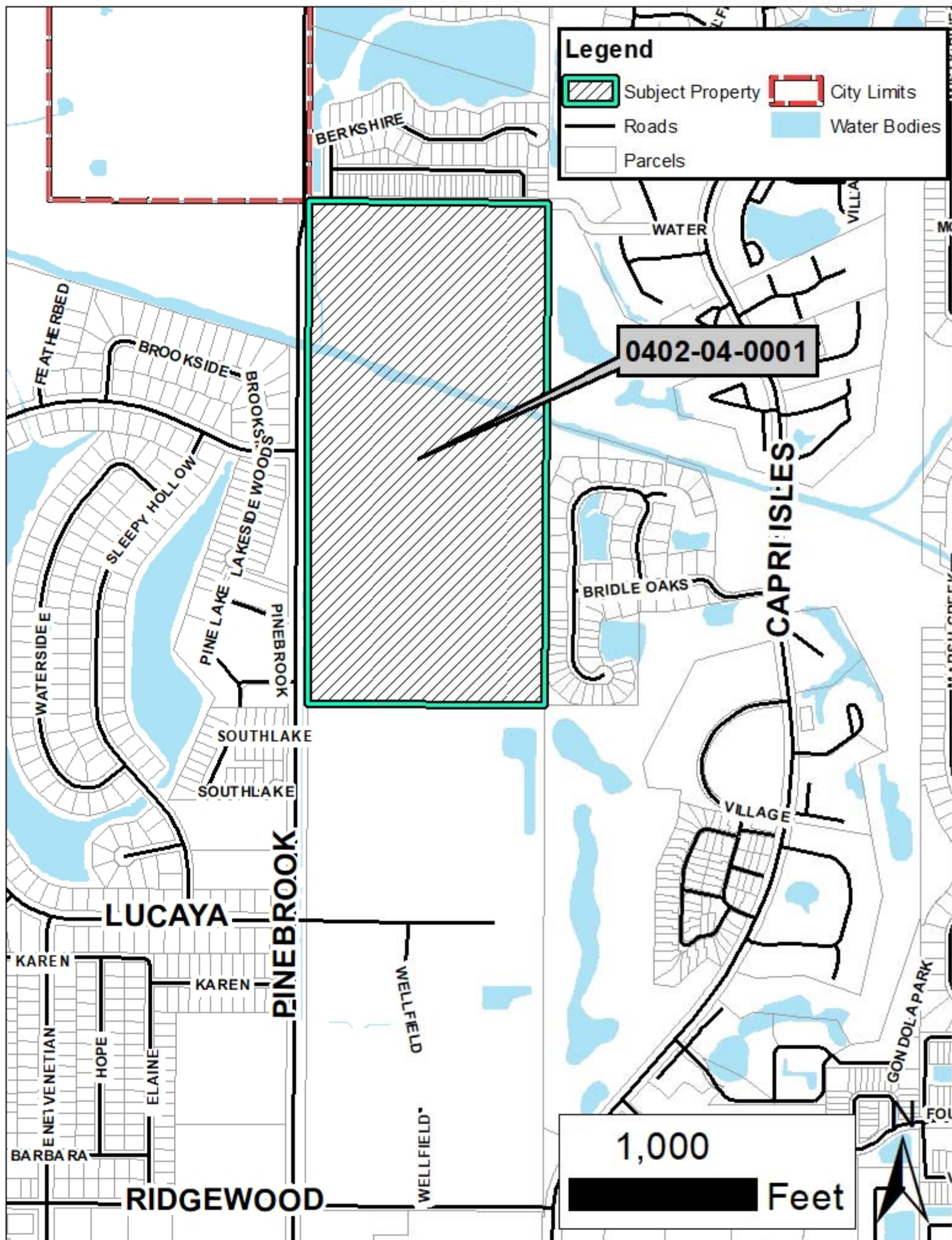
**Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.**

## PROJECT NARRATIVE

### Zoning Map Amendment for the North 77.22± Acres of Wellfield Park (aka Pinebrook Park)

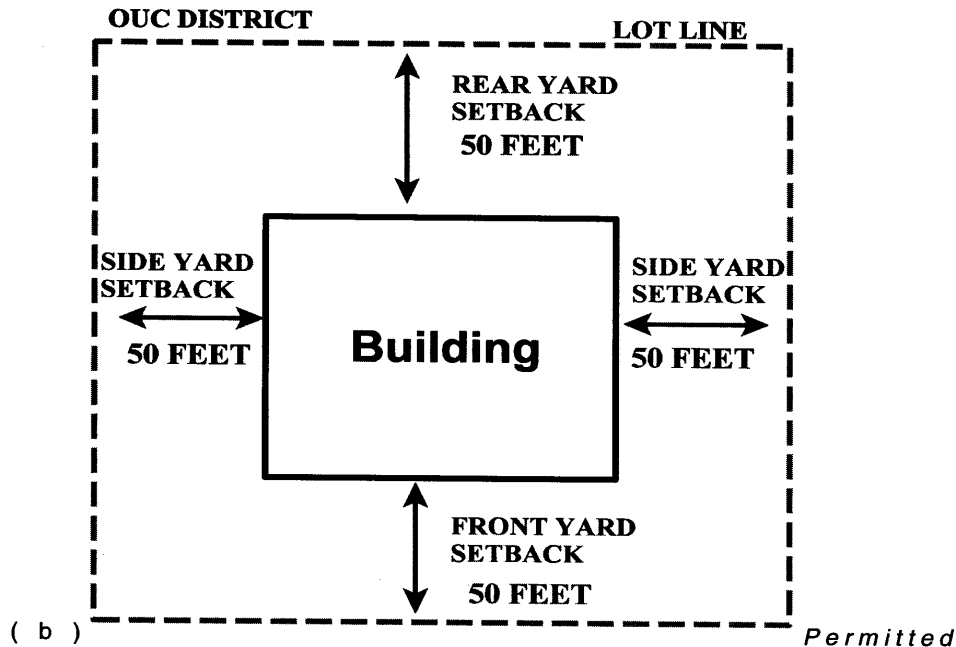
The City is initiating a zoning map amendment for the northern portion of the City owned property known as Wellfield Park. The property is identified in the City's Comprehensive Plan as Conservation and consists of approximately 77 acres. It is mostly vacant except for a portion of adjacent sports field parking and a fitness trail that includes stations with equipment. The current zoning designation of the property is Government Use (GU) and the subject petition proposes to change the zoning designation to Open Use, Conservation (OUC) with restrictions. The attached draft language from the City's land development code provides the OUC regulatory standards in a ~~striketrough~~/underline format that is proposed for the property. The main focus of the changes to the current OUC code involves permitted, prohibited and special exception uses in order to better implement the future land use designation of Conservation.





Sec. 86-70. - OUC open use conservation district.

- (a) *Generally; intent.* The OUC district is composed of open land areas. It is intended by the use of this district to retain, insofar as desirable and practicable, the open character of the land. To that end, permitted and permissible uses are basically limited to conservation, recreation and, with certain limitations, other uses not contrary to the character of this district. It is the intention of this chapter that such lands not be rezoned to more intensive uses without a clear showing of proved need in the public interest and a clear showing of conformity with the comprehensive plan of the city. The OUC district is intended to preserve and protect open spaces, park lands (where not otherwise zoned GU), wilderness areas, marsh lands, watersheds and water recharge areas, scenic areas and beaches. It is further intended to protect life and property in areas subject to flooding and to conserve fish and wildlife.



OUC Setbacks

- (b) *Permitted principal uses and structures.* Permitted principal uses and structures in the OUC district are:
- (1) Public ~~and private~~ game preserves and wildlife management areas, and fish hatcheries and refuges.
  - (2) Water conservation areas, water ~~reservoirs~~ and control structures, drainage wells and water wells.
  - (3) Publicly owned parks, ~~recreation areas, and uses and structures appropriate to such activities~~ for passive recreation including nature and walking/fitness trails and structures appropriate to such activities.
  - (4) ~~Existing railroad rights-of-way.~~ Existing structures and parking/circulation areas.
- (c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the OUC district are: Uses and structures which are customarily accessory and clearly incidental to permitted or permissible uses and structures.
- (d) *Prohibited uses and structures.* Prohibited uses and structures in the OUC district are as follows:
- (1) All uses not specifically listed as permitted or permissible. ~~Commercial uses, except as specifically permitted or permissible as special exceptions.~~
  - (2) ~~Industrial uses.~~
  - (3) ~~Off-site signs.~~
  - (4) ~~All uses not specifically listed as permitted or permissible uses.~~
  - (5) ~~Pain management clinic.~~
- (e) *Special exceptions.* None. ~~The following special exceptions are permissible in the OUC district after public notice and hearing by the planning commission:~~
- (1) ~~Single-family residences.~~
  - (2) ~~Marinas.~~

~~(3) — Private recreation areas.~~

- (f) *Maximum residential density.* Maximum number of dwelling units per acre in the OUC district is:
- (1) Maximum density is one unit per 25 acres.
  - (2) Where a lot or parcel is zoned in part as OUC and the balance as any residential district, no permanent structure shall be located on that part zoned OUC; provided, however, that, in determining the total number of residential units permitted on the residentially zoned portions of the lot or parcel, the area of the entire tract, including the OUC, may be utilized at the density of that permitted by the residential district.
- (g) *Minimum lot requirements (area and width).* Minimum lot requirements in the OUC district are:
- (1) Residential buildings as accessory to principal uses: An area of 25 acres.
  - (2) Other permitted or permissible uses and structures: None.
- (h) *Maximum lot coverage by all buildings.* Maximum lot coverage in the OUC district is: Unrestricted.
- (i) *Minimum yard requirements.* Minimum yard requirements in the OUC district, for all buildings, are:
- (1) Front yard: 50 feet.
  - (2) Side and rear yards: 50 feet.
  - (3) Waterfront yards: 50 feet.
- (j) *Maximum height of structures.* No portion of a structure shall exceed 35 feet in the OUC district

(Code 1982, § 20-6.1; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2013-03, § 3, 2-12-13; Ord. No. 2014-05, § 2, 2-11-14; Ord. No. [2016-19](#), § 2, 10-25-16)