

ZONING MAP AMENDMENT: REZONE

PETITION NO.: 18-05RZ

REQUEST: Rezone the 77.22 +/- acre subject property from Government Use (GU) to Open Use, Conservation with Restrictions (OUC*).

GENERAL DATA

Application Date: 7/3/2018

Owner: City of Venice

Project Address: 1251 Pinebrook Rd.

Parcel ID: 0402-04-0001

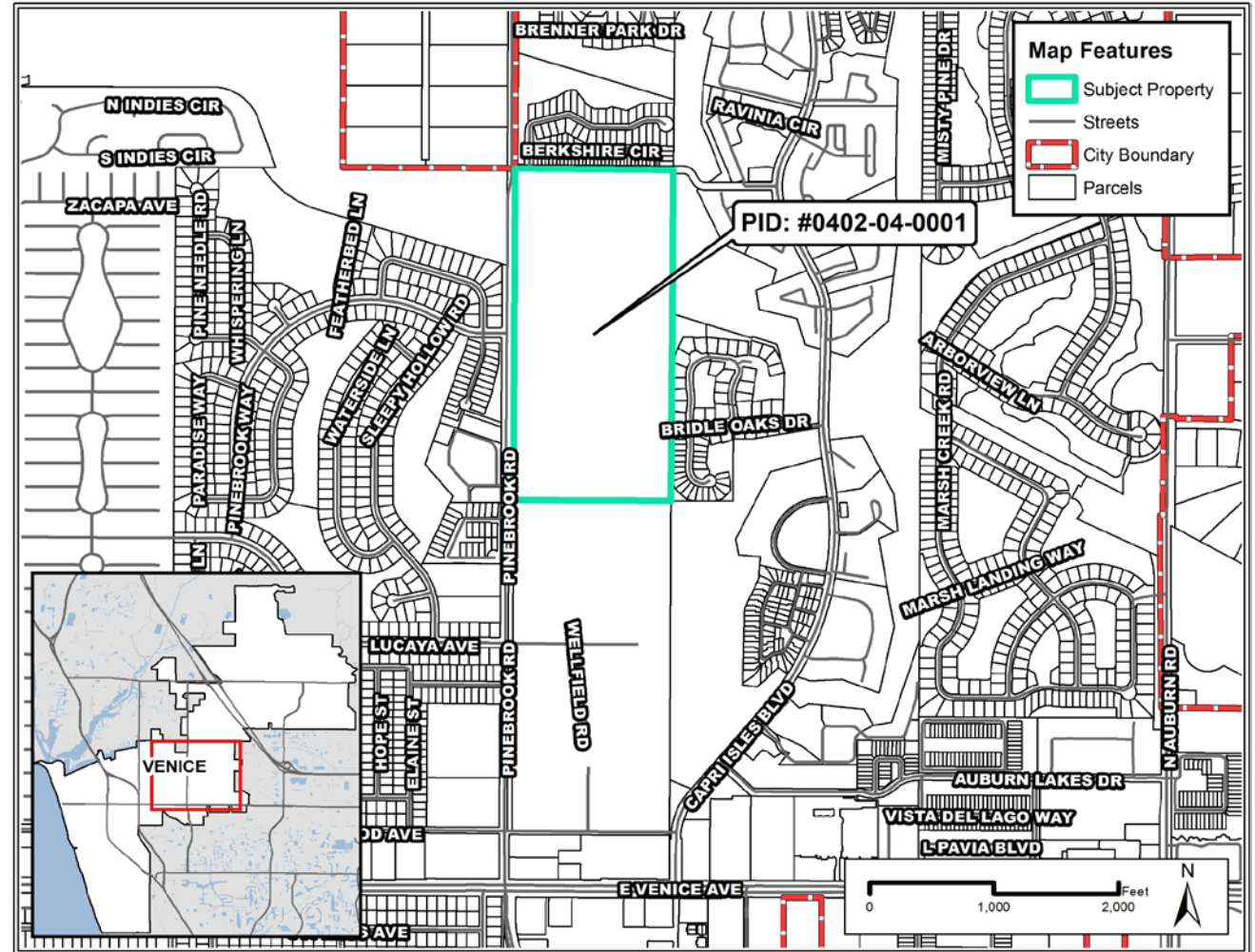
Property Size: 77.22 +/- Acres

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

Future Land Use: Conservation

Comp Plan Neighborhood: Pinebrook

Existing Zoning: Government Use (GU)



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Planning and Zoning Division

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

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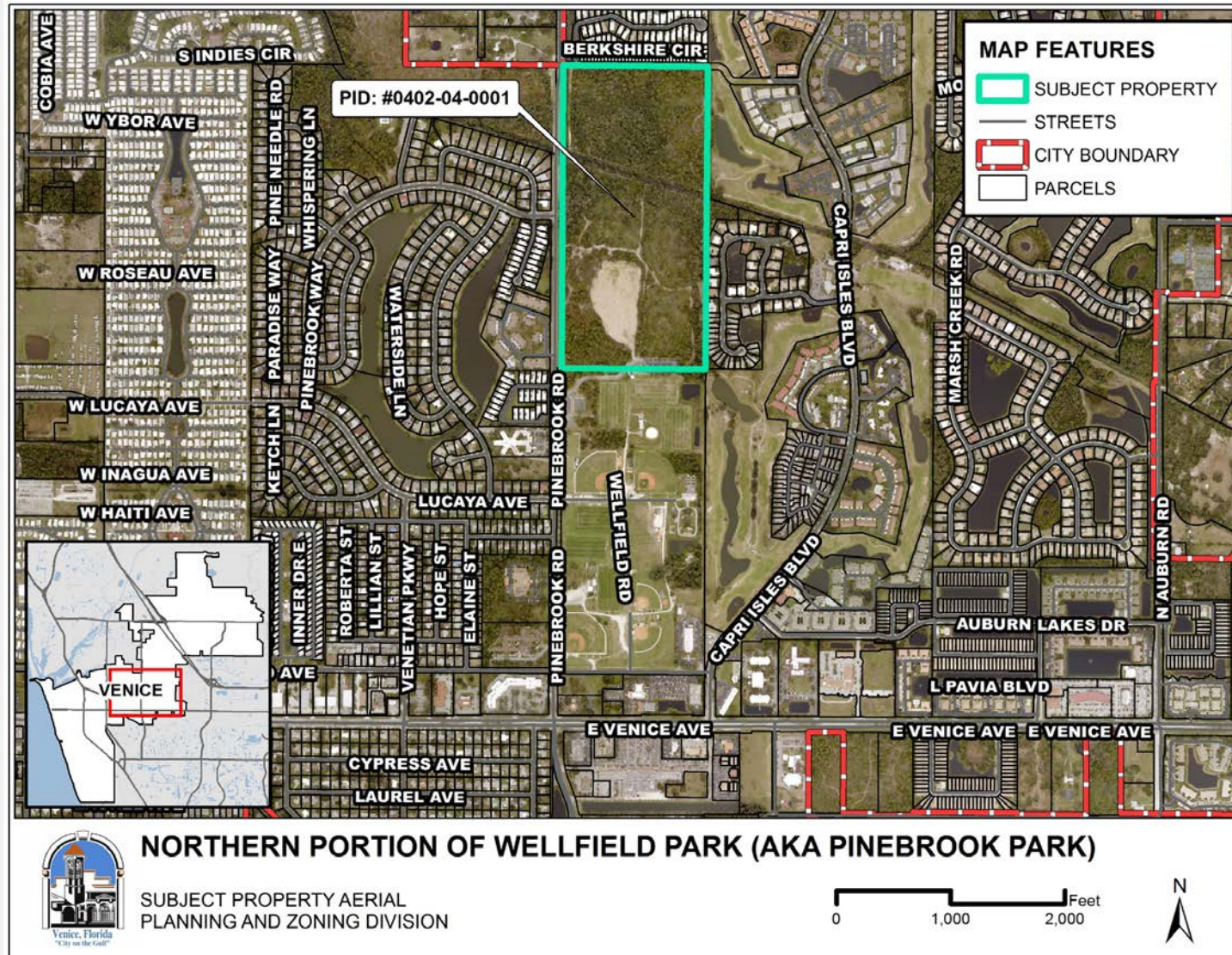
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PROPERTY LOCATION

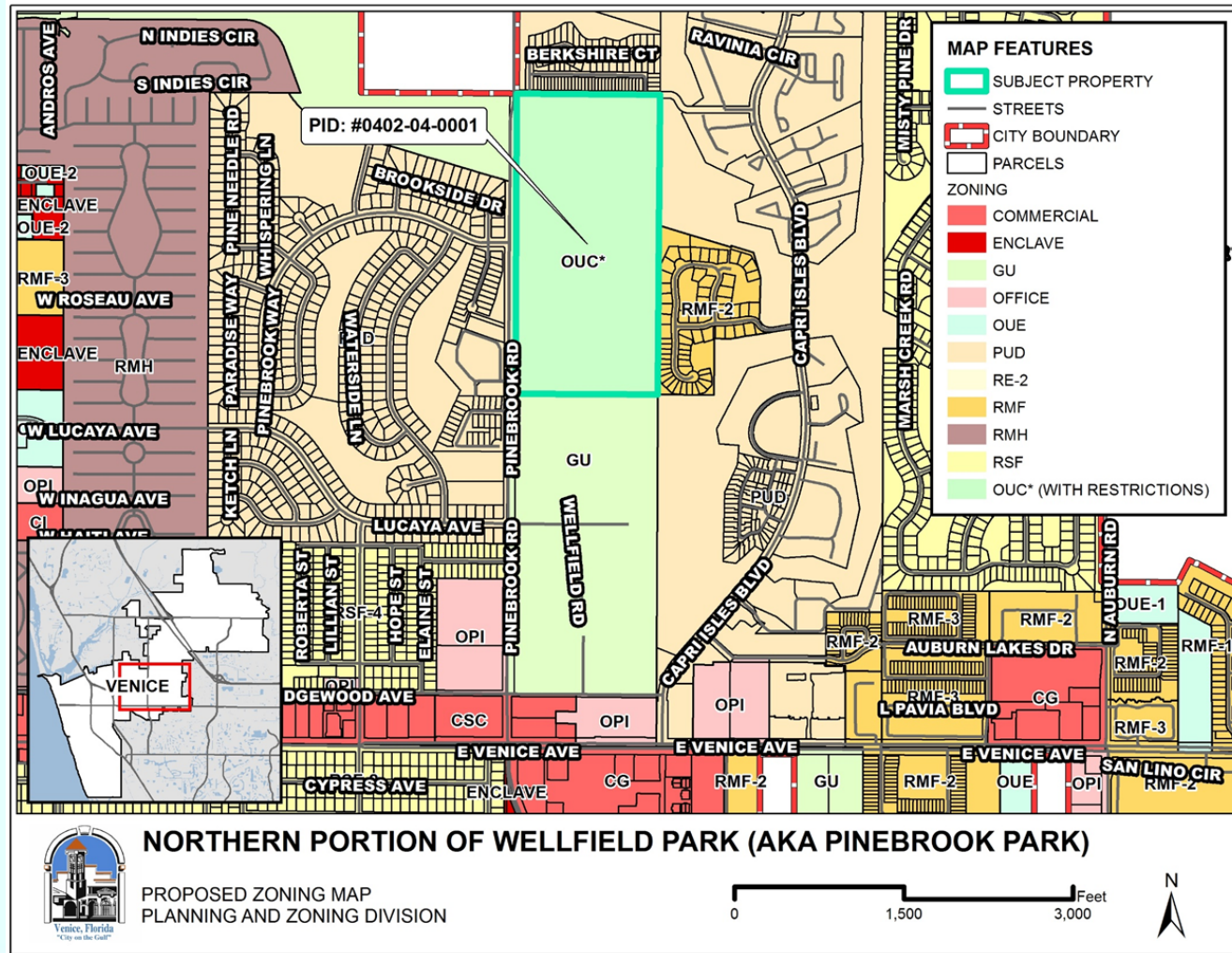


SUBJECT PROPERTY



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PETITION REQUEST



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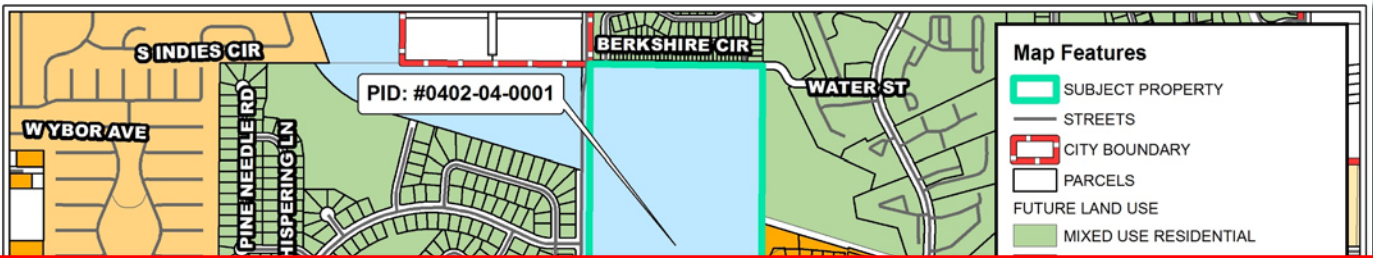
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EXISTING CONDITIONS

Future Land Use: Conservation

- Implementing Zoning: GU, PUD, PID, PCD
- Scrivener's Error/
Comprehensive Plan Amendment



Strategy LU 1.2.7 - Open Space.

Open Space Land Use	Intensity (Floor Area Ratio)	Implementing Zoning Districts
Functional	0.05	GU, PUD, PID, PCD
Conservation	Incidental to Conservation uses	GU, PUD, PID, PCD



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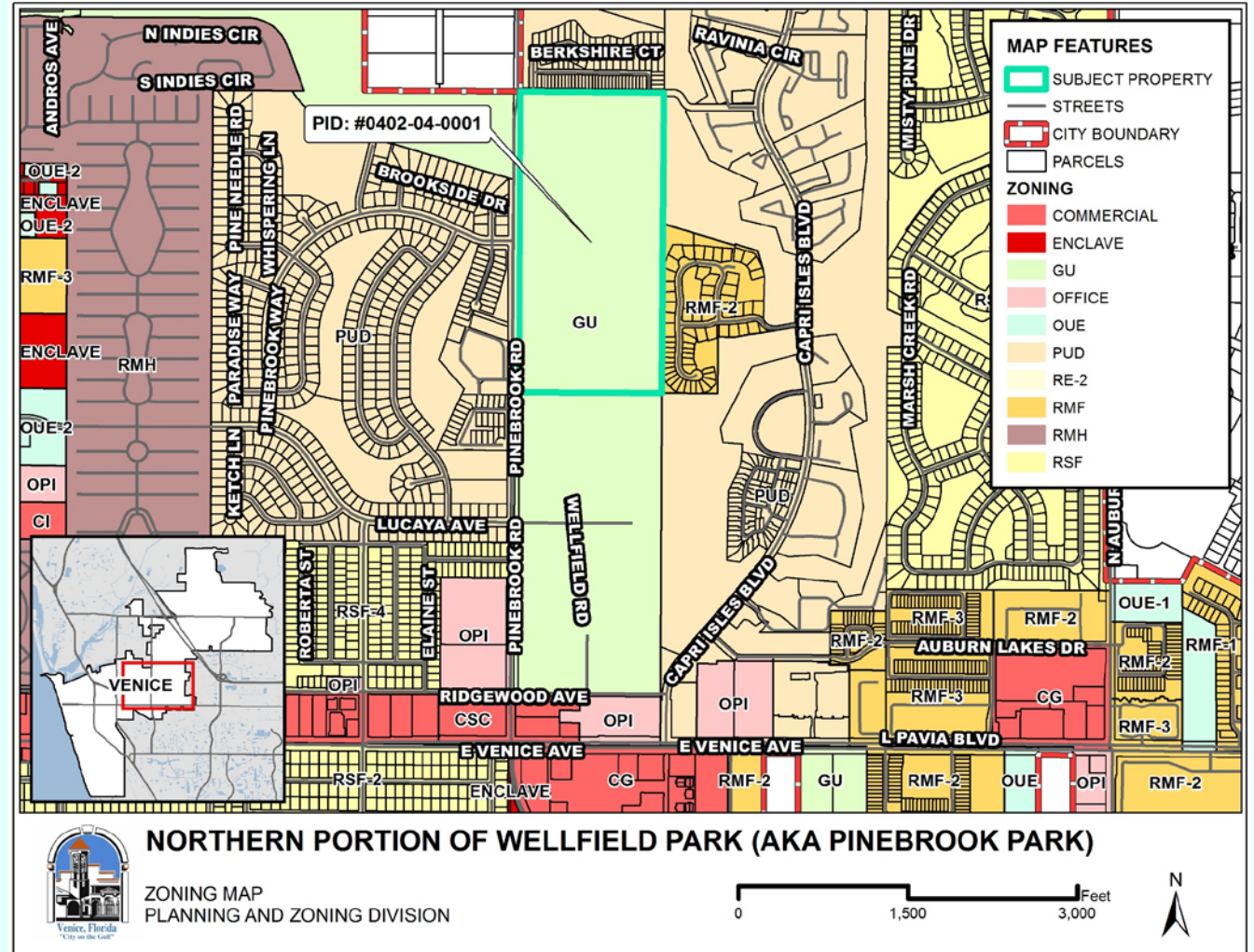
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EXISTING CONDITIONS

Zoning District: Government Use

“The GU district is intended to apply to those lands where national, state or local governmental activities are conducted and where governments hold title to such lands. Any lawful government activity is permitted in these districts. It is not the intent to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare.”*

*Land Development Code Section 86-110



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ZONING DISTRICT USE COMPARISON

USE	GU	OUC	OUC*
Parks, Playgrounds, and recreation areas	P	P	
Government, administrative, and judicial buildings	P		
Public Schools, hospitals, and libraries	P		
Public Airports	P		
Other public facilities	P		
Use designated on an official master plan adopted by City Council	P		
Commercial wireless telecommunication antennae	P		
Government Maintenance Facilities	SE		
Public Utility Facilities	SE		
Jails, Detention Centers, or work camps	SE		
Public Incinerators	SE		
Public Game Reserves and wildlife management areas		P	P
Private Game Reserves and Wildlife Management Areas		P	
Fish hatcheries and refuges		P	P
Water conservation areas, water and control structures, drainage and water wells		P	P
Public parks for passive recreation incl. nature and walking/fitness trails and structures appropriate for such activities		P	P
Existing Railroad Rights-of-way		P	
Existing structures and parking/circulation areas			P
Uses and structures which are customarily accessory and clearly incidental to permitted or permissible uses and structures.		AC	AC
Single-Family Residences		SE	
Marinas		SE	
Private Recreation Areas		SE	

OUC* standards with restrictions specific to the proposed Rezone for Wellfield Park (Pinebrook Park)

P – Permitted

SE – Special Exception

Total Allowed Uses:

11

12

6

ZONING DISTRICT COMPARISON

	GU	OUC	OUC*
Minimum Lot Requirements	None	25 Acres	25 Acres
Maximum Residential Density	18 Units/Acre	1 Unit/25 Acres	0
Maximum Lot Coverage	None	Unrestricted	Unrestricted
Minimum Yard Requirements	None	50 ft (Front/Rear/Side)	50 ft (Front/Rear/Side)
Maximum Building Height	None	35 ft	35ft

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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 overtaxing 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 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.	✓	

SUMMARY OF FINDINGS

Requirements:		Applicant Response		Staff Comments
		Consistent	Inconsistent	
1.	<i>City of Venice 2017-2027 Comprehensive Plan</i> LU 1.2.7: Open Space	✓		Page 6
3.	Land Development Code Section 86-70: Open Use Conservation District Minimum Requirements	✓		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 10

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