

REZONE AMENDMENT

PETITION NO.: 19-13RZ Cassata Place I

REQUEST: Rezone amendment for the subject 5.07 acre \pm property. The rezone is limited to eliminating a stipulation from Ordinance No. 2005-24 that previously rezoned the property. The stipulation states: *"The developers agree not to propose a wall, or a fence, or gate along the west property line."*

GENERAL DATA

Owner: Aqueduct, LLC

Agent(s): Jeffery A. Boone, Esq., Boone Law Firm

Location: 1755 East Venice Avenue

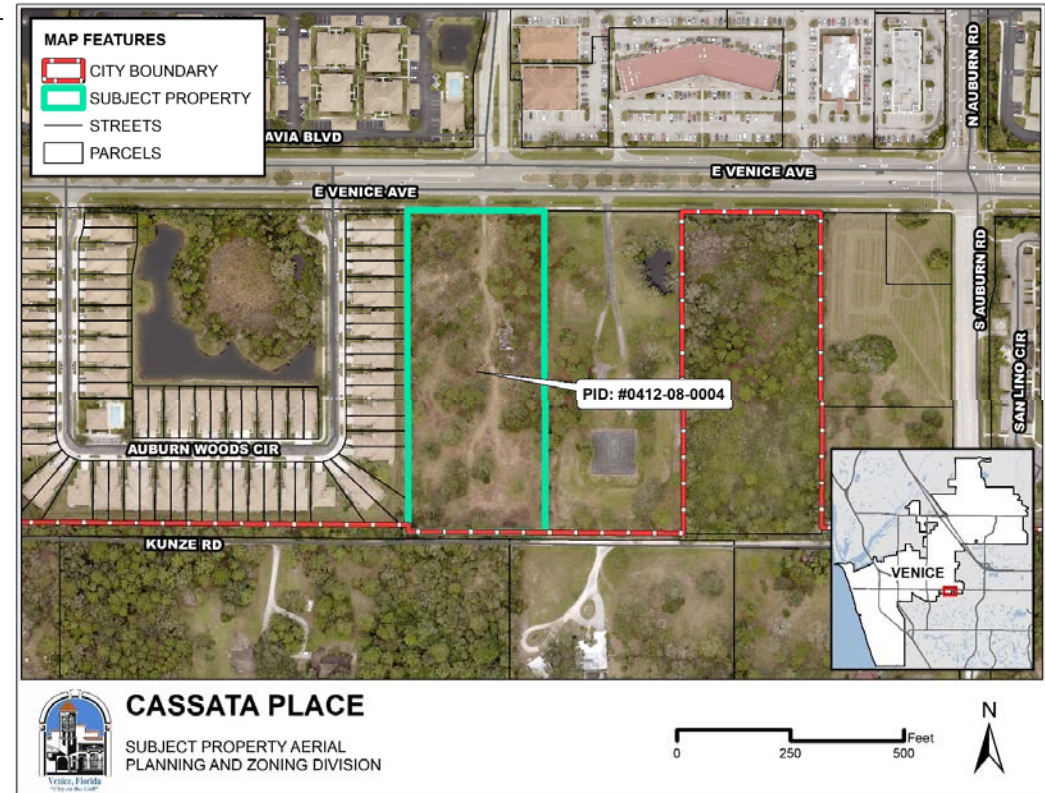
Parcel ID: 0412-08-0004

Property Size: 5.07 \pm acres

Future Land Use: Moderate Density Residential

Comp Plan Neighborhood: East Venice Avenue

Zoning: Residential Multi-Family 2 (RMF-2) and Venetian Gateway (VG)



CITY OF VENICE

Planning and Zoning Division

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

Phone: (941) 486-2626 Fax: (941) 480-3031

PROJECT HISTORY

May 24, 2005: The Property was rezoned to RMF-2/VG with the following stipulations:

1. Density to not exceed 7.6 units per acre.
2. There would not be a special exception request for additional building height allowances,
3. There would be no wall, fence or gate along the west end of the property.
4. Inclusion of the 'Venetian Gateway' architectural design overlay.
5. Installation of landscape berms along the front and back third of the west side of the property.

May 14, 2019: Preliminary Plat Petition No. 18-06PP was approved by City Council to subdivide the subject property into 28 lots for construction of attached single family homes.

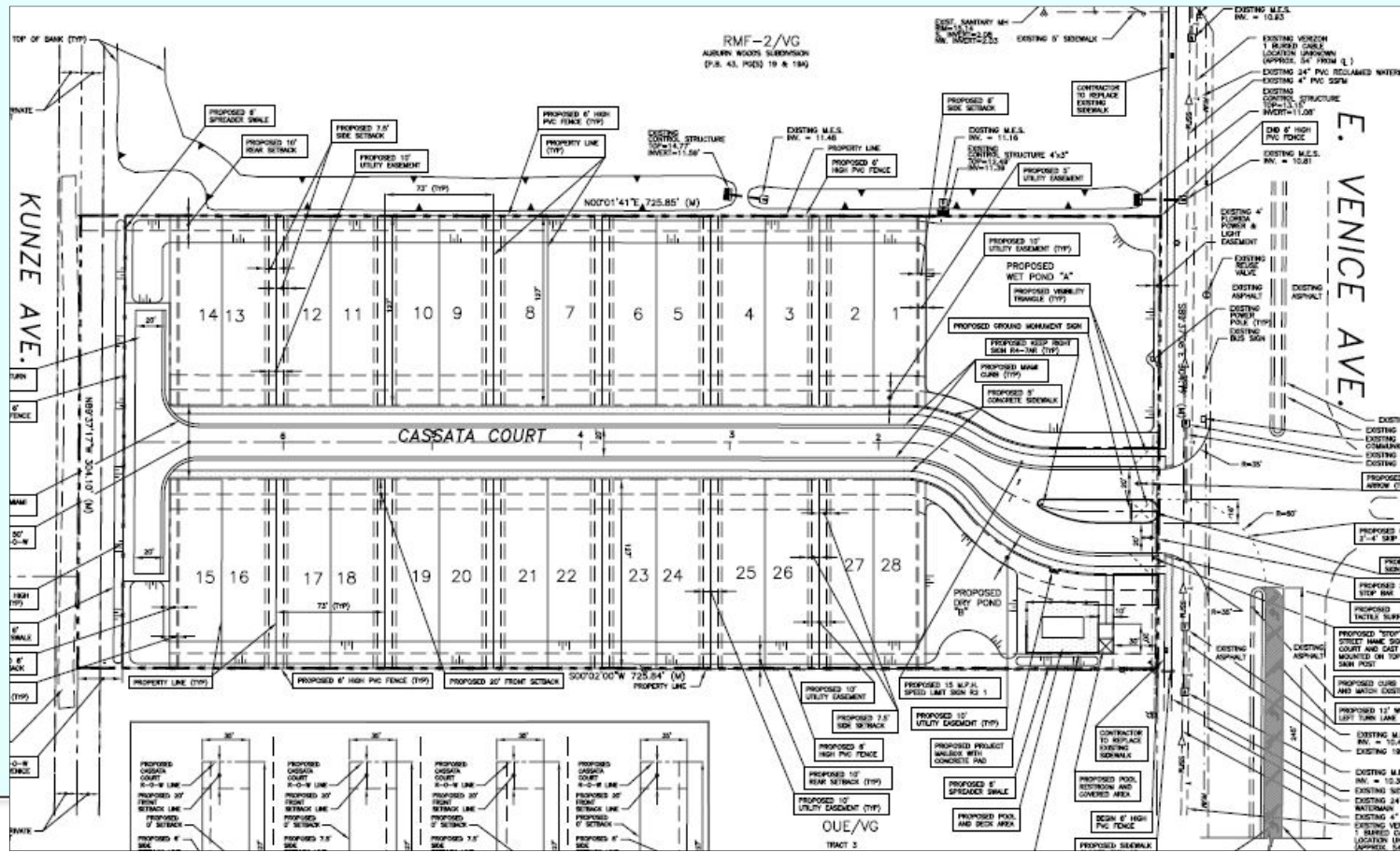
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APPROVED PRELIMINARY PLAT



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PRELIMINARY PLAT STIPULATION

The proposed eight-foot fence, as shown on the preliminary plat plan, shall not be constructed until the subject property's zoning is amended to allow construction of the fence.

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COMPREHENSIVE PLAN AND LDC CONSISTENCY

- *Comprehensive Plan*
 - *No specific Strategies on fence installation.*
 - *Policy 8.2 regarding compatibility.*
- *LDC*
 - *A fence is permitted and requires a permit.*
 - *Due to the design of the plat, only a 6 foot tall fence is permitted.*
 - *Section 86-47(f) regarding zoning amendments has been responded to by the applicant.*

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan & Land Development Code):
Staff has provided analysis of both the Comprehensive Plan and the Land Development Code and determined that no inconsistencies are being created with either document. Further review will be accomplished with subsequent submittals for permits.

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PLANNING COMMISSION ACTION

Upon review of the Petition and associated documents, Comprehensive Plan, Land Development Code, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Rezone Amendment 19-13RZ.

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