

ZONING MAP AMENDMENT

PETITION NO.: 19-11RZ Cassata Place Phase II

REQUEST: Zoning map amendment for the subject 5 \pm property. This amendment seeks to change the zoning from Sarasota County Open Use Estate-1 (OUE-1) and City of Venice Venetian Gateway Overlay (OUE-1/VG) to City of Venice Residential, Multi-Family-2 (RMF-2) and Venetian Gateway Overlay district (RMF-2/VG). The applicant has indicated their intent to submit a 'single-family development.

GENERAL DATA

Owner: Girl Scouts of Gulfcoast Florida, Inc.

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

Location: 1775 East Venice Avenue

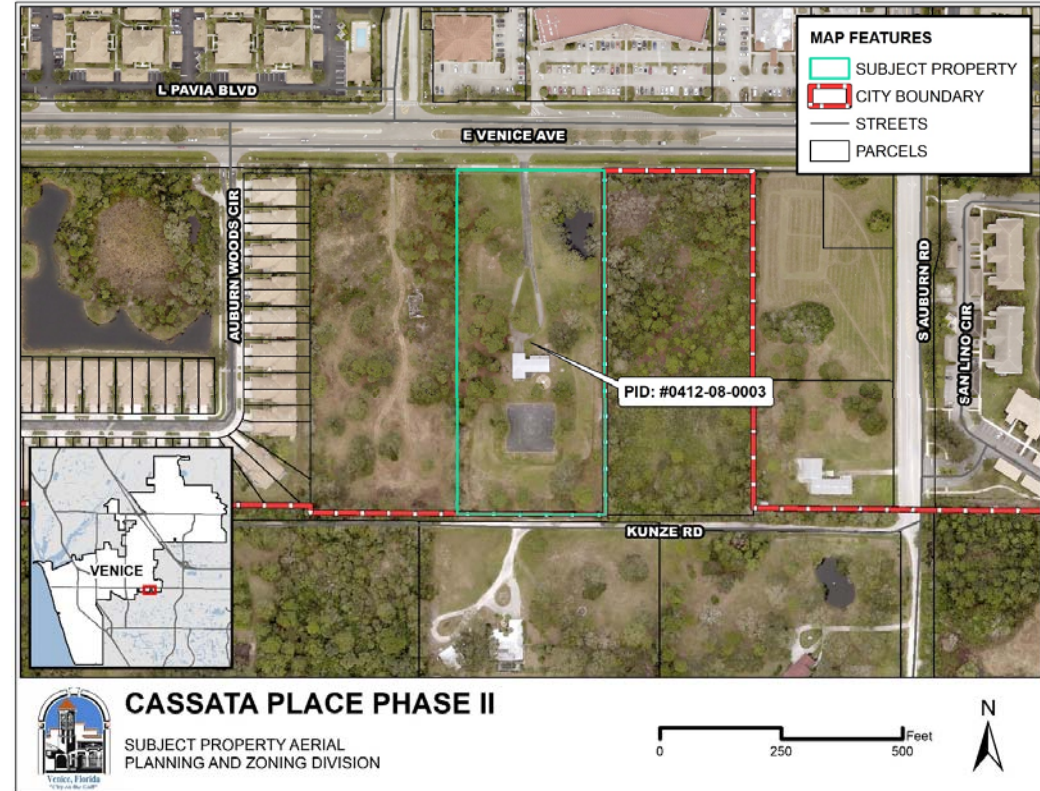
Parcel ID: 0412-08-0003

Property Size: 5.00 \pm acres

Future Land Use: Moderate Density Residential

Comp Plan Neighborhood: East Venice Avenue

Zoning: Open Use Estate 1 (OUE-1) and Venetian Gateway (VG)



CITY OF VENICE

Planning and Zoning Division

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

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SITE CHARACTERISTICS



NW corner of parcel looking South



Looking North from rear of property



Centrally located looking South

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SURROUNDING PROPERTY COMPARSION TABLE

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	E. Venice Ave. and Commercial	CG/VG	Commercial
East	Vacant	Sarasota County OUE/VG	Sarasota County Medium Density Residential JPA Area 4
South	Kunze Road and County large lot residential	Sarasota County OUE	Sarasota County Medium Density Residential JPA Area 4
West	Vacant (Recently approved for Cassata Place Phase I 18-06 PP)	RMF-2/VG	Moderate Density Residential

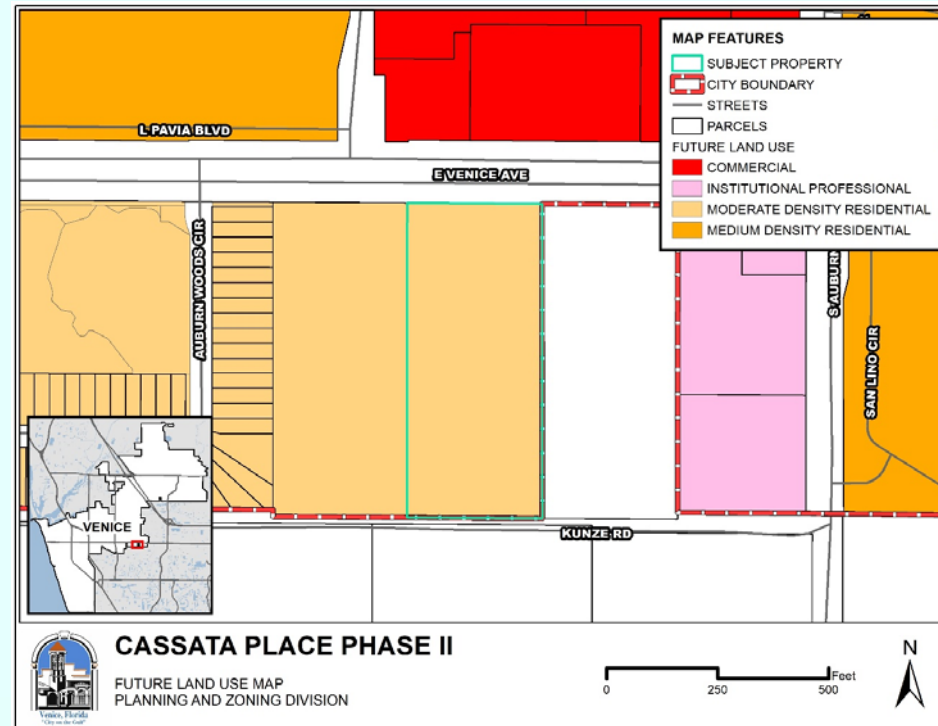
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FUTURE LAND USE MAP



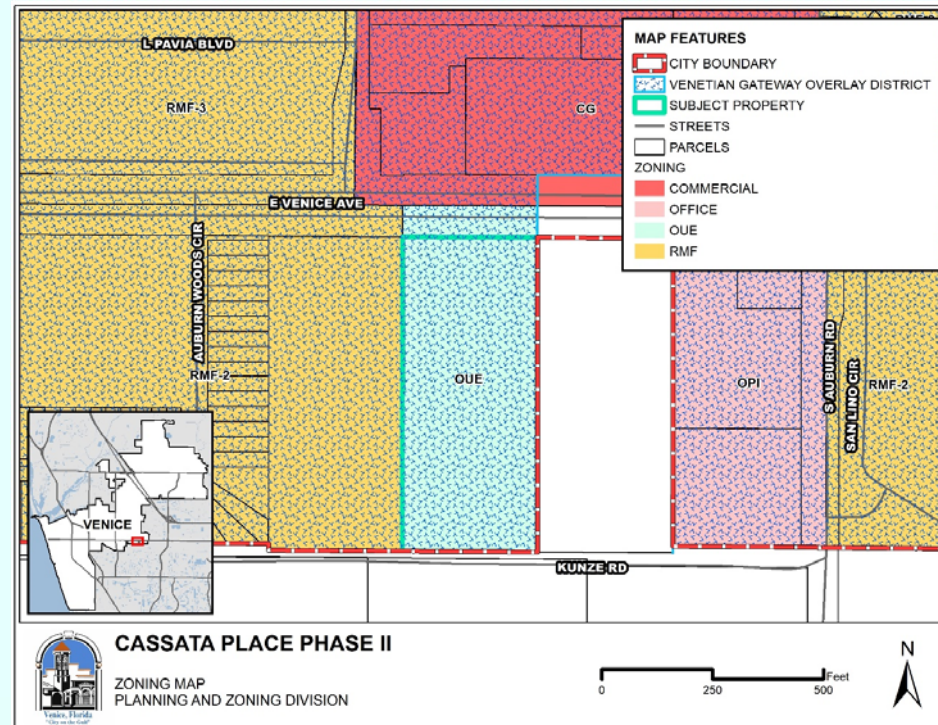
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ZONING MAP



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zoning comparison table

	Existing Zoning OUE-1/VG	Proposed Zoning RMF-2/VG
Density	1 du/5 acres	9 du/acre
Dwelling Units	1	45
Height	35 feet	35 feet*
Architecture	Northern Italian Encouraged	Northern Italian Encouraged (Comp Plan Required)
Uses	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium**	Multiple-Family Dwellings, Patio Houses, Two- Family Houses, Townhouses, Cluster Houses, Single-Family Dwellings**

*May apply for Conditional Use for an additional 30 feet. Comp Plan overall limit is 42 feet.

**Not an exhaustive list of uses.

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COMPREHENSIVE PLAN CONSISTENCY

East Venice Avenue Neighborhood

- Land Use Strategy LU 1.2.4 identifies the proposed RMF-2 district as an implementing zoning district for the Moderate Density Residential designation.

Applicable Policy 8.2 Criteria

At the point of rezoning of property, evaluation of compatibility is made to ensure compatibility with existing uses. Compatibility review includes evaluation of the following as listed in Policy 8.2:

- 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.
- E. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
- F. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
- 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.*
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*

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COMPREHENSIVE PLAN CONSISTENCY

Mitigation Techniques

At the point of rezoning of property, evaluation of compatibility is made to ensure compatibility with existing uses. Compatibility review includes evaluation of the following as listed in Policy 8.2:

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

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Section 86-47(f)(1) – Rezone Amendments

Requirement		Yes	No	N/A
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 loan 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.			✓

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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 Zoning Map Amendment 19-11RZ.

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