



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434

www.venicegov.com

SPECIAL EXCEPTION APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-43 for special exception submittal requirements.

Project Name:

Requested Use/or List All Code Modifications:

Special exception use request for
"Columbaria" pursuant to Code Section 86-81(e)(6).

Address:

600 N. Auburn Rd., Venice, FL 34292

Parcel Identification No.(s):

0400050001

Parcel Size:

10.08 +/- acres

☒ Use Request ☐ Code Modifications

Zoning Designation(s):

RSF-1: Residential Single-Family 1

FLUM Designation(s):

Low Density Residential

Fees: ☐ Application Fee \$400 Per Use or Exception Requested Total: \$

☐ Review Fee \$350 Per Use or Exception Requested Total: \$ - A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.

Applicant/Property Owner Name:

The Jewish Community Center of Venice, Inc.

Address:

600 N. Auburn Rd., Venice, FL 34292

Email:

Phone:

941-484-2022

Design Professional or Attorney:

Jackson R. Boone, Esq.

Address:

1001 Avenida Del Circo, Venice, FL 34285

Email:

jackson.boone@boone-law.com

Phone:

941-488-6716

Authorized Agent (1 person to be the point of contact):

Same as above

Address:

Email:

Phone:

Staff Use Only

Petition No. 19-355E

Fee:

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Special Exception Project Narrative

The subject property is a 10.08 +/- acre parcel located at 600 N. Auburn Road, and is the location of the Jewish Community Center of Venice, Inc. The property is located in the Pinebrook Neighborhood, has a Future Land Use Map designation of Low Density Residential and a Zoning Map designation of Residential Single Family - 1 (RSF-1). The proposed Special Exception is to implement the Sec. 86-81(e)(6) special exception use of "columbaria" on the subject property.

Approval of the Special Exception would allow the applicant to provide the desired columbaria use for its members who desire to have their remains stored on the subject property. The applicant believes the proposed special exception columbaria use would improve its services it can provide for its members, consistent with other religious organizations in the City that have columbaria on their properties.

Policy 8.2

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

- A. Land use density and intensity.
The proposed Special Exception will not increase the density or intensity.
- B. Building heights and setbacks.
The proposed Special Exception will not increase allowable building height or impact the setback standards.
- C. Character or type of use proposed.
The proposed Special Exception is consistent with the cemetery use currently existing on the site and will only provide for a de minimis change in approved uses.
- D. Site and architectural mitigation design techniques.
The proposed Special Exception is consistent with all applicable requirements of the City Code and compatible with the neighborhood.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Not applicable.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The similar cemetery use has existed on the site for numerous years demonstrating its consistency and compatibility with the surrounding 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.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The proposed Special Exception proposes no increase in the intensity of the use currently existing on site, as well as no increase in density, and will remain compatible with the existing nearby uses.

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Potential incompatibility shall be mitigated through techniques including, but not limited to:
No incompatibility exists, especially in relation to the existing cemetery on-site; nevertheless, the applicant offers the following responses.

- I. Providing open space, perimeter buffers, landscaping and berms.
Sufficient open space, buffers and landscaping exist on-site.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
Screening of sources of light, noise, mechanical equipment, refuse areas and delivery and storage areas are not applicable to the requested use; nevertheless, the existing open space, buffers and landscaping on-site provide sufficient mitigation.
- K. Locating road access to minimize adverse impacts.
Road access will be not be impacted by the requested use.
- L. Adjusting building setbacks to transition between different uses.
Building setbacks will not be impacted by the requested use. The requested columbaria are adjacent to the existing cemetery and will provide both a continuity of similar type uses in the rear of the property, as well as provide a transition of uses from the Community Center building to the cemetery.
- M. Applying step-down or tiered building heights to transition between different uses.
Building heights will not be impacted by the requested use. The requested columbaria are adjacent to the existing cemetery and will provide both a continuity of similar type uses in the rear of the property, as well as provide a transition of uses from the Community Center building to the cemetery.
- N. Lowering density or intensity of land uses to transition between different uses.
Intensity of land uses will not be impacted by the requested use. The requested columbaria are adjacent to the existing cemetery and will provide both a continuity of similar type uses in the rear of the property, as well as provide a transition of uses from the Community Center building to the cemetery.

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Special Exception Required Findings for Approval

Section 86-43(e)(1-10):

(1): Compliance with all applicable elements of the comprehensive plan.

Our petition is compliant with all applicable elements of the comprehensive plan.

(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

No safety or access concerns are created by our request.

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties generally in the district.

No off-street parking and loading areas are impacted, and no detrimental impact to the adjoining properties is proposed.

(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

Not applicable.

(5) Utilities, with reference to location, availability and compatibility.

Not applicable.

(6) Screening and buffering, with reference to type, dimensions and character.

Our proposal will be adequately screened and buffered by the existing landscape and buffer on-site.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Our proposal has no negative impacts to the adjoining properties and is compatible and harmonious with properties in the district.

(8) Required yards and open space.

Our proposal is compliant with the required yards and open space.

(9) General compatibility with adjacent properties and other property in the district.

Our proposal is compatible with adjacent properties and other property in the district. The Jewish Community Center cemetery has been established since the subject property was annexed into the City.

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(10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Not applicable.