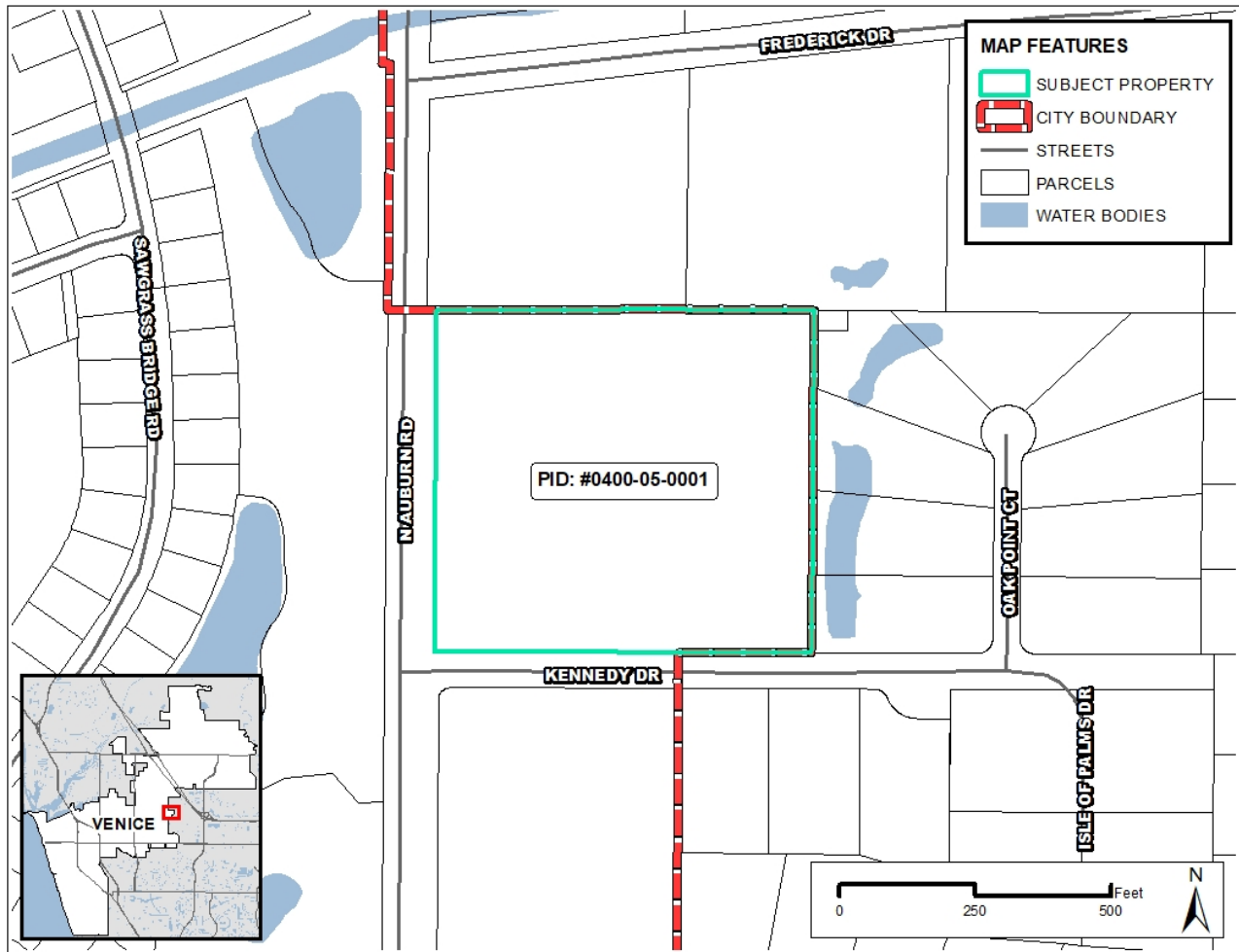




Jewish Community Center Columbaria

Special Exception Petition No. 19-35SE

Staff Report



Applicant: Jewish Community Center of Venice, Inc.

Parcel ID: 0400050001

Agent: Jackson R. Boone, Esq., Boone Law Firm

Location: 600 N. Auburn Road

Existing Zoning: Residential, Single-Family 1 (RSF-1)

Existing Future Land Use Designation: Low Density Residential

Comprehensive Plan Neighborhood: Pinebrook Neighborhood

Special Exception Request: Request to allow for columbaria use on the subject property per Code Section 86-81(e)(6).

I. PROJECT DESCRIPTION

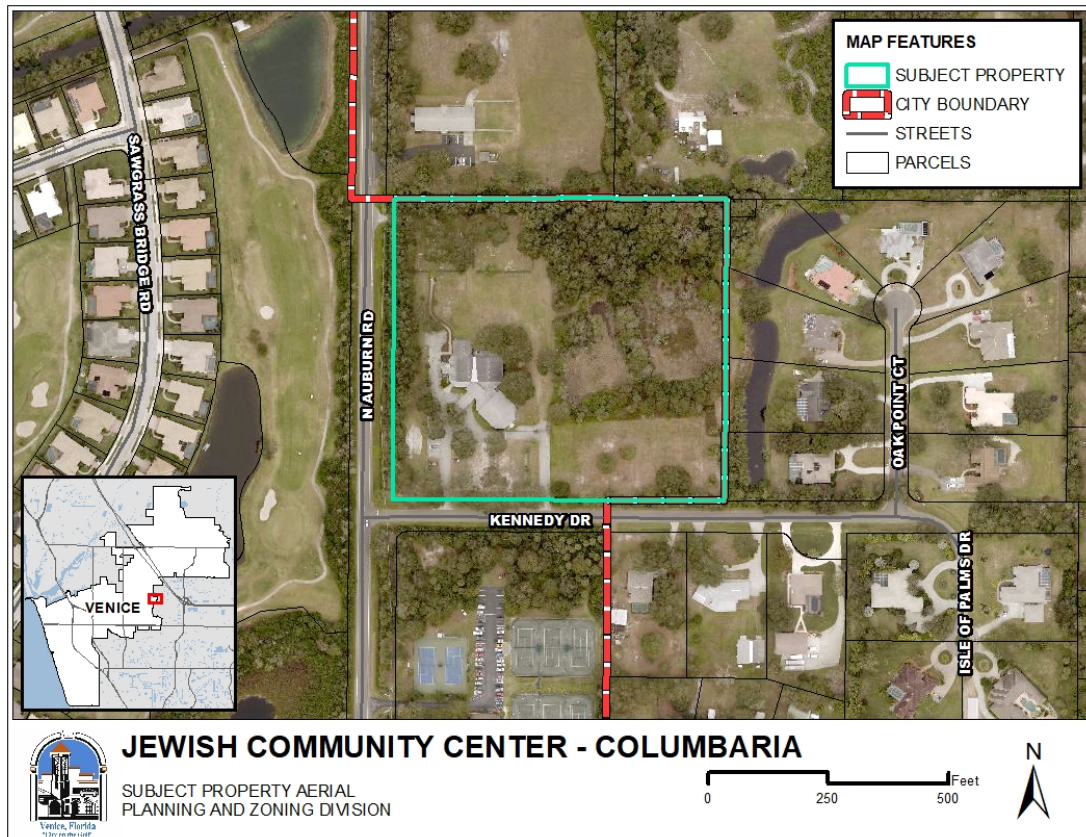
The Jewish Community Center of Venice is located on the east side of North Auburn Road midway between E. Venice Avenue to the south and Border Road to the north. The property consists of approximately 10± acres and contains a large building that provides areas for services typical for a house of worship. In addition to associated parking, the property also contains a cemetery along the northern portion of the property. The remainder of the property to the east remains mostly vacant and available for future expansion.

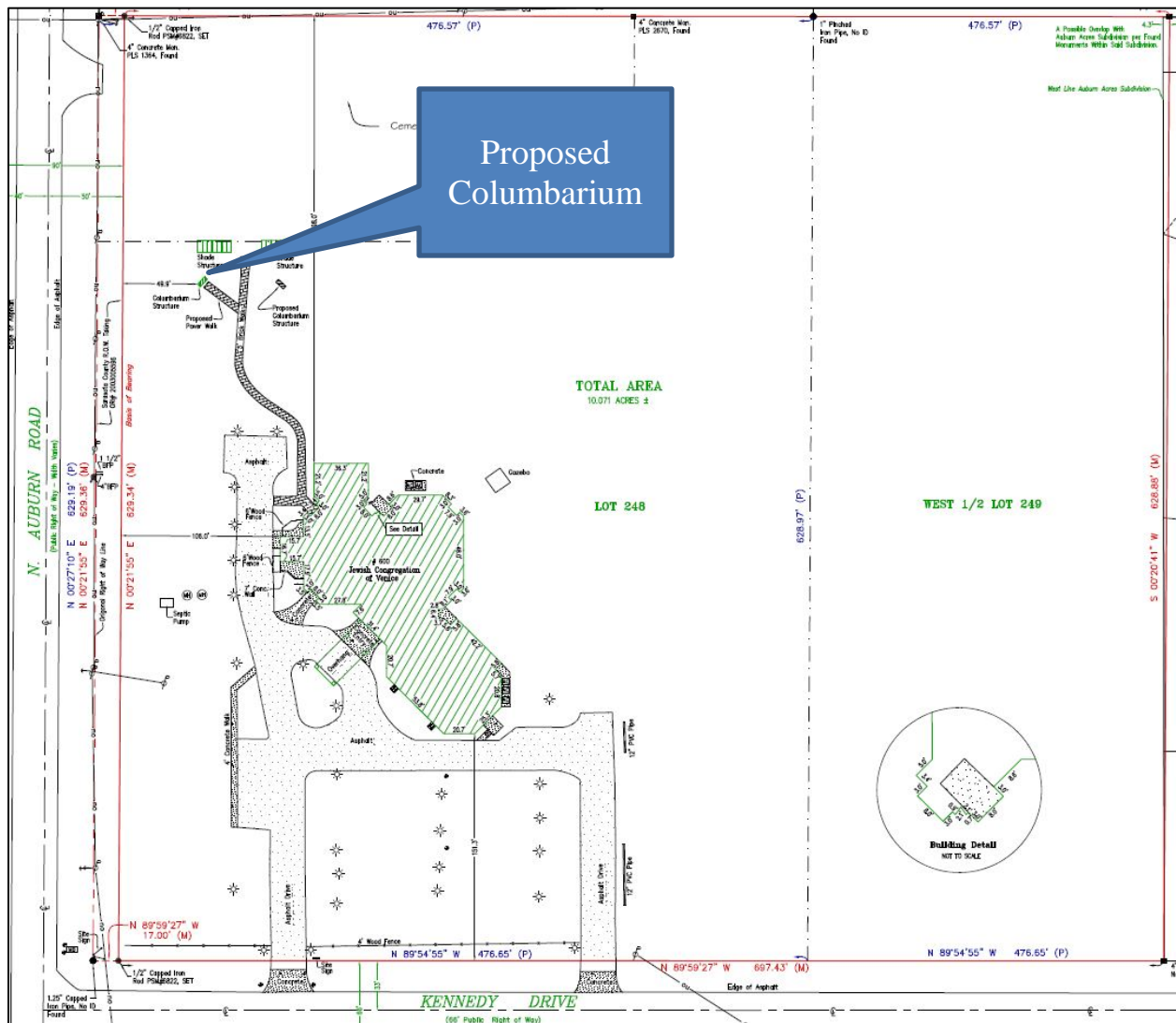
Consistent with Code Section 86-81(e)(7), the applicant is requesting approval of the use of “columbaria” on the subject property. The Jewish Community Center congregation desires to install a columbarium within the existing cemetery for the use of its members. A columbarium is defined as a sepulchral vault or other structure with recesses in the walls to receive the ashes of the deceased. A brick walkway is provided onsite to reach the area of the columbarium and shade structures will also be provided for visitors. The applicant has provided a site plan along with the special exception application to depict location of the proposed improvements.

II. SUBJECT AND SURROUNDING PROPERTY

Existing Conditions:

As shown on the aerial photograph below, the subject property is located along N. Auburn Road across from the Sawgrass community to the west. The Courtside tennis club lies to the south of the site and the Auburn Road Presbyterian Church is adjacent to the north. The single-family subdivision of Venice Acres is adjacent to the east.





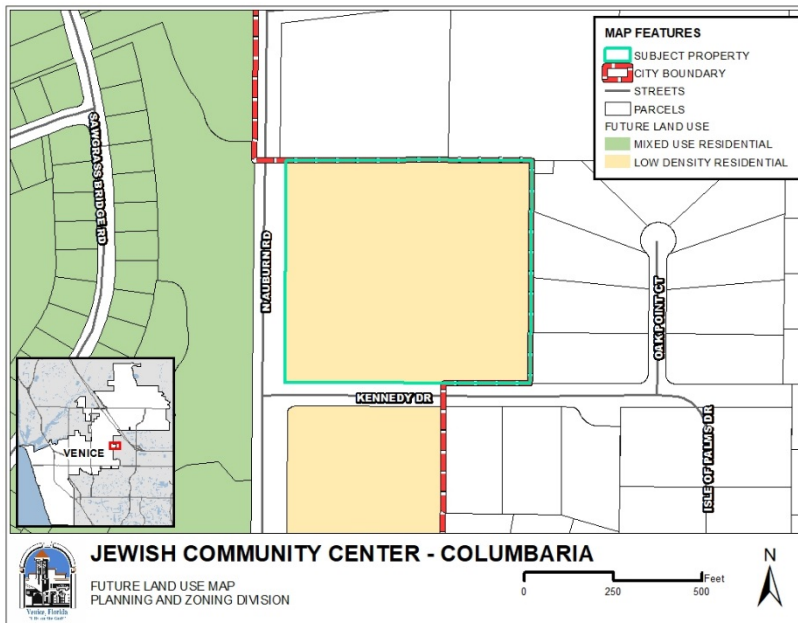
Existing uses, current zoning and the future land use designation of surrounding properties is provided in the following table.

Direction	Existing Use(s)	Current Zoning (see page 5)	Future Land Use Designation (see page 5)
North	House of Worship (Auburn Road Presbyterian Church)	County Open Use Estate 1 (OUE-1)	County Moderate Density Residential
West	Residential (Sawgrass)	County Residential, Single Family 2 (RSF-2)	Mixed Use Residential
South	Private Club (Courtside Tennis Club)	City and County Residential Estate 2 (RE-2)	Low Density Residential
East	Residential (Venice Acres)	County RE-2	County Low Density Residential

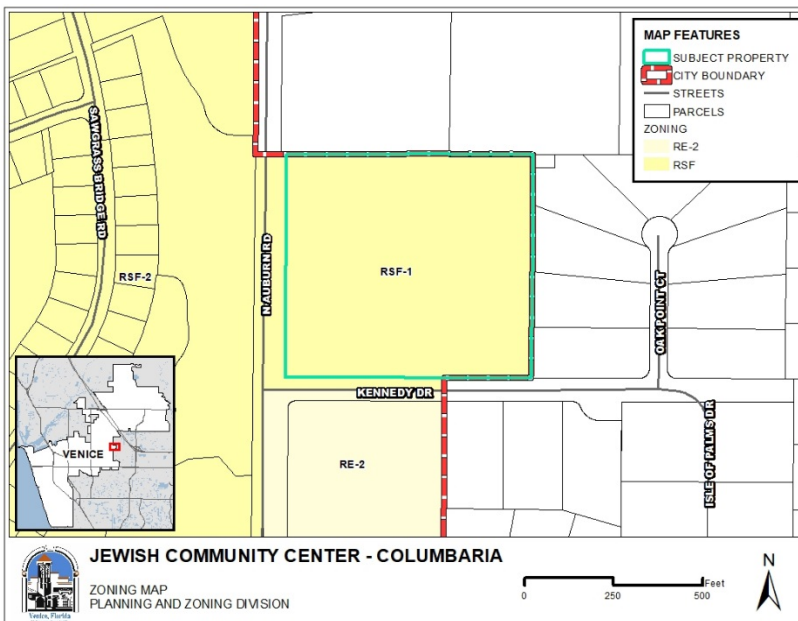
Future Land Use and Zoning:

The maps below indicate both the future land use designation of the property where the sign is located as Low Density Residential and the zoning designation for the property as RSF-1. Neither the standards of the Pinebrook Neighborhood nor the Comprehensive Plan itself provide any significant guidance as to the use of columbaria. However, the City's Land Development Code does provide, in Code Section 86-81(e)(7) regarding the special exception requirement for columbaria, that no structure shall be closer than 25 feet to any boundary line of the property. The columbarium proposed for installation is depicted at 49.9 feet from the closest property line which is along N. Auburn Road. Other than this provision, direction for this petition is limited only to the requirement for a special exception for such a proposal.

Future Land Use Map



Zoning Map



Below are photos taken of the subject property, the photo on the left is looking north on Auburn Rd., and the photo on the right is looking south on Auburn Rd.:



III. PLANNING ANALYSIS

This section of the report provides information on the subject petition's consistency with the comprehensive plan, the land development code, concurrency, and provides the summary findings contained in Section 86-43(e).

Consistency with the Comprehensive Plan:

As indicated above, the future land use designation of the property where the columbarium is proposed to be located is the Low Density Residential. Neither the standards of the Low Density Residential land use designation nor the Comprehensive Plan itself provide any significant guidance for the proposed use. The Comprehensive Plan does require analysis of Policy 8.2 regarding compatibility as part of the review of a special exception and the applicant has address each of the criteria in their submittal. In the interest of brevity, it has not been included in this report but there do not appear to be any compatibility issues as the columbaria is proposed to be located within the existing cemetery.

Consistency with the Land Development Code

As indicated above, the City's Land Development Code does provide, in Code Section 86-81(e)(7) regarding the special exception requirement for columbaria, that no structure shall be closer than 25 feet to any boundary line of the property. The columbarium proposed for installation is depicted at 49.9 feet from the closest property line which is along N. Auburn Road. Other than this provision, direction for this petition is limited only to the requirement for a special exception for such a proposal.

Concurrency/Mobility:

The city's concurrency management regulations and mobility requirements do not apply to columbaria.

Required Planning Commission Findings for Special Exception Approval:

In accordance with Section 86-43(e), before any special exception shall be approved, the planning

commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning 1 through 10 below, where applicable. Due to the nature of the subject petition, many of the indicated criteria are not applicable. The applicant has provided a response to each of the criteria in their application.

1. Compliance with all applicable elements of the comprehensive plan.
***Applicant Response:** 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.
***Applicant Response:** 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 and properties generally in the district.
***Applicant Response:** 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.
***Applicant Responst:** Not applicable.*
5. Utilities, with reference to location, availability and compatibility.
***Applicant Response:** Not applicable.*
6. Screening and buffering, with reference to type, dimensions and character.
***Applicant Response:** 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.
***Applicant Response:** Our proposal has no negative impacts to the adjoining properties and is compatible and harmonious with properties in the district.*
8. Required yards and other open space.
***Applicant Response:** Our proposal is compliant with the required yards and open space.*
9. General compatibility with adjacent properties and other property in the district.
***Applicant Response:** 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.*
10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
***Applicant Response:** Not applicable.*

IV. SPECIAL EXCEPTION DETERMINATION

Based on the staff report, applicant's materials, and discussion and comments during the public hearing, following are the findings for determination on the subject special exception petition.

1. ***Consistency with the Comprehensive Plan:** As indicated above, the City's Comprehensive Plan does not provide any significant guidance on signage.*

2. ***Concurrency:*** *The city's concurrency management regulations do not apply to columbaria.*
3. ***Compliance with the Land Development Code:*** *The applicant's proposal is compliant with the code standards for the proposed use and the requirement to follow the special exception process.*
4. ***Upon consideration of the Special Exception Review Criteria Provided in 86-43(e):*** *Based on review of the criteria for special exception above, the Planning Commission shall confirm the following:*
 - a. Granting of the special exception will not adversely affect the public interest.
 - b. Certify that the specific requirements governing the individual special exception, if any, have been met.
 - c. Satisfactory provision and arrangement has been made concerning the above criteria.