

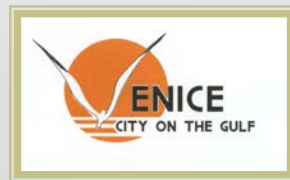
925 S. Tamiami Trail

VUD Waiver Petition No. 18-02WV

Project Owner and Agent:

Owner: Dunn Haven Holdings, LLC

Agent: Timothy Roane, P.E., DMK Associates



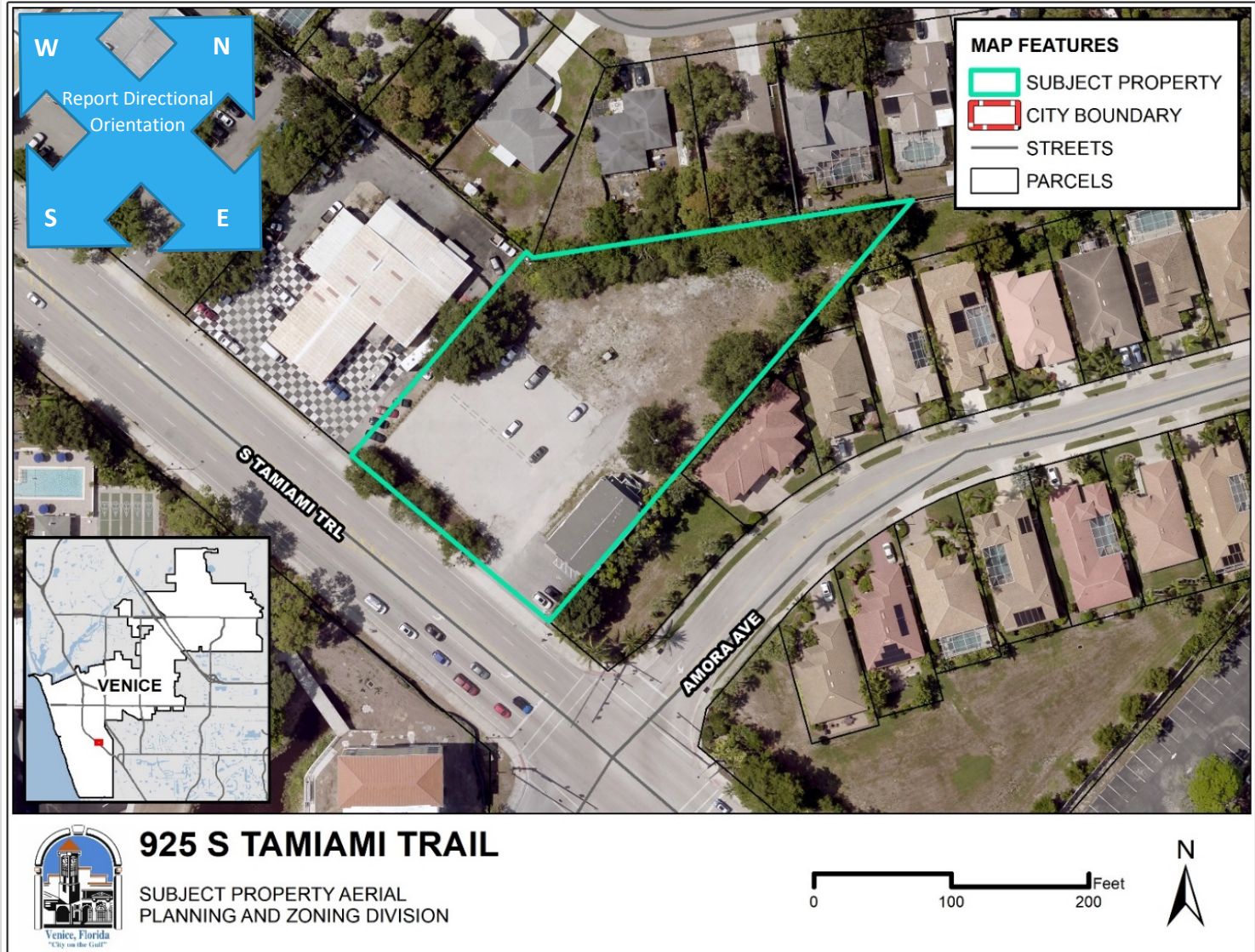
We serve with PRIDE

PETITION NO.:	18-02WV	
REQUEST:	Request for a waiver of the standards of the Venetian Urban Design (VUD) overlay district regarding surface parking in front of a building and visibility of parking from the street and adjacent properties in order to allow for the construction of a parking lot.	
GENERAL DATA		
Owner:	Dunn Haven Holdings, LLC Associates	Agent: Timothy Roane, P.E., DMK
Address:	925 S. Tamiami Trail	Property ID: 0430080004
Property Size:	1.3 acres ±	
Future Land Use:	Mixed Use Corridor (MUC)	
Neighborhood:	Island Neighborhood	
Existing Zoning:	Sarasota County Commercial, Intensive (CI) and Residential, Single-Family 3 (RSF-3)* Districts and Venetian Urban Design (VUD) Overlay District	
Proposed Zoning:	City of Venice Commercial, Intensive (CI) District and Venetian Urban Design (VUD) Overlay District	

Background

- The 5,820-square foot building and associated improvements were constructed in 1963 when the city did not have site and development plan requirements. The building is designed with commercial space on the first floor and two residential dwelling units on the second floor. The remainder of the parcel is currently vacant.
- However, pursuant to approval of Site and Development Plan Petition No. 89-14SP, it was developed as an automotive service establishment, providing a variety of services including tire service and oil changes, car wash, etc.
- The car wash buildings were demolished in 2005 and the main automotive service building was demolished in 2007. The parcel has remained vacant since that time.
- On January 16, 2018, Planning Commission approved Site and Development Plan Amendment Petition No. 17-11SP for the installation of a monument sign on the subject property. This installation was completed and remains onsite.
- A temporary use permit was recently approved for the property for the installation of a shell parking lot to service the existing uses in the mixed use building.
- On August 3, 2018, the subject site and development plan amendment and VUD waiver petitions submitted.
- On February 27, 2019, a zoning map amendment was submitted to rezone the property from County CI/VUD to City CI/VUD.

Aerial Photograph



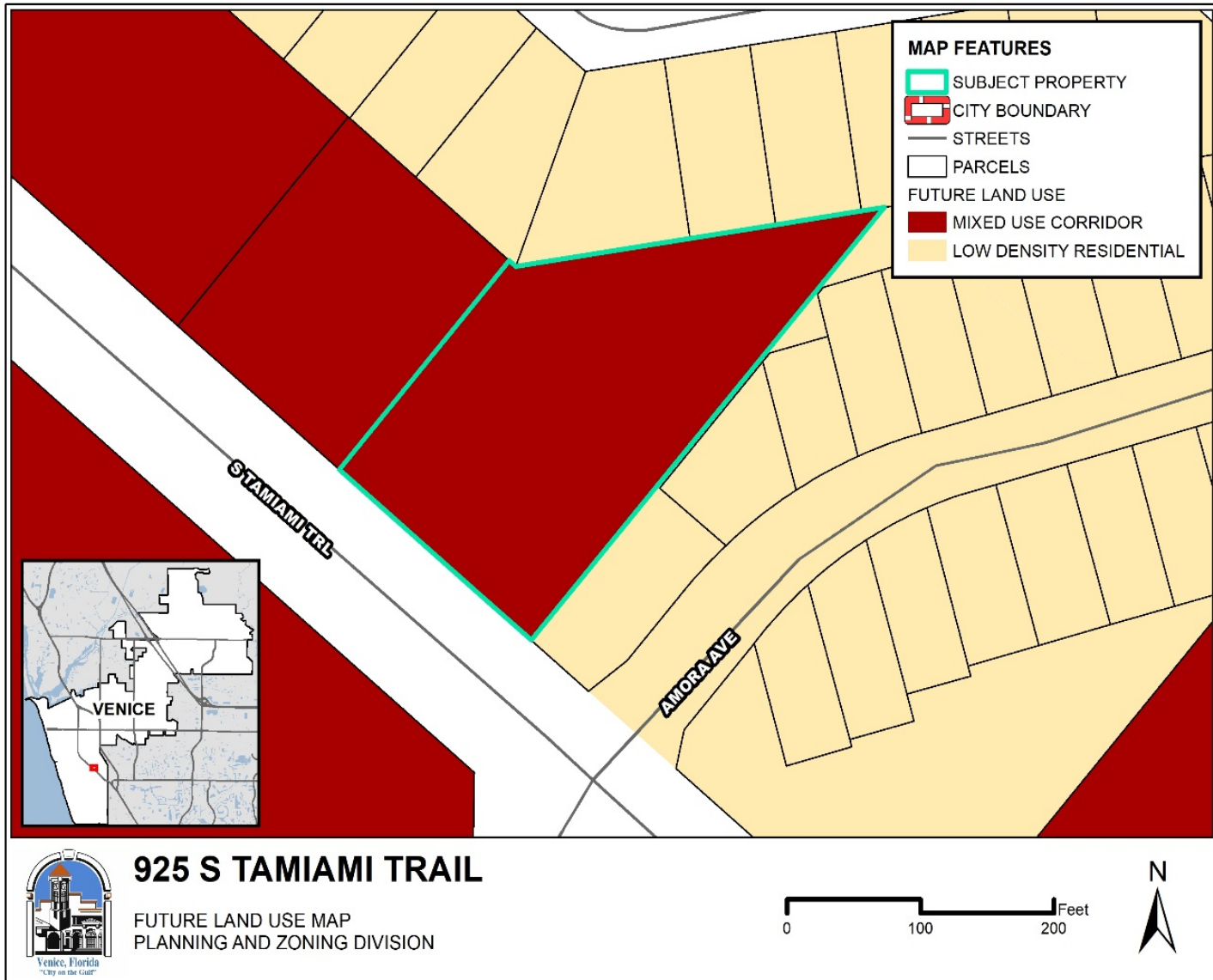
Photographs of the Site



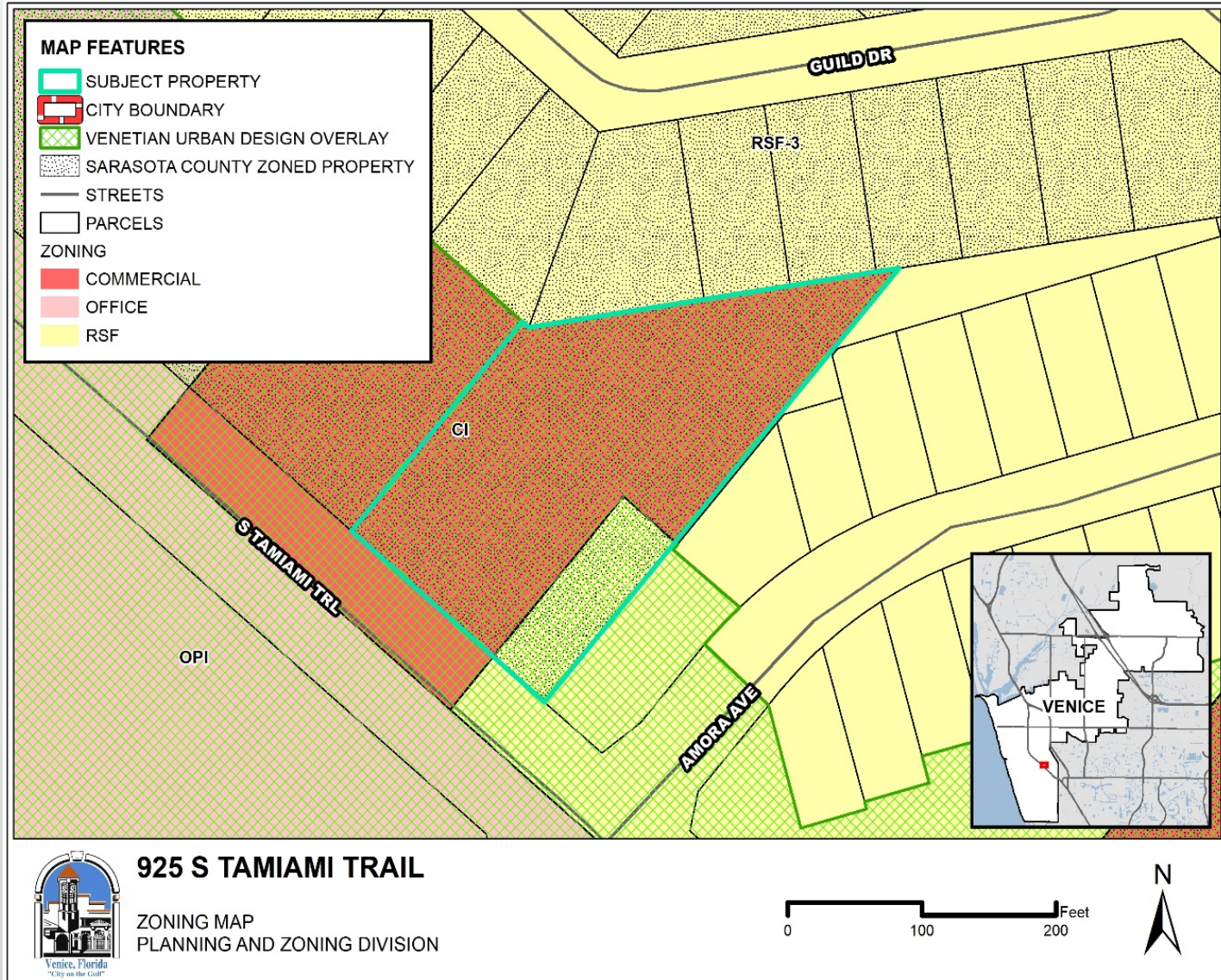
Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	County RSF-3	Low Density Residential
West	Commercial (Pit Stop Auto Repair)	County CI and City VUD	MUC
South	Institutional (Village on the Isle)	OPI/VUD	MUC
East	Residential (Amora)	RSF-3/VUD	Low Density Residential

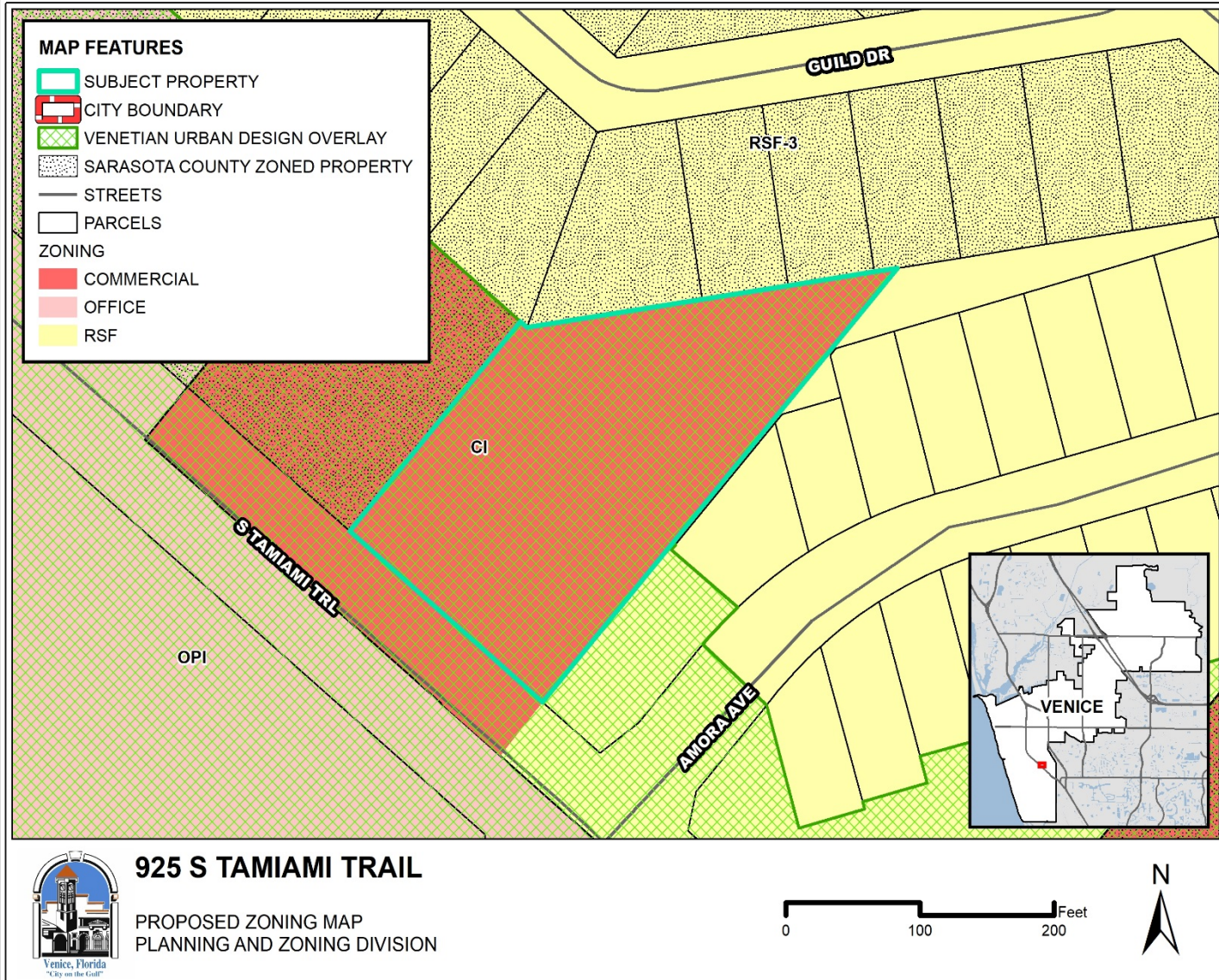
Future Land Use Map



Existing Zoning Map



Proposed Zoning Map

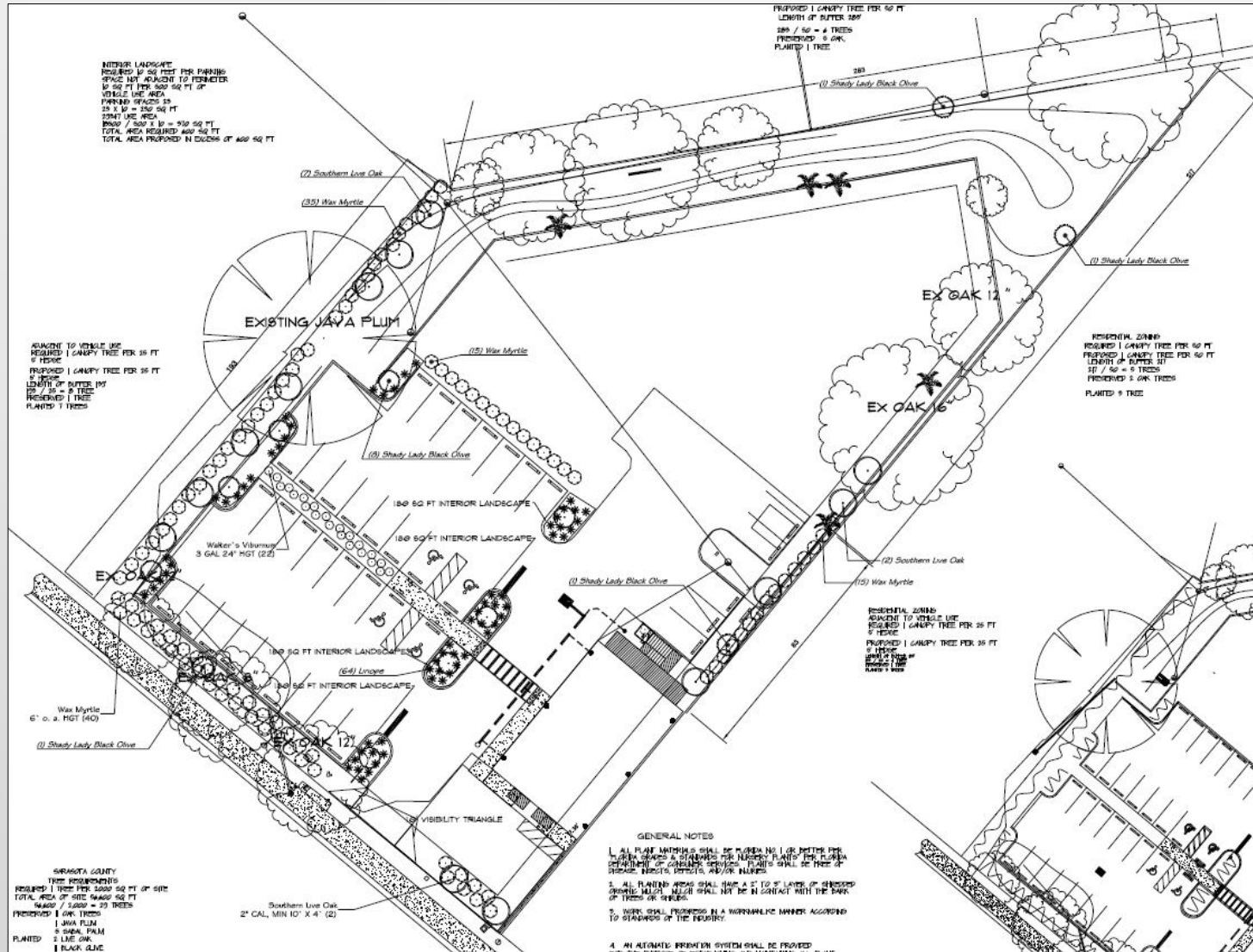


Code Section 86-122(f)(2), provides opportunity for a Waiver from the VUD standards.

1. Section 86-122(l)(4)(b) that indicates “on-site parking shall not be visible at the street level.”
2. Section 86-122(m)(4)(c) that indicates “Surface parking spaces and vehicle use areas shall be screened from view, from adjacent properties, and from adjacent streets.”
3. Section 86-122(o)(1) that indicates “Parking is prohibited in front of buildings and structures.”

[illegible]

Proposed Landscape Plan



VUD Waiver Findings

Section 86-122(f)(2) has the following provision which addresses the review of waiver requests:

City Council may grant a waiver from the VUD standards based upon a recommendation from the planning commission. If specific application of the site or design requirements makes strict compliance an unreasonable burden upon the property and presents a difficulty unique to the development of that property, the property owner shall provide the city a waiver request which includes the following required information.

The above provision contains two findings which need to be evaluated and reached in taking action on a requested waiver. The two findings are as follows:

Specific application of the site or design requirement makes strict compliance:

- 1. An unreasonable burden upon the property, and*
- 2. Presents a difficulty unique to the development of the property.*

City Council Determination:

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, and Planning Commission's recommendation of approval, there is sufficient information on the record for the City Council to take action on Waiver Petition No. 18-02WV.