

# ***925 S. Tamiami Trail Zoning Map Amendment***

## **Project Owner and Agent:**

**Owner:** Dunn Haven Holdings, LLC

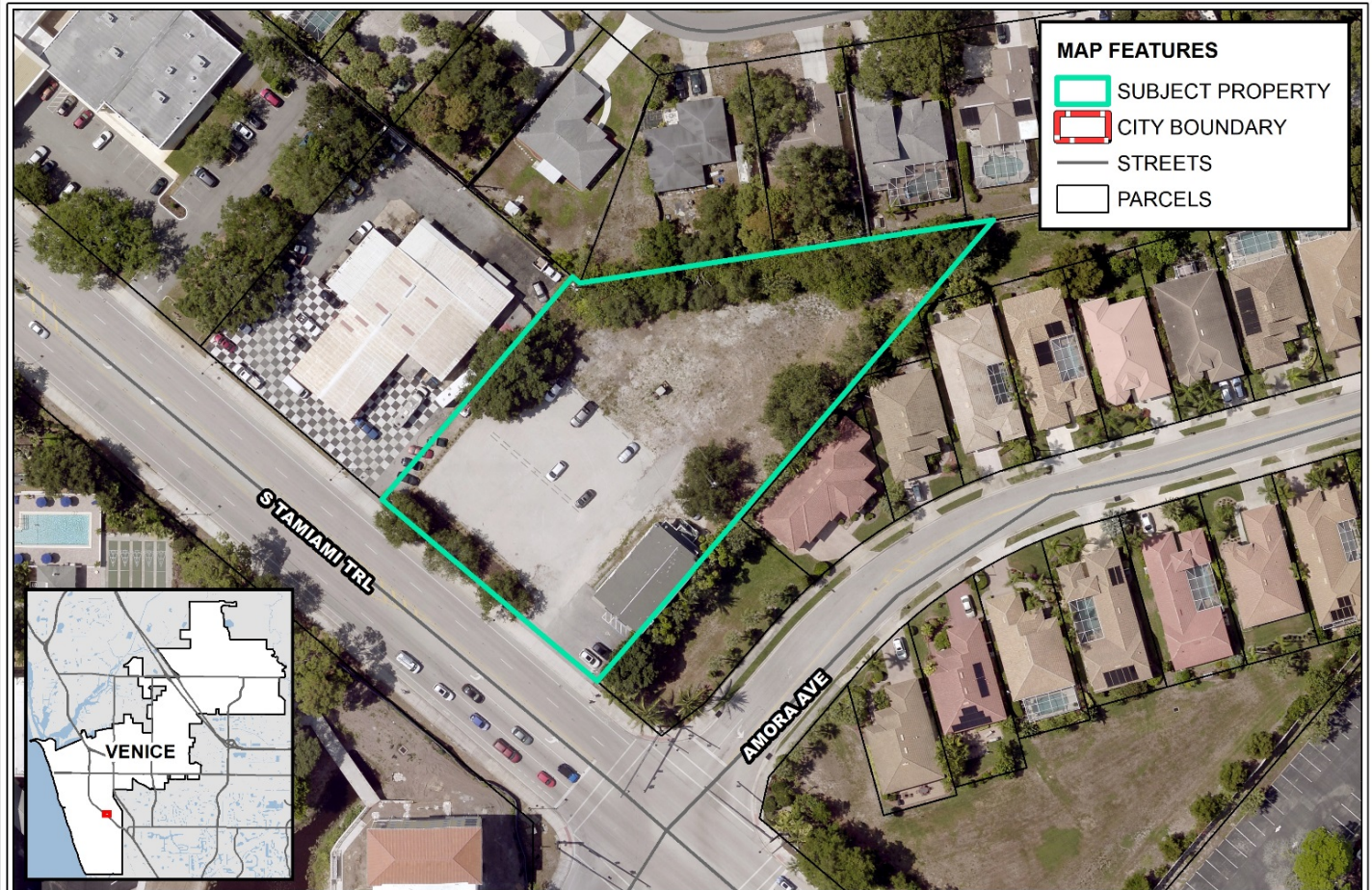
**Agent:** Timothy Roane, P.E., DMK Associates



*We serve with PRIDE*

<b>PETITION NO.:</b>	<b>19-06RZ</b>	
<b>REQUEST:</b>	Zoning map amendment to rezone the subject 1.3 acre $\pm$ property from the Sarasota County Commercial, Intensive (CI) and Residential, Single-Family 3 (RSF-3)* districts to City Commercial, Intensive (CI) district and retain the Venetian Urban Design (VUD) overlay district.	
<b>GENERAL DATA</b>		
<b>Owner:</b>	Dunn Haven Holdings, LLC Associates	Agent: Timothy Roane, P.E., DMK
<b>Address:</b>	925 S. Tamiami Trail	Property ID: 0430080004
<b>Property Size:</b>	1.3 acres $\pm$	
<b>Future Land Use:</b>	Mixed Use Corridor (MUC)	
<b>Neighborhood:</b>	Island Neighborhood	
<b>Existing Zoning:</b>	Sarasota County Commercial, Intensive (CI) and Residential, Single-Family 3 Districts and Venetian Urban Design (VUD) Overlay District	
<b>Proposed Zoning:</b>	City of Venice Commercial, Intensive (CI) District and Venetian Urban Design (VUD) Overlay District	

# Aerial Photograph



W

N

Report Directional  
Orientation

S

E



**925 S TAMAMI TRAIL**

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DIVISION

0 100 200 Feet





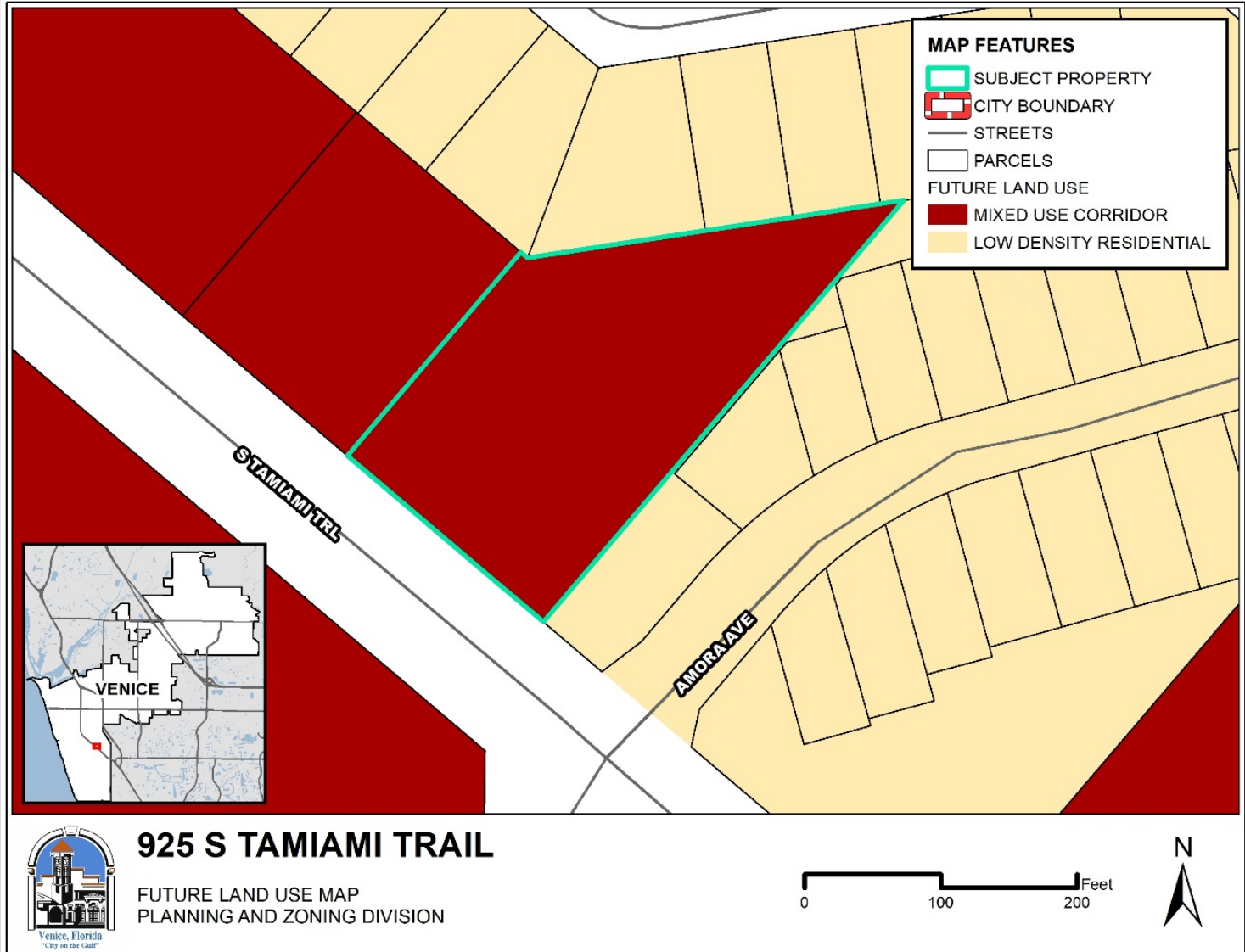
# Photographs of the Site



# Surrounding Property Information

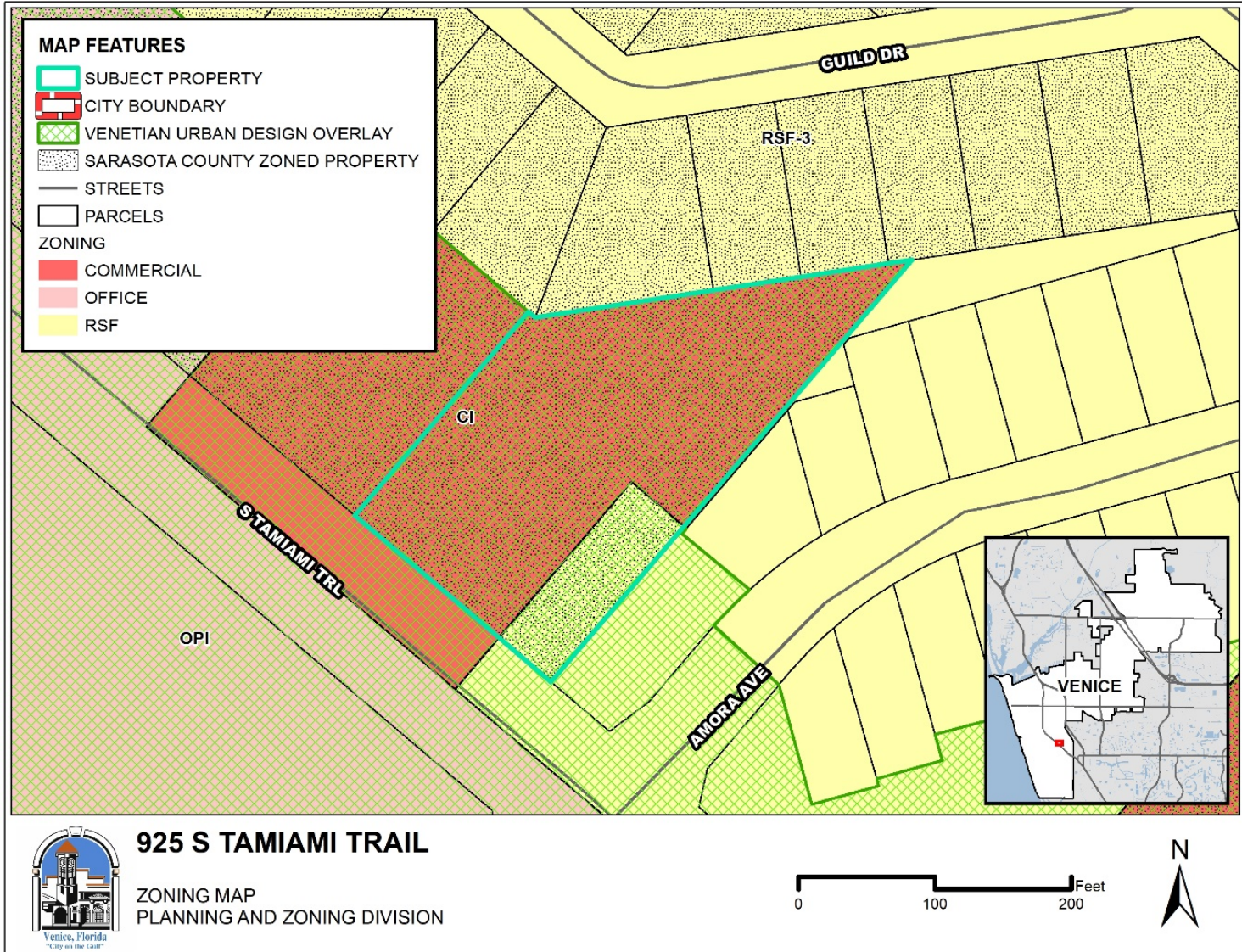
Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	County RSF-3	Low Density Residential
West	Commercial (Pit Stop Auto Repair)	County CI and City VUD	MUC
South	Institutional (Village on the Isle)	OPI/VUD	MUC
East	Residential (Amora)	RSF-3/VUD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

# Future Land Use Map



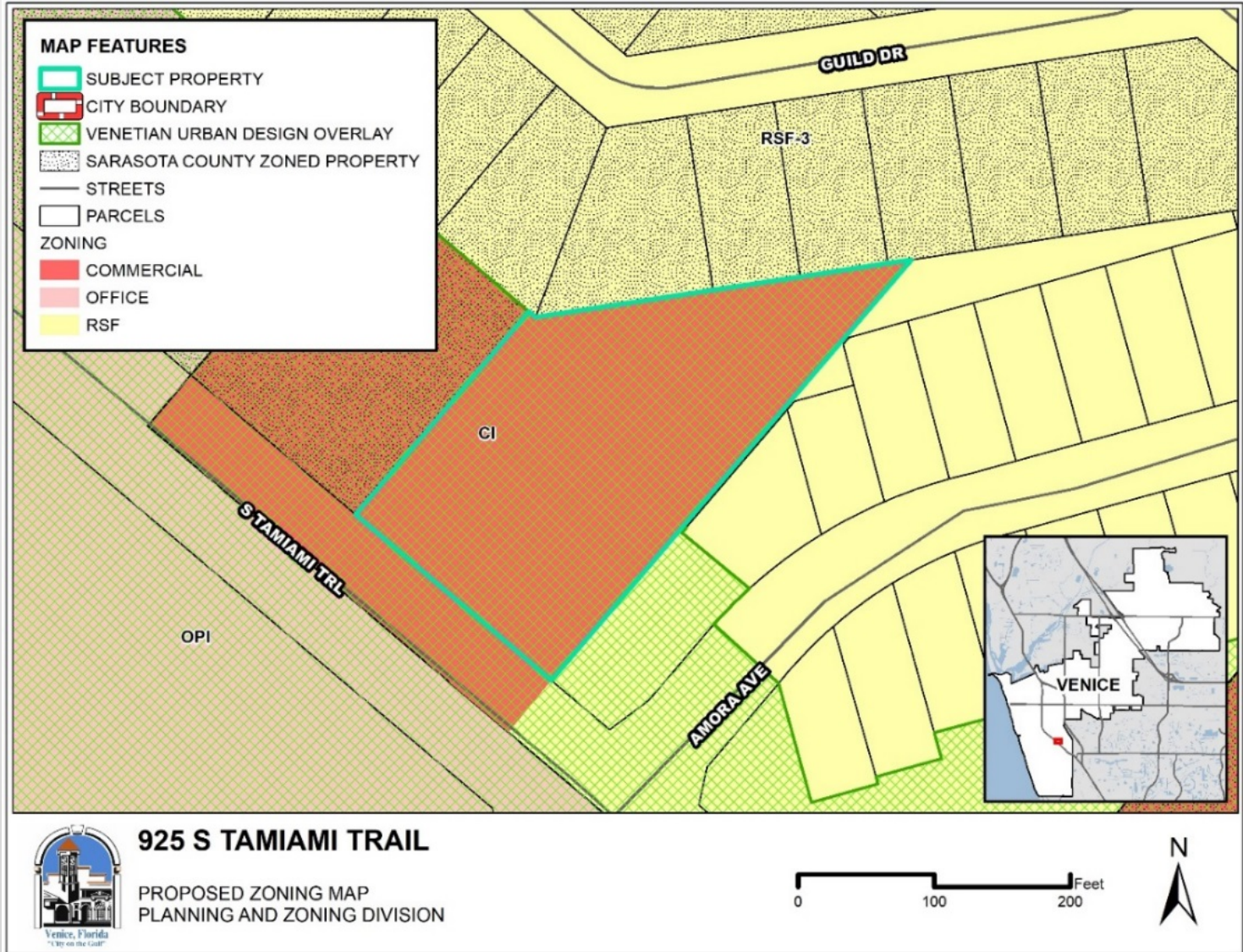


# Existing Zoning Map





# Proposed Zoning Map





Zoning District	City of Venice CI District	Sarasota County CI District*
Permitted Uses	<p>Certain permitted uses in the CG district (47 typical uses listed)</p> <p>Automobile, vehicular, marine and manufactured home sales, service &amp; rental</p> <p>Machinery and equipment sales, rental and service</p> <p>Building &amp; landscaping supplies &amp; equipment sales</p> <p>Automotive service stations</p> <p>Automotive repair and cleaning services</p> <p>Eating and drinking establishments</p> <p>Building trades contractors (w/o outside storage of materials and equipment)</p> <p>Motorbus terminals</p> <p>Boat liveries</p> <p>Palmists, astrologists, psychics, clairvoyants and phrenologists</p> <p>Auditoriums and convention centers</p> <p>Wholesaling from sample stocks only</p> <p>Revival and gospel establishments under temporary use permits</p> <p>Animal boarding in soundproof buildings</p> <p>Job printing or newspaper establishments</p> <p>Upholstery and furniture repair</p> <p>Retail sale of secondhand merchandise in completely enclosed buildings</p> <p>Auction houses and pawnshops</p> <p>Retail sales of package liquors</p> <p>Outdoor recreation</p> <p>Brewpubs</p>	<p>Multifamily and upper-story residential</p> <p>Community service facilities</p> <p>Day care both adult and child</p> <p>Family day care home</p> <p>Day care facility</p> <p>Adult day care home and facility</p> <p>College or university</p> <p>Day facility</p> <p>Vocational, trade or business school</p> <p>Medical facilities</p> <p>Bank, financial institutions</p> <p>Civic, service organizations</p> <p>Parks and open areas</p> <p>Passenger terminals</p> <p>Airport, heliport</p> <p>Places of worship</p> <p>Neighborhood resource center</p> <p>Major and minor utilities</p> <p>Stormwater facility in different zoning district than principal use</p> <p>Clubs and lodges</p> <p>Offices</p> <p>Community recreation facility</p> <p>Commercial parking</p> <p>Automotive sales and repair</p> <p>Research laboratory without manufacturing facility</p> <p>Clubs and lodges</p> <p>Restaurants and bars</p> <p>Retail sales</p> <p>Convenience stores and pawn shops</p> <p>Truck stops and car washes</p> <p>Indoor entertainment</p> <p>Light industrial</p>

Zoning District	City of Venice CI District	Sarasota County CI District*
Special Exception Uses	<p>Wholesale, warehouse and storage,</p> <p>Building trades contractors (with outside storage of materials and equipment)</p> <p>Outdoor display and sale of retail merchandise</p> <p>Truck stops</p> <p>Television or radio transmitter towers</p> <p>Agricultural fairs and fairground activities, sports fields and sports arenas, and similar uses offering events open to the public and with temporary or permanent structures</p> <p>Carnivals or circuses, archery ranges, miniature golf courses, pony rides &amp; skating rinks, and indoor pistol or rifle ranges</p> <p>Commercial tourist attractions</p> <p>Welding and machine shops</p> <p>Essential services</p> <p>Multi-family dwellings</p> <p>Adult entertainment establishments</p>	<p>Social service institutions</p> <p>Major utilities</p> <p>Special events in conjunction with an approved outdoor recreation use</p> <p>Dog or horse track</p> <p>Outdoor entertainment</p> <p>Firing range</p> <p>Outdoor flea market</p> <p>Outdoor bar</p> <p>Polo club</p> <p>Wholesale trade of flammable liquids</p>

\*Not an exhaustive list of County CI permitted and special exception uses

Zoning District	VUD Overlay District
Permitted Uses	<p>Governmental uses.</p> <p>Convention centers and auditoriums.</p> <p>Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.</p> <p>Professional and business offices, and medical or dental clinics.</p> <p>Banks and financial institutions, without drive-in facilities.</p> <p>Open air cafes as accessory to restaurants.</p> <p>Service establishments such as barbershops or beauty shops, shoe repair shops, restaurants (but not drive-in restaurants), fast-food restaurants, photographic studios, dance or music studios, self-service laundries, tailors, drapers or dressmakers, laundry or dry cleaning pickup stations and similar activities.</p> <p>Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques or hardware, pet shops and grooming (but not animal kennels), and automotive convenience centers and automotive repair (but not new automotive convenience and automotive repair).</p> <p>Publicly owned parks, recreation areas, and uses and structures appropriate to such activities.</p> <p>Private clubs and libraries.</p> <p>Existing railroad rights-of-way.</p> <p>Multifamily dwellings.</p> <p>Residential dwellings above the first floor of any structure.</p> <p>Miscellaneous uses such as commercial parking lots and parking garages.</p>
Special Exception Uses	<p>Hotels/lodging.</p> <p>Drive-throughs.</p>



Development Standard	City CI District	County CI District
Max. Residential Density	18 units per acre	9-13 units per acre
Max. Lot Coverage	Unrestricted, except 30% for multiple-family dwellings	Floor Area Ratio (FAR) of 1.2
Max. Building Height	35 feet	35 feet and an additional 10 feet for one story devoted primarily to parking within the structure
Additional Height	No conditional use for additional height	Structures in excess of 35 feet up to 85 feet in height by special exception
Min. Yards (Setbacks)	<p>Front yards: 20 feet  Side yards: 0-15 feet  20 feet when abutting a residential district</p> <p>Buildings above 35 feet shall provide an additional side yard at a ratio of one foot for each three feet of building, and a front yard of 25 feet or ½ of the building height, whichever is greater</p>	<p>Front yards: 20 feet  Side yards: 8 feet  20 feet when abutting a residential district</p> <p>Rear: 10 feet</p>

# Zoning map Amendment

## Comprehensive Plan Consistency

- Gateway Neighborhood
  - **LU-1.2.9 Mixed Use Category.** Identifies the proposed CI district as an implementing zoning district for the Mixed Use Corridor designation.
  - **LU-4.1.1 Transitional Language:** Policy 8.2 Land Use Compatibility
    - Land use density and intensity
    - Building heights and setbacks
    - Character or type of use proposed
    - Site and architectural mitigation design techniques

# Zoning map Amendment

## Comprehensive Plan Consistency

- **Considerations to determine compatibility**
  - Protection of single-family neighborhoods from the intrusion of incompatible uses.
  - Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
  - The degree to which the development phases out non-conforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
  - Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.



# Zoning map Amendment

## Comprehensive Plan Consistency

### **Mitigation techniques of Policy 8.2:**

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

# Zoning Map Amendment Land Development Code Consistency

## **Applicable Rezone Considerations Provided in Code Section 86-47(f):**

The applicant addressed each consideration in their submittal and a staff comment was provided for each consideration when appropriate in the staff report.

# Section 86-47(f)(1): Findings for Rezoning Amendments

Consistency  
(Applicants Response)

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.	✓		



# Concurrency/Transportation Mobility

At the point of rezoning , staff conducts a **preliminary** review for concurrency and transportation mobility. The following review agencies have reviewed the following public facilities: water, sewer, solid waste, stormwater/drainage and transportation.

No issues have been identified regarding facilities capacity regarding the proposed petition.

# Findings of Fact

## **Based on analysis in the staff report:**

### **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**

*Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Island Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

### **Conclusions / Findings of Fact (Compliance with the Land Development Code):**

*The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.*

### **Conclusion / Findings of Fact (Concurrency):**

*As indicated, the applicant is seeking confirmation of concurrency through the concurrently submitted site and development plan. However, the proposed zoning amendment to the CI district was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.*

### **Conclusion / Findings of Fact (Mobility):**

*A preliminary review of transportation mobility has been performed and, due to the similarity of uses permitted in the existing and proposed district, no issues have been identified. Further development of the site will require review of any specific transportation impacts, and mobility fees will be required with any Certificate of Occupancy requested.*

## **Planning Commission Determination:**

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Zoning Map Amendment Petition No. 19-06RZ.