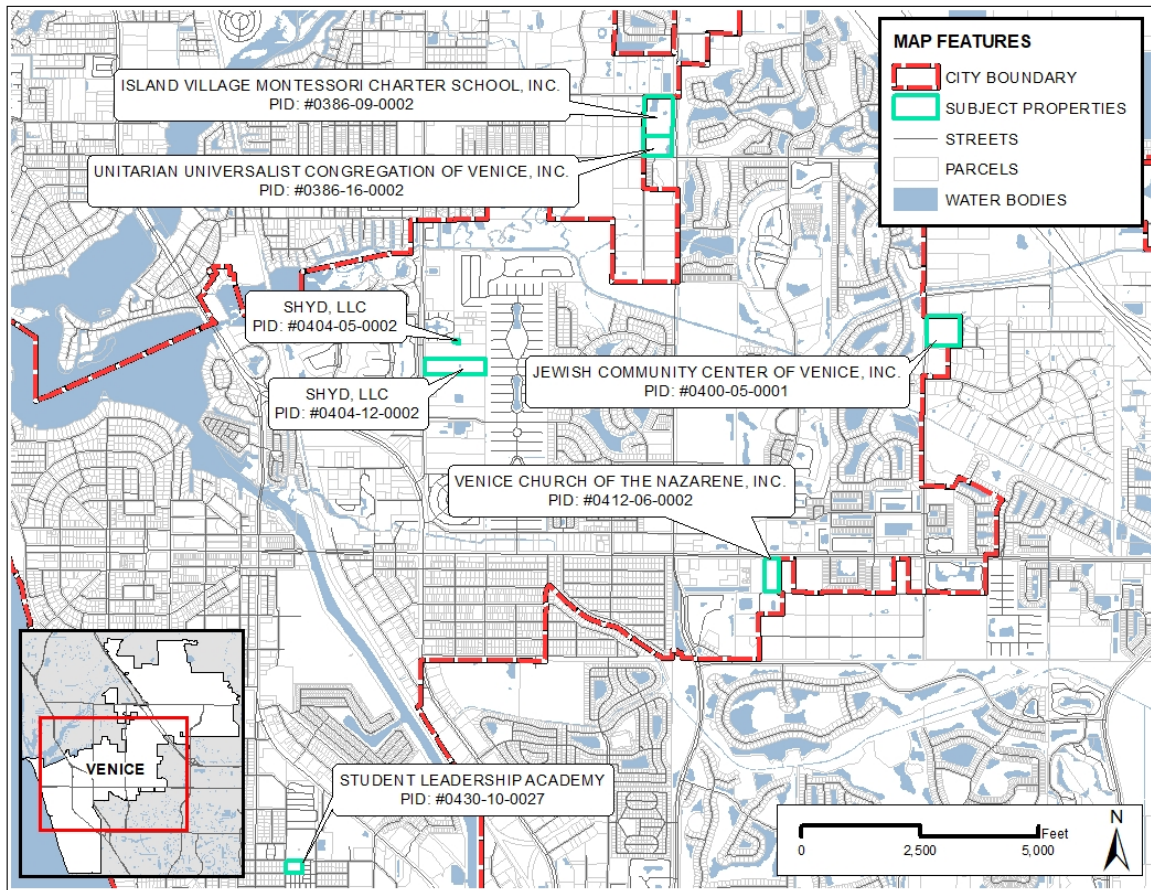




# STAFF REPORT FOR 19-01CP CITY INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS: MULTIPLE SITES



## GENERAL INTRODUCTION

This staff report has two sections, detailing two types of amendments. The first section contains amendments that follow the State's small scale process, while the second section is for amendments that follow the State's expedited process, for larger parcels. Included in these expedited parcels are the SHYD properties, two parcels moving through the approval process as one.

During the development of the 2017-2027 Comprehensive Plan, it was the intent and goal of the Planning Commission to provide predictability of land use. This is evident in Strategy LU 1.2.5 that states:

***Strategy LU 1.2.5 – Residential Uses in Non-Residential Designation***

*In order to provide predictable land uses, residential uses previously provided for or permitted through the conversion factor, including its allocation ratio, have been removed from this Comprehensive Plan.*

That means residential land use designations permit residential uses, while non-residential land use designations provide for non-residential uses. Staff has become aware of five parcels currently designated on the City's Future Land Use Map (FLUM) as residential, yet with existing and long-standing non-residential uses.

The request presented is an effort to update the Comprehensive Plan Map, proposing designations appropriate to the current uses on the five parcels that have existing uses, as mentioned above. A concurrent Zoning Map Amendment is proposed in a separate petition, to apply a zoning district consistent with the land uses for these parcels.

The SHYD parcels differ from the rest as they went through the Comprehensive Plan Map Amendment approval process in 2018. However, due to issues with timing, the changes to Medium Density Residential did not appear on the map for the new Comprehensive Plan. These parcels are being included here because of the need for this correction.

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CITY INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS						
Subject Properties	Property Details					
	Situs Address	PID	Current Land Use Designation	Proposed Land Use Designation	Current Zoning	Proposed Zoning
<b>Jewish Community Center of Venice</b>	600 N. Auburn Rd., 34292	0400050001	Low Density Residential	Institutional Professional	Residential Single Family-1	Office, Professional, and Institutional
<b>Island Village Montessori Charter School</b>	2341 Kilpatrick Rd., 34275	0386090002	Low Density Residential	Institutional Professional	Residential Single Family-3	Office, Professional, and Institutional
<b>Unitarian Universalist Congregation of Venice</b>	1971 Pinebrook Rd., 34275	0386160002	Low Density Residential	Institutional Professional	Residential Single Family-3	Office, Professional, and Institutional
<b>Venice Church of the Nazarene</b>	1535 E. Venice Ave., 34292	0412060002	Moderate Density Residential	Institutional Professional	Residential Multi-family-2/ Venetian Gateway	Office, Professional, and Institutional/ Venetian Gateway
<b>Student Leadership Academy</b>	200 Field Ave., 34285	0430100027	Moderate Density Residential	Institutional Professional	Residential Multi-family-2	Office, Professional, and Institutional
<b>SHYD, LLC</b>	Albee Farm Rd., 34285	0404120002 0404050002	N/A	Medium Density Residential	Residential Multi-family-3	No Change

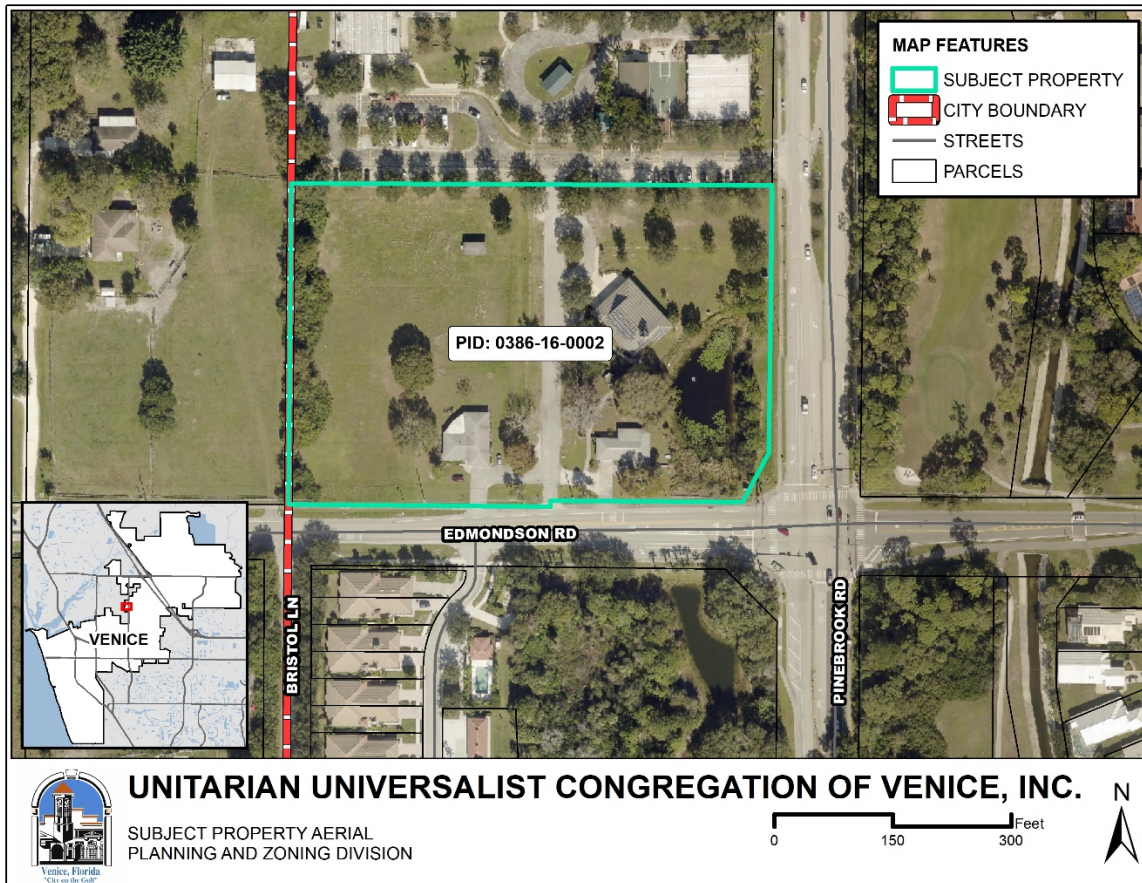
# STATE'S SMALL SCALE AMENDMENT PROCESS

## SMALL SCALE, UNITARIAN UNIVERSALIST CONGREGATION OF VENICE

COMPREHENSIVE PLAN MAP AMENDMENT	
Request:	City-initiated effort to provide consistency between land use designation and current uses
Applicant:	City of Venice
Location:	1971 Pinebrook Road
Owner:	Unitarian Universalist Congregation of Venice, Inc.
Parcel ID:	0386160002
Property Size:	5.5 +/- acres
Existing Future Land Use:	Low Density Residential
Proposed Future Land Use:	Institutional Professional
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Single Family (RSF-3)
Application Date:	February 16, 2019

### EXISTING CONDITIONS

#### Aerial Photograph





### Subject Property

The current use of the subject 5.5 acre parcel is a house of worship. The parcel is level terrain with buildings and a pond. The adjacent properties are used as residential, a drainage reservoir, a school, and a residential golf course. Vehicular access to the property is provided off of Edmondson Road and an access to Pinebrook Road shared with the adjacent Montessori parcel to the north. The Comprehensive Plan Map Amendment request is to convert the future land use designation from Low Density Residential to Institutional Professional.

### Site Photograph



Looking northwest along Edmondson Road

### Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain; X500 which is 0.2% annual chance of flooding; and AE with a 1% annual chance of flooding. Any further development of the property will be subject to compliance with applicable FEMA requirements.

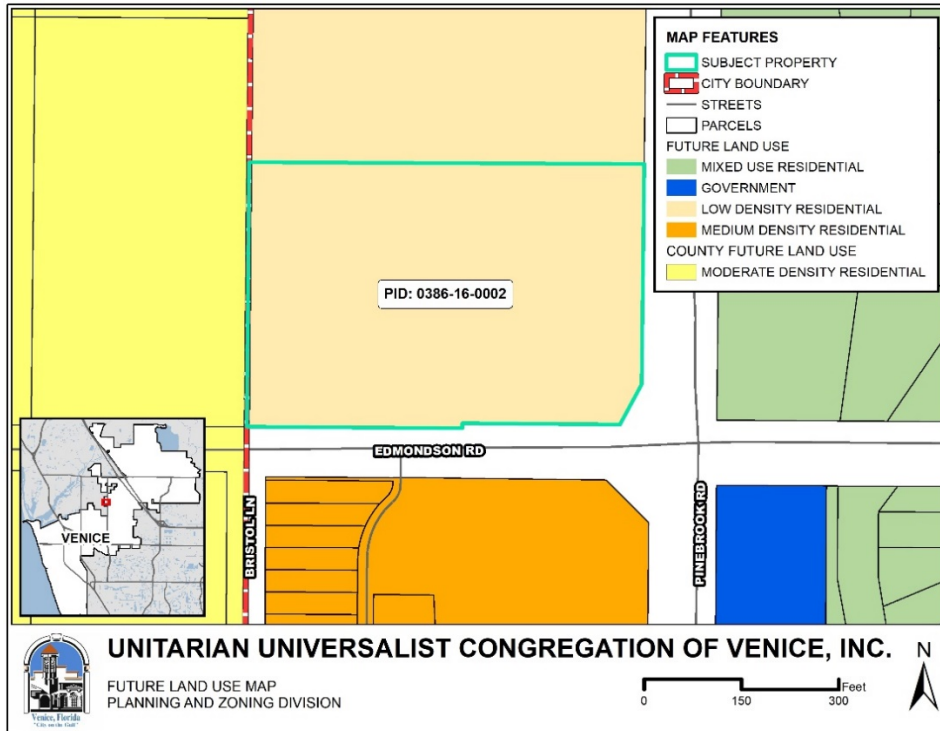
SURROUNDING PROPERTIES			
Direction	Current Zoning	Existing Land Use	Current Future Land Use Designation
North	Residential Single Family (RSF-3)	School	Low Density Residential
South	Residential Multi-family (RMF-2)	Residential; Open space	Medium Density Residential
East	Planned Unit Development (PUD)	Golf course (Waterford)	Mixed Use Residential (MUR)
West	County Open Use Estate (OUE-1)	Residential	County Moderate Density Residential



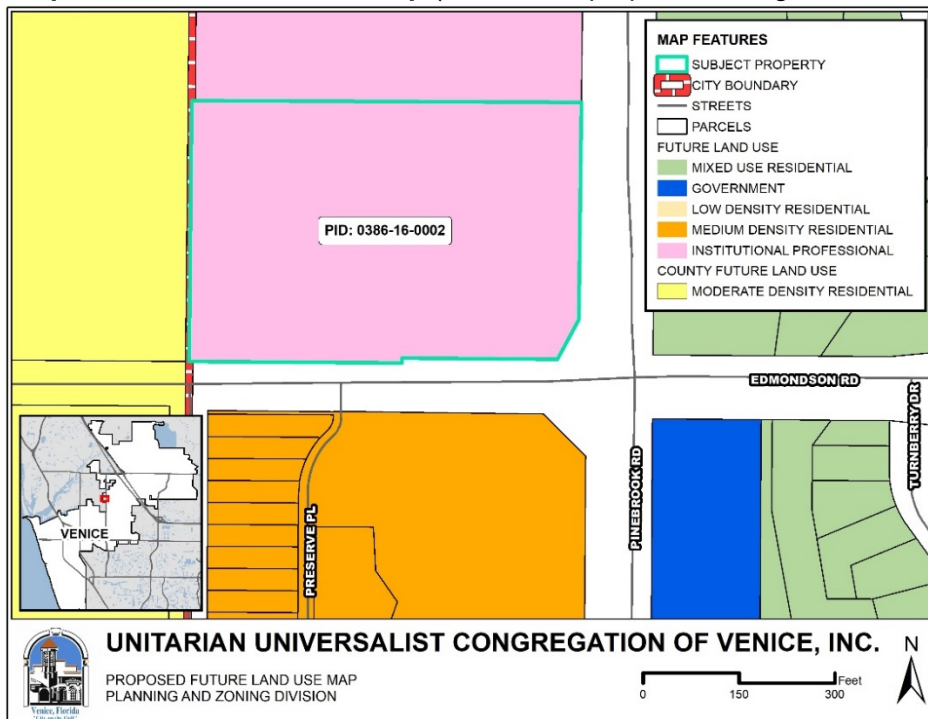
## Future Land Use

The subject parcel is designated as Low Density Residential on the Future Land Use Map. To the north of the subject parcel is Low Density Residential, while to the south is Medium Density Residential. Parcels to the east are Mixed Use Residential and to the west is County Moderate Density Residential. The following images show both the current and proposed Future Land Use Maps of the subject property and the surrounding area. This property is adjacent to another under consideration for a change in land use through this process (Montessori). Both of these properties currently carry a land use of Low Density Residential and are being proposed for change to Institutional Professional.

## Existing Future Land Use Map



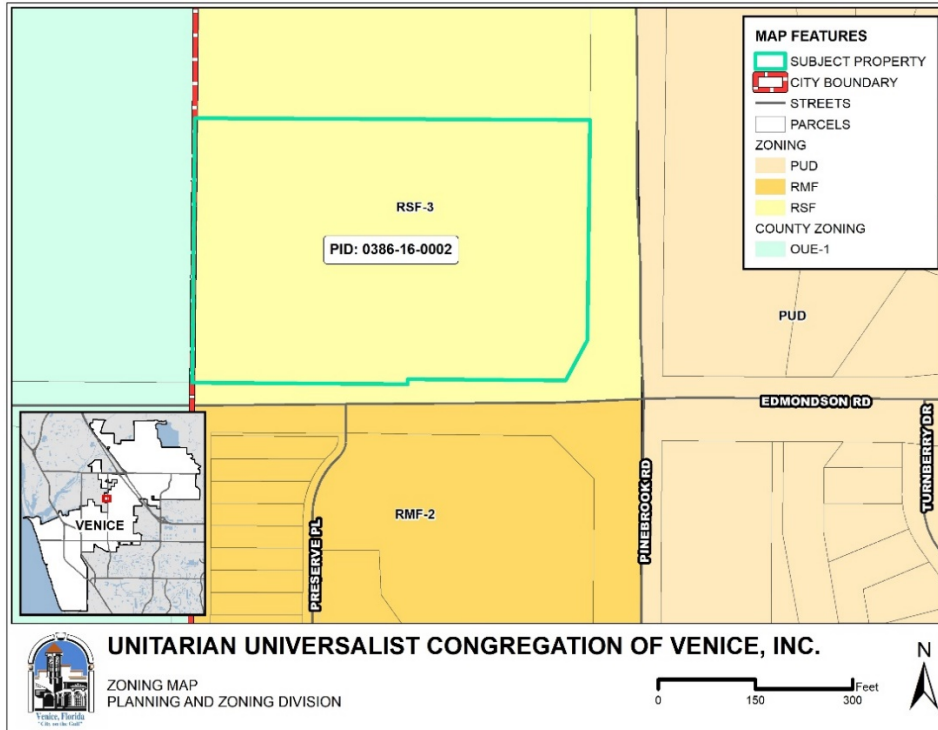
## Proposed Future Land Use Map (shown with proposed change to Montessori parcel as well)



## Zoning

The subject property's zoning is currently Residential Single Family-3 (RSF-3). This district allows for single family residential housing, with some other uses allowed, including a house of worship, through a special exception. There is a separate petition to rezone this parcel to Office, Professional and Institutional (OPI) which will permit the house of worship use.

## Zoning Map



## Pinebrook Neighborhood Changes

Below are the proposed strikethrough/underline changes to the Comprehensive Plan.

### Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL		<u>925,292</u>			<u>2,319,212</u>	
PROFESSIONAL	<del>48</del> 42	<del>914,760</del>	0	<del>112</del> 106	<del>2,308,680</del>	0
LOW DENSITY RESIDENTIAL	<u>113</u> 119	0	<u>565</u> 595	<u>1,015</u> <del>1,021</del>	0	<u>5,075</u> <del>5,105</del>
MEDIUM DENSITY RESIDENTIAL	67	0	871	244	0	3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,267	1,103,810	6,335	214	4,194,828	1,348
MIXED USE TRANSITIONAL	0	0	0	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
		<u>2,508,262</u>	<u>10,849</u>		<u>80,641,181</u>	<u>42,716</u>
	2,149	<del>2,497,730</del>	<del>10,879</del>	10,034	<del>80,630,649</del>	<del>42,746</del>
ROW	227			887		
Total City Boundary	2,376			10,921		

## Comprehensive Plan Designation

The Institutional Professional designation as provided in the Comprehensive Plan allows for uses such as professional offices, educational, healthcare, houses of worship, and other similar uses.

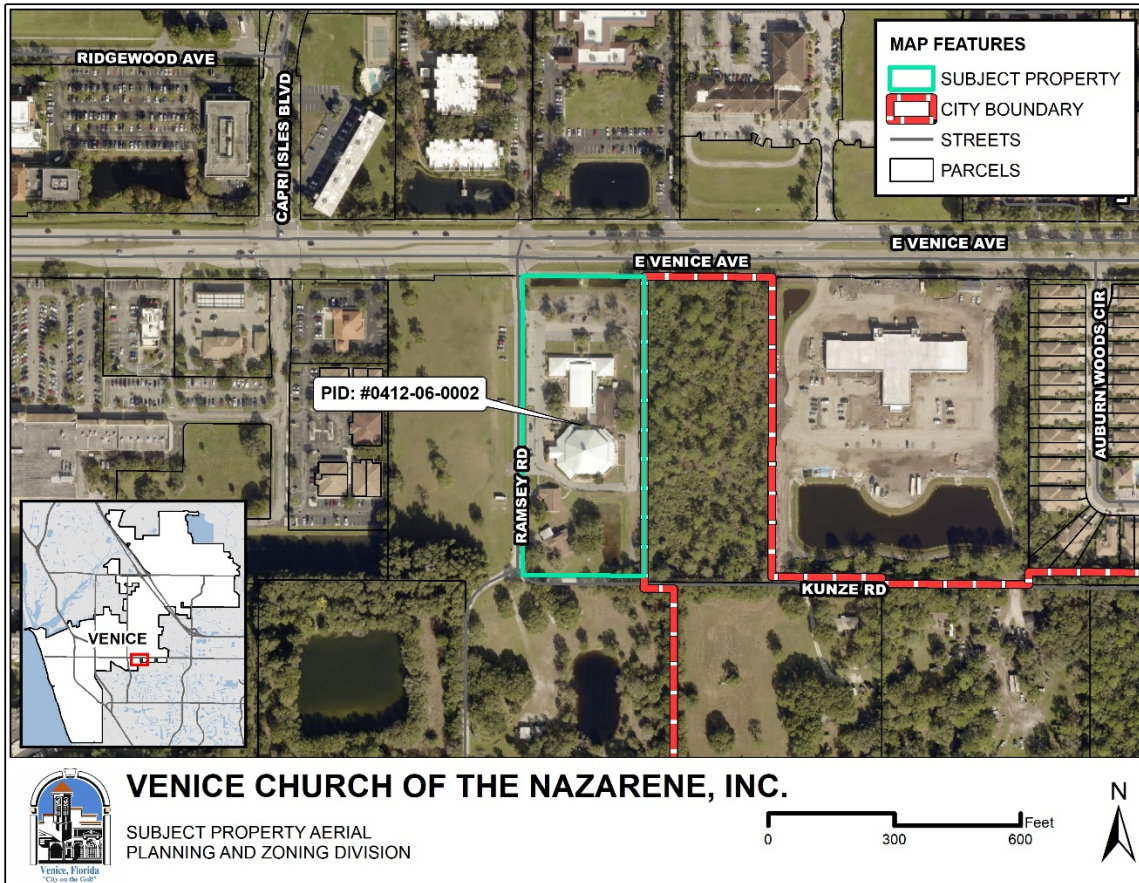


## SMALL SCALE, VENICE CHURCH OF THE NAZARENE

COMPREHENSIVE PLAN MAP AMENDMENT	
Request:	City-initiated effort to provide consistency between land use designation and current uses
Applicant:	City of Venice
Location:	1535 E. Venice Avenue
Owner:	Venice Church of the Nazarene, Inc.
Parcel ID:	0412060002
Property Size:	5.06 +/- acres
Existing Future Land Use:	Moderate Density Residential
Proposed Future Land Use:	Institutional Professional
Comprehensive Plan Neighborhood:	East Venice Avenue
Existing Zoning:	Residential Multi-family (RMF-2/VG) and Commercial, General (CG/VG)
Application Date:	February 16, 2019

### EXISTING CONDITIONS

#### Aerial Photograph



#### Subject Property

The subject 5.06 acre parcel is lot 2 of Kent Acres, developed for a house of worship. The parcel also has other

associated buildings and areas for parking. In addition to structures, the site has trees and a pond. The adjacent properties have residential, vacant, and office uses. Vacant County jurisdiction is to the east. Vehicular access to the property is provided off of East Venice Avenue via Ramsey Road.

Site Photograph



Looking south across Venice Avenue

Flood Zone Information

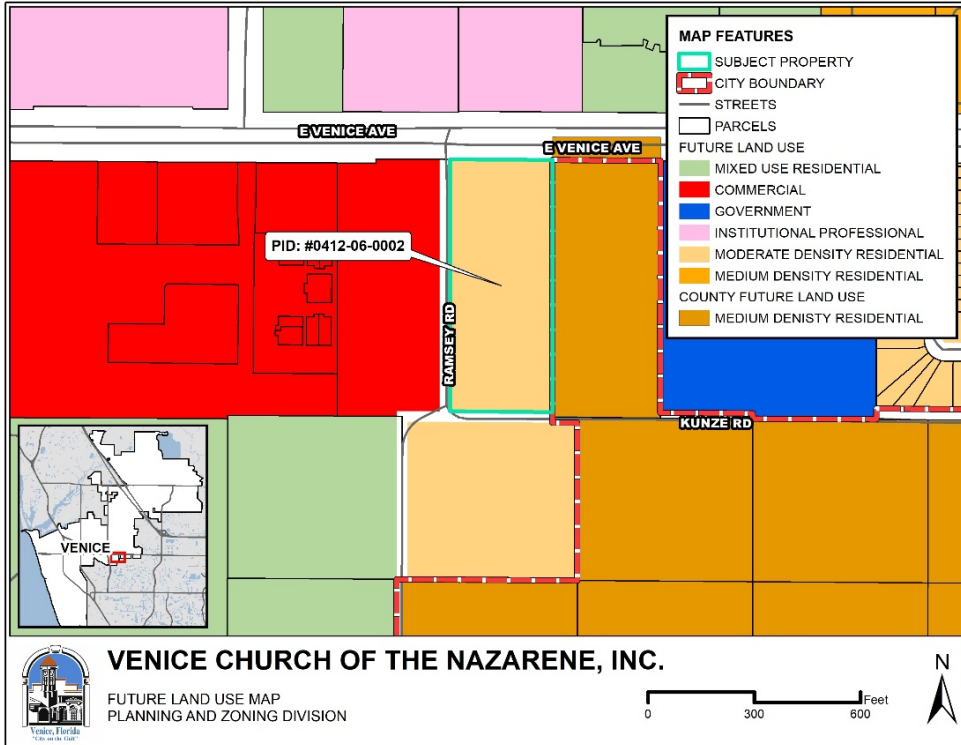
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain, X500 which has a 0.2% annual chance of flooding, and AE which has a 1% annual chance of flooding. Any future development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Existing Land Use	Current Future Land Use Designation
North	Office, Professional and Institutional/ Venetian Gateway (OPI/VG)	Nursing home	Institutional Professional
South	Residential Multi-family/Venetian Gateway (RMF-2/VG)	Outbuildings, pond	Moderate Density Residential
East	County Open Use Estate (OUE-1)	Vacant	County Medium Density Residential
West	Commercial, General/Venetian Gateway (CG/VG)	Vacant	Commercial

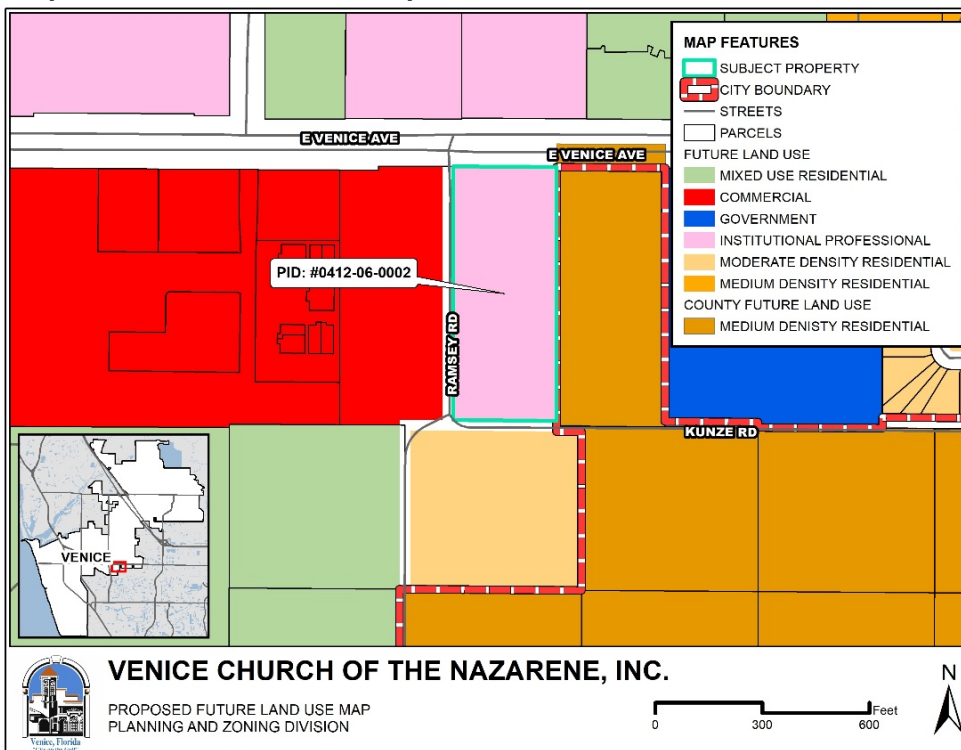
## Future Land Use

The subject parcel is currently designated as Moderate Density Residential on the City's future land use map. To the north of the subject parcel is Institutional Professional, while to the south is Moderate Density Residential. The parcel to the east is County Medium Density Residential, while to the west is Commercial. The following images show both the current and proposed Future Land Use Maps (FLUM) of the subject property and the surrounding area.

### Existing Future Land Use Map



### Proposed Future Land Use Map

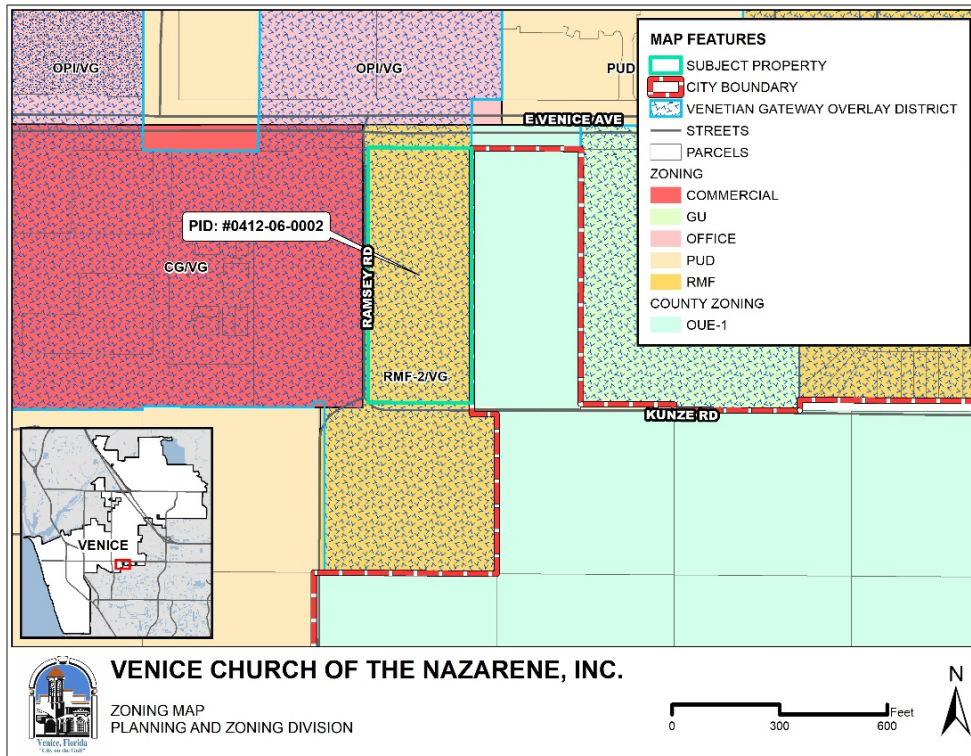




## Zoning

The current zoning of the subject property is Residential Multi-family-2/Venetian Gateway (RMF-2/VG). There is a separate petition to rezone this parcel to Office, Professional and Institutional (OPI).

## Zoning Map



## East Venice Avenue Neighborhood Changes

Below are the proposed strikethrough/underline changes to the Comprehensive Plan.

### Future Land Use

East Venice Ave				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	94	4,094,640	0	184	8,015,040	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	15	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	<del>37</del> 32	<del>696,960</del> <u>728,358</u>	0	<del>111</del> 106	<del>2,308,680</del> <u>2,340,078</u>	0
LOW DENSITY RESIDENTIAL	167	0	835	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	92	0	1,196	244	0	3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	63	54,886	315	4,307	3,544,477	21,169
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	<del>27</del> 32	0	<del>288</del> <u>283</u>	<del>538</del> 543	0	<del>4,887</del> <u>4,862</u>
OPEN SPACE FUNCTIONAL	2	0	0	568	0	0
	497	<del>4,846,486</del> <u>4,877,884</u>	<del>2,634</del> <u>2,629</u>	10,034	<del>80,630,649</del> <u>80,662,047</u>	<del>42,746</del> <u>42,741</u>
ROW	61			887		
Total City Boundary	558			10,921		

### Comprehensive Plan Designation

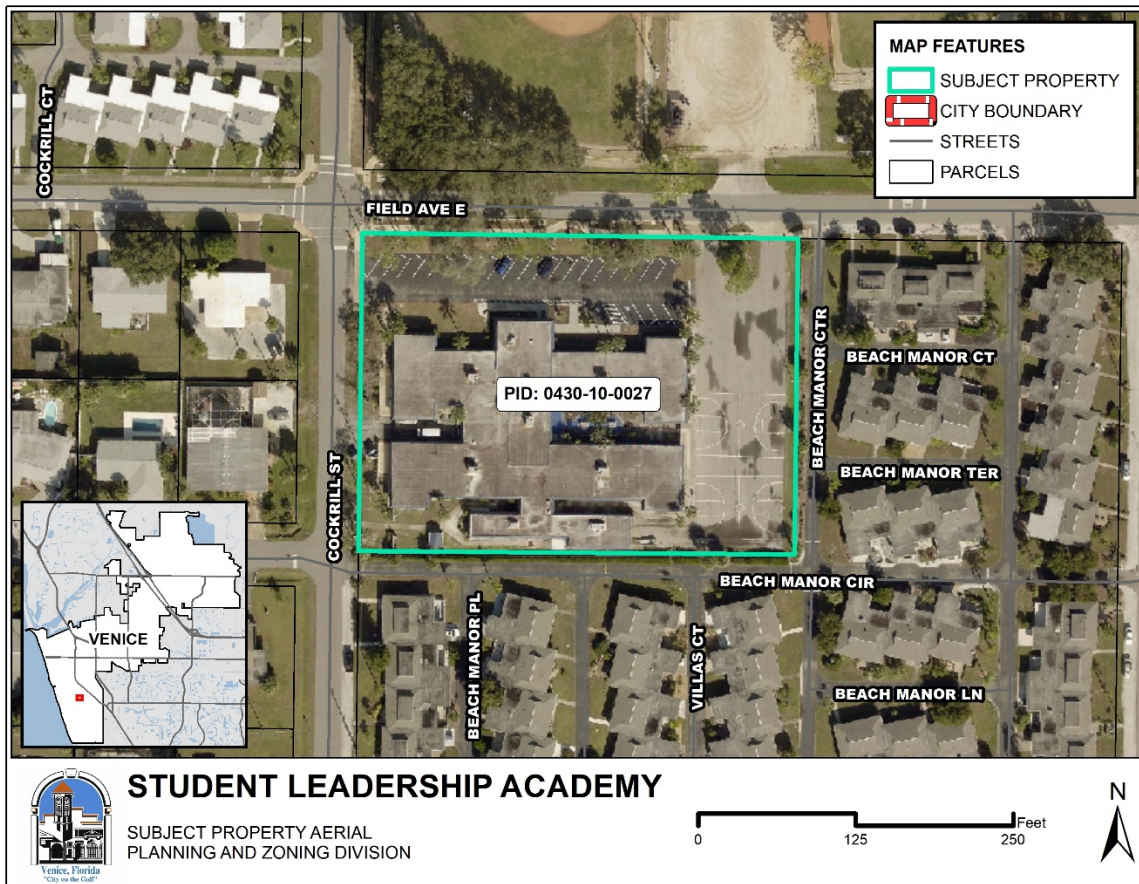
The Institutional Professional designation as provided in the Comprehensive Plan allows for uses such as professional offices, educational, healthcare, religious, and other similar uses.

## SMALL SCALE, STUDENT LEADERSHIP ACADEMY

COMPREHENSIVE PLAN MAP AMENDMENT	
Request:	City-initiated effort to provide consistency between land use designation and current uses
Applicant:	City of Venice
Location:	200 Field Ave.
Owner:	Student Leadership Academy, c/o Anthony & Donna Szafranic
Parcel ID:	0430100027
Property Size:	1.9 +/- acres
Existing Future Land Use:	Moderate Density Residential
Proposed Future Land Use:	Institutional Professional
Comprehensive Plan Neighborhood:	Island
Existing Zoning:	Residential Multi-family (RMF-2)
Application Date:	February 16, 2019

### EXISTING CONDITIONS

#### Aerial Photograph



#### Subject Property

The current use of the subject 1.9 acre parcel is a private school. The parcel has been developed with a building, an outdoor recreation area, and parking. The adjacent properties are used as residential and as a public athletic



park. Vehicular access to the property is provided off of Field Avenue East and Cockrill Street. The Comprehensive Plan Map Amendment request is to convert the future land use designation from Moderate Density Residential to Institutional Professional.

Site Photograph



Looking south across Field Avenue

Flood Zone Information

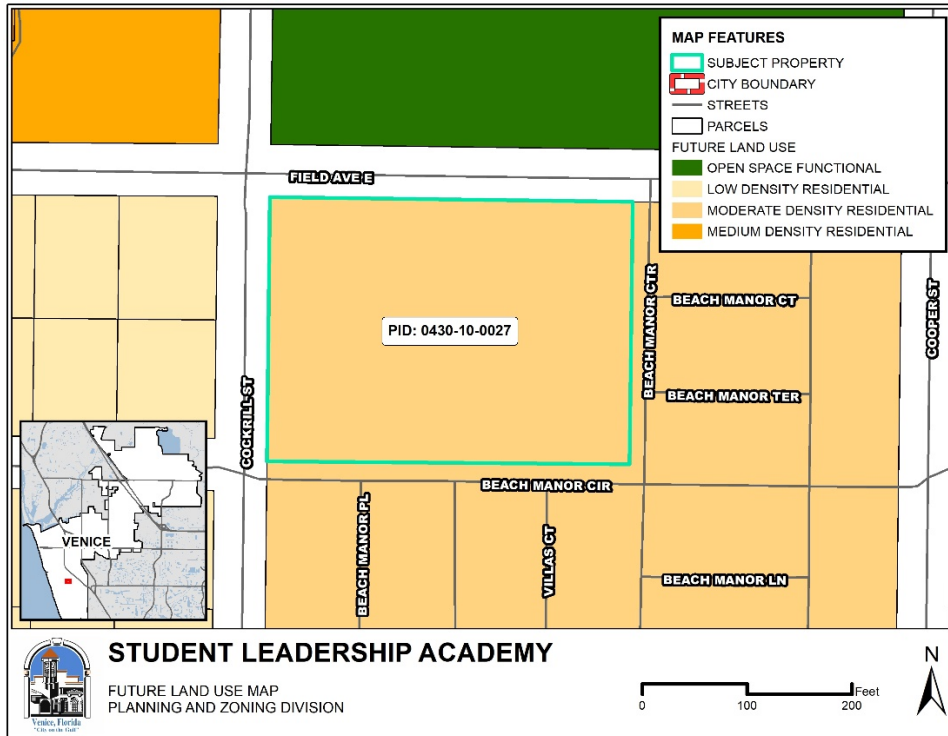
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain, and X500 which has a 0.2% annual chance of flooding. Any further development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Existing Land Use	Current Future Land Use Designation
North	Government Use/Venetian Urban Design Overlay (GU/VUDO)	Athletic park/facilities (Chuck Reiter Park)	Open Space Functional
South	Residential Multi-family (RMF-2)	Residential	Moderate Density Residential
East	RMF-2	Residential	Moderate Density Residential
West	Residential Single Family (RSF-3)	Residential	Low Density Residential

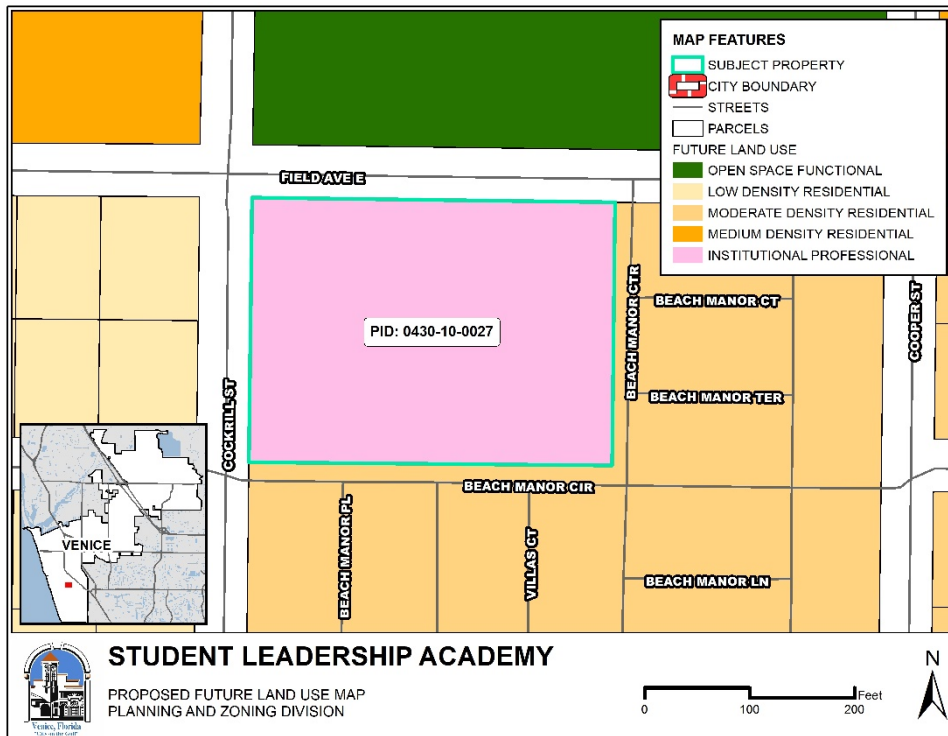
## Future Land Use

The subject parcel is designated as Moderate Density Residential on the City's Future Land Use Map. To the north of the subject parcel is Open Space Functional, while parcels to the south and east are Moderate Density Residential. Neighboring parcels to the west are Low Density Residential. The following maps show both the current and proposed Future Land Use of the subject property and the surrounding area.

### Existing Future Land Use Map



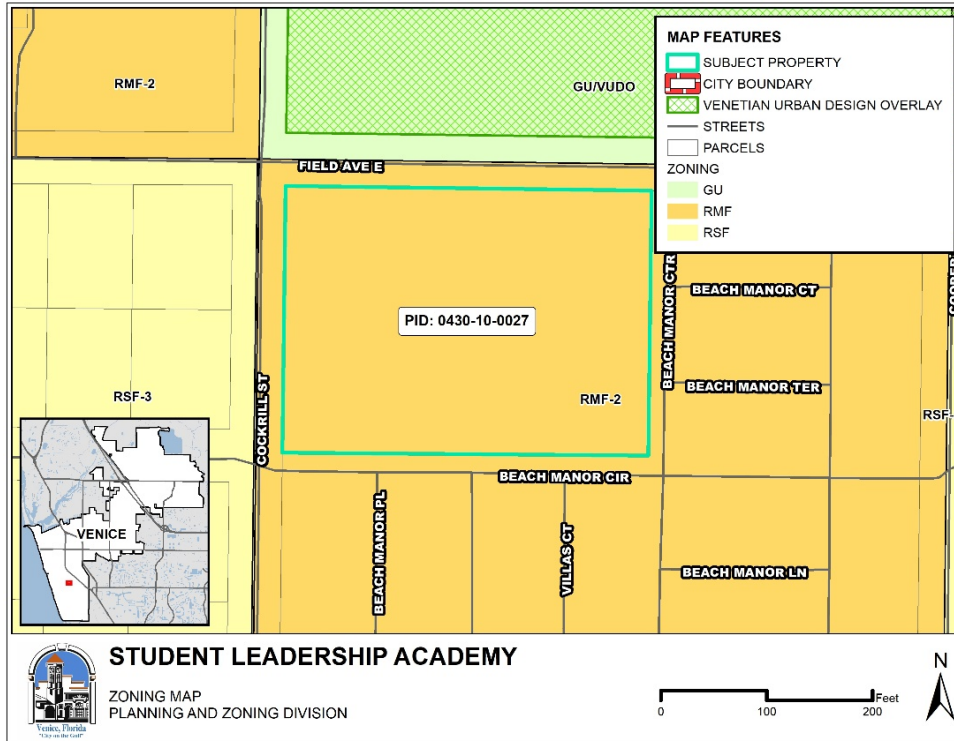
### Proposed Future Land Use Map



## ZONING

The current zoning of the subject property is Residential Multi-family (RMF-2). There is a separate petition to rezone this parcel to Office, Professional and Institutional (OPI).

### Zoning Map





## Island Neighborhood Changes

Proposed strikethrough/underline changes to the Comprehensive Plan:

### Future Land Use

The Island				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	6	261,360	0	184	8,015,040	0
CONSERVATION	304	0	0	608	0	0
GOVERNMENT	476	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	85	0	1,530	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	<del>24</del> 22	<del>505,839</del> 479,160	0	<del>108</del> 106	<del>2,335,359</del> 2,308,680	0
LOW DENSITY RESIDENTIAL	579	0	2,895	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	73	0	949	244	0	3,172
MIXED USE CORRIDOR	140	2,134,440	1,274	621	11,194,920	3,475
<i>Areas of Unique Concern</i>	49	<i>see LU-IS 1.1.6</i>		49	0	0
MIXED USE DOWNTOWN	84	1,902,701	756	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	127	1,936,242	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,307	3,544,477	21,169
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	<del>72</del> 74	0	<del>648</del> 666	<del>541</del> 543	0	<del>4,869</del> 4,887
OPEN SPACE FUNCTIONAL	436	0	0	568	0	0
	2,455	<del>6,740,582</del> 6,713,903	<del>8,052</del> 8,070	10,034	<del>80,657,328</del> 80,630,649	<del>42,728</del> 42,746
ROW	362			887		
Total City Boundary	2,817			10,921		

### Comprehensive Plan Designation

The Institutional Professional designation as provided in the Comprehensive Plan allows for uses such as professional offices, educational, healthcare, houses of worship, and other similar uses.

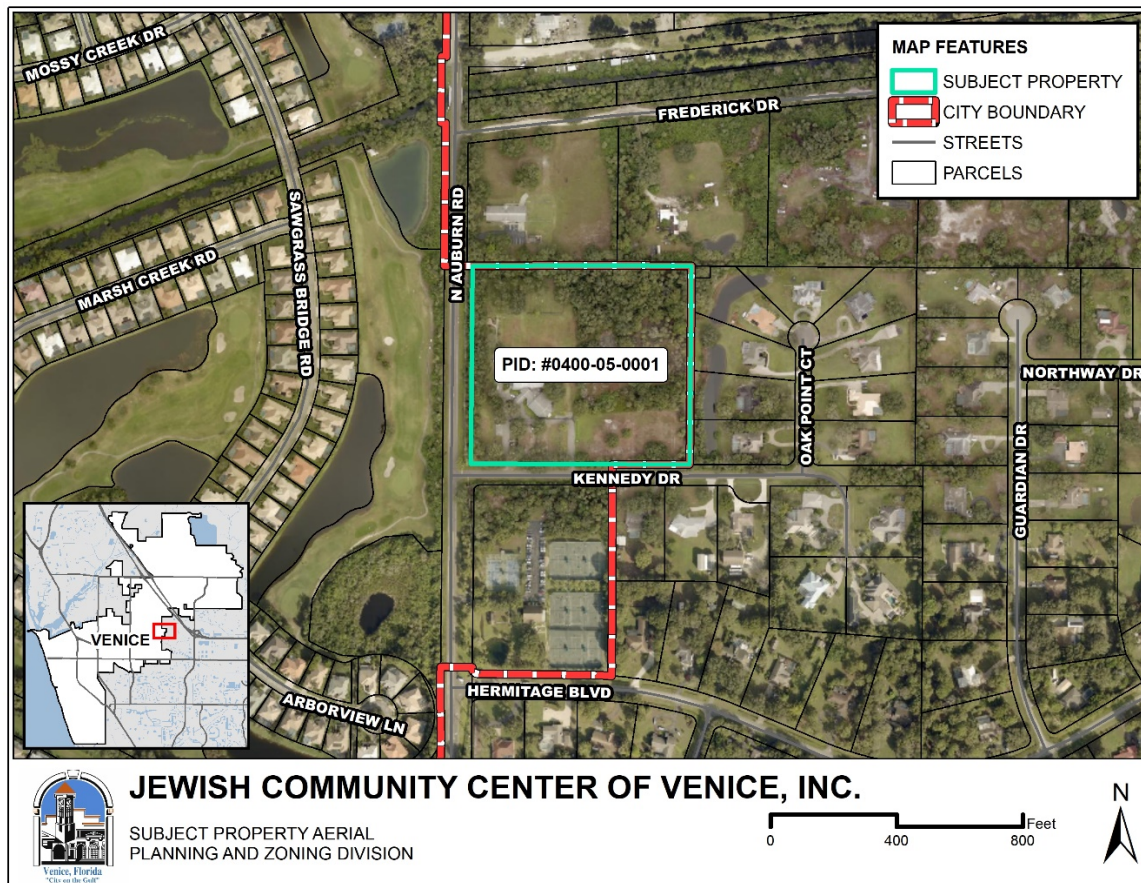
# STATE'S EXPEDITED AMENDMENT PROCESS

## EXPEDITED, JEWISH COMMUNITY CENTER

COMPREHENSIVE PLAN MAP AMENDMENT	
Request:	City-initiated effort to provide consistency between land use designation and current uses
Applicant:	City of Venice
Location:	600 N. Auburn Road
Owner:	Jewish Community Center of Venice, Inc.
Parcel ID:	0400050001
Property Size:	10.08 +/- acres
Existing Future Land Use:	Low Density Residential
Proposed Future Land Use:	Institutional Professional
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Single Family (RSF-1)
Application Date:	February 16, 2019

### EXISTING CONDITIONS

#### Aerial Photograph



### Subject Property

The property has been developed and is currently home to a house of worship, a columbarium, and a cemetery. The land is both open and wooded, and includes an area of wetlands. The subject property is bordered by two streets. North Auburn Road is to the west, providing access to the cemetery, and Kennedy Drive is to the south, providing primary vehicular access. The facility was granted a Special Exception on September 3, 2019 to allow a columbarium on the property. Across Kennedy Drive to the south of the subject property is a tennis center and single family homes. To the north is a house of worship and a large lot single family residence. To the east of the subject property is a large lot single family residential subdivision. North Auburn Road and a golf course provide a buffer for the single family homes to the west, which are in the Sawgrass development.

### Site Photograph



View is northeast along Kennedy Drive

### Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) determined flood zone designations for this parcel are AE with a 1% annual chance of flooding and X which is outside the 500 year floodplain. The structure on the site is not in a flood zone. Any further development of the property will be subject to compliance with applicable FEMA requirements.

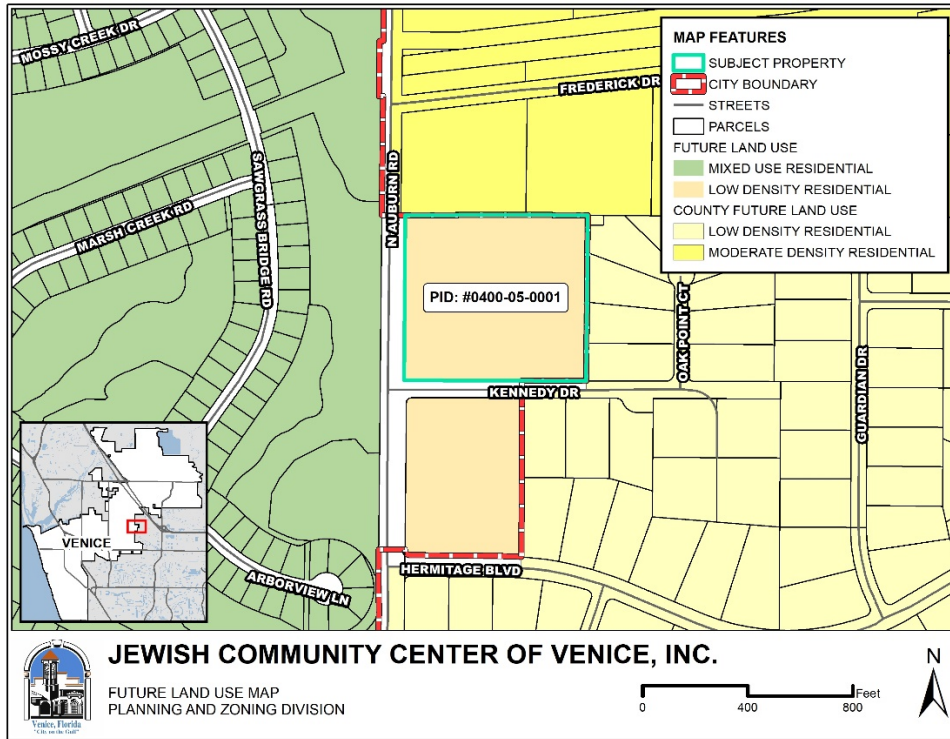
SURROUNDING PROPERTIES			
Direction	Current Zoning	Existing Land Use	Current Future Land Use Designation
North	County Open Use Estate (OUE-1)	House of worship; Residential	County Moderate Density Residential
South	Residential Estate (RE-2, County zoned City of Venice parcel); County RE-2	Tennis club, Residential	Low Density Residential; County Low Density Residential
East	County RE-2	Residential	County Low Density Residential
West	Residential Single Family (RSF-2/PUD, County zoned City of Venice parcels)	Golf Course (Sawgrass)	Mixed Use Residential



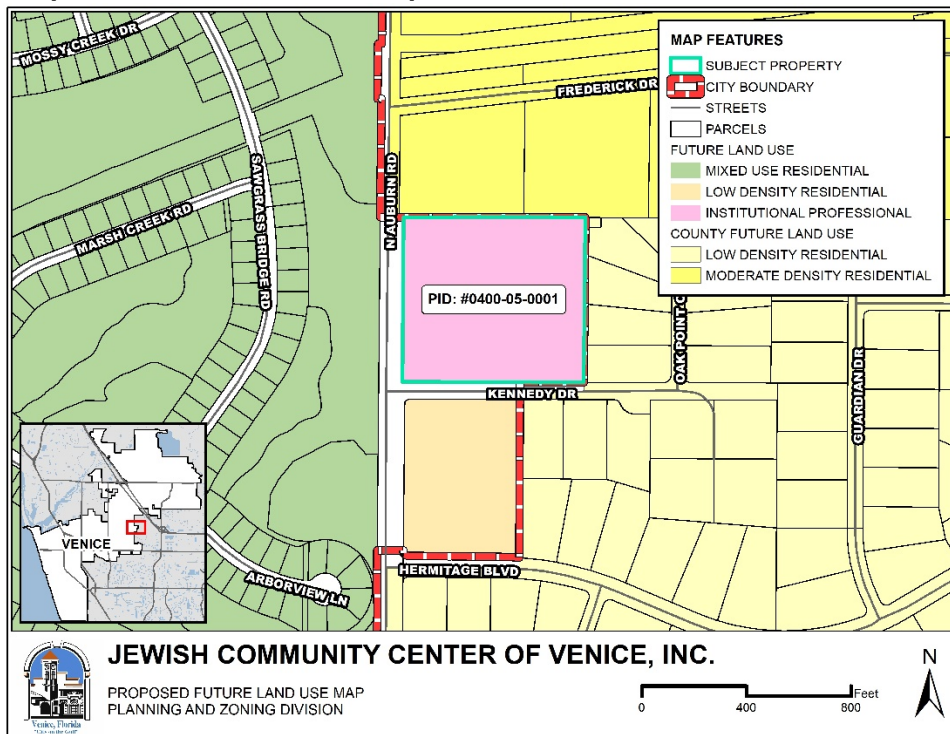
## Future Land Use

The subject property is currently designated as Low Density Residential on the future land use map. To the north is the County land use designation of Moderate Density Residential, while to the south is Low Density Residential, both City and County. To the east is County Low Density Residential and to the west is Mixed Use Residential. The property is proposed to become Institutional Professional.

## Existing Future Land Use Map



## Proposed Future Land Use Map

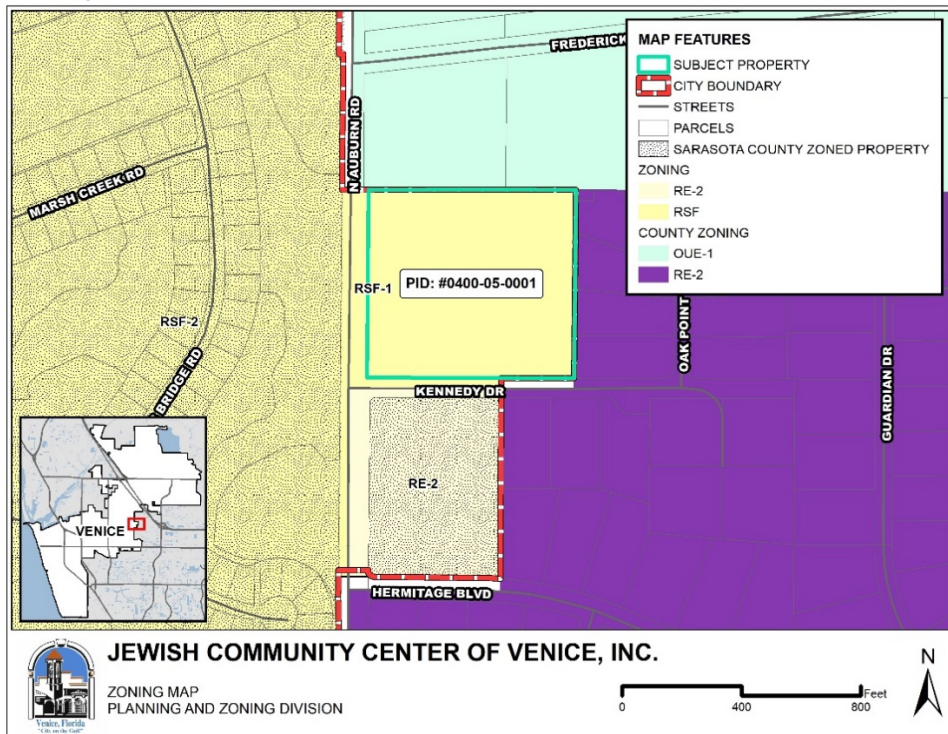




## Zoning Designation

The current zoning designation for the subject property is Residential Single Family-1 (RSF-1). This is for low density single family residential housing, with some other uses allowed, including a house of worship, through a special exception. There is a separate petition to rezone this parcel to Office, Professional and Institutional (OPI). Houses of worship are permitted in the OPI district.

## Zoning Map



## Pinebrook Neighborhood Changes

Following are the proposed strikethrough/underline changes to the Comprehensive Plan.

### Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	<del>52</del> 42	<del>928,581</del> 944,760	0	<del>116</del> 106	<del>2,322,501</del> 2,308,680	0
LOW DENSITY RESIDENTIAL	<del>109</del> 119	0	<del>545</del> 595	<del>1,011</del> 1,021	0	<del>5,055</del> 5,105
MEDIUM DENSITY RESIDENTIAL	67	0	871	244	0	3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,267	1,103,810	6,335	214	4,194,828	1,348
MIXED USE TRANSITIONAL	0	0	0	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
	2,149	<del>2,511,551</del> 2,497,730	<del>10,829</del> 10,879	10,034	<del>80,644,470</del> 80,630,649	<del>42,696</del> 42,746
ROW	227			887		
Total City Boundary	2,376			10,921		

## Comprehensive Plan Designation

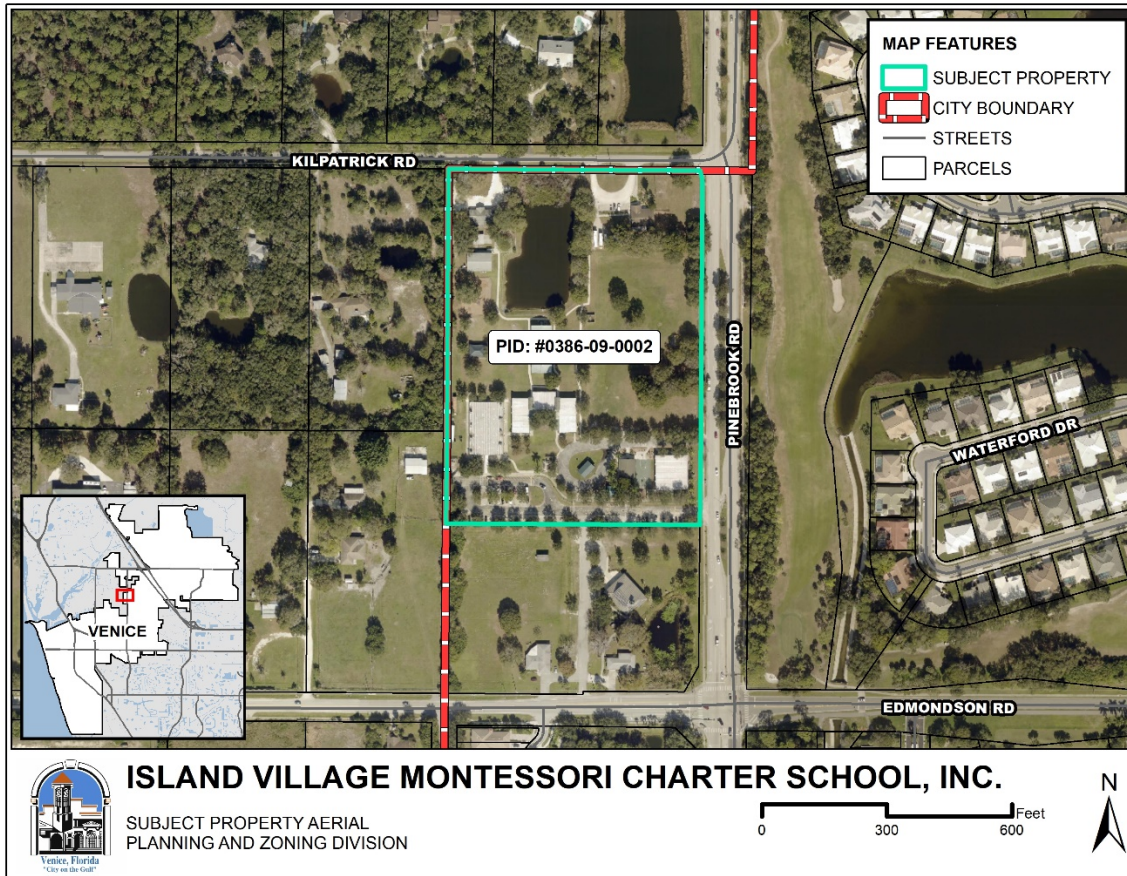
The Institutional Professional designation as provided in the Comprehensive Plan allows for uses such as professional offices, educational, healthcare, religious, and other similar uses.

# EXPEDITED, ISLAND VILLAGE MONTESSORI CHARTER SCHOOL

COMPREHENSIVE PLAN MAP AMENDMENT	
Request:	City-initiated effort to provide consistency between land use designation and current uses
Applicant:	City of Venice
Location:	2001 Pinebrook Road
Owner:	Island Village Montessori Charter School, Inc.
Parcel ID:	0386090002
Property Size:	11.9 +/- acres
Existing Future Land Use:	Low Density Residential
Proposed Future Land Use:	Institutional Professional
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Single Family (RSF-3)
Application Date:	February 16, 2019

## EXISTING CONDITIONS

### Aerial Photograph



### Subject Property

The current use of the subject 11.9 +/- acre parcel is a charter school. The parcel has been developed with classroom and support buildings, along with a stormwater facilities and landscaping. The adjacent properties

are used as residential, a drainage reservoir, a house of worship, and a residential golf course. Vehicular access to the property is provided off of Pinebrook Road and Kilpatrick Road.

### Site Photograph



Looking northwest along Pinebrook Road

### Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain and X500 which is a 0.2% annual chance of flooding. Any further development of the property will be subject to compliance with applicable FEMA requirements.

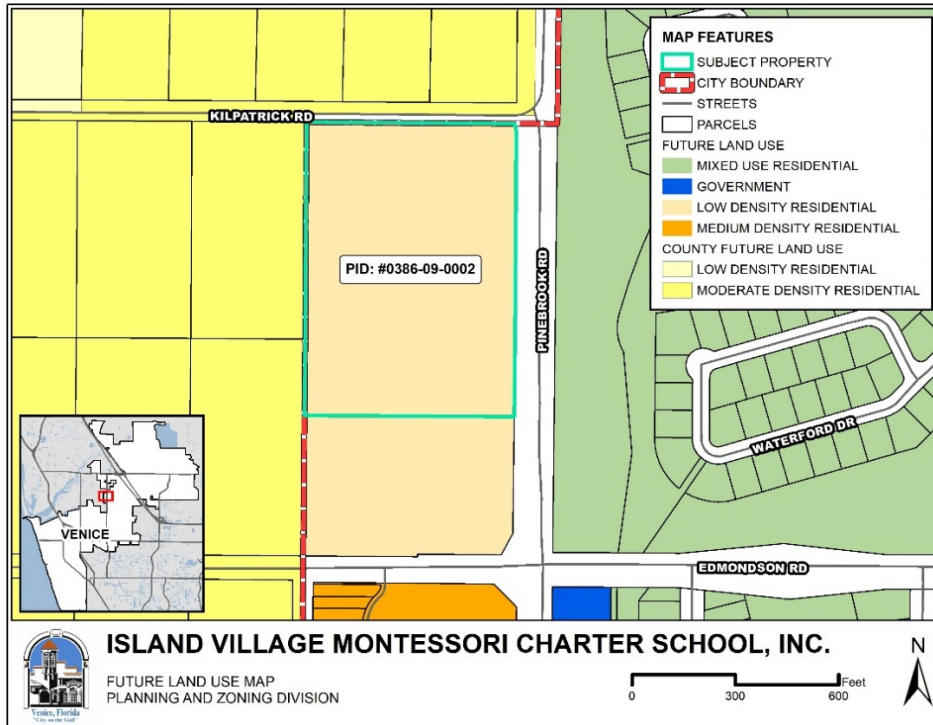
SURROUNDING PROPERTIES			
Direction	Current Zoning	Existing Land Use	Current Future Land Use Designation
North	County Open Use Estate (OUE-1)	Residential; Drainage reservoir	County Moderate Density Residential
South	Residential Single Family (RSF-3)	House of worship	Low Density Residential
East	Planned Unit Development (PUD)	Golf course (Waterford)	Mixed Use Residential (MUR)
West	County OUE-1	Residential	County Moderate Density Residential



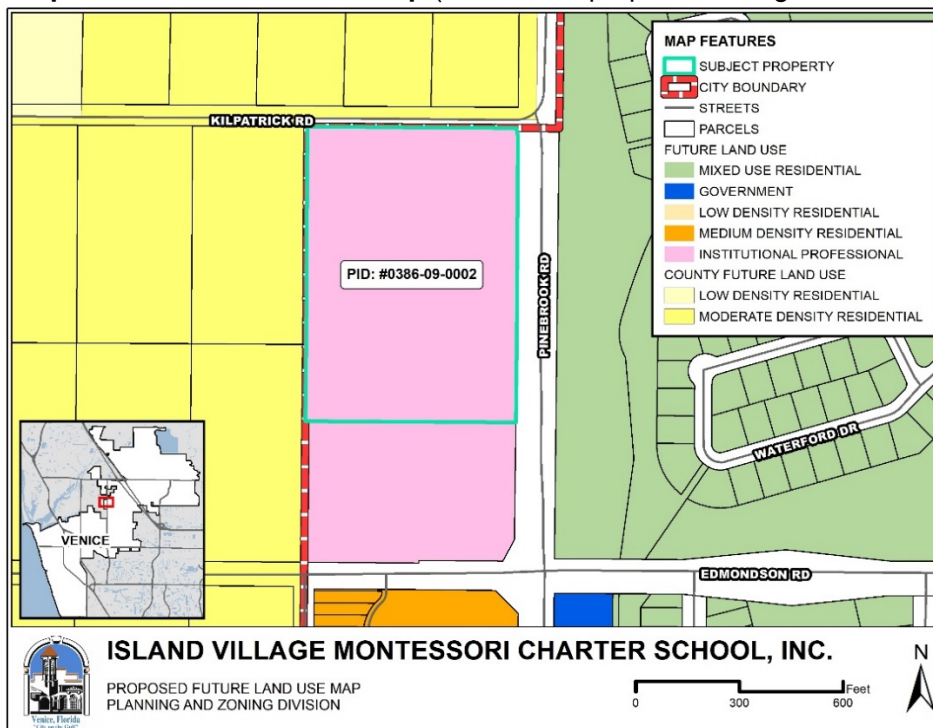
## Future Land Use

The subject property is currently designated as Low Density Residential on the Future Land Use Map. To the north and west is the County land use designation of Moderate Density Residential, while to the south is Low Density Residential. To the east is Mixed Use Residential. The following maps show both the current and proposed Future Land Use of the subject property and the surrounding area. This parcel is adjacent to the Unitarian Congregation parcel, also under consideration for a change in land use through this city-initiated process. Both parcels are being proposed for a land use change to Institutional Professional, in keeping with their current uses.

### Existing Future Land Use Map



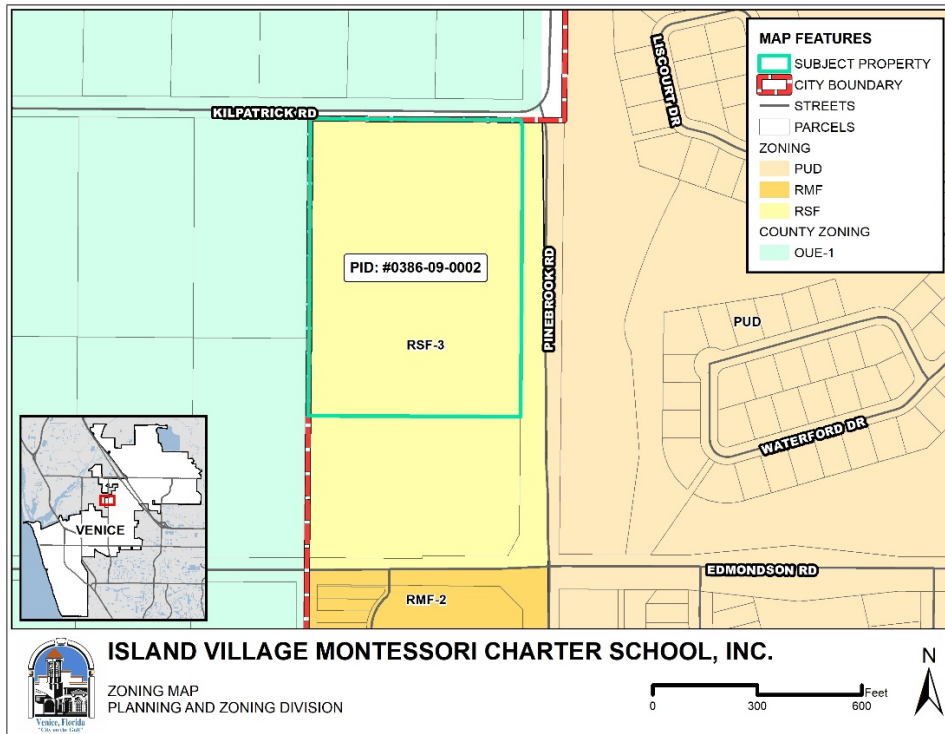
### Proposed Future Land Use Map (shown with proposed change to Unitarian parcel as well)



## Zoning

The subject property's zoning is currently Residential Single Family-3 (RSF-3). There is a separate petition to rezone this parcel to Office, Professional and Institutional (OPI). A concurrent zoning text amendment is proposed to allow schools in the OPI district.

## Zoning Map



## Pinebrook Neighborhood Changes

The following pages show the proposed strikethrough/underline changes to the Comprehensive Plan.

### Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	<del>54</del> 42	<del>958,119</del> 914,760	0	<del>118</del> 406	<del>2,352,119</del> 2,308,680	0
LOW DENSITY RESIDENTIAL	<del>107</del> 119	0	<del>535</del> 595	<del>1,009</del> 1,021	0	<del>5,045</del> 5,105
MEDIUM DENSITY RESIDENTIAL	67	0	871	244	0	3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
Areas of Unique Concern				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,267	1,103,810	6,335	214	4,194,828	1,348
MIXED USE TRANSITIONAL	0	0	0	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
		<del>2,541,169</del> 2,497,730	<del>10,814</del> 10,879		<del>80,674,088</del> 80,630,649	<del>42,686</del> 42,746
ROW	227			887		
Total City Boundary	2,376			10,921		

## Comprehensive Plan Designation

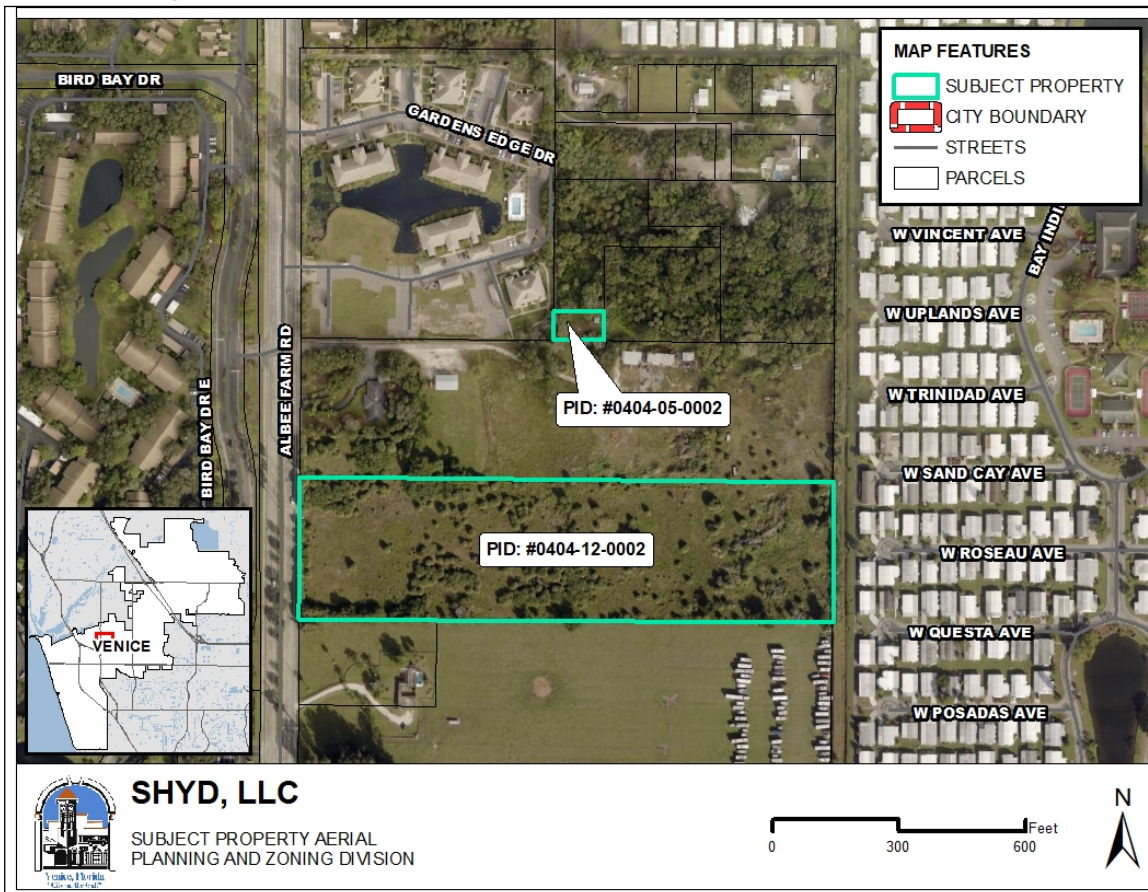
The Institutional Professional designation as provided in the Comprehensive Plan allows for uses such as professional offices, educational, healthcare, religious, and other similar uses.

## EXPEDITED, SHYD

COMPREHENSIVE PLAN MAP AMENDMENT	
Request:	City-initiated effort to provide consistency between land use designation and current uses
Applicant:	City of Venice
Location:	Albee Farm Road (address unassigned at this time)
Owner:	SHYD, LLC
Parcel ID:	0404120002, 0404050002
Property Size:	10.16 +/- acres
Existing Future Land Use:	N/A
Proposed Future Land Use:	Medium Density Residential
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Multi-Family (RMF-3)
Application Date:	February 16, 2019

### EXISTING CONDITIONS

#### Aerial Photograph



#### Subject Property

There are two subject parcels comprising 10.16 acres, with level terrain, large clusters of trees, a pond, and a shed on the northern parcel. The subject parcels are currently vacant. The uses for the adjacent properties are



agricultural grazing land, residential, and storage. Vehicular access is provided off Albee Farm Road. The SHYD parcels differ from the rest as they went through the Comprehensive Plan Map Amendment approval process in 2018. However, due to issues with timing, the changes to Medium Density Residential did not appear on the map for the new Comprehensive Plan. These parcels are being included here because of the need for this correction.

Site Photograph



Looking east across Albee Farm Road

Flood Zone Information

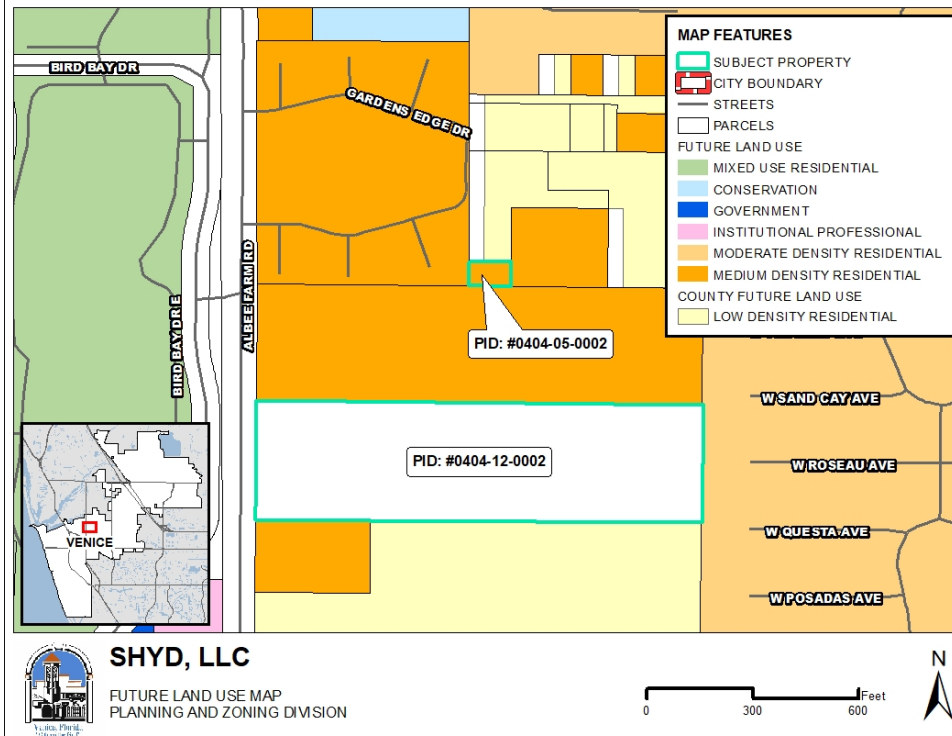
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X: outside the 500 year floodplain; X500: 0.2% annual chance of flooding; and AE: 1% annual chance of flooding. Development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Existing Land Use	Current Future Land Use Designation
North	Residential Multi-family (RMF-3)	Residential	Medium Density Residential
South	Open Use Estate (OUE-2, County zoned City of Venice parcel); County Enclave (OUE-2)	Residential; storage, agricultural grazing	Medium Density Residential; County Low Density Residential
East	Residential Manufactured Home (RMH)	Residential	Moderate Density Residential
West	Planned Unit Development (PUD)	Residential	Mixed Use Residential

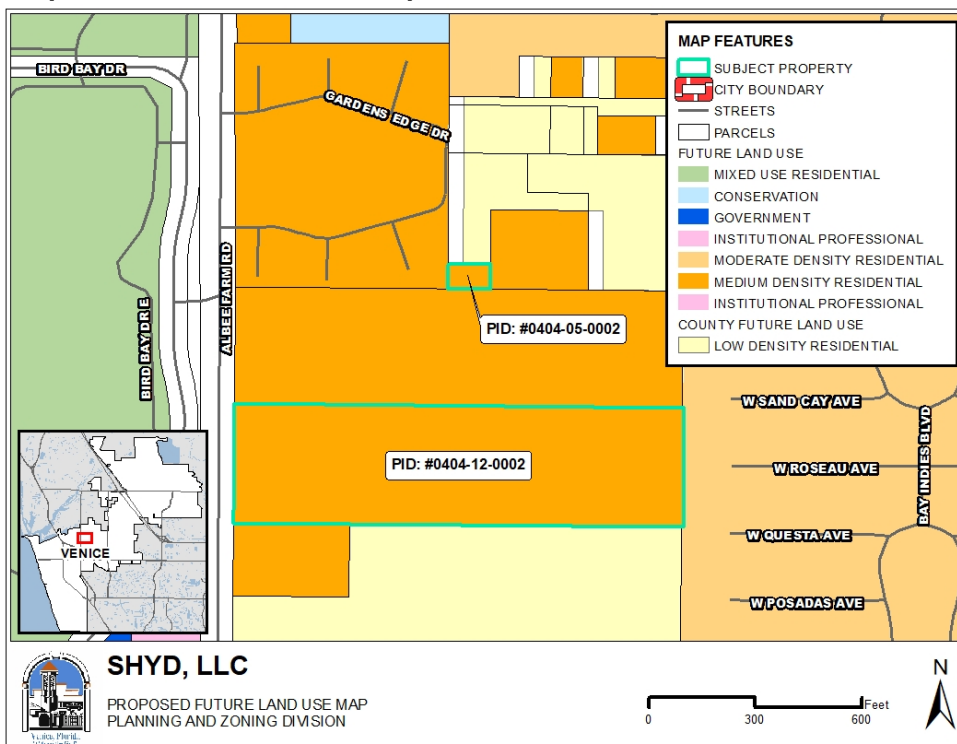
## Future Land Use

The subject parcels are a part of the City, but they have no City Future Land Use Map designation at this time. To the north of the subject parcels is Medium Density Residential, while to the south is both Medium Density Residential and County Low Density Residential. To the east is Moderate Density Residential and to the west is Mixed Use Residential. The following maps show both the current and proposed Future Land Use for the subject properties and the surrounding area.

## Existing Future Land Use Map



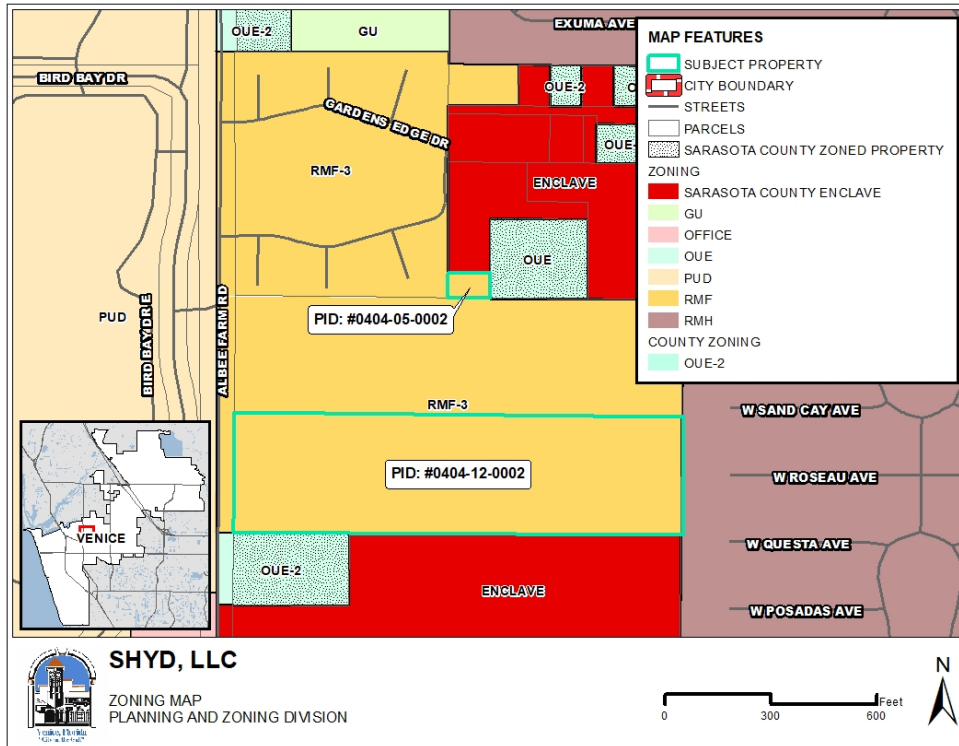
## Proposed Future Land Use Map



## Zoning

No changes are proposed to subject property's zoning, currently RMF-3.

## Zoning Map



## Pinebrook Neighborhood Changes

Below are the proposed strikethrough/underline changes to the Comprehensive Plan.

### Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	42	914,760	0	106	2,308,680	0
LOW DENSITY RESIDENTIAL	119	0	595	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	<del>78</del> 67	0	<del>1,014</del> 874	<del>255</del> 244	0	<del>3,315</del> 3,172
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,267	1,103,810	6,335	214	4,194,828	1,348
MIXED USE TRANSITIONAL	0	0	0	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
	<del>2,160</del> 2,149	2,497,730	<del>10,890</del> 10,879	<del>10,045</del> 10,034	80,630,649	<del>42,757</del> 42,746
ROW	227			887		
Total City Boundary	<del>2,387</del> 2,376			<del>10,932</del> 10,921		

## Comprehensive Plan Designation

The Medium Density Residential designation as provided in the Comprehensive Plan allows for an assortment of residential uses, single family attached, multifamily, and mixed use residential.



## COMPREHENSIVE PLAN MAP AMENDMENTS

The proposed Comprehensive Plan Map Amendments are being requested to accomplish the following:

1. Alter the Comprehensive Plan's Neighborhoods, due to the land use change in the subject properties, which requires adjustments to be made to the neighborhood tables throughout the document (the following tables of strikethrough/underlines show these changes).
2. Amend the City of Venice future land use of the subject properties:
  - Island Village Montessori Charter School: Institutional Professional
  - Jewish Community Center of Venice: Institutional Professional
  - Venice Church of the Nazarene: Institutional Professional
  - Unitarian Universalist Congregation of Venice: Institutional Professional
  - Student Leadership Academy: Institutional Professional
  - SHYD: Medium Density Residential
3. The Comprehensive Plan Map will be changed through these requests, if approved, which will then be followed by Comprehensive Plan text changes as a result of the map amendment. All other impacted maps, graphics, text, and data throughout the Comprehensive Plan will be revised as a result.

### Applicant requests the following revisions to the Comprehensive Plan:

Table of Changed Maps and Figures

Page	Subject Property	Element/ Neighborhood	Figure	Change to Subject Property
23	All six parcels	Land Use	LU-2: Future Land Use Map	Each parcel to colors indicated below
153	Jewish Community Center of Venice	Pinebrook	LU-PB-2: Future Land Use Map	Parcel to Institutional Professional color
153	Island Village Montessori School	Pinebrook	LU-PB-2: Future Land Use Map	Parcel to Institutional Professional color
153	Unitarian Universalist Congregation of Venice	Pinebrook	LU-PB-2: Future Land Use Map	Parcel to Institutional Professional color
153	SHYD	Pinebrook	LU-PB-2: Future Land Use Map	Parcel to Medium Density Residential color
146	Venice Church of the Nazarene	East Venice Avenue	LU-EV-2: Future Land Use Map	Parcel to Institutional Professional color
127	Student Leadership Academy	Island	LU-IS-2: Future Land Use Map	Parcel to Institutional Professional color

## PLANNING ANALYSIS

### Land Development Code-Specified Review of Comprehensive Plan Amendments

Section 86-33(5) of the Land Development Code directs planning and zoning staff review of comprehensive plan amendment applications: "This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch.163." It is important to note the uses on these properties have not been proposed to undergo any changes and have been functioning without issues for many years.

### Comprehensive Plan Designation

Strategy LU 1.2.3.c – Medium Density Residential

Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development. The SHYD parcels fit under this land use, lending flexibility in future residential development suited to the area.

Strategy LU 1.2.4.b concerns Institutional Professional, which provides areas in Venice for "professional offices, educational, healthcare, religious or similar uses".

Strategy LU 1.2.5 – Residential Uses in Non-Residential Designation

In order to provide predictable land uses, residential uses previously provided for or permitted through the conversion factor, including its allocation ratio, have been removed from this Comprehensive Plan.

Strategy LU 1.3.1 – Mix of Uses

This strategy indicates the City’s desire to see a mix of uses. These sites, with the exception of SHYD, LLC, are already contributing to the mix, bringing schools and religious institutions within easy reach of area residents.

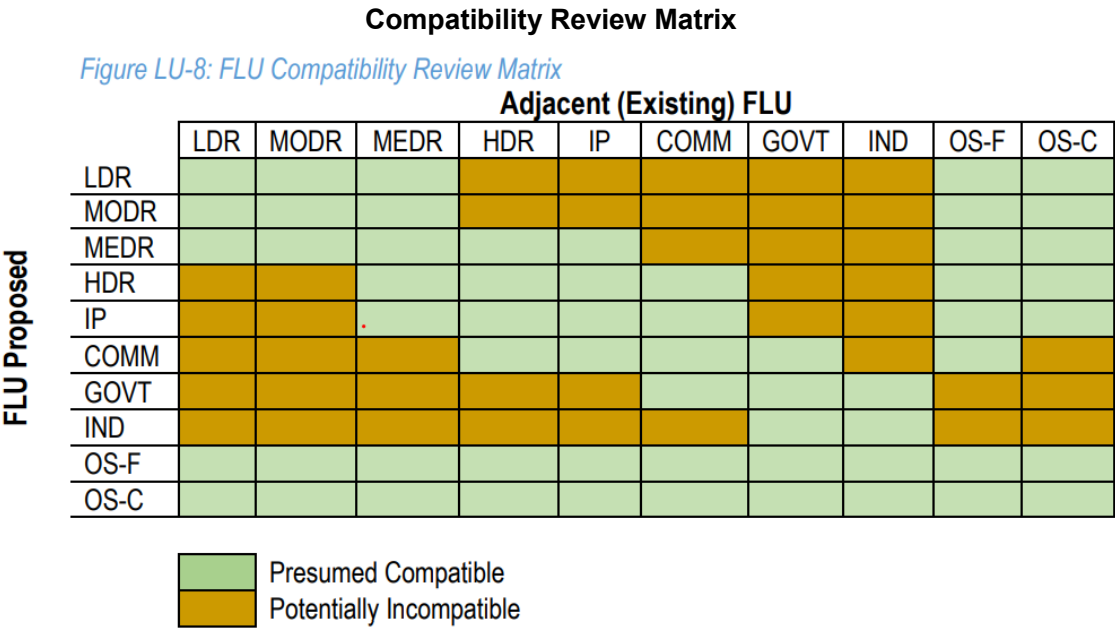
Strategy HG 1.1 – Housing Options

This strategy applies to The SHYD, LLC parcels, which are in the City Limits of Venice and need to be assigned a land use designation. The designation sought will add to the residential offerings in the Pinebrook Neighborhood.

Comprehensive Plan Compatibility

Strategy LU 1.2.8 concerns compatibility between land uses, including a table for examination of potential compatibility between adjacent, existing Future Land Use designations.

**Staff Response:** In addition, the Compatibility Review Matrix does not include Sarasota County land use designations, which are adjacent to many of the city initiated parcels in this report. As stated previously, it is important to note that the uses on these properties have not been proposed to undergo any changes and have been functioning without issues for many years.



Consistency: Effect of Proposed Amendment on Financial Feasibility of Comprehensive Plan for Infrastructure

There is no anticipated impact on the financial feasibility of the Comprehensive Plan for infrastructure purposes, since adequate public facilities and services are preexisting.

Consistency with Applicable Requirements of F.S. ch.163

Provisions in Section 163.3177(6)(a) specify how amendments to the future land use element and future land use map are to be evaluated.

The three subject properties below are over ten acres in size, which means the proposed comprehensive plan map amendments will be processed through the States’ expedited review process. This will require a recommendation from Planning Commission to City Council and subsequently Council will hold a transmittal hearing. Upon approval by City Council, the amendment will be transmitted to the State Department of Economic Opportunity (DEO) for review prior to final adoption by City Council.

- Island Village Montessori Charter School

- Jewish Community Center of Venice
- SHYD

Due to the size of the three subject properties below being less than ten acres, the proposed comprehensive plan map amendments will be processed as Small-Scale Development Amendments.

- Venice Church of the Nazarene
- Unitarian Universalist Congregation of Venice
- Student Leadership Academy

### **Section 163.3177(6)(a)2 Florida Statutes**

The first of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is quoted below (in *italics*). Staff responses are provided.

2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*
  - a. *The amount of land required to accommodate anticipated growth.*
  - b. *The projected permanent and seasonal population of the area.*
  - c. *The character of undeveloped land.*
  - d. *The availability of water supplies, public facilities, and services.*
  - e. *The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*
  - f. *The compatibility of uses on lands adjacent to or closely proximate to military installations.*
  - g. *The compatibility of uses on lands adjacent to an airport.*
  - h. *The discouragement of urban sprawl.*
  - i. *The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*
  - j. *The need to modify land uses and development patterns within antiquated subdivisions.*

**Staff Response:** Due to the nature of the request, the uses are compatible, public services are available, and no sprawl is being created. The SHYD property is the only undeveloped property in this request and it has already been through the Comprehensive Plan Amendment process once, successfully. Our Comprehensive Land Use Map was not updated with the approved change due to timing with the adoption of our latest Comprehensive Plan.

### **Section 163.3177(6)(a)8 Florida Statutes**

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)8 Florida Statutes which is quoted below (in *italics*). Staff responses are provided.

8. *Future land use map amendments shall be based upon the following analyses:*
  - a. *An analysis of the availability of facilities and services/(Level of Service Analysis for Public Facilities).*
  - b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*
  - c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

**Staff Response:** The subject properties have been in their current locations for many years, with no changes proposed to the existing land uses on them. No changes in the sites or public facilities or services are proposed. They are being requested for change to make their Comprehensive Future Land Use designations consistent with the current uses.

### **Section 163.3177(6)(a)9 Florida Statutes**

The final statutory provision that provides direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)9 Florida Statutes which is quoted below (in *italics*). Staff responses are provided.

9. *The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

The subsection provides nine indicators to determine if a plan amendment discourages the proliferation of urban sprawl that states, if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. Staff has identified the following four indicators:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*
- IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

**Staff Response:** As described above, these properties are proposing no change in use. They are simply being moved into a more appropriate zoning district. Thus, there are no concerns regarding sprawl. The SHYD properties previously went through the approval process but did not receive the changes on our land use map due to timing of the new Comprehensive Plan being approved by the State of Florida.

## **CONCLUSION / FINDINGS OF FACT**

### **A. Consistency with the Comprehensive Plan**

Staff has provided analysis of the proposed Comprehensive Plan Map Amendments regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Map Amendments.

### **B. Consistency with Florida Statutes**

Analysis has been provided to determine consistency with Chapters 163 and 171 of the Florida Statutes. This analysis should be taken into consideration.

### **C. Provision of City Services**

Based on TRC review and analysis, no issues have been identified regarding provision of services.

## **PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL**

Upon review of the petition and associated documents, including the Comprehensive Plan, the Land Development Code, Florida Statutes, the staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Comprehensive Plan Map Amendment Petition No. 19-01CP.