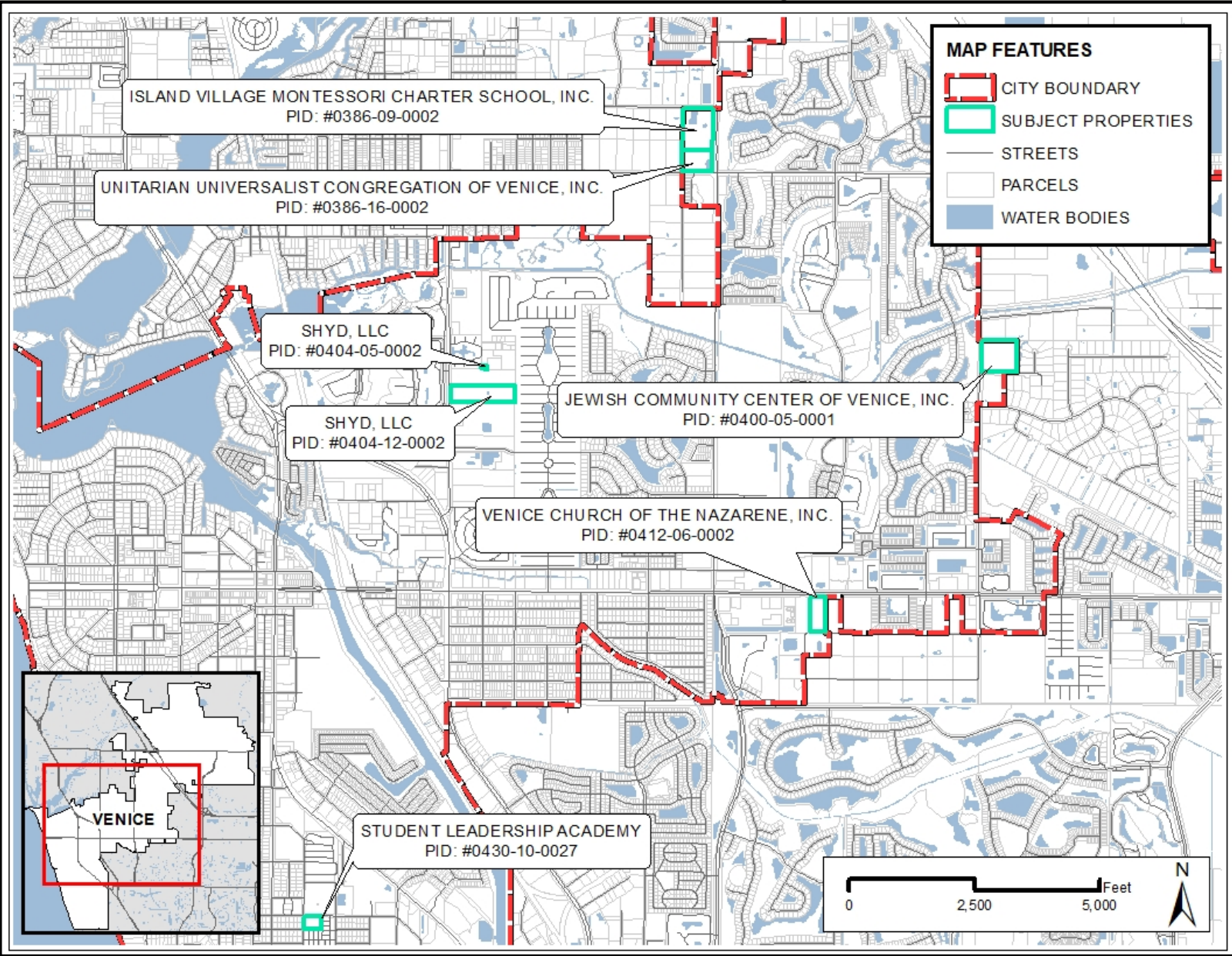


City Initiated Comprehensive Plan Map  
Amendments,  
Zoning Map Amendments,  
and  
Text Amendment  
for the Office, Professional & Institutional District

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19-01CP, 21-04RZ, and 21-10AM

# Location Map



# Site Information

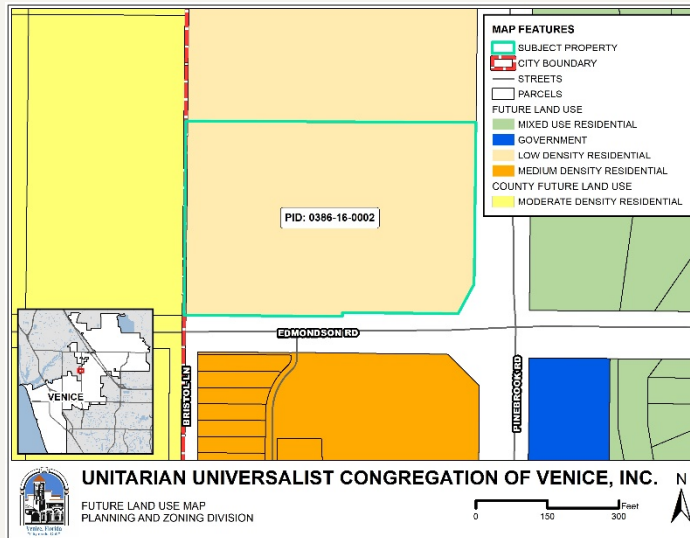
CITY INITIATED COMPREHENSIVE PLAN & ZONING MAP AMENDMENTS						
Subject Properties	Property Details					
	Situs Address	PID	Current Land Use Designation	Proposed Land Use Designation	Current Zoning	Proposed Zoning
<b>Jewish Community Center of Venice</b>	600 N. Auburn Rd., 34292	0400050001	Low Density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



# Unitarian Universalist Congregation of Venice

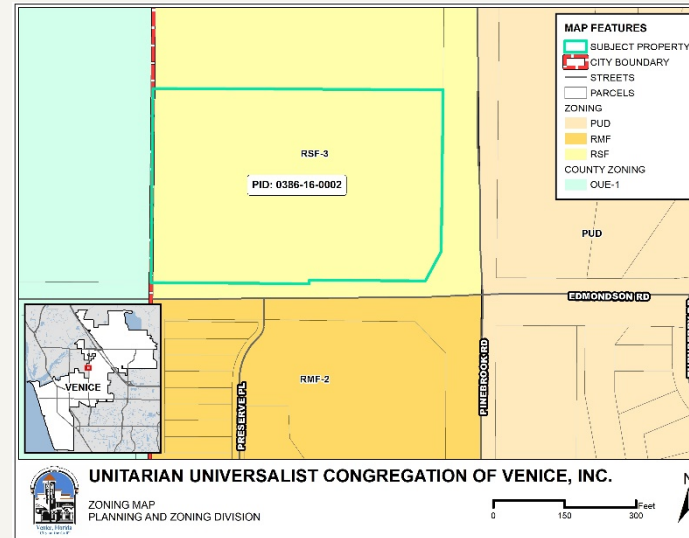
## Comprehensive Plan Future Land Use

Existing: Low Density Residential



## Zoning

Existing: Residential Single Family

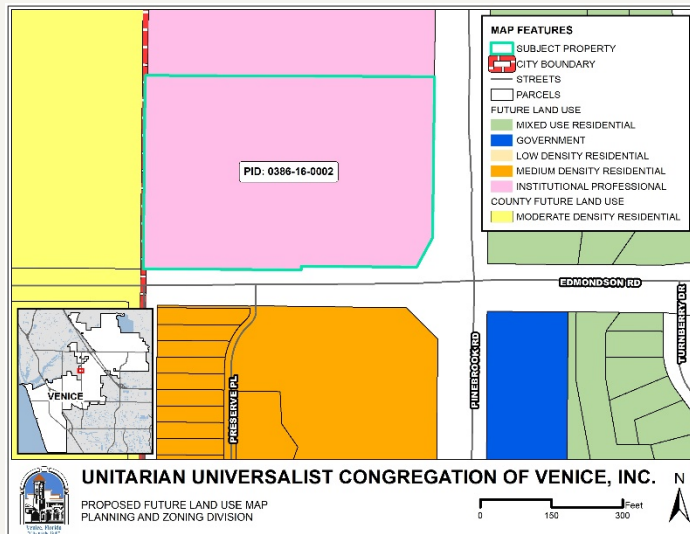


## Images

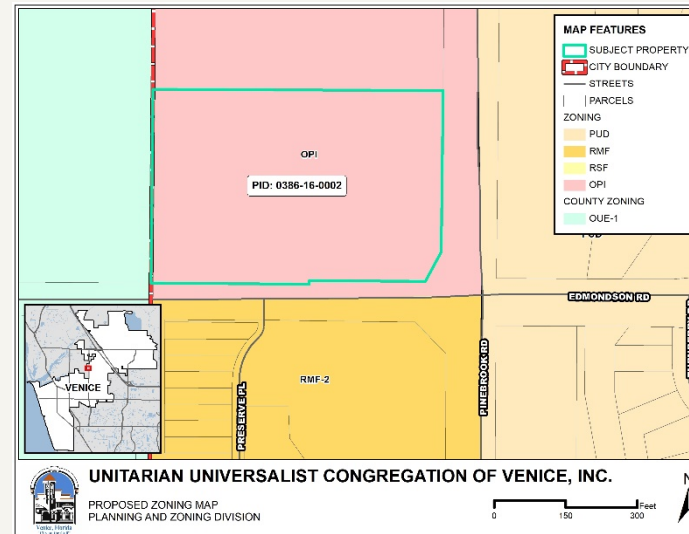
Site Photo



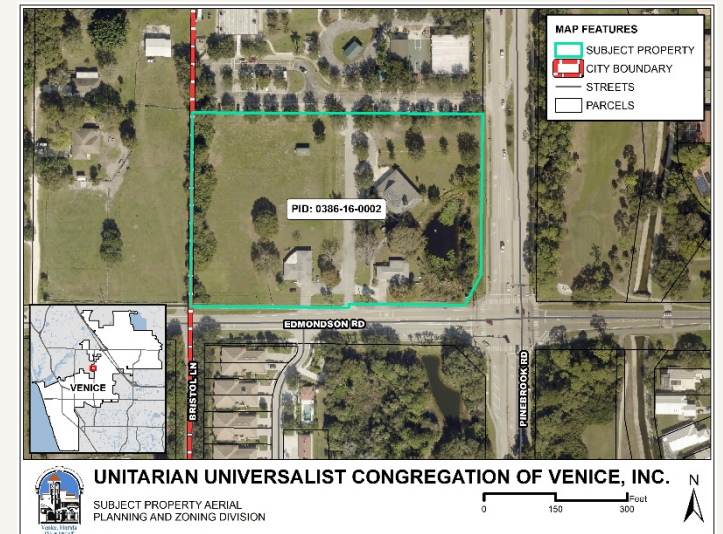
Proposed: Institutional-Professional



Proposed: Office, Professional & Institutional



Aerial Photo

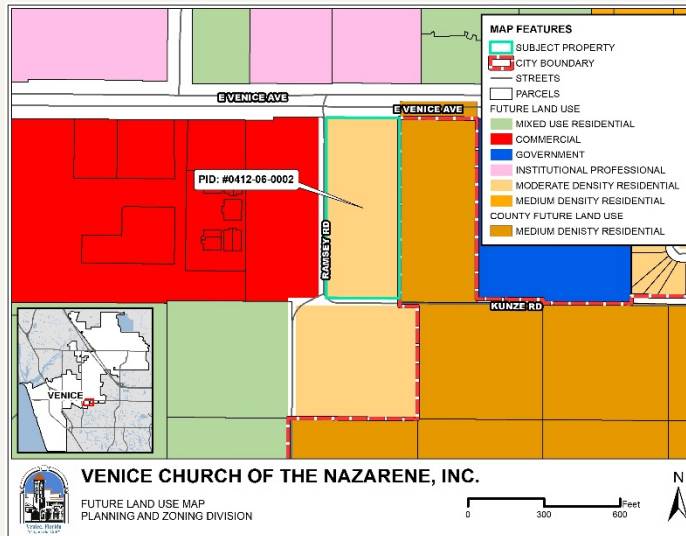




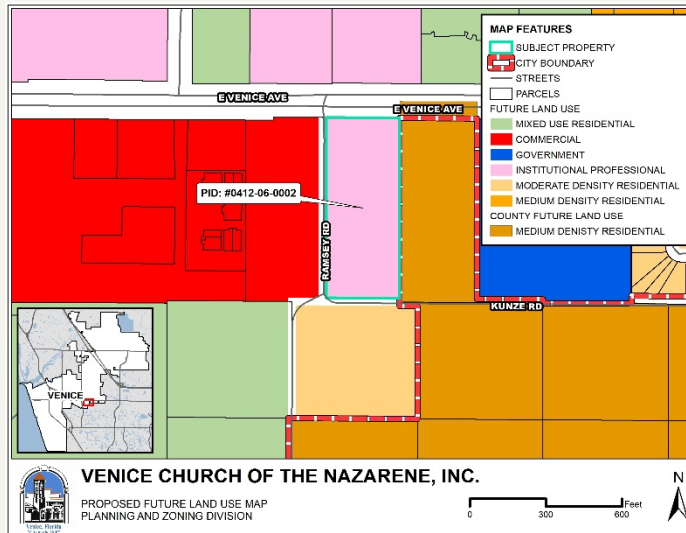
# Venice Church of the Nazarene

## Comprehensive Plan Future Land Use

Existing: Moderate Density Residential

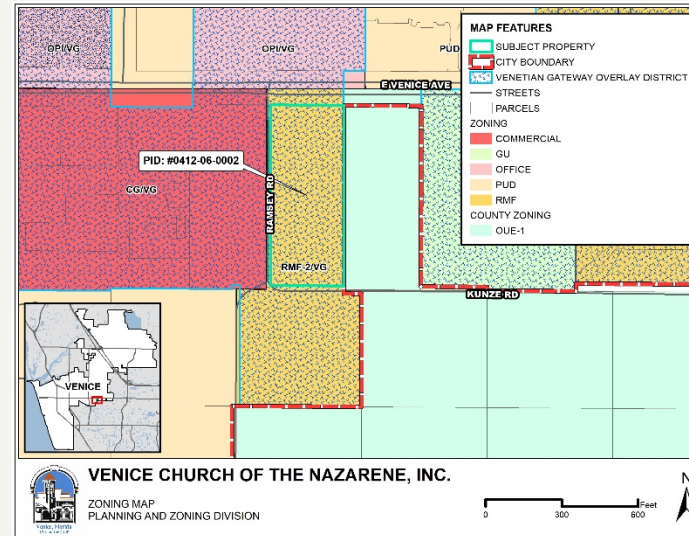


Proposed: Institutional-Professional

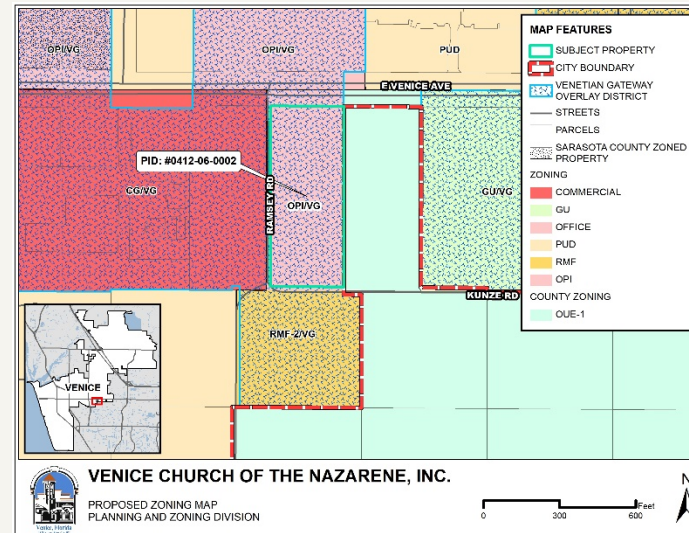


## Zoning

Existing: Residential Multi-family/VG



Proposed: Office, Professional & Institutional/VG

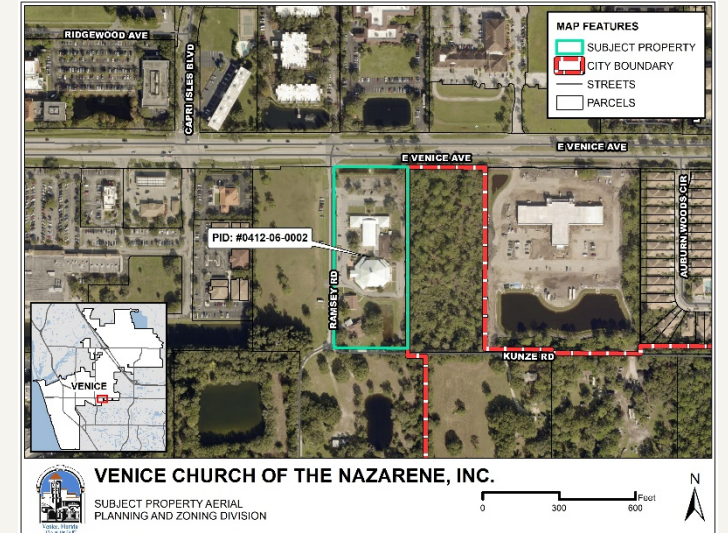


## Images

Site Photo



Aerial Photo

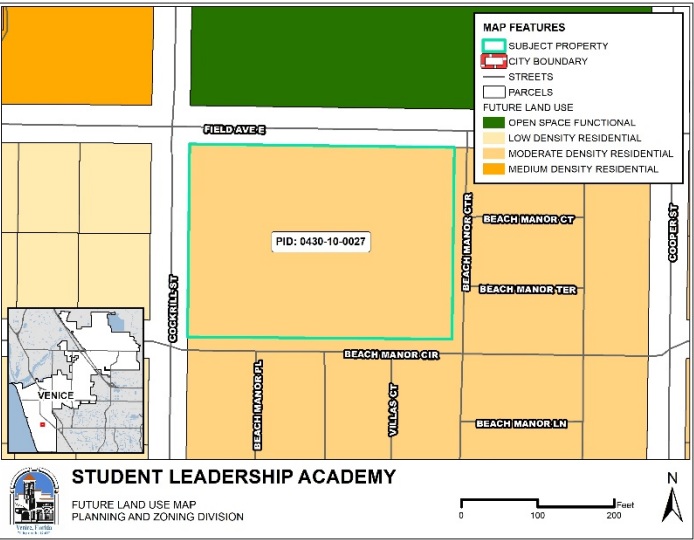




# Student Leadership Academy

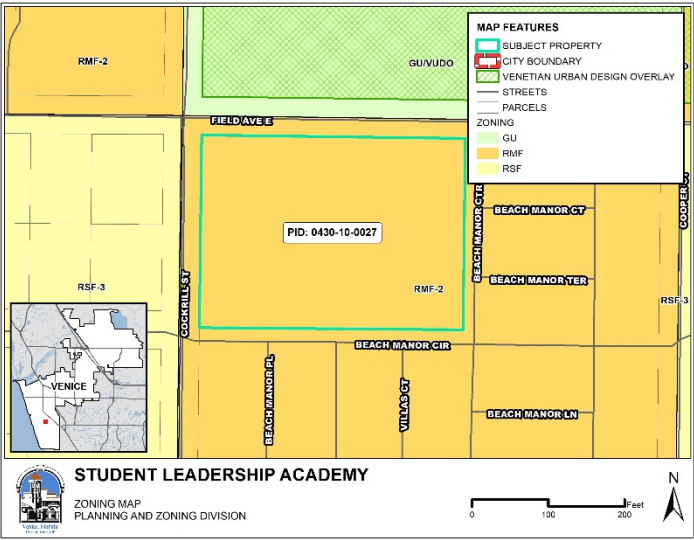
## Comprehensive Plan Future Land Use

Existing: Moderate Density Residential



## Zoning

Existing: Residential Multi-family

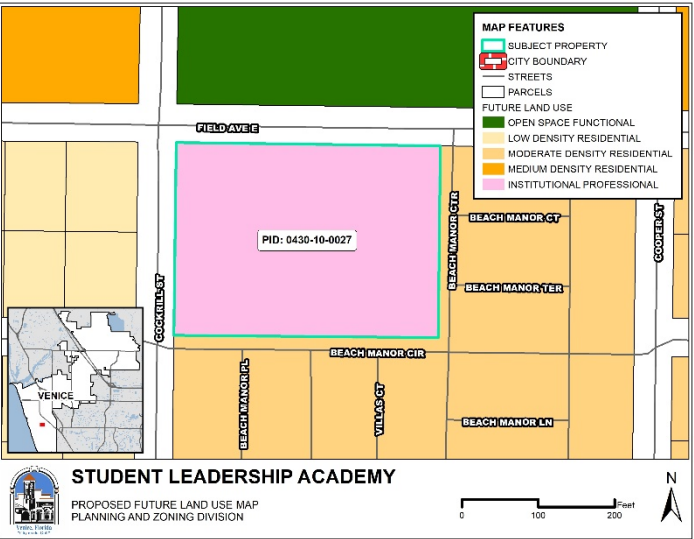


## Images

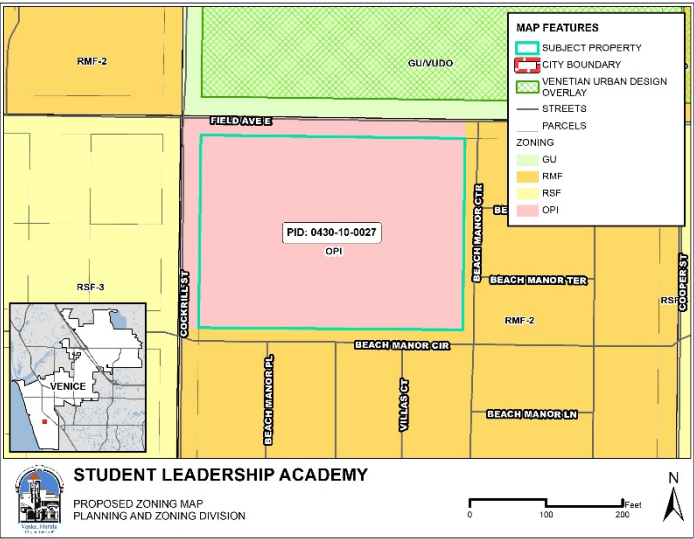
Site Photo



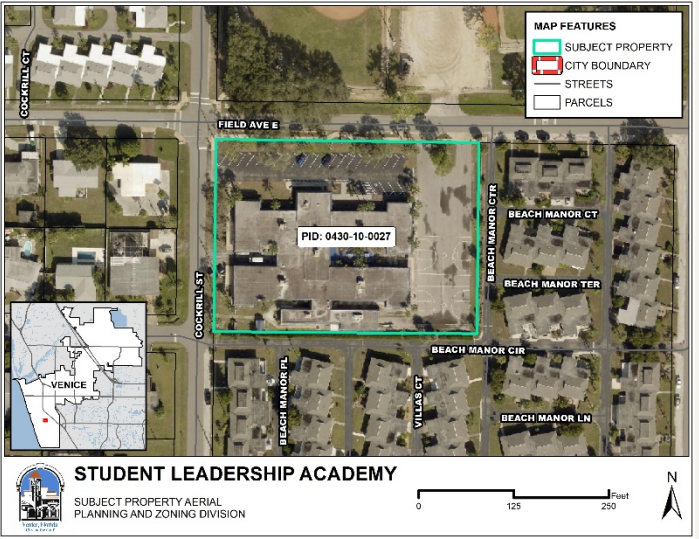
Proposed: Institutional-Professional



Proposed: Office, Professional & Institutional



Aerial Photo

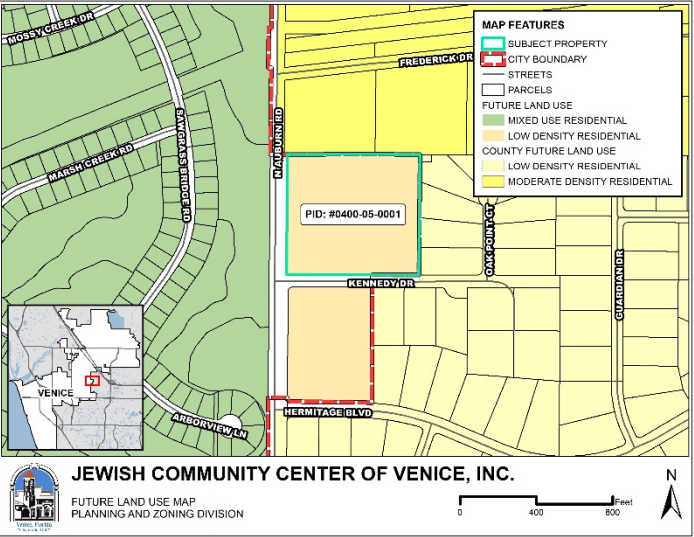




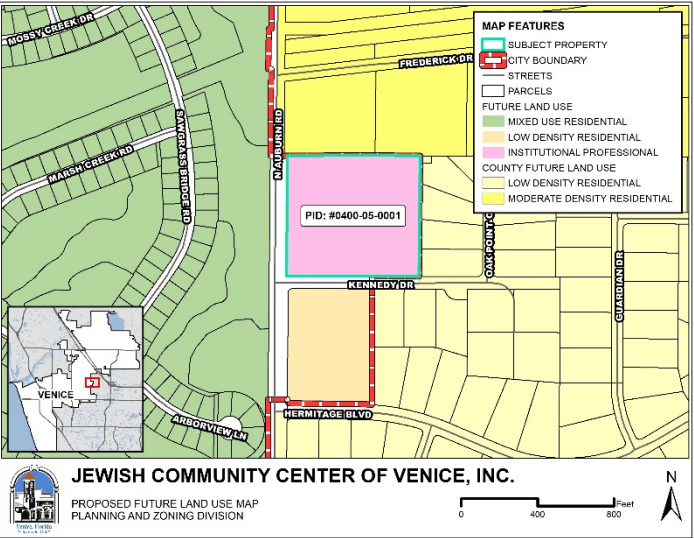
# Jewish Community Center of Venice

## Comprehensive Plan Future Land Use

Existing: Low Density Residential

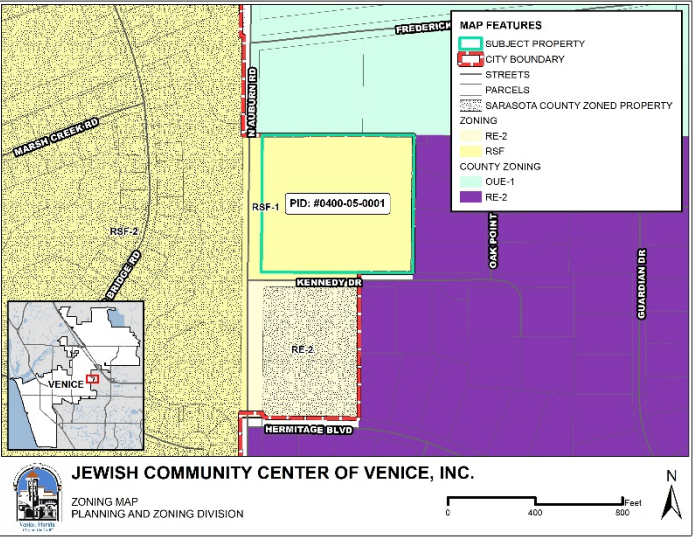


Proposed: Institutional-Professional

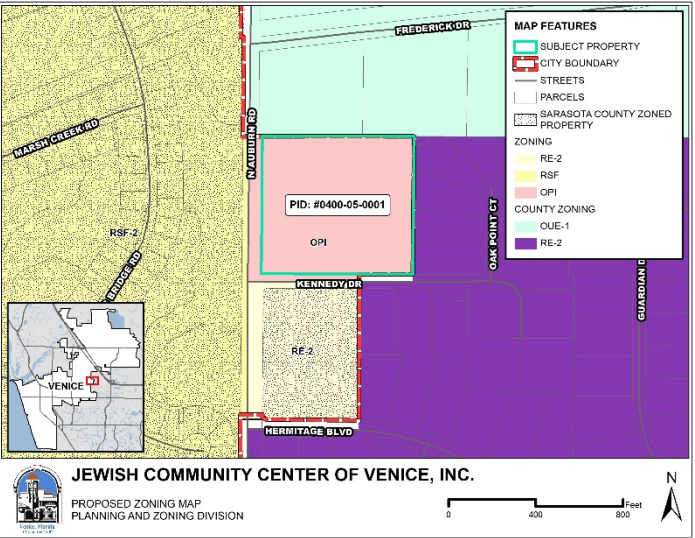


## Zoning

Existing: Residential Single Family



Proposed: Office, Professional & Institutional

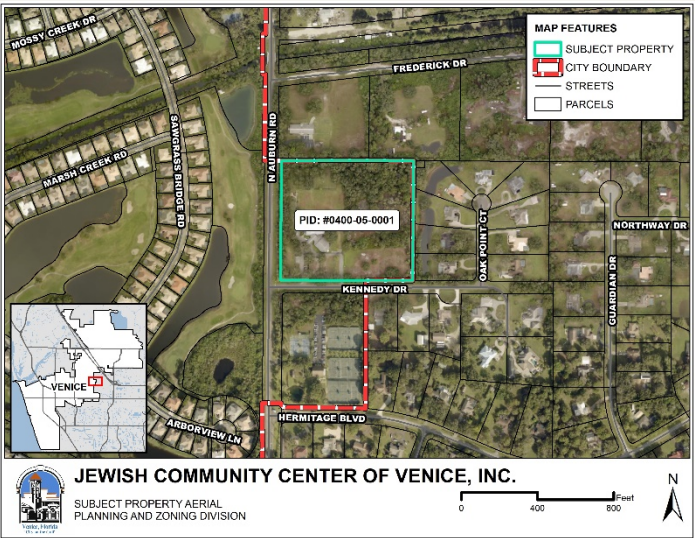


## Images

Site Photo



Aerial Photo

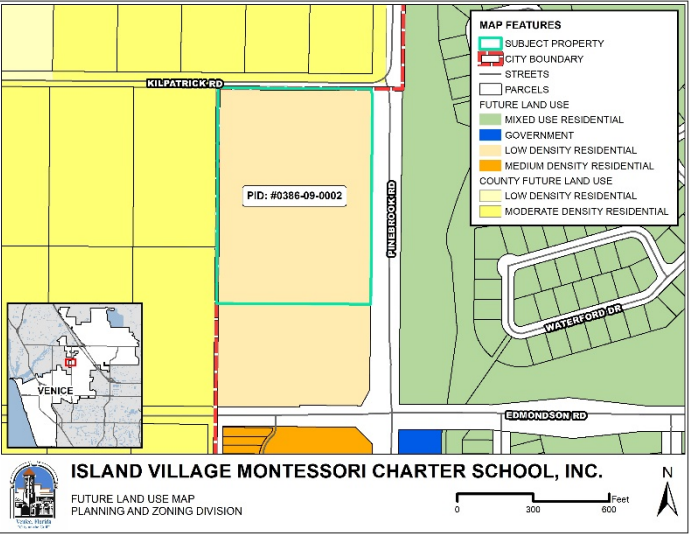




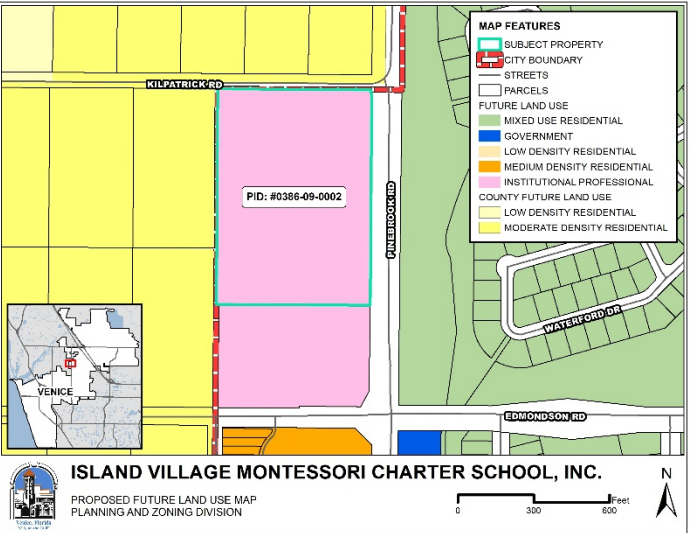
# Island Village Montessori School

## Comprehensive Plan Future Land Use

Existing: Low Density Residential

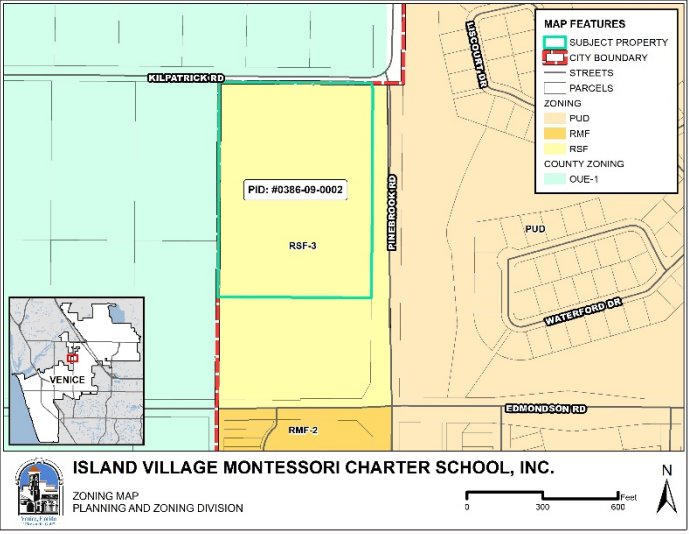


Proposed: Institutional-Professional

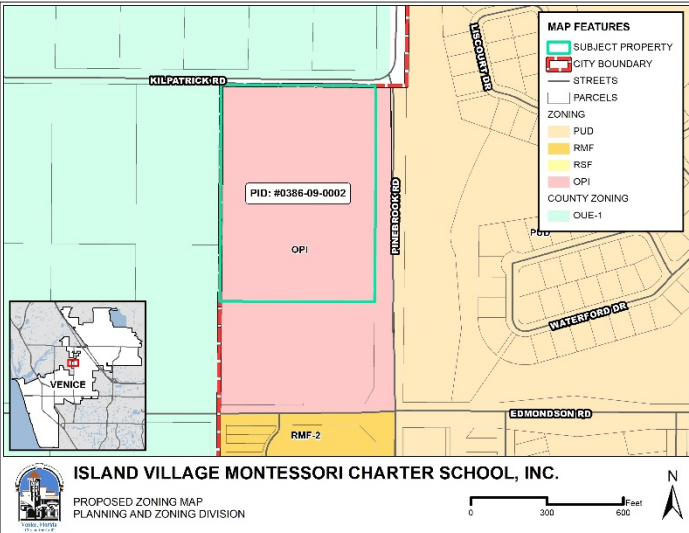


## Zoning

Existing: Residential Single Family



Proposed: Office, Professional & Institutional

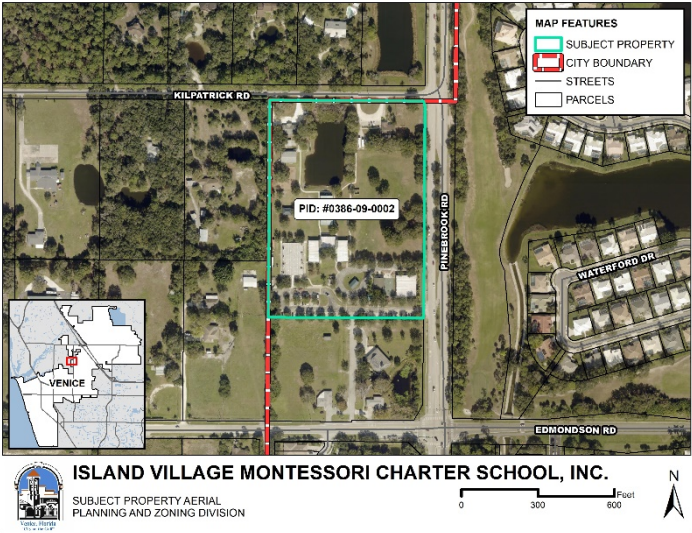


## Images

Site Photo



Aerial Photo

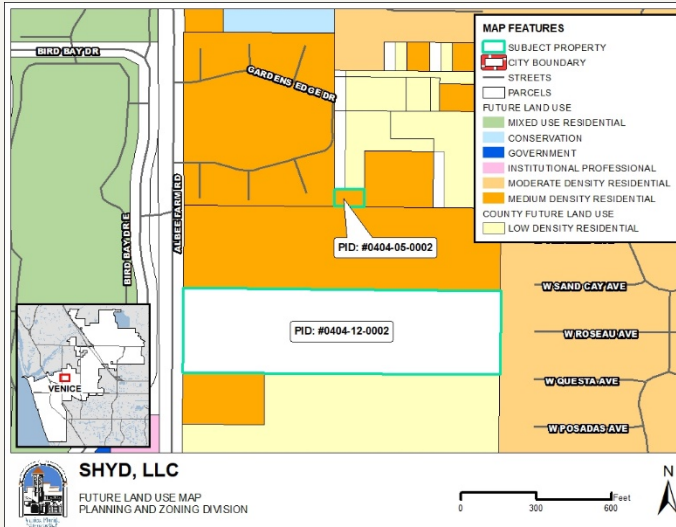




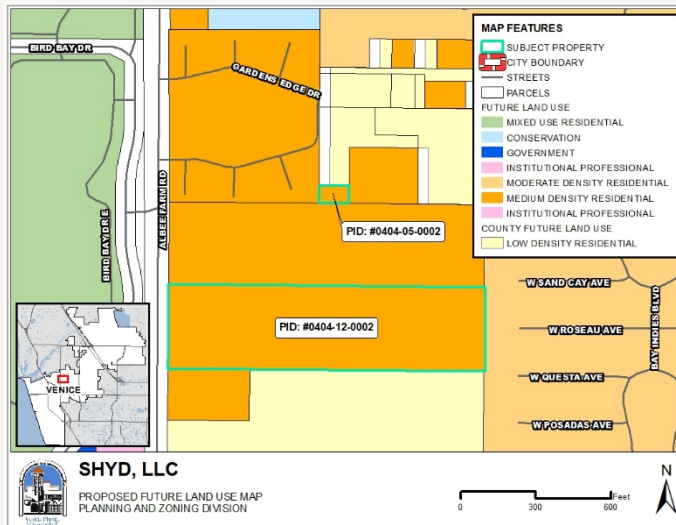
# SHYD, LLC

## Comprehensive Plan Future Land Use

Existing: N/A



Proposed: Medium Density Residential



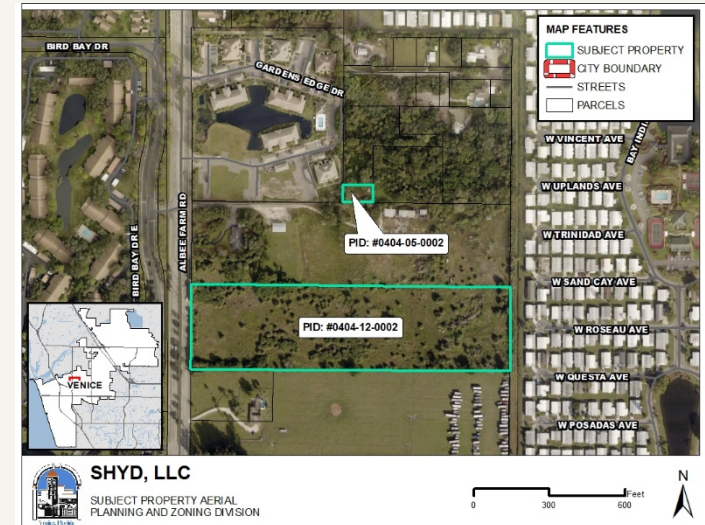
No zoning changes are intended for these parcels.

## Images

Site Photo



Aerial Photo



# Comprehensive Plan Map Amendments

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# Comprehensive Plan Amendments

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

- ❖ Consistent with Planning Commission direction in the Comprehensive Plan, provide predictability
- ❖ Provide consistency between existing uses and Future Land Use designations

# Planning Analysis

- ❖ Section 86-33(5) of the Land Development Code directs planning and zoning staff review of comprehensive plan amendment applications. 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.
- ❖ There is no anticipated impact on the financial feasibility of the Comprehensive Plan for infrastructure purposes, since adequate public facilities and services are preexisting.
- ❖ 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: 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. 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.



# Comprehensive Plan Designation

## **Strategies examined relating to the request:**

- ❖ 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.
- ❖ 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.

# State-Level Processing

## Small-Scale:

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

## Expedited:

- ❖ Island Village Montessori Charter School
- ❖ Jewish Community Center of Venice
- ❖ SHYD\*

\* 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.



# Florida Statutes

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

- ❖ Section 163.3177(6)(a)2: Contains criteria for evaluating future land use plan amendments using “surveys, studies, and data regarding the area”
- ❖ Section 163.3177(6)(a)8: Concerns analysis of facilities, services, and land
- ❖ Section 163.3177(6)(a)9: Concerns discouraging “proliferation of urban sprawl”

# Conclusion / Findings of Fact

## **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.

## **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.

## **Provision of City Services**

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



# City Initiated Comprehensive Plan Map Amendments

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 Amendment Petition No. 19-01CP.

# Zoning Map Amendments

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# Comparison of Zoning & Standards

ZONING DISTRICT USES AND DEVELOPMENT STANDARDS COMPARISON						
Allowances	Existing Zoning					Proposed OPI
	Jewish Community Center of Venice, RSF-1	Island Village Montessori School, RSF-3	Unitarian Universalist Congregation of Venice, RSF-3	Venice Church of the Nazarene, RMF-2/VG*	Student Leadership Academy, RMF-2	
Maximum Density	2.5 du/ac	4.5 du/ac	4.5 du/ac	9 du/ac	9 du/ac	9 du/ac for townhouses or multifamily, varies for adult congregate living facilities (no single-family allowed)
Maximum Dwelling Units (DU)	25	54	25	46	17	N/A, no residential or other construction is proposed
Maximum Intensity	N/A	N/A	N/A	N/A	N/A	None
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet**
Permitted Principal Uses***	One single-family dwelling per lot, public and private elementary and high schools, parks, playgrounds, playfields and city buildings, public libraries, essential services, existing railroad rights-of-way, community residential homes with six or fewer residents			Multiple-family dwellings, patio houses, two-family dwellings, townhouses or cluster houses, houses of worship (min. two acre parcel), community residential homes, bed and breakfast inn (with restrictions), one single-family dwelling per lot, public and private elementary and high schools		Professional offices, hospitals, nursing homes, housing for the aged, medical and dental clinics and laboratories, townhouses, art galleries, libraries, museums, community centers, houses of worship
Notes: *VG (Venetian Gateway) - permitted uses are same as underlying district; **Conditional use available for additional height; ***not an exhaustive list of allowed district uses						

# Rezoning Considerations & Criteria

- ❖ Consistency with the Comprehensive Plan
- ❖ Compatibility with Adjacent Uses
- ❖ Incompatible and Nonconforming Uses
- ❖ Mitigation
- ❖ Criteria for Rezoning in Sec. 86-47(f)(1)

# Conclusion/Findings of Fact

## **Consistency with the Comprehensive Plan**

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the proposed Institutional Professional future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Pinebrook, Island, and East Venice Avenue Neighborhoods and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

## **Consistency with Land Development Code**

The subject properties comply 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.

## **Concurrency / Mobility**

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity. No traffic issues have been identified. The existing uses are not proposed to change and they have been in their surroundings for many years.



# City Initiated Zoning Map Amendments

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Zoning Map Amendment Petition No. 21-04RZ.

# Text Amendment

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# Text Amendment

## **Proposed Text Amendment Changes**

Sec. 86-90. – OPI office, professional and institutional district.

- ❖ Eliminates: minimum parcel size for houses of worship
- ❖ Adds: public and private elementary, middle and high schools with conventional academic curriculums as an allowed use in the district
- ❖ Adds: cemeteries, columbaria and mausoleums (special exception process)

Notes: The full strikethrough underline version was provided in your agenda packet.



# Text Amendment

## **Planning Commission Criteria**

(2) *Other amendments.* When pertaining to other proposed amendments of this chapter, the planning commission shall consider and study:

- a. The need and justification for the change.
- b. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this chapter and other city ordinances, regulations and actions designed to implement the comprehensive plan.

# Text Amendment to the Office, Professional & Institutional District

Upon review of the petition and associated documents, land development code, Planning Commission Memo, and testimony provided during the public hearing, there is sufficient information on the record to take action on Text Amendment Petition No. 21-10AM.