

# **FARO PROPERTY**

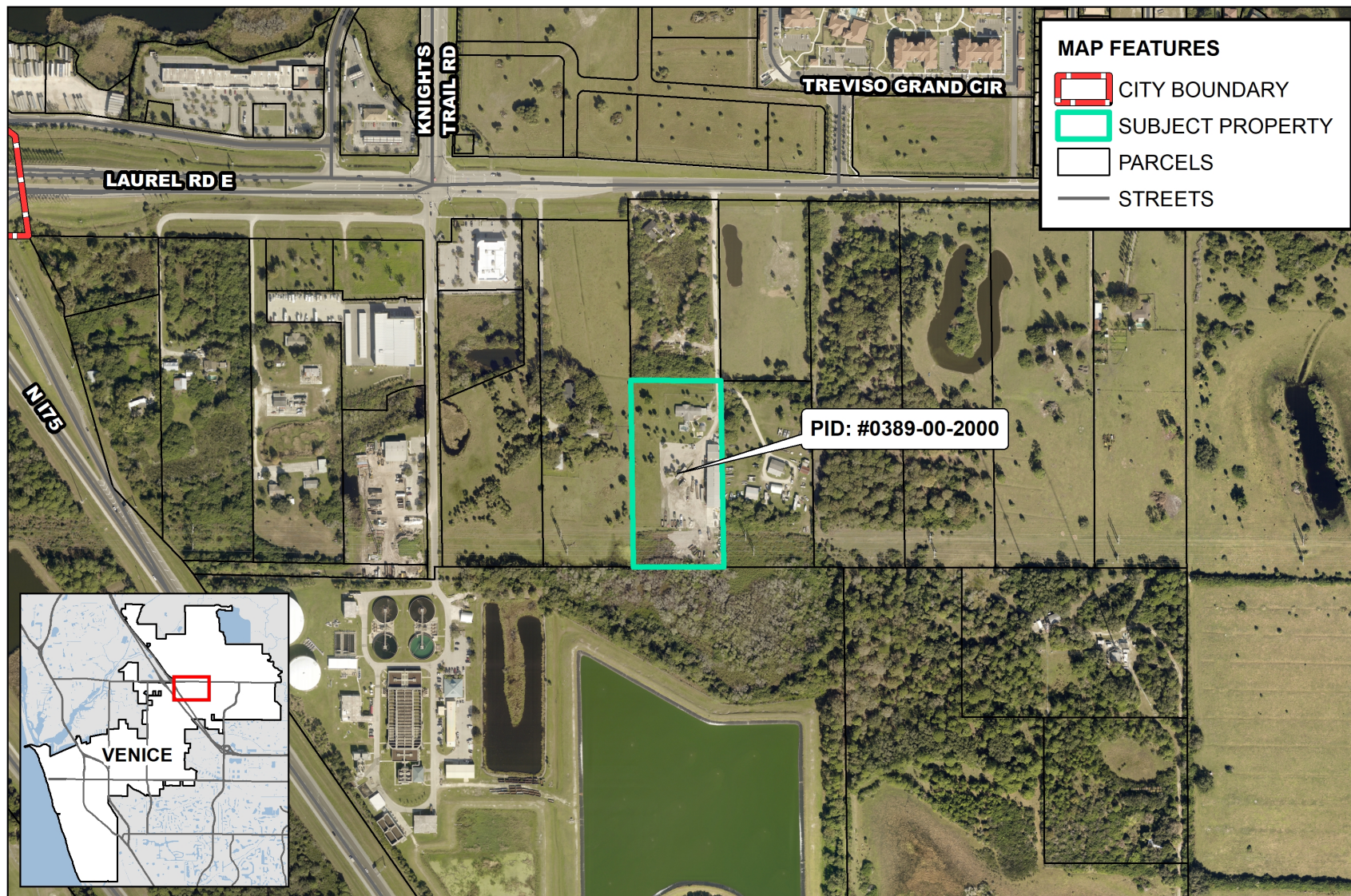
## **21-33RZ**

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Owner: Thomas & Beatrice Faro

Agent: Jackson Boone, Esq.

GENERAL INFORMATION	
Address:	3530 Laurel Road East
Request:	To amend the zoning of the subject property from Sarasota County Open Use Estate to City of Venice Industrial, Light and Warehousing
Owner:	Thomas and Beatrice Faro
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0389002000
Property Size:	5 ± acres
Future Land Use:	Mixed Use Corridor
Existing Zoning:	Sarasota County Open Use Estate (OUE)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	July 22, 2021



## FARO PROPERTY

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DIVISION

# Project Description

- Subject petition requests rezoning from Sarasota County Open Use Estate (OUE) to City of Venice Industrial, Light and Warehousing (ILW)
  - Existing industrial use onsite is a permitted use
- Contingent on a text amendment to the Comprehensive Plan (21-32CP) that proposes to expand the opportunity to designate existing industrial use properties as ILW



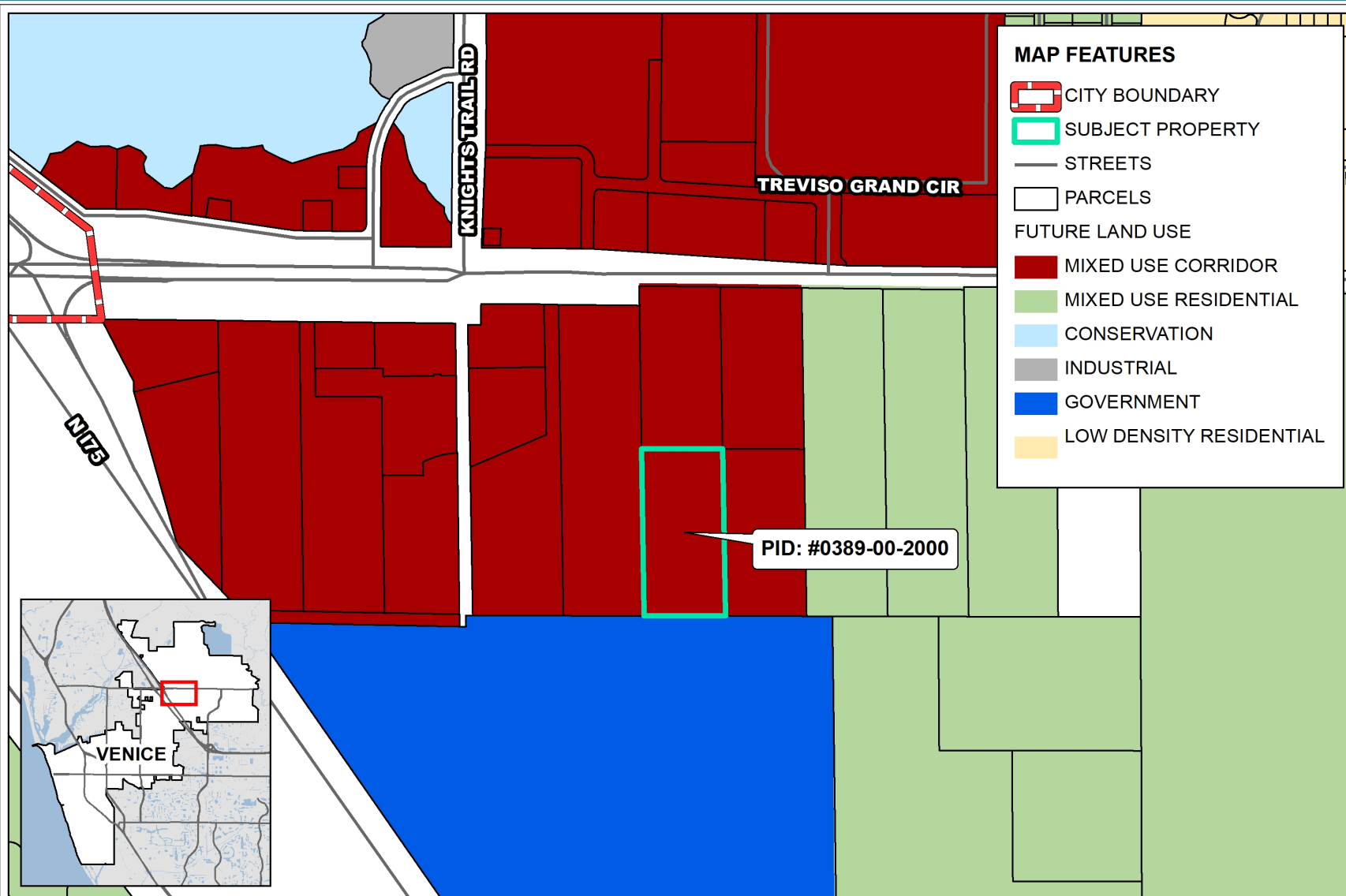
# EXISTING CONDITIONS

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Site Photos, Future Land Use and Zoning, Surrounding Land Uses





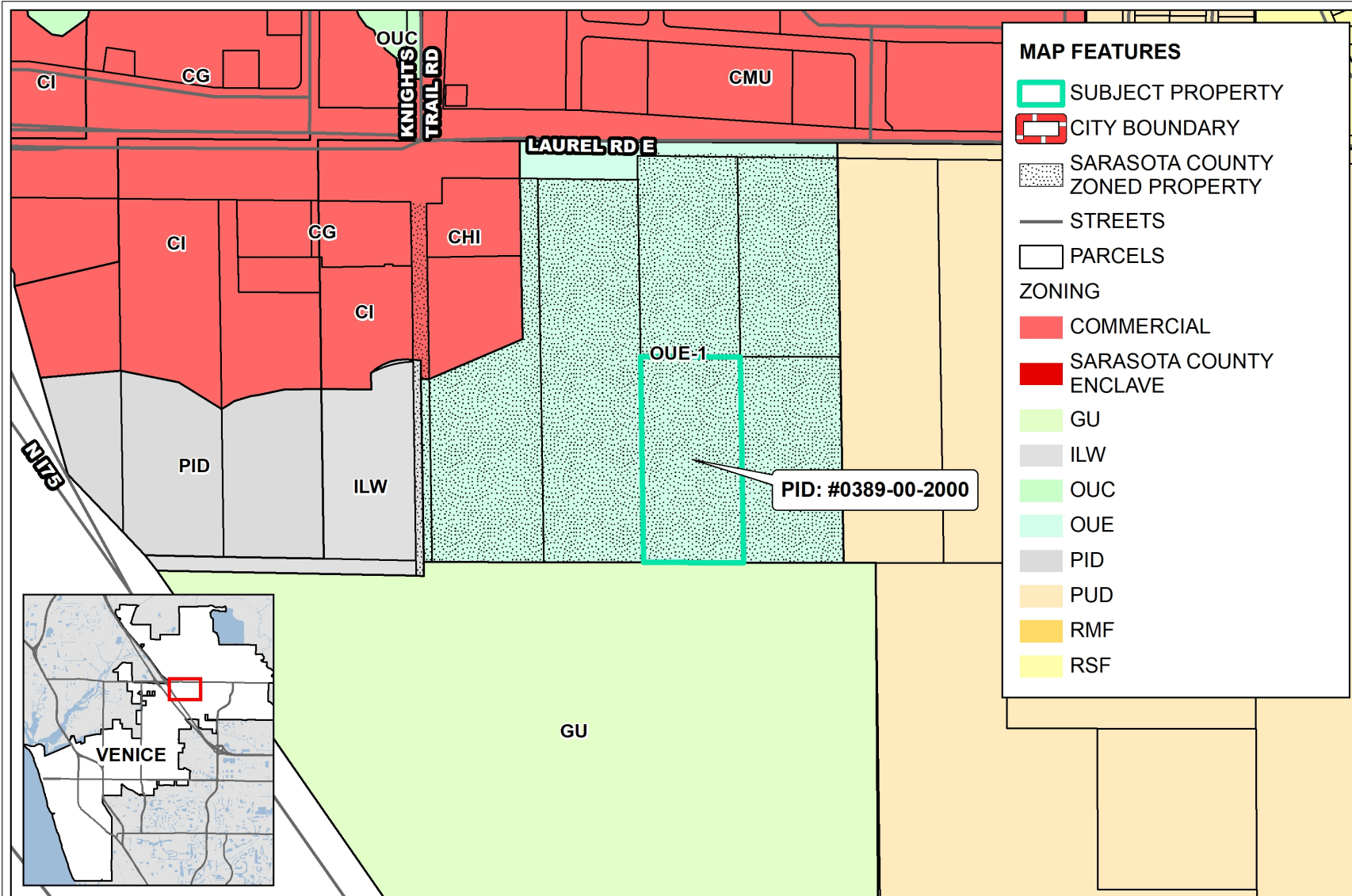


## FARO PROPERTY

FUTURE LAND USE MAP  
PLANNING AND ZONING DIVISION

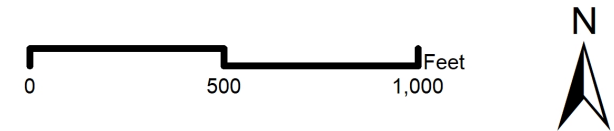
0 500 1,000 Feet



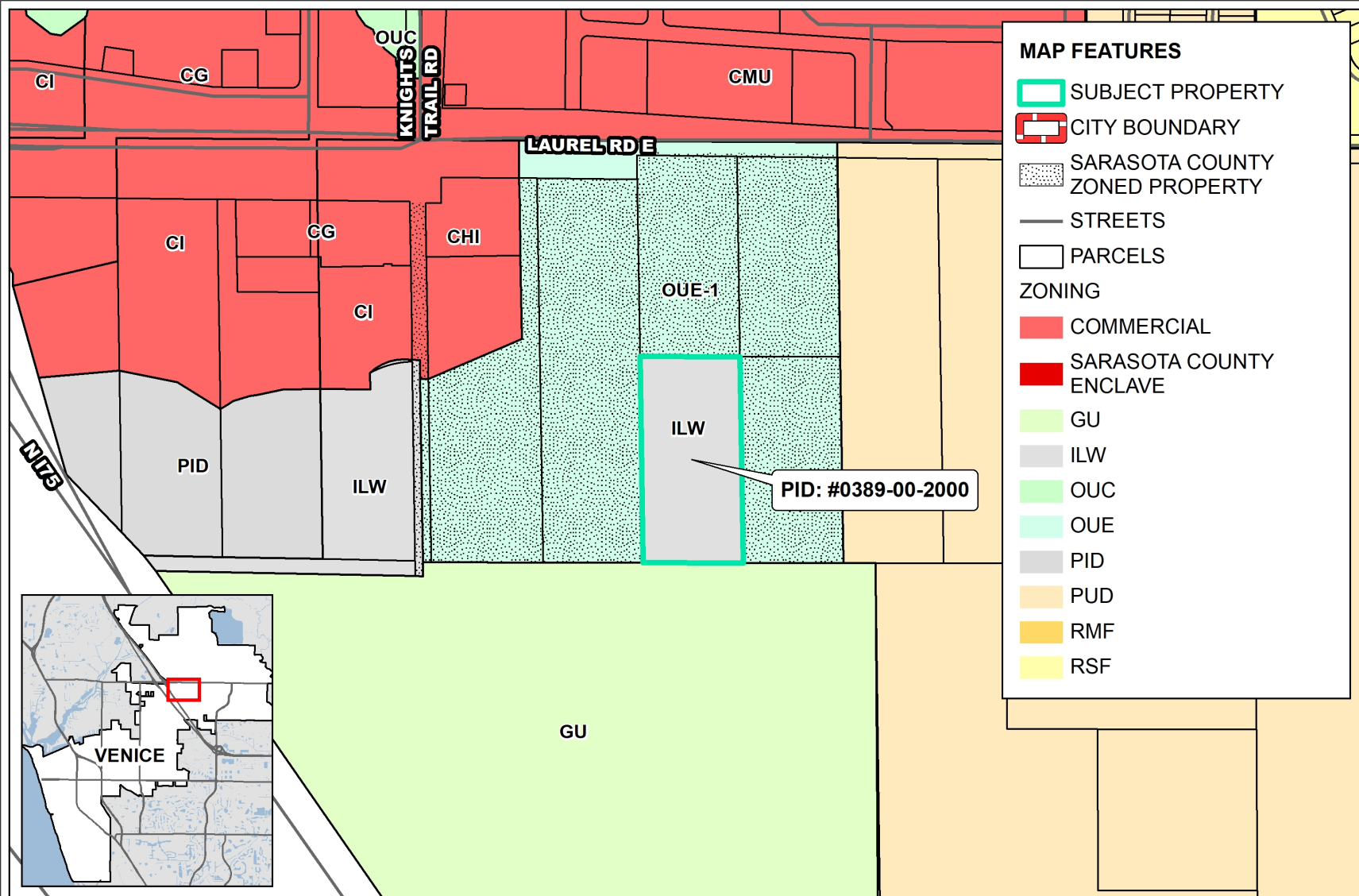


**FARO PROPERTY**

ZONING MAP  
PLANNING AND ZONING DIVISION







## FARO PROPERTY

PROPOSED ZONING MAP  
PLANNING AND ZONING DIVISION

0 500 1,000 Feet



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (single-family)/vacant	Sarasota County Open Use Estate (OUE-1)	Mixed Use Corridor
West	Residential (single-family)	Sarasota County OUE-1	Mixed Use Corridor
South	Public Utilities	Government Use (GU)	Government
East	Residential (single-family)	Sarasota County OUE-1	Mixed Use Corridor

# PLANNING ANALYSIS

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Comprehensive Plan, Land Development Code, Concurrency & Mobility

# Comprehensive Plan

## *Strategy LU 1.2.4 – Non-Residential*

- The proposed zoning designation of ILW is identified as an implementing zoning district for the Mixed Use Corridor future land use designation.

## *Strategy LU 4.1.1*

- Policy 8.2 - Land Use Compatibility Review Procedures
- Staff responses available in report



# Land Development Code

	Existing Zoning – OUE	Proposed Zoning – ILW
Density Limit	1 du/5 acres	None
Intensity Limit	N/A	None
Maximum No. of Dwelling Units	3	N/A – Sec. 86-100(c) "...no residential facilities shall be permitted..."
Height	35 feet	45 feet*
Lot Coverage	20%	None
Setbacks	Front: 50 feet Side: 50 feet/100 feet combined Rear: 50 feet	Front and side: None Rear: Five feet, unless adjacent to railroad rights-of-way
Principal Uses	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium**	Wholesaling, warehousing, storage; Light manufacturing, processing; packaging or fabricating; printing, lithographing, publishing or similar; Bulk storage yards; Outdoor storage yards; Retail and repair establishments**

# Conclusion/Findings of Fact

- *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.*

# Concurrency & Mobility

## Concurrency

- The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment

### **Conclusion / Findings of Fact:**

- *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.*

## Mobility

- No development has been proposed through this petition, and thus no traffic information has been provided.

### **Conclusion / Findings of Fact:**

- *A review of the application has not indicated any potential issues regarding mobility related to the subject property.*

# Planning Commission Report and Recommendation

- 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 for the Planning Commission to make a recommendation to City Council on Zoning Amendment Petition No. 21-33RZ.