

25-07CP Baker Trust Ewing

Applicant: Brad Baker

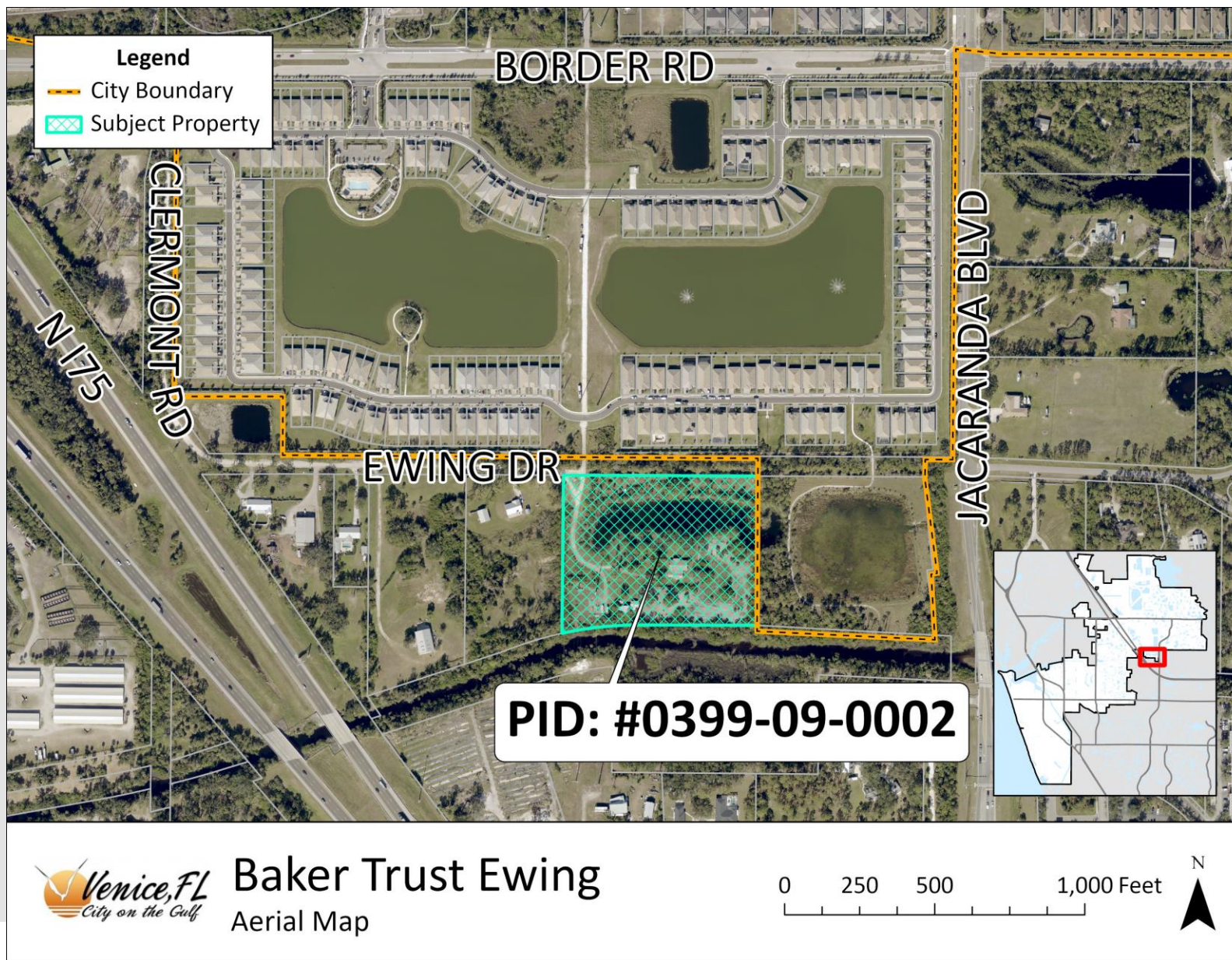
Agent: Martin P. Black

General Information

Address:	2327 Ewing Drive
Request:	Changing the Future Land Use Designation of the Subject Parcel from Sarasota County rural to City of Venice Medium Density Residential
Owner:	Brad Baker
Agent:	Martin P. Black, AICP, ICMA-CM (RET)
Parcel ID:	0399090002
Parcel Size:	7.3± acres
Future Land Use:	Sarasota County Rural
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	Northeast Venice
Application Date:	March 26, 2025
Associated Petitions:	25-06AN, 25-08RZ

Project Description

- Request for a Future Land Use (FLU) designation of Medium Density Residential
- Property currently has a Sarasota County FLU of Rural
- Petitions 25-06AN and 25-08RZ filed concurrently

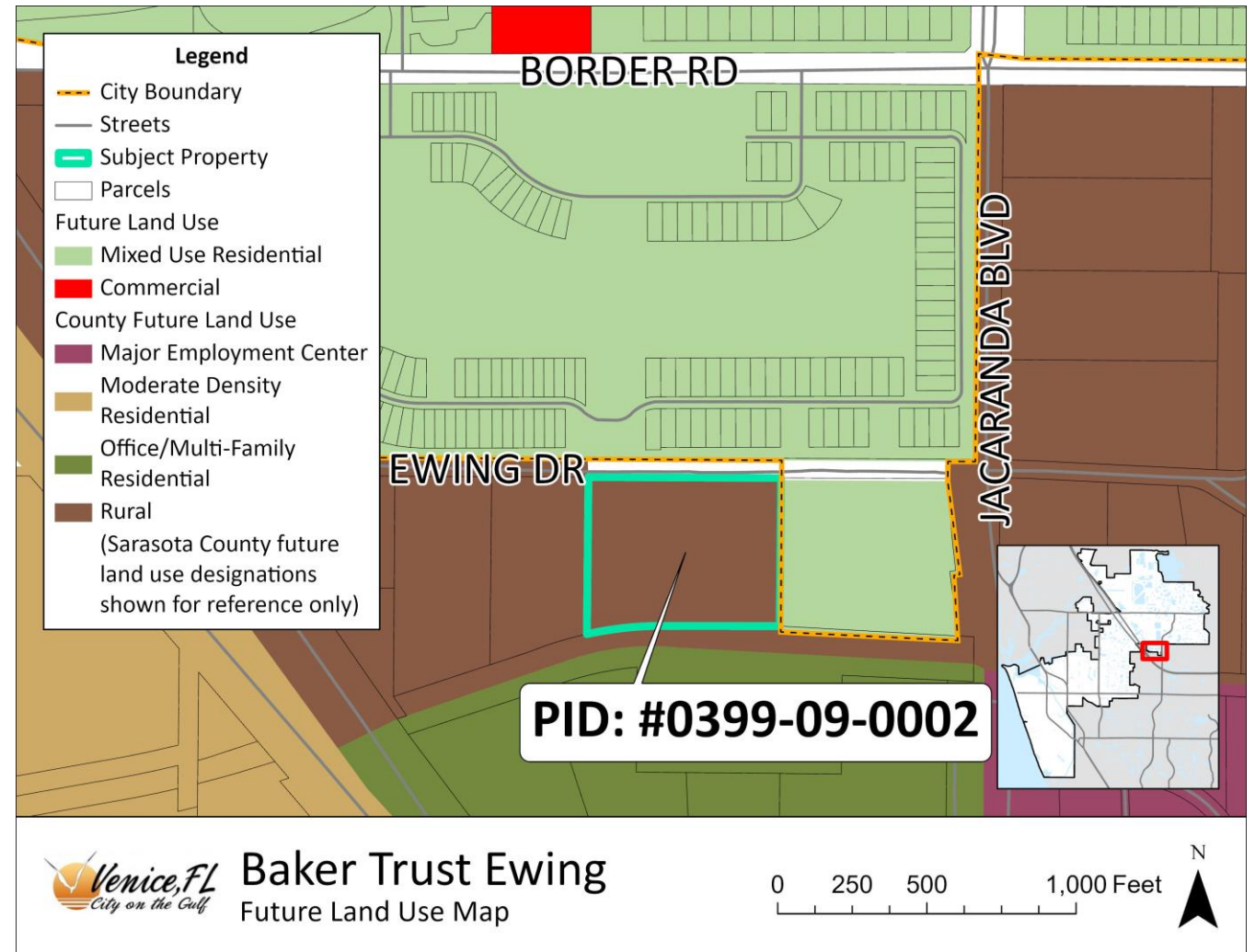


Aerial Map

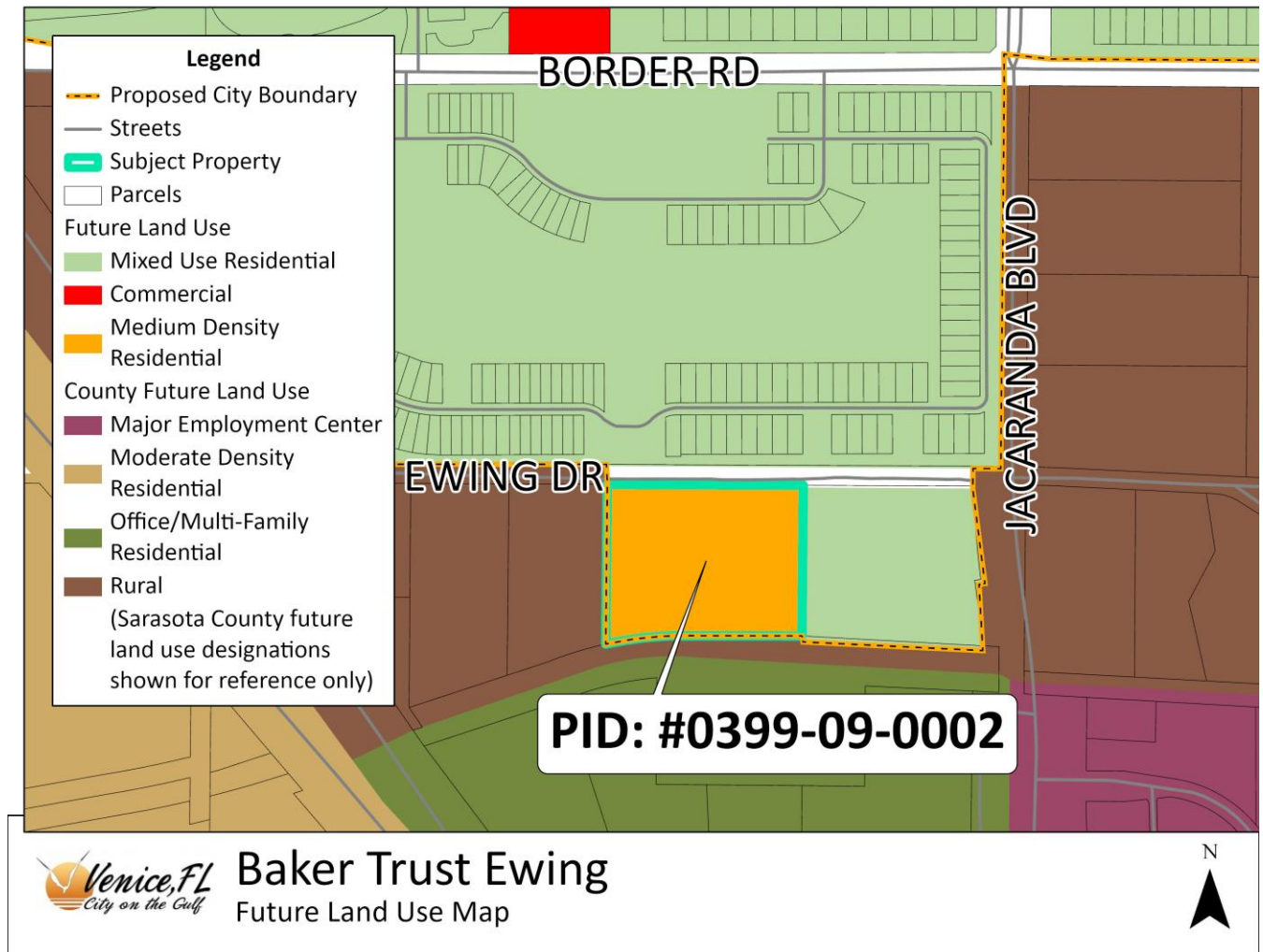
Existing Conditions

Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses

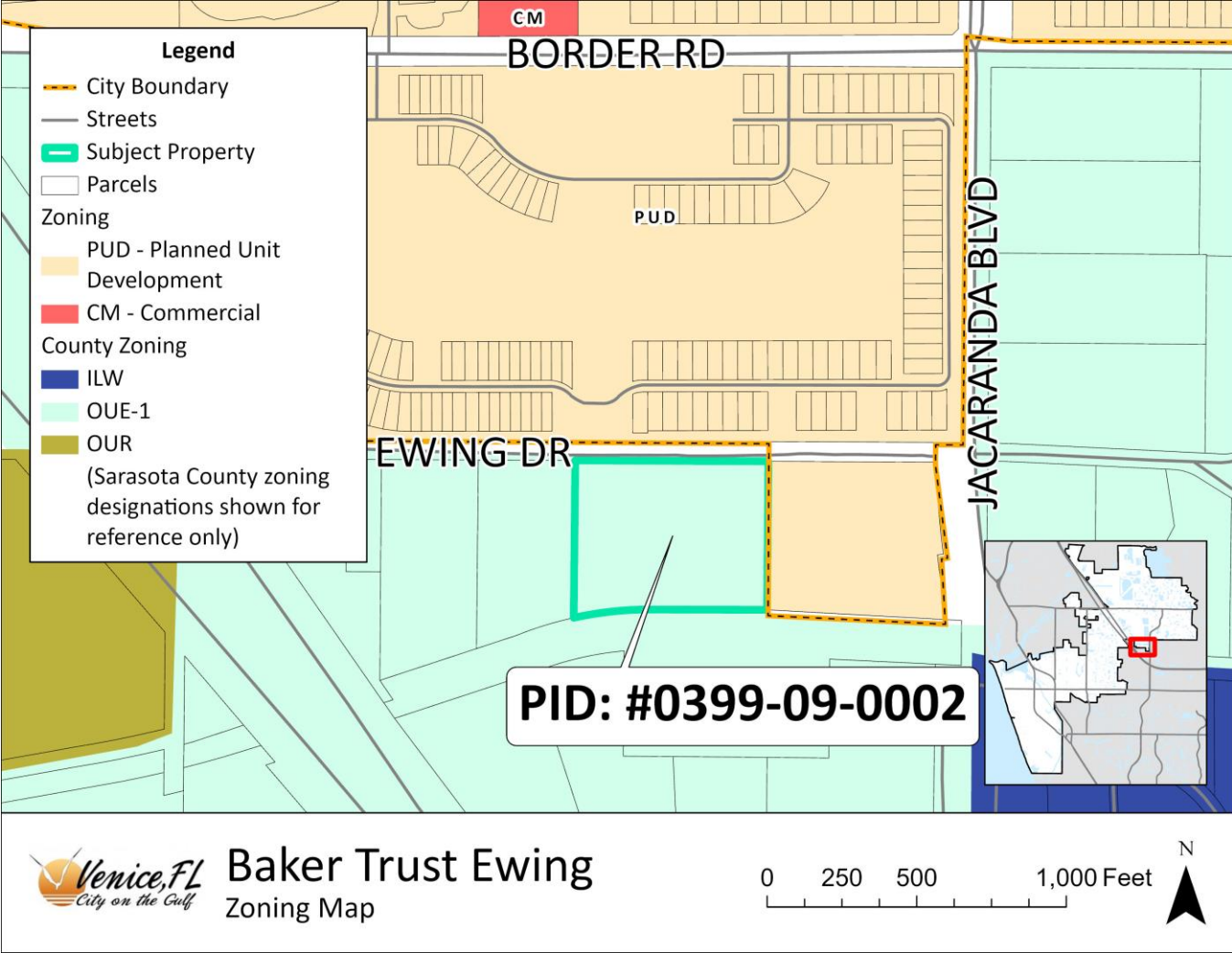
Existing Future Land Use Map



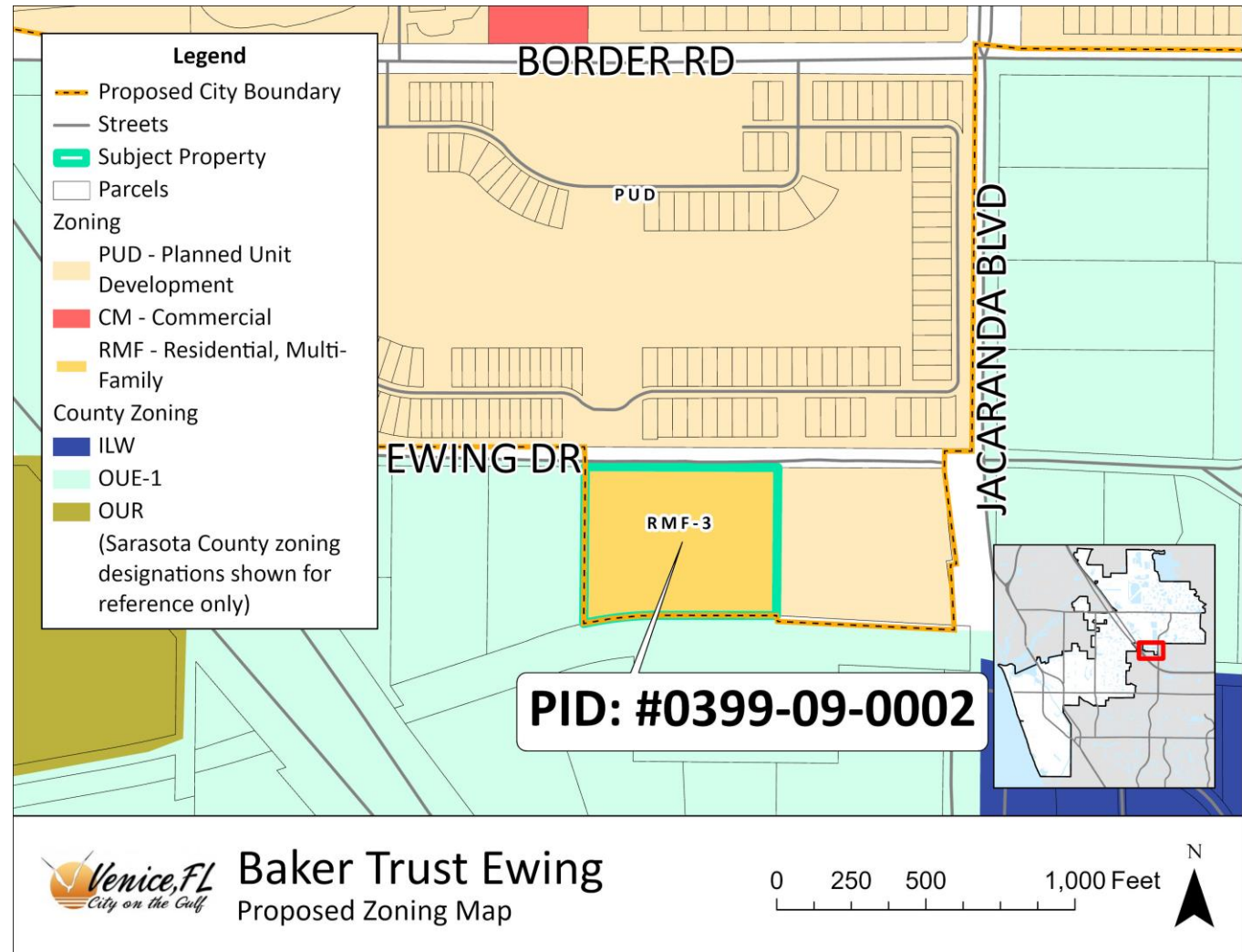
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map





Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Palencia	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Drainage reservoir	County Open Use Estate 1 (OUE-1)	County Office/Multifamily Residential
East	Palencia	PUD	MUR
West	Residential	County OUE-1	County Rural

Surrounding Land Uses

Planning Analysis

Land Development Code Compliance, Comprehensive Plan
Consistency, Florida Statute Compliance

Compliance with the Land Development Code

- Section 87-1.5.3 includes the following decision criteria:
 - A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
 - B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
 - C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*
- A transportation impact analysis has been provided; further review will be conducted with any subsequent development applications

Consistency with the Comprehensive Plan

Strategy LU 1.2.3.c - Medium Density Residential:

1. Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development

Strategy LU 1.2.8 – Compatibility Between Land Uses & Strategy LU 1.2.16 Mixed Use Residential

Compatibility techniques located in Section 1.2.C.8 and Section 4.4 of the LDC

Figure LU-8: FLU Compatibility Review Matrix

	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
FLU Proposed	LDR									
	MODR									
	MEDR									
	HDR									
	IP									
	COMM									
	GOVT									
	IND									
	OS-F									
	OS-C									

Presumed Compatible
 Potentially Incompatible

Figure LU-9: FLU Compatibility Review Matrix for MUR

	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
MUR										

Presumed Compatible
 Potentially Incompatible

Florida Statutes §163.3177(6)(a)

- Small-scale amendment review process
- Fla. Stat. § 163.3177(6)(a)2 contains ten criteria/types of data that should be used to develop the FLU map and any amendment
- Fla. Stat. § 163.3177(6)(a)8 describes what analysis the amendment should be based on
- Fla. Stat. § 163.3177(6)(a)9 provides nine indicators of urban sprawl and requires that at least four indicators against sprawl be met by a proposed amendment
 - Four relevant 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.*
 - vii. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Conclusions / Findings of Fact

- Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Future Land Use Map Amendment.

Conclusion

- Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Future Land Use Map Amendment Petition No. 25-07CP.