

FUTURE LAND USE MAP AMENDMENT PETITION NO. 24-60CP Fox Cove

Agent: Morris Engineering and Consulting, LLC

Owner/Applicant: KB Home Tampa, LLC

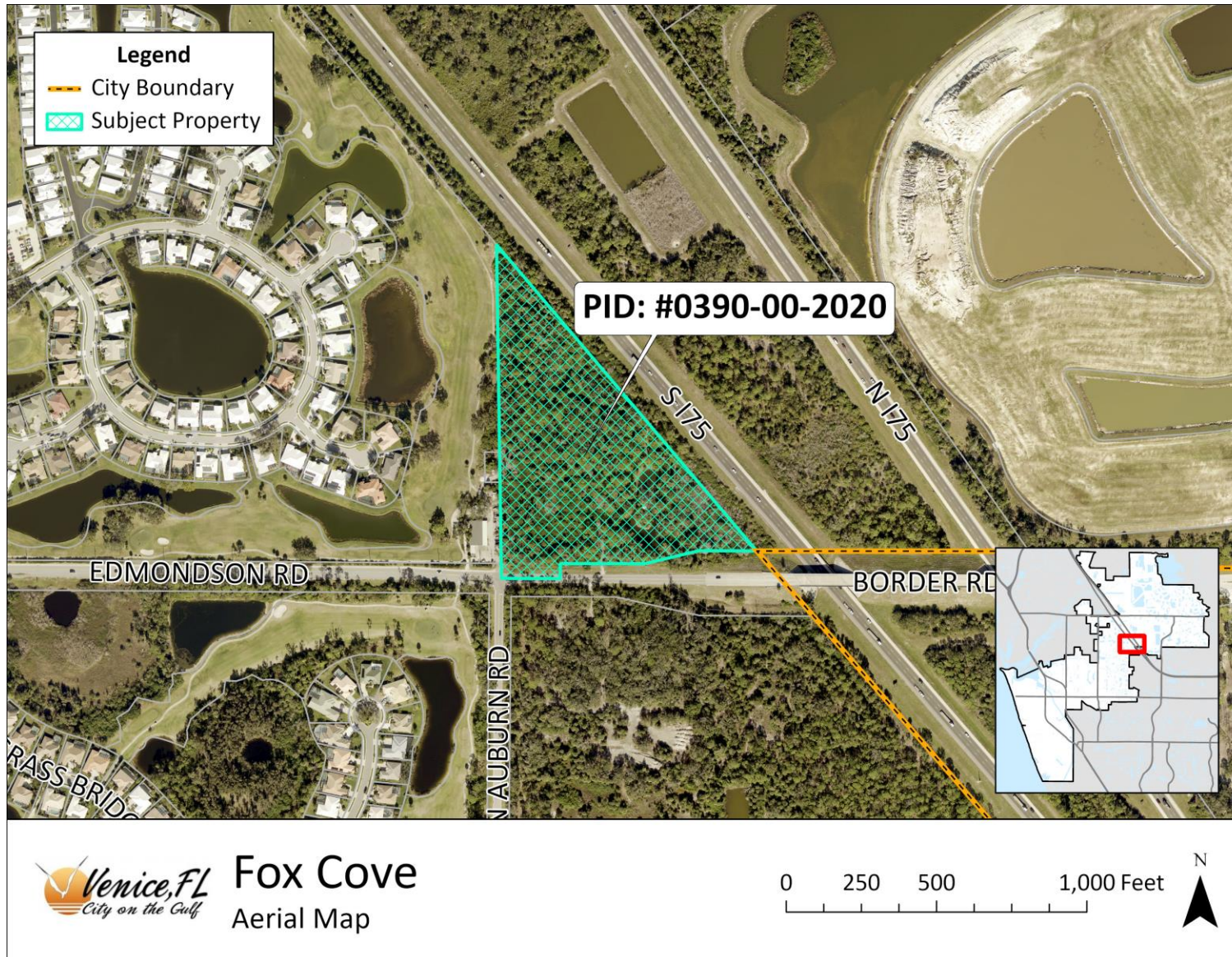
GENERAL INFORMATION

Address:	Northeast corner of Auburn and Border Rd, South of I-75
Request:	Changing the Future Land Use on the property from Low Density Residential to Moderate Density Residential
Owner:	KB Home Tampa LLC
Agent:	Morris Engineering and Consulting LLC
Parcel ID:	0390002020
Parcel Size:	±10.73
Existing Future Land Use:	Low Density Residential
Proposed Future Land Use:	Moderate Density Residential
Existing Zoning:	Sarasota County OUR
Proposed Zoning:	RMF-2
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	January 9, 2025
Associated Petitions:	24-61RZ

PROJECT DESCRIPTION

- ▶ Small-scale future land use (FLU) map amendment for the property located at the northeast corner of Auburn and Border Roads, South of I-75.
- ▶ The applicant is proposing a change from Low Density Residential (LDR) to Moderate Density Residential (MODR) to allow for the development of a 70-unit single-family attached housing project.

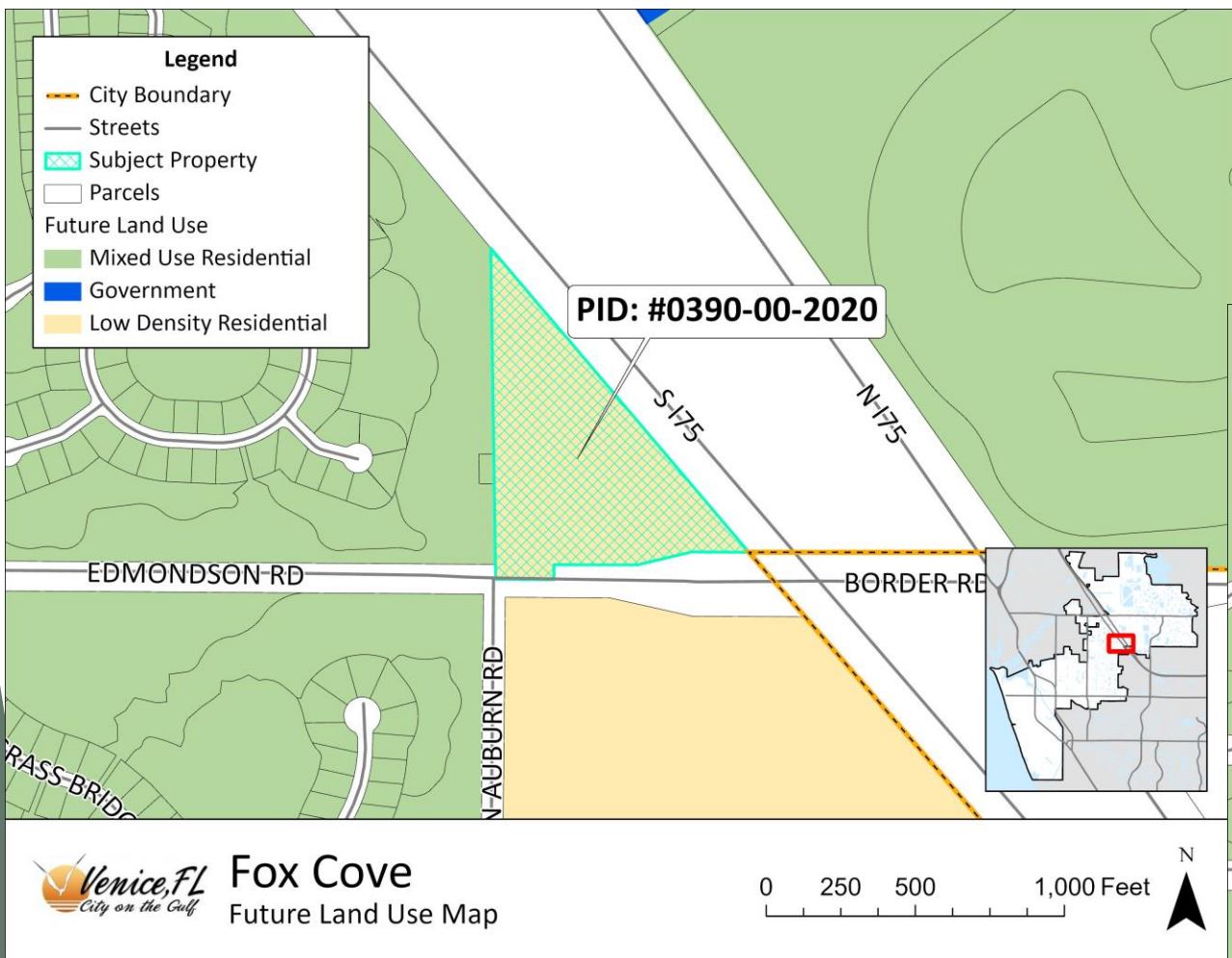
AERIAL MAP



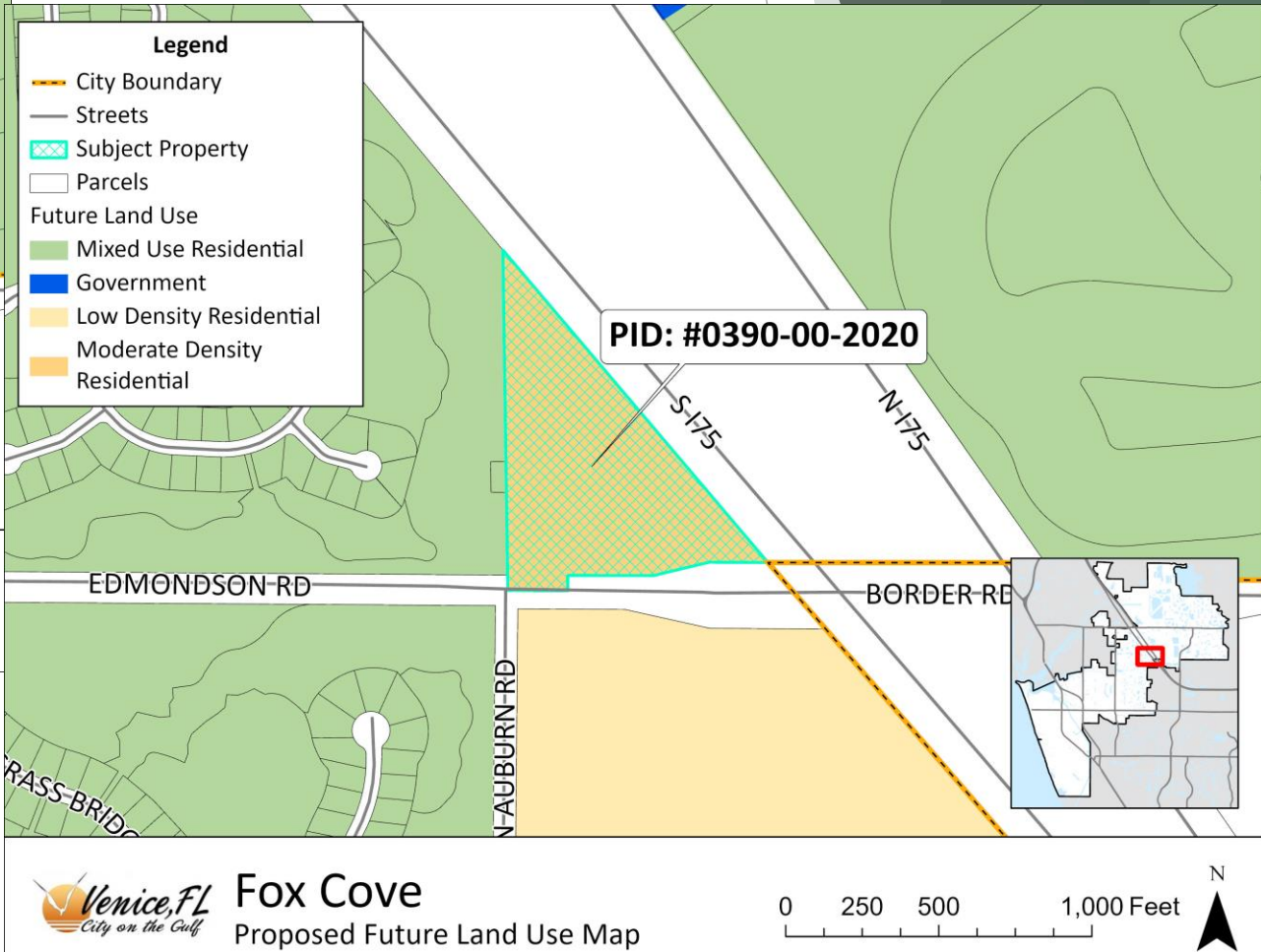
EXISTING AND PROPOSED CONDITIONS

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

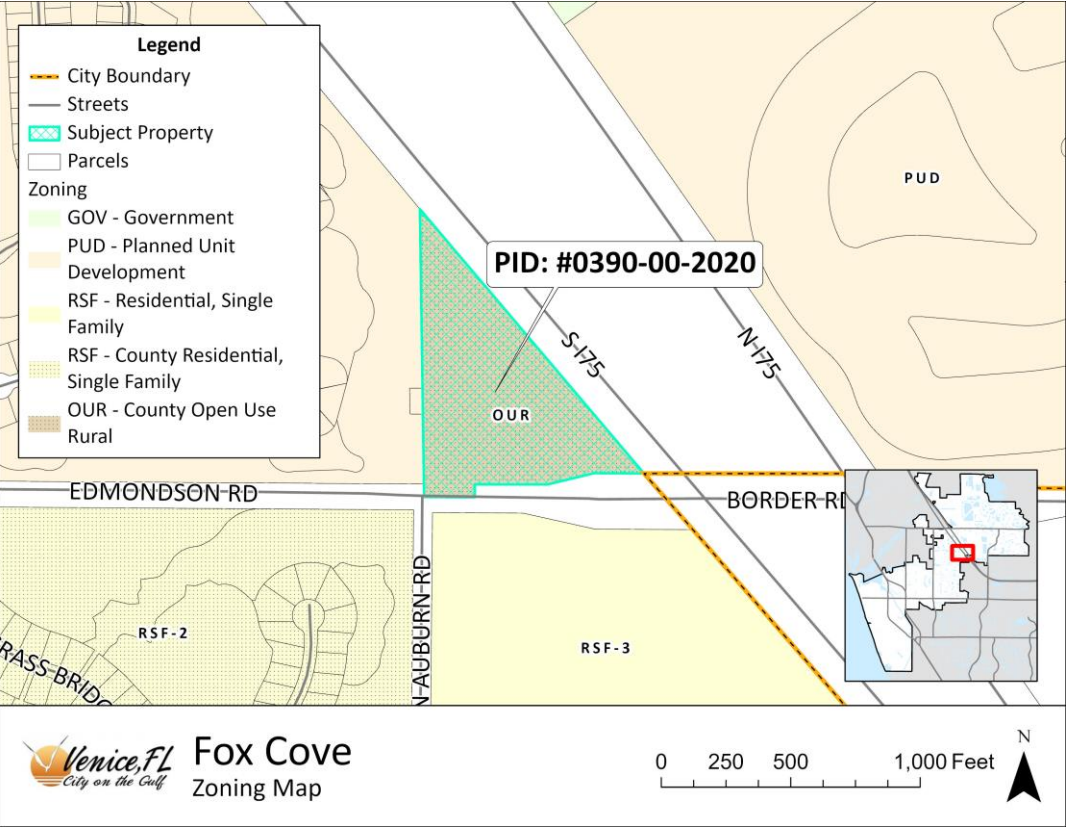
FUTURE LAND USE MAP



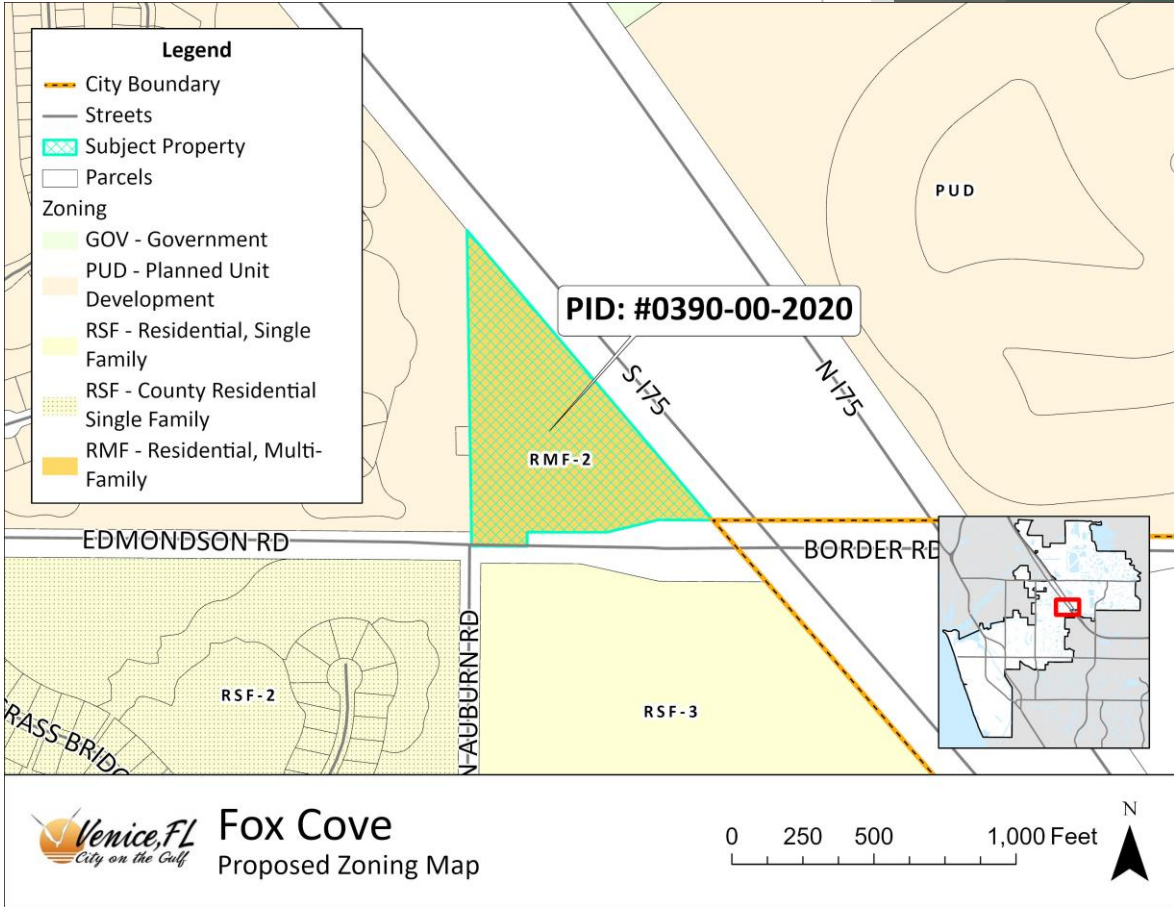
PROPOSED FUTURE LAND USE



CURRENT ZONING



PROPOSED ZONING



SITE PHOTO



SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	I-75 Corridor	Interstate	Interstate
South	Approved Residential Development - Cassata Oaks	RSF-3	Low Density Residential
East	I-75 Corridor	Interstate	Interstate
West	Waterford	Planned Use Development	Mixed Use Residential

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,
Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.3.b- Moderate Density Residential

- Supports single family detached and attached residential, with focus on attached residential; multifamily uses may also be supported.
- The proposed project is intended to allow for a 70-unit single-family attached residential development, which meets the intent of this strategy.

Strategy HG 1.1-Housing

- The City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special housing needs including age-friendly housing.
- The proposed project provides the option of a different housing type which may provide those in the community a housing option that reflects their preferences.

COMPREHENSIVE PLAN CONSISTENCY CONT'D

- **Strategy LU 1.2.8 – Compatibility Between Land Uses** provides a compatibility review matrix, which demonstrates that the proposed Moderate Density Residential designation is to be presumed compatible with adjacent FLU designations.

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

Presumed Compatible
 Potentially Incompatible

- **Strategy LU 1.2.16 Mixed Use Residential (MUR) Figure LU-9 Compatibility Review Matrix** provides a compatibility review matrix between MUR and FLU categories. Demonstrating that the proposed Moderate Density Residential FLU is to be presumed compatible with adjacent MUR designation.

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

Presumed Compatible
 Potentially Incompatible

COMPLIANCE WITH FLORIDA STATUTES

- ▶ Small-scale amendment review process (ordinance will be transmitted to State after adoption)
- ▶ Responses to Florida Statutes regarding FLU map amendments and urban sprawl contained in staff report

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application:
 - ▶ 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 analysis has been provided according to the requirements of Section 87-1.5.2, and a further review of traffic impacts will be conducted with any subsequent development applications.

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 Amendment.

CONCLUSION

► 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 City Council to take action on Future Land Use Map Amendment Petition No. 24-60CP.