

BAKER TRUST EWING DRIVE

REZONING AMENDMENT APPLICATION

NARRATIVE

Narrative

This is a proposed rezoning of the property at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) for proposed residential development on one parcel off Ewing Drive near the intersection with Jacaranda Boulevard.

The property is described as LOT 278 NORTH VENICE FARMS ACCORDING TO THE PLAT THEREOF FILED AND RECORDED AMONG THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA IN PLAT BOOK 2 PAGE 203 and contains approximately 7.43 acres (+/-) acres and is located at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) in Sarasota County, Florida. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed rezoning from County OUE to City RMF-3 is a request to redesignate the subject parcel to be consistent with the Joint Planning Agreement between the City of Venice and Sarasota County that designates this parcel for 13 dwelling units per acre as part of Area 2B, Subarea 2.

A concurrent annexation and a small scale Comprehensive Plan amendment of the entire site is proposed.

This request proposes to have consistent zoning classification on the entire parcel with a concurrent small scale Comprehensive Plan amendment to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

The Baker Trust Ewing Drive rezoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations.