

ZUKNIK BORDER ROAD  
REZONING AMENDMENT APPLICATION NARRATIVE

On behalf of the property owner, Martin Black as agent is submitting a proposed Rezone that would allow for the development of a 10.73-acre property. The subject property is located at the northeast corner Border Road and Auburn Road, south of I-75, and is within the City of Venice FL, 34292. Parcel identification number is 0390002020. The project consists of a Rezone application from OUR (Open Use Rural 1 unit/10 acres) to Residential Single Family 3 (RSF-3). This petition serves to replace a prior petition that sought a Comprehensive Plan amendment and rezoning of the same property to allow over 70 dwelling units. That plan amendment petition was denied and the rezoning petition was withdrawn at that time by a contract purchaser of the property. The owner seeks approval of this request consistent with the City approved low density residential Future Land Use designation in the adopted Comprehensive Plan. The proposed rezone would allow for the development of a low density residential development at 5.0 units per acre, for a total of 54 potential dwellings. A virtual neighborhood workshop was held on September 18, 2025 at 5pm to discuss the proposed rezoning in compliance with the present low density (5 units per acre) Future Land Use designation. The neighborhood workshop summary is part of this application. The subject property located at the northeast corner Border Road and Auburn Road, south of I-75, has a future land use of LDR and a current zoning of OUR. The subject property is abutting the Waterford development to the west. The Waterford development is zoned PUD (Planned Unit Development) and has a future land use of MUR (Mixed Use Residential). Across Border Road to the south of the property, is an approved residential project called Cassata Oaks and zoned RSF (Residential Single Family) consisting of 46 single family homes with a future land use of LDR. Lastly, to the north and east of the subject parcel is I-75 which is state right-of-way. The rezone request is consistent with development patterns in the surrounding area as the abutting properties to the west and south are residentially zoned properties. The proposed rezoning request would support Strategy LU 1.2.3.b which supports single family developments within the City of Venice. In addition, the proposed rezone would allow for the development of unused parcels within the City. Strategy LU 1.3.7 notes that the City wishes to see new buildings and developments that can be seen as compatible relating to placement, height, and design. The Zuknik Border Road 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.