

FOX COVE NARRATIVE

On behalf of the applicant, Morris Engineering and Consulting LLC are submitting a proposed Rezone and Comprehensive Plan Amendment 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 Multifamily 2 (RMF-2). A concurrent Comprehensive Plan Amendment from LDR (Low Density Residential, 1 to 5 units per acre) to MODR (Moderate Density Residential, 5.1 to 9 units per acre) is also proposed in a concurrent application. The proposed rezone and comprehensive plan would allow for the development of approximately 70, single family attached dwellings.

As part of this project, two stipulations have been proffered.

1. A stipulation is proffered to limit the number of units on the subject property to a maximum of seven (70) dwelling units.
2. A stipulation is proffered making the submitted Development Concept Plan binding.

On November 4, 2024 an unofficial community workshop was conducted with adjoining neighborhood association leadership. In attendance were the presidents of the Central Venice Neighborhood Association (Steve Carr), Waterford (Richard Clapp) and Sawgrass (Ron Fazzalaro).

Key issues raised by the participants included: (1) concerns over treatment and discharge of stormwater to ensure no adverse impacts to existing property, particularly along Curry Creek, (2) transportation impacts to Border Road and the intersection with Auburn Road, as well as status of any proposed improvements and how much in impact fees would likely be paid that could be allocated by the City/County to needed improvements, (3) suggestions to include additional amenity area for future neighborhood residents, (4) questions were raised about the expected price point of proposed units, (5) support was voiced for the proposed noise wall along the Interstate, particularly by Waterford representatives.

On December 30, 2024 a formal neighborhood workshop was held with 22 attendees. The neighborhood workshop summary and video recording 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 proposed binding development concept plan shows a total of 70 units with access from Border Road. No turn lanes are shown as part of this development plan as DOT does not want turn lanes due to the proximity of the bridge to the east. A Site access assessment was conducted for this project and can found as part of the submittal. Sidewalks and a multiuse pervious surface trail run along the south and east sides of the property. A noise wall is shown along the eastern boundary line to help reduce sound to the subject property. All buffers are shown in accordance with the City of Venice LDRs.

Justification for the future land use map.

The proposed future land use of MODR is adjacent to PUD to the west. Per Strategy LU 1.2.16.8 of the City's Comprehensive Plan, the future land use of MUR is presumed compatible with the MODR future land use. To further assist compatibility between the subject property and Waterford PUD, a Type 2 perimeter buffer as required by the City's LDR is proposed. The Type 2 buffer requires the following: 10-foot minimum width, 3 minimum canopy trees every 100' linear feet, 40 shrubs/accent plants every 100' linear feet, 6-foot height fence. In addition to the required Type 2 buffer along the western property line, a sound wall is proposed along I-75 for additional sound abatement.

The proposed MODR future land use is also adjacent to LDR across Border Road to the south. Per Strategy LU 1.2.8 of the City's Comprehensive Plan, MODR is presumed compatible with the LDR future land use.

The request from the LDR future land use to MODR land use is due to the rezoning. The subject property of OUR allows for 1 unit up to 10 acres. This sort of density is not conducive of development as the subject property is 10.73 acres. To achieve the single family attached lot sizes outlined in the LDR, the only permitted zoning is RMF-2. To be in compliance with the LDR, the lowest density future land use that permits RFM-2 is the proposed MODR. As part of the rezoning, we have proffered a stipulation limiting the site to 70 units.

The rezone and comprehensive plan requests are consistent with development patterns in the surrounding area as the abutting properties to the west and south are residentially zoned properties.

The proposed rezoning and comprehensive plan request would support Strategy LU 1.2.3.b which supports single family attached developments within the City of Venice. In addition, the proposed rezone and comprehensive plan 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.