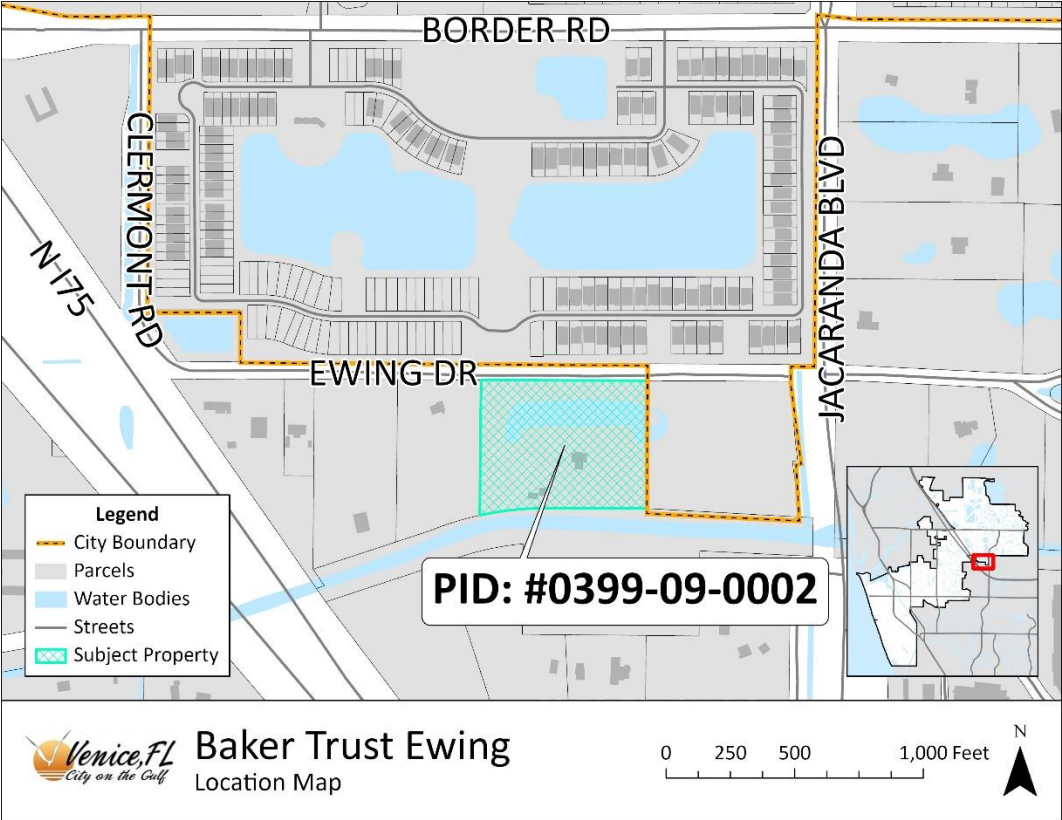


25-07CP – Baker Trust Ewing Future Land Use Map Amendment Staff Report



GENERAL INFORMATION

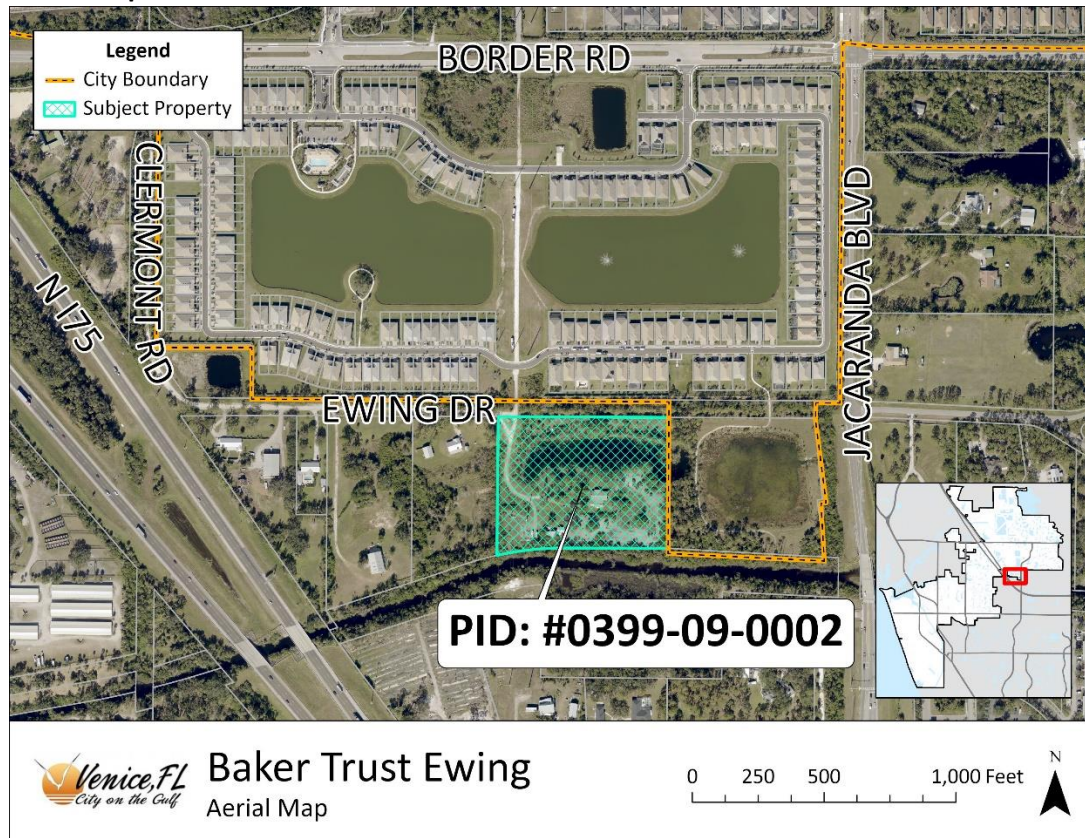
Address:	2327 Ewing Drive
Request:	Changing the Future Land Use Designation of the Subject Parcel from Sarasota County rural to City of Venice Medium Density Residential
Applicant:	Brad Baker
Agent:	Martin P. Black, AICP, ICMA-CM (RET)
Parcel ID:	0399090002
Parcel Size:	7.3 ± acres
Future Land Use:	Sarasota 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

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This petition seeks to assign a City of Venice Future Land Use designation of Medium Density Residential to the subject property for development of residential units.

Associated Annexation Petition 25-06AN and Zoning Map Amendment Petition 25-08RZ have been filed concurrently with the subject petition. The associated Zoning Map Amendment petition requests an appropriate implementing district of Residential, Multifamily 3 (RMF-3) to correspond with this Future Land Use map amendment request. The subject property currently has a Sarasota County Future Land Use designation of Rural and a Sarasota County zoning designation of Open Use Estate 1.

Aerial Map

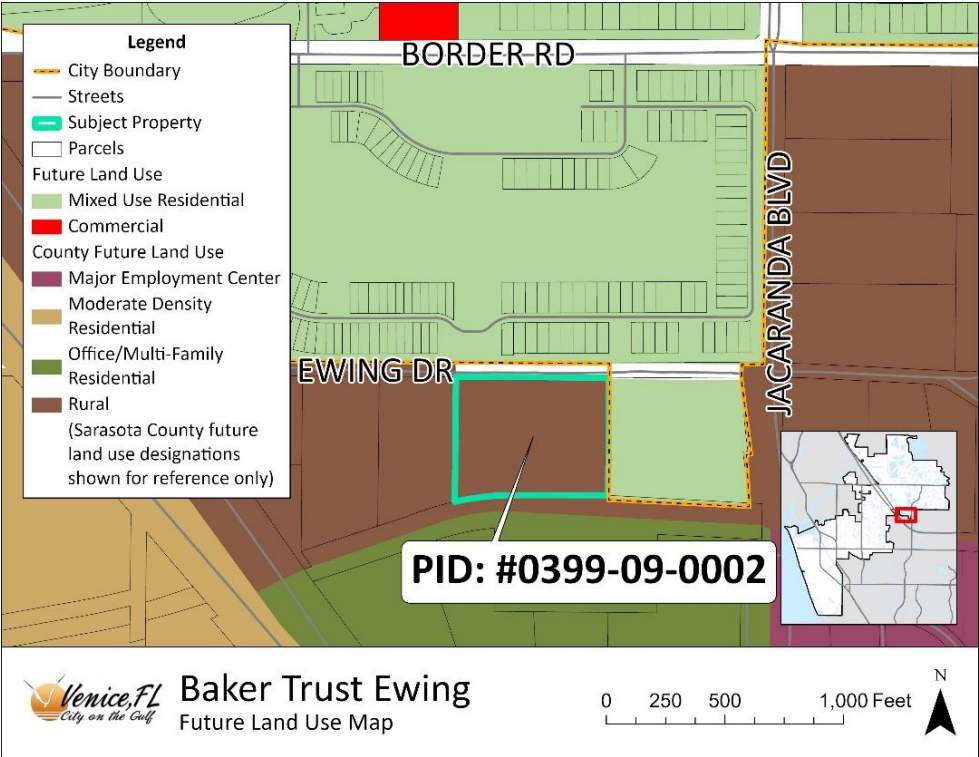


Site Photographs

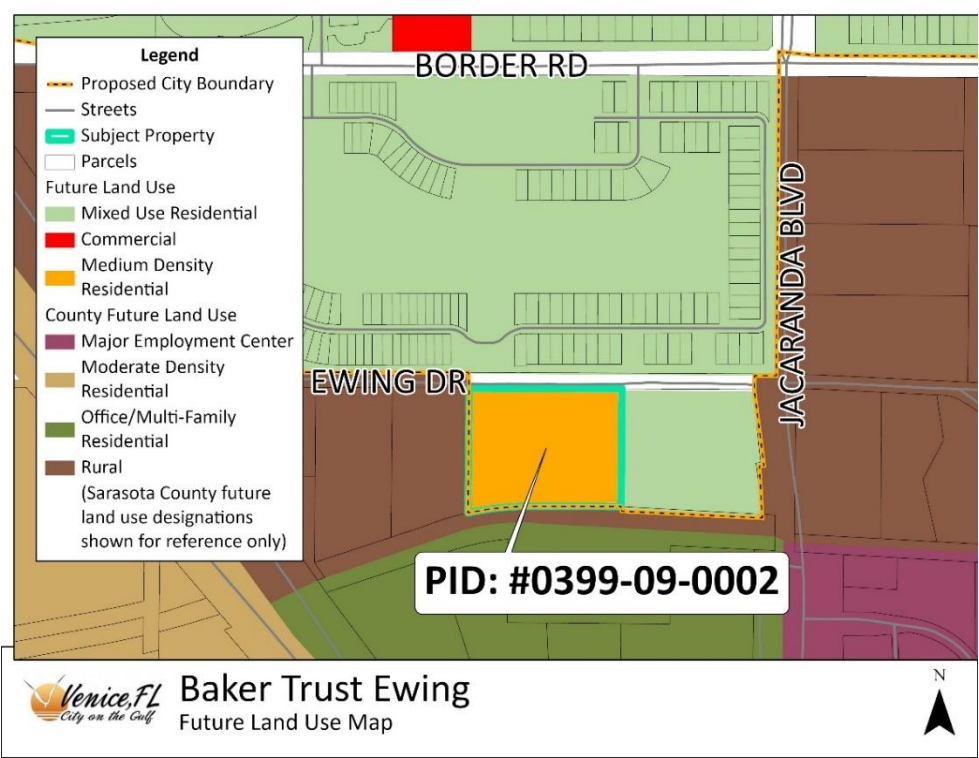




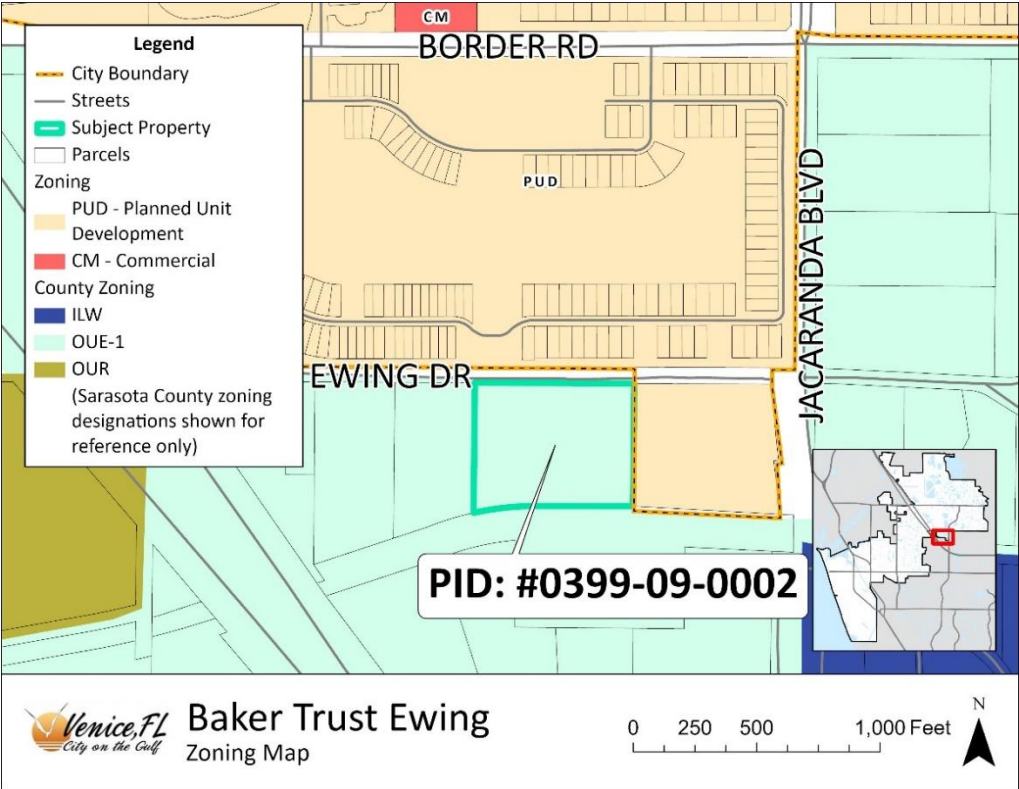
Existing Future Land Use Map



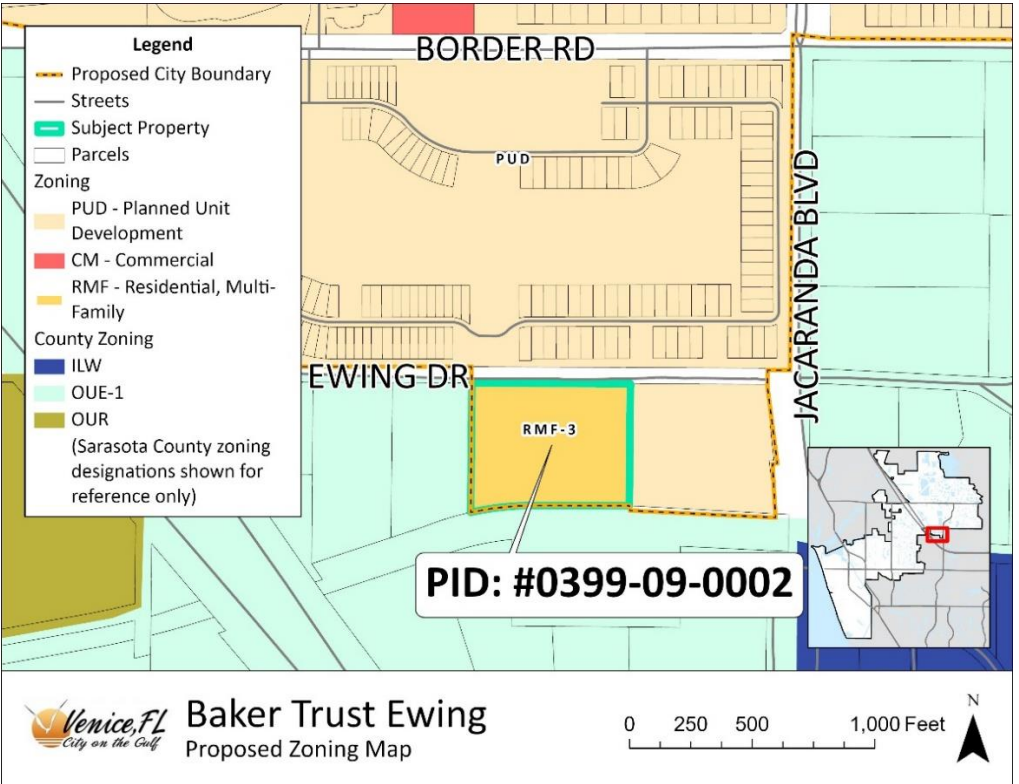
Proposed Future Land Use Map



Existing Zoning



Proposed Zoning



Surrounding Property Information

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

II. PLANNING ANALYSIS

Land Development Code

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, including Future Land Use Map amendments. The Code 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 according to the requirements of Section 87-1.5.2.A.4, and a further review of traffic impacts will be conducted with any subsequent development applications.

Consistency with the Comprehensive Plan

This petition seeks to apply a Medium Density Residential Future Land Use designation to the subject property, which is located in the Northeast Neighborhood, a neighborhood of primarily residential uses.

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

The applicant's stated use of residential units is appropriate for this designation. The surrounding area includes both single and multifamily developments.

Strategy LU 1.2.8 – Compatibility Between Land Uses provides a compatibility review matrix. While Sarasota County designations are not included in the matrix, Low Density Residential is the most similar FLU available for comparison with the proposed MEDR.

Figure LU-8: FLU Compatibility Review Matrix

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

Presumed Compatible
 Potentially Incompatible

Strategy LU 1.2.16 provides an additional compatibility review matrix for the MUR designation. Where properties need additional compatibility review, there are techniques available in Sections 1.2.C.8 and 4.4 of the Land Development Code.

Figure LU-9: FLU Compatibility Review Matrix for MUR

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

Presumed Compatible
 Potentially Incompatible

Florida Statutes

The size of the subject property indicates that the proposed Future Land Use Map Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes applicant responses to each.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

Applicant Response: This is a proposed small scale future land use map amendment 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 Small Area Comprehensive Plan Amendment 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.

b. The projected permanent and seasonal population of the area.

Applicant Response: The proposed small scale future land use map amendment includes a change to an approximate 7.43 acre vacant parcel that already permits 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County. The projected permanent and seasonal population for this site is 182 residents based on an expected occupancy of 2.0 persons per dwelling.

c. The character of undeveloped land.

Applicant Response: The character of this area is urban and the small scale future land use map amendment includes a change to an approximate 7.43 acre parcel will allow an opportunity for additional residential uses in an urban area that includes a mix of single family, multifamily, commercial and light industrial uses.

d. The availability of water supplies, public facilities, and services.

Applicant Response: Existing water, sanitary sewer and other public facilities and services are sufficient to serve future development of the site.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Applicant Response: Not Applicable

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Applicant Response: Not Applicable

g. The compatibility of uses on lands adjacent to an airport.

Applicant Response: Not Applicable

h. The discouragement of urban sprawl.

Applicant Response: The Subject Parcel is clearly within the area of urban development within the City of Venice and is within the adopted Urban Service Area and an area identified for urban development in the Joint Planning Agreement between the City of Venice and Sarasota County.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

Applicant Response: The proposed small scale future land use map amendment includes a change to an approximate 7.43 acre vacant parcel and will create a number of short-term jobs related during future construction on the site and future uses will create employment that will serve to strengthen the community's diversity and economy.

j. The need to modify land uses and development patterns within antiquated subdivisions.

Applicant Response: Not Applicable.

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)8, provided in this section. Applicant responses and a summary staff comment are provided for these three considerations.

8. *Future land use map amendments shall be based upon the following analyses:*

a. *An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

Applicant Response: The subject parcel will be adequately serviced by existing and available public facilities, including roads, central water and sewer, Police and EMS services.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

Applicant Response: The parcel has been previously disturbed during the course of its use with a home and accessory uses. There is an existing man-made pond on the site along the northern boundary with Ewing Drive and no protected species were observed during the site walk through. There are no known historical or archaeological resources on the site.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Applicant Response: The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed Small Area Comprehensive Plan Amendment 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 rezoning from County OUE to RMF-3 of the entire site is proposed.

This request proposes to have consistent future land use classification on the entire parcel with a concurrent zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

Staff Response: The applicant has provided analysis regarding the suitability and availability of facilities for the project, and the Technical Review Committee has no issues with the provided information. Additional environmental review will be required when a site and development plan petition is filed.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. *The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and the applicant has responded to each. These responses can be found in the agenda packet. Subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant has responded to each of the indicators. Staff has selected four of the most relevant for this report.

- (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.*

Applicant Response: Since the site contains no regulated environmental features and no protected species are found on the site, it will not have an adverse impact on natural resources and ecosystems.

- (II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Applicant Response: The requested Comprehensive Plan Amendment will support the ability to use existing public facilities and services which are already available to the site.

- (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.*

Applicant Response: The requested Comprehensive Plan Amendment will contain sidewalks linking to the existing sidewalk on Jacaranda Boulevard, is along an existing County transit route. Therefore, the development will promote accessibility among linked or related land uses. This in turn helps to promote walkable and connected communities and provides for compact development and a mix of uses at densities and intensities, to support multimodal transportation systems.

- (VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Applicant Response: The Subject Parcel has already been approved for residential development at 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County.

Summary Staff Comment: The project includes an annexation to bring in a property adjacent to the City's jurisdiction to the south. The use will be residential, which is similar to all surrounding properties, and will use City water and County sewer.

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 Comprehensive Plan Amendment.

III. 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 Planning Commission to make a recommendation to City Council on Future Land Use Map Amendment Petition No. 25-07CP.