

ZUKNIK BORDER ROAD REZONING

1.2.C.8 Land Use Compatibility Analysis

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

The proposed rezone to RSF-3 will serve to limit development to low density at 5.0 units per acre (maximum of 54 units) is compatible with the existing development pattern as residential developments are built surrounding the proposed development site. The GCCF PUD is under construction to the east across I-75 and is entitled to 1300 dwelling units with the existing Waterford PUD to the west built out with a total of over 400 units.

The general area is reflective of a mix of primarily multifamily and single family uses but this site is distinguished from others by its proximity to Interstate 75 and the Waterford Golf Club maintenance complex. The proposed rezoning is a request to redesignate the subject parcel to be consistent with the existing City Comprehensive Plan that designates this parcel for 5 dwelling units per acre, Low Density Residential.

This request proposes to have an RSF-3 zoning with density limited to low density development at 5.0 units per acre petition to ensure compatibility with nearby residential areas on Border and Jacaranda. Recently a contract purchaser proposed a Future Land Use Map amendment and rezoning with a proposed yield of 72 units, this new petition reflects a reduction of 18 units and is made in response to comments from the public and City during that review.

The Zuknik zoning map amendment 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.

- ii. Building heights and setbacks.

The proposed development will comply with the adopted building height and setback standards of the proposed RSF-3 zoning.

- iii. Character or type of use proposed.

The proposed 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 to ensure compatibility with the residential uses near the property along Border Road and Jacaranda Boulevard.

- iv. Site and architectural mitigation design techniques.

The proposed development will comply with the adopted building height, setback, buffer and other related development standards of the City of Venice Land Development Regulations.

b. Considerations for determining compatibility shall include, but are not limited to, the following:

- i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

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- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Not applicable.

- iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Not applicable.

- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

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