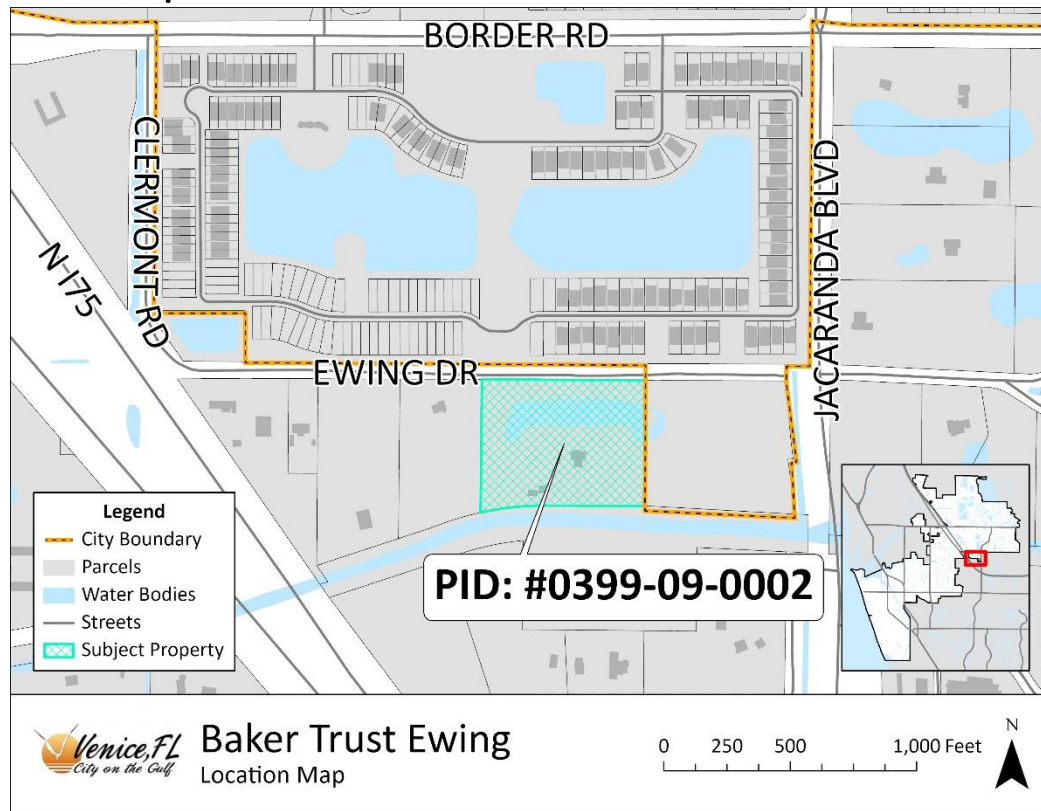


25-08RZ – Baker Trust Ewing Zoning Map Amendment Staff Report



GENERAL INFORMATION

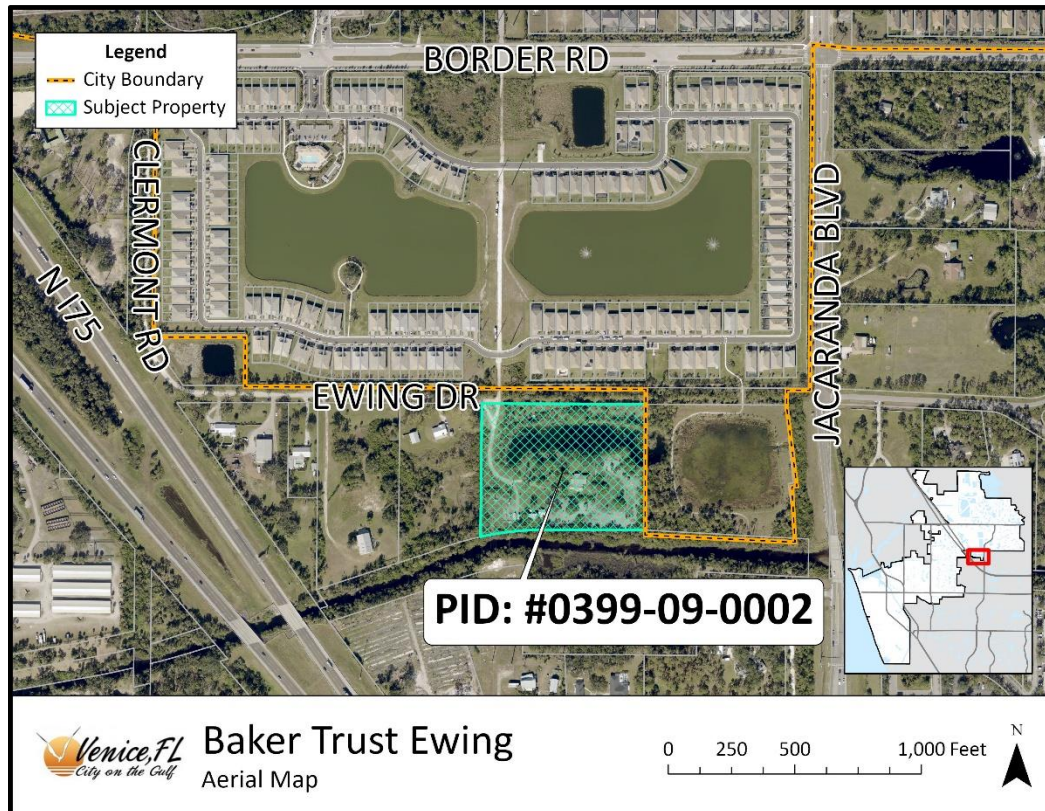
Address:	2327 Ewing Drive
Request:	Changing the zoning on the subject property from Sarasota County Open Use Estate 1 to City of Venice Residential, Multifamily 3 (RMF-3)
Owner:	Brad Baker
Agent:	Martin P. Black
Parcel ID:	0399090002
Parcel Size:	7.3 ± acres
Future Land Use:	Sarasota County Rural
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	Northeast Venice
Application Date:	March 26, 2025
Associated Petitions:	25-06AN, 25-07CP

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal seeks to assign a City of Venice zoning district of Residential, Multifamily 3 (RMF-3) to a parcel located on the south side of Ewing Drive for future development of residential units. The property is the subject of concurrent annexation and comprehensive plan amendment petitions and must receive a city zoning designation before development can be pursued. This property is part of Joint Planning Agreement (JPA) Area 2b, Subarea 2, and is subject to the density restrictions specified for that subarea, which limit development to 13 dwelling units per acre (du/ac).

The request for RMF-3 zoning is consistent with the concurrently proposed Future Land Use designation of Medium Density Residential. Future development of an RMF-3 use on this property would be subject to the site and development plan process.

Aerial Map

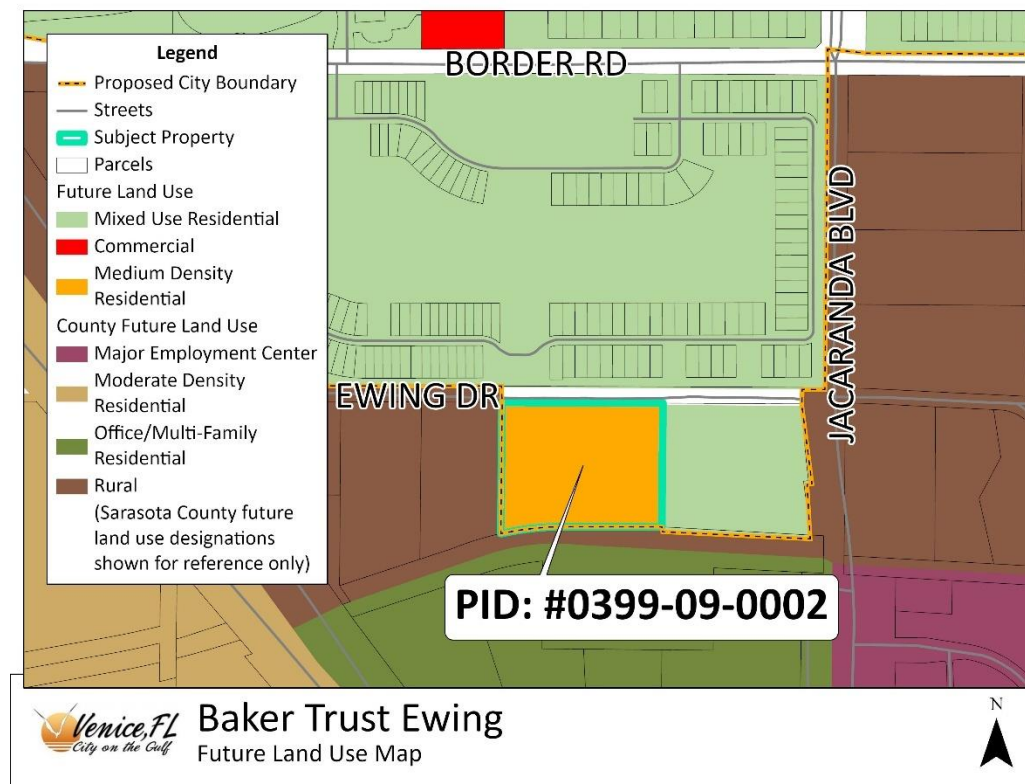


Site Photographs

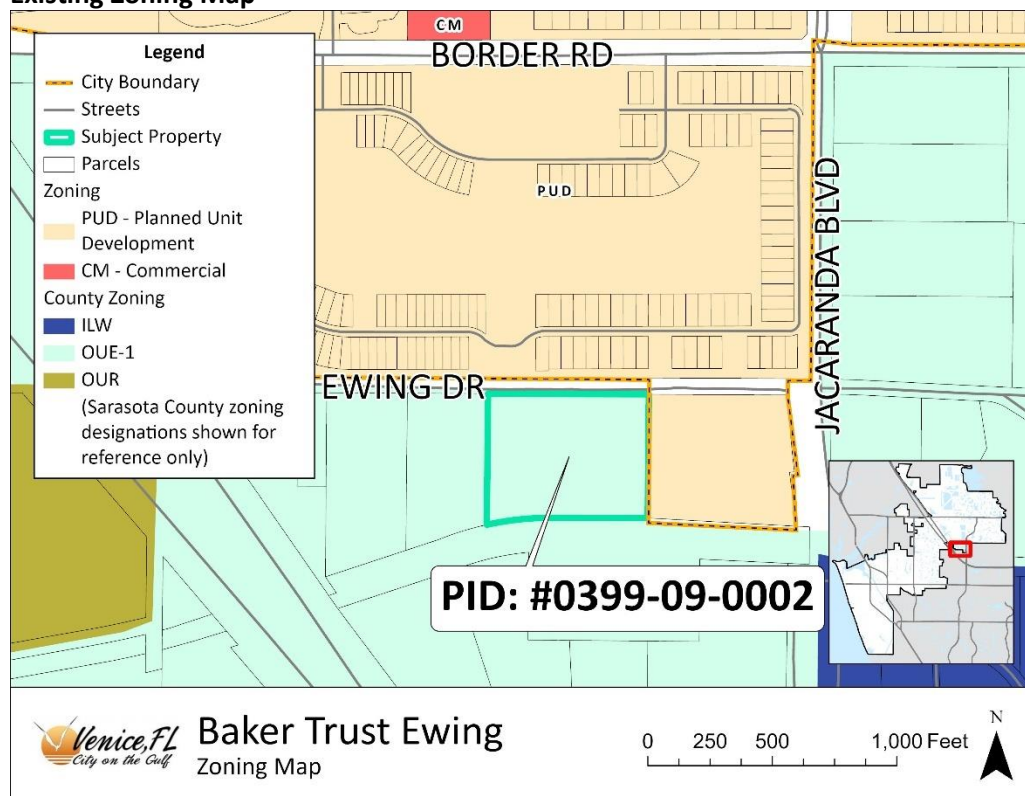




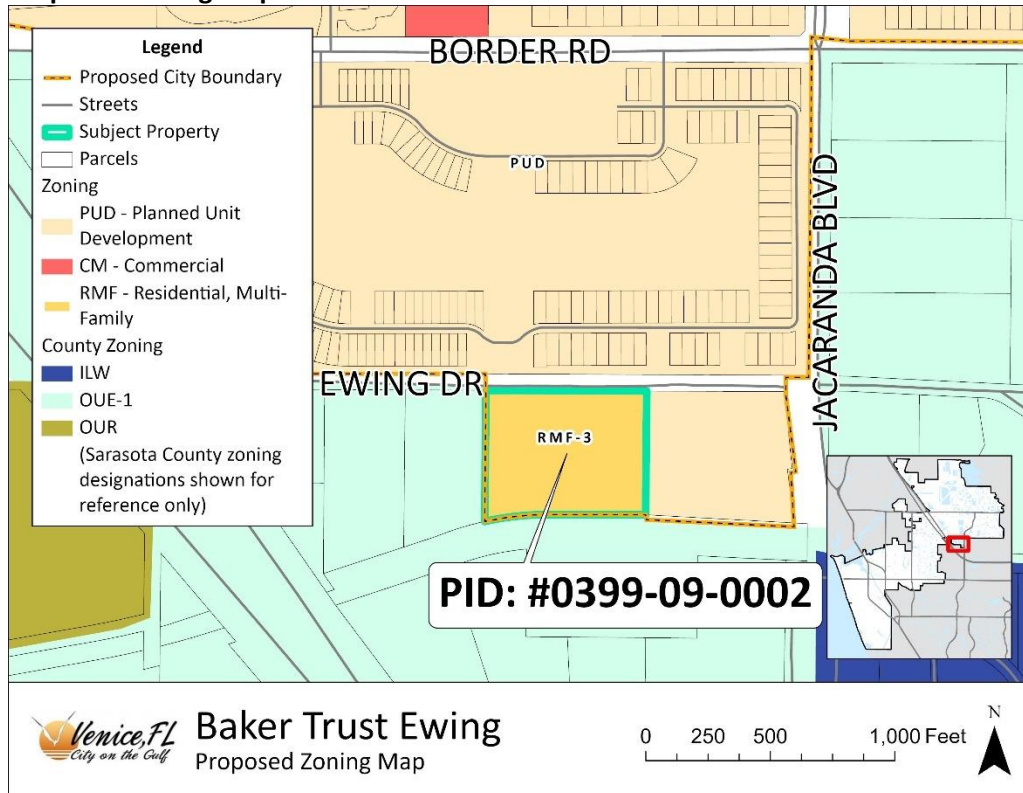
Future Land Use Map (as proposed through 25-07CP)



Existing Zoning Map



Proposed Zoning Map



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

In this section of the report, the subject rezone petition is evaluated based on A) how the existing County OUE zoning district compares to the proposed City RMF-3 zoning with regard to allowed uses and development standards, B) consistency with the Comprehensive Plan, C) compliance with the Land Development Code, and D) compliance with the City's concurrency management and transportation mobility regulations and the project's expected impacts on public facilities.

Comparison of Existing County Zoning and Proposed City Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from County Open Use Estate to City RMF-3.

The table below provides a comparison of the districts' development standards and permitted uses.

Standards	Existing Zoning – OUE-1	Proposed Zoning – RMF-3
Density Limit	1 du/5 ac	13 du/ac (per JPA Area 2b, Subarea 2)
Maximum Dwelling Units on 7.3 acres	1 unit	95 units
Height	35 feet	46 feet by right (with 10 feet available for understory parking) 57 feet with height exception (with 10 feet available for understory parking)
Lot Coverage	20%	40%
Principal Uses*	Residential, Agriculture, Animal Boarding, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Permitted: Single family attached, multifamily, group living, Essential services (minor) Conditional: Two family/paired villas, Assisted living, Bed and breakfast, Daycare (more than 6 persons), Cemetery, Essential services (major)

*Not an exhaustive list of district uses

Consistency with the Comprehensive Plan

The property is located in the Northeast Venice Neighborhood and proposed for a FLU designation of Medium Density Residential (MEDR) through petition 25-07CP.

Joint Planning Agreement

The subject property is located within Joint Planning Agreement (JPA) Area 2b, Subarea 2. This subarea limits density to 13 dwelling units per acre. Development in this area is served by City water and County sewer.

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

This rezoning petition will not authorize development, but the Future Land Use (FLU) designation and RMF-3 zoning district will dictate the type of development that may occur. RMF-3 is an implementing zoning district of MEDR, so the request is consistent with the concurrently proposed FLU map amendment. The applicant's stated intent for residential units is appropriate for this designation and consistent with the text of Strategy LU 1.2.3.c explaining the Medium Density Residential future land use.

No other strategies in the Land Use Element, the Northeast Venice Neighborhood, or any other elements have been found to relate directly to the subject proposal.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the proposed Medium Density Residential future land use designation, strategies found in the Northeast Venice Neighborhood element, and other plan elements.

Land Development Code Compliance

The subject petition has been processed with the procedural requirements contained in Section 87-1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee

and no issues regarding compliance with the Land Development Code were identified.

Section 87-1.7.4 of the Land Development Code provides the following decision criteria for Planning Commission and City Council. Applicant responses are included after each criterion.

1.7.4. Decision Criteria

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response:

This is a proposed zoning 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 general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed rezoning 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.

This request proposes to have an RMF-3 zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

The Baker Trust Ewing Drive 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.

The proposed Baker Trust Ewing 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, Jacaranda Boulevard and Ewing.

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: There has been a substantial change in the existing land use pattern and approved development patterns along Border Road and Jacaranda Boulevard since the property was included in the Joint Planning Agreement between the City of Venice and Sarasota County, these include changes to the existing land use development pattern and improvements to Jacaranda Boulevard.

3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: The proposed intensity of development within Baker Trust Ewing Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan, particularly through the compatibility with the residential areas near the property along Jacaranda Boulevard in both Sarasota County and the City of Venice.

4. Conflicts with existing or planned public improvements.

Applicant Response: No conflicts with existing or planned public improvements have been identified.

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.

Applicant Response: Site access will be from Jacaranda Boulevard along Ewing Drive to minimize adverse impacts to existing development and to be consistent with other planned development in the area.

- b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are

affected.

Applicant Response: Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and Wastewater infrastructure is presently available at the property from the City of Venice and the City's water and wastewater infrastructure has capacity to serve the project. Stormwater will be detained and treated on site prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principle of providing adequate flood protection based on the site drainage system.

- c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Applicant Response: There will be a de minimus impact on any public facilities to the site.

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: No adverse impact would be expected from the proposed development of the site consistent with the zoning and mix of uses in the Jacaranda Boulevard and Border Road corridors.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: Development within the Baker Trust Ewing rezoning will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas, as well as landscaping buffers, architectural design standards and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.

8. Potential expansion of adjacent zoning districts.

Applicant Response: The proposed rezoning of the subject property reflects the City's identified implementing zoning as contained the adopted Comprehensive Plan and Joint Planning Agreement between the City of Venice and Sarasota County for development of 13 units per acre.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: The property contains no regulated environmental features. The project site is classified as urban upland habitat, there are no wetlands or protected species found on the site.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: Additional details regarding internal traffic flow, proposed placement of structures, architectural design of future development and location and type of amenities will be provided as part of subsequent site and development planning. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.

Section 87-1.2.8.C – Land Use Compatibility Analysis

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.7.4 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(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.

Applicant Response: This is a proposed zoning 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 general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed rezoning 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.

This request proposes to have an RMF-3 zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

The Baker Trust Ewing Drive 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.

The proposed Baker Trust Ewing 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, Jacaranda Boulevard and Ewing.

ii. Building heights and setbacks.

Applicant Response: The proposed development will comply with the adopted building height and setback standards of the proposed RMF-3 zoning.

iii. Character or type of use proposed.

Applicant Response: The proposed Baker Trust Ewing 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, Jacaranda Boulevard and Ewing.

iv. Site and architectural mitigation design techniques.

Applicant Response: 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.

Summary Staff Comment: The project will need to conform with density, height, and setback limits for a site and development plan to be approved. The proposed use is residential, and all surrounding properties are also residential, both single and multifamily. Compatibility with nearby properties should be considered in site design.

(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.

Applicant Response: This is a proposed zoning 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 general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed rezoning 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.

This request proposes to have an RMF-3 zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

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

Applicant Response: 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.

Applicant Response: The existing single family use is inconsistent with the adopted Joint Planning Agreement between the City of Venice and Sarasota County. With the proposed annexation, Comprehensive Plan amendment and rezoning, the proposed residential intensity will be consistent with the adopted City of Venice Comprehensive Plan.

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

Applicant Response: The existing single family use is inconsistent with the adopted Joint Planning Agreement between the City of Venice and Sarasota County. With the proposed annexation, Comprehensive Plan amendment and rezoning, the proposed residential intensity will be consistent with the adopted City of Venice Comprehensive Plan.

The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed rezoning 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.

Summary Staff Comment: If the subject property is annexed through petition 25-06AN, it must receive a City zoning designation, and the proposed RMF-3 zoning is consistent with the text of the JPA and furthers the residential character of the surrounding area. RMF-3 is the only potential zoning district for the proposed FLU designation (except Government, where necessary), and the Comprehensive Plan has considered this type of use on this property through its inclusion in JPA area 2b and the approved text for that area. Some of the surrounding properties have lower densities, with single family residential uses, and others have higher density multifamily uses, particularly in the County's jurisdiction.

Section 4 – Compatibility includes a section for “special considerations” (Sec. 87-4.4.B), which apply to this property based on two of the listed conditions: property subject to the JPA/ILSBA and properties adjacent to other properties with Sarasota County zoning designations. When any of these conditions are met, the Planning Commission and City Council should consider additional mitigation techniques and may deem any of these techniques necessary for compatibility with surrounding properties (Sec. 87-4.4.B.1-7, see below). The current petition is a zoning map amendment application, so no development can be authorized through its approval, and the applicant will need to apply for a site and development plan if approved for the subject petition.

The following are suggested techniques for mitigation in Sec. 87-4 of the code:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

Conclusions/Findings of Fact (Compliance with the Land Development Code):

The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

Concurrency/ Mobility

The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with a development proposal, and a full review will be provided at that time. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

A traffic impact statement was prepared for the project based on potential development of up to 91 multifamily units. While the rezoning application would not permit development of this use, the study was completed according to the agreed-upon methodology and has been deemed compliant by the City's transportation consultant. Additional review of traffic impacts will occur when a site and development plan is filed for the property.

Conclusions/Findings of Fact (Concurrency): As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusions/Findings of Fact (Mobility):

Although no development has been proposed through this application, the submitted traffic study for multifamily residential has been deemed compliant, and transportation impacts will be analyzed further with the submittal of a development proposal.

III. CONCLUSION

Planning Commission Report and Action

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 Zoning Map Amendment Petition No. 25-08RZ.