



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Comprehensive Plan Amendment Application

Section 1.5 Future Land Use Map and/or Text Amendments (Legislative Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Fox Cove Comprehensive Plan Amendment

Brief Project Description: Comprehensive Plan from LDR to MODR

- ☒ Map Amendment
☐ Text Amendment

Property Information

Address/Location(s): Northeast corner of Auburn and Border Rd, South of I-75,

Parcel Identification No.(s): 0390002020

Parcel Size: 10.73

Zoning Designation: Sarasota OUR

FLUM Designation: LDR

- ☒ Residential
☐ Non-Residential

Application Fees:

- ☒ **Small Scale:** Total Fees: \$8233.82 (Application Fee \$5914.43 / Review Fee \$2319.39)
☐ **Expedited:** Total Fees: \$9122.15 (Application Fee \$7382.61 / Review Fee \$1739.54)

The Zoning Administrator will determine scale of amendment. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.

Applicant/Owner Name (for billing purposes): KB Home Tampa LLC

Address: 4105 Crescent Park Dr. Riverview, FL 33578

Email: smbeachy@kbhome.com

Phone Number: 813-387-9634

Signature: **Beachy, Stephen** Digitally signed by Beachy, Stephen
Date: 2024.11.15 13:46:31 -05'00'

Date: 11/3/24

Authorized Agent (project point of contact): Morris Engineering and Consulting LLC

Address: 6901 Professional Parkway East, Suite 103

Email: mmorris@morrisengineering.net

Phone Number: 9414446644

Signature: **Matthew J Morris** Digitally signed by Matthew J Morris
Date: 2025.01.09 15:23:20 -05'00'

Date: 1/9/25

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.

FUTURE LAND USE MAP AND/OR TEXT AMENDMENTS Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail (see Specific Application Requirements below).
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.F including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).

Specific Application Requirements (Section 1.5.2):

- ☒ All data, maps, and text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and in an editable electronic format.
- ☒ Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).
- ☒ Narrative justification for the future land use map amendment and its consistency with the Comprehensive Plan.
- ☒ A transportation analysis of three planning periods consistent with Strategy TR 1.2.2.a (map amendments only).

Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the Comprehensive Plan.

Any amendment to create a new future land use designation shall be supported by additional data and analysis in accordance with F.S. § 163.3177.