

ZONING MAP AMENDMENT PETITION NO. 25-48RZ ZUKNICK BORDER ROAD

Agent: Martin P. Black, AICP, ICMA-CM (Ret)

Owner: T R Zuknick Inc.

GENERAL INFORMATION

Address: Northeast corner of Auburn and Border Rd, South of I-75

Request: Rezoning from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Single Family 3 (RSF-3)

Owner: T R Zuknick Inc.

Agent: Martin P. Black, AICP, ICMA-CM (Ret)

Parcel ID: 0390002020

Parcel Size: ±10.73

Existing Future Land Use: Low Density Residential

Existing Zoning: Sarasota County OUR

Proposed Zoning: City of Venice Residential Single Family-3 (RSF-3)

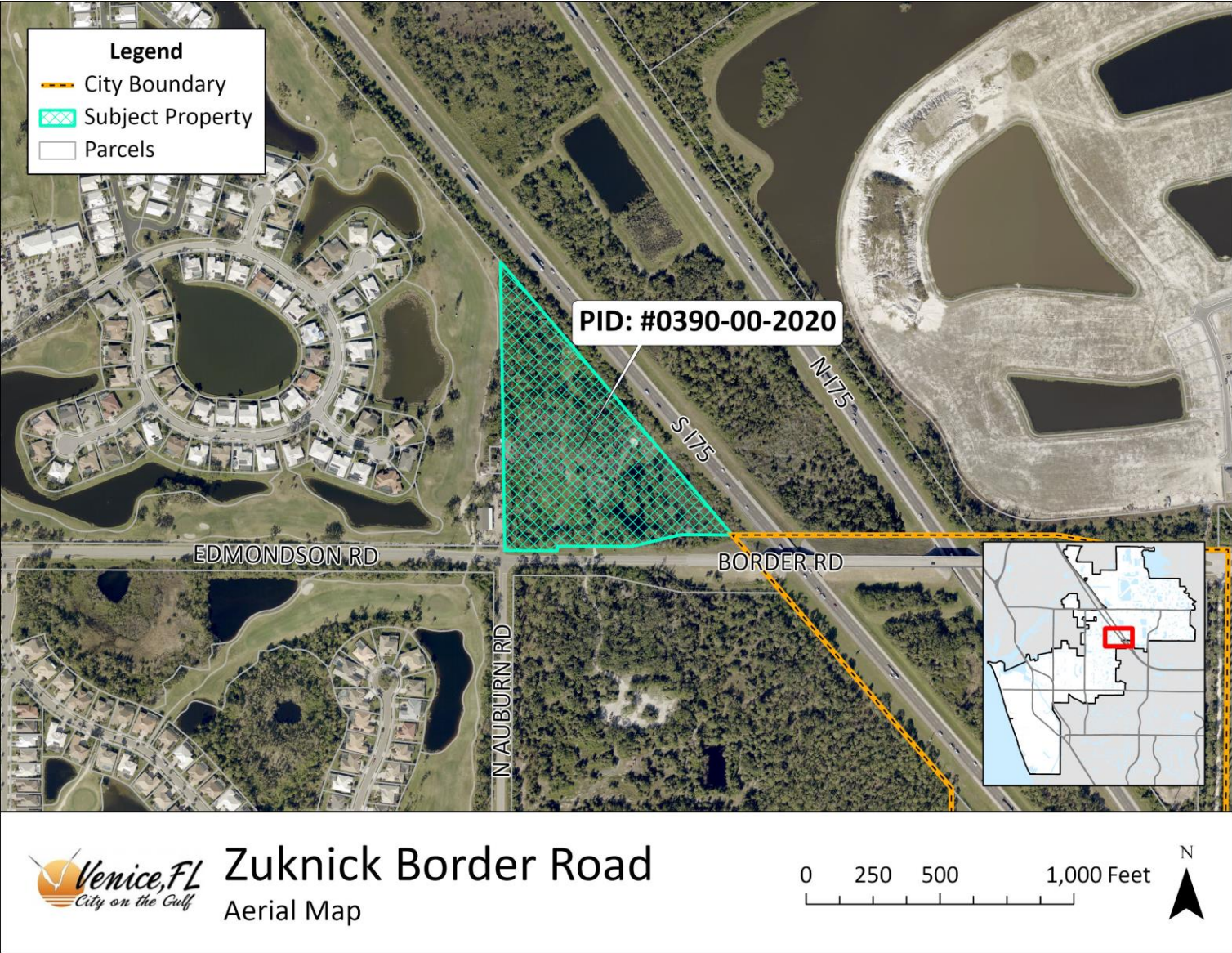
Comprehensive Plan Neighborhood: Pinebrook Neighborhood

Application Date: July 20, 2025

PROJECT DESCRIPTION

- ▶ The subject property is located at the northeast corner of Border Road and Auburn Road, south of I-75.
- ▶ This request is to change the zoning of the property from Sarasota County Open Use Rural (OUR), which allows 1 dwelling unit per 10 acres to the City of Venice Residential, RSF-3 zoning district, which allows for 1 to 5 dwelling units per acre through the associated Future Land Use (FLU) designation of Low Density Residential.
- ▶ Number of units would be 54 dwelling units.

AERIAL MAP



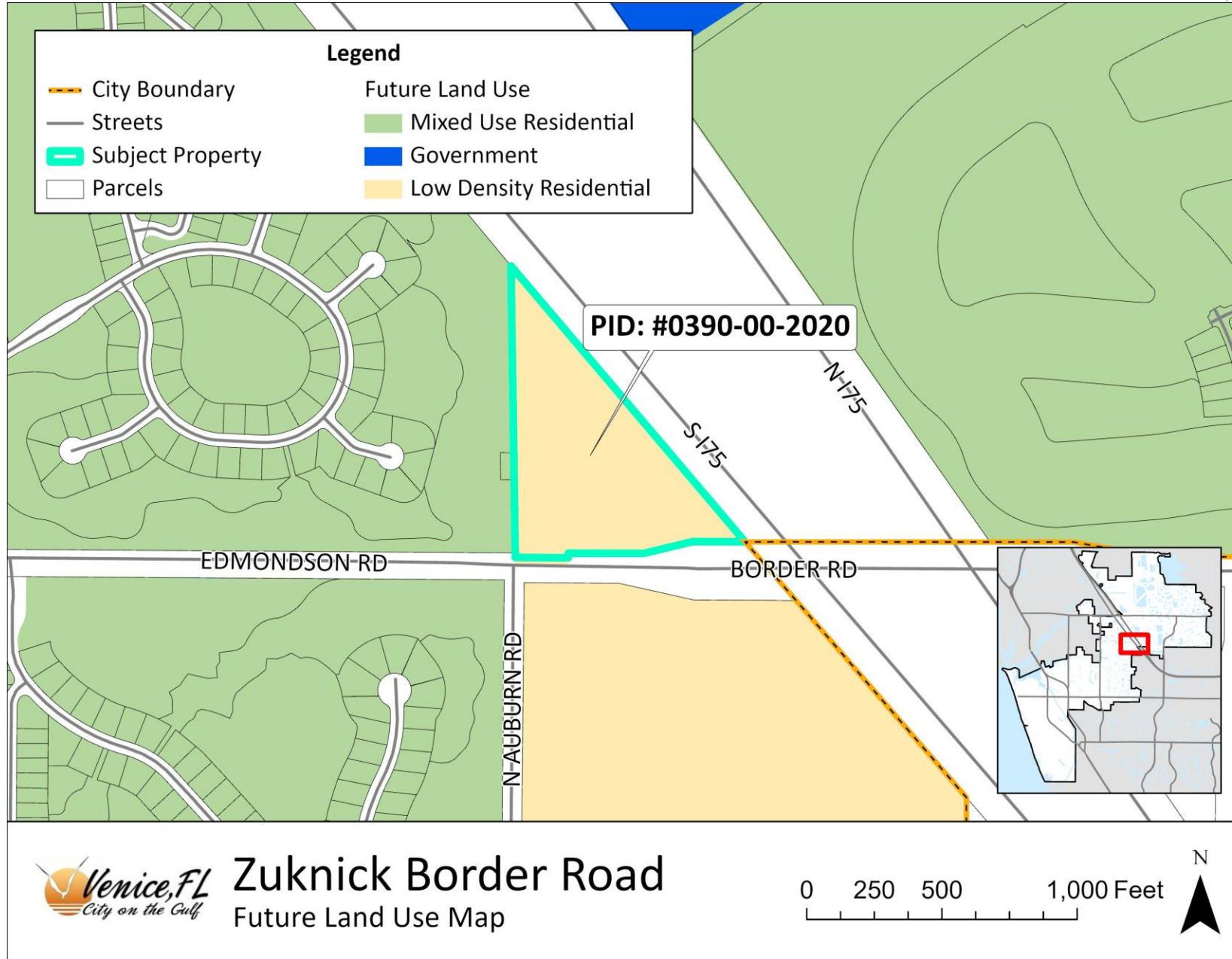
Site Photo



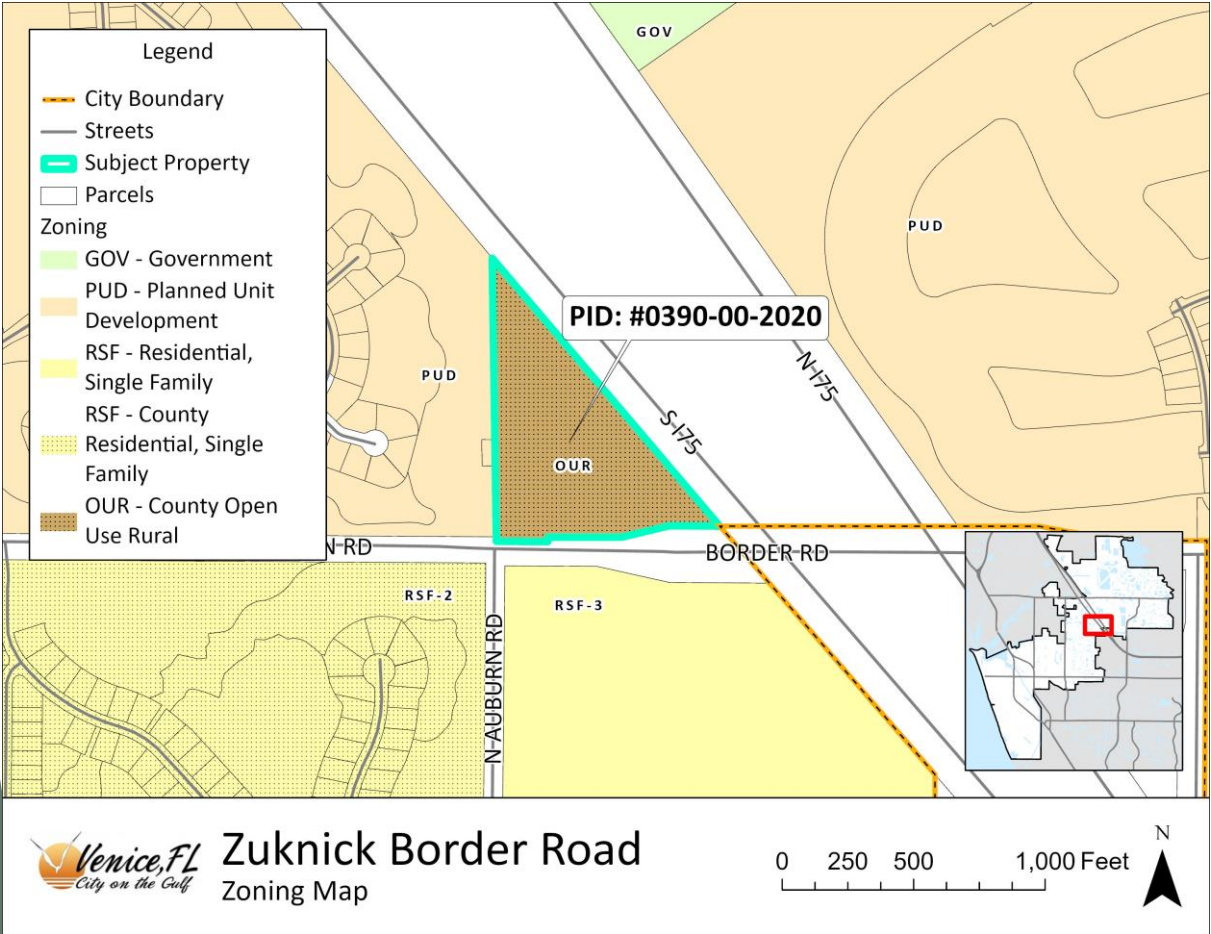
EXISTING AND PROPOSED CONDITIONS

Site Photo, Future Land Use, Zoning Maps, and Surrounding Land Uses

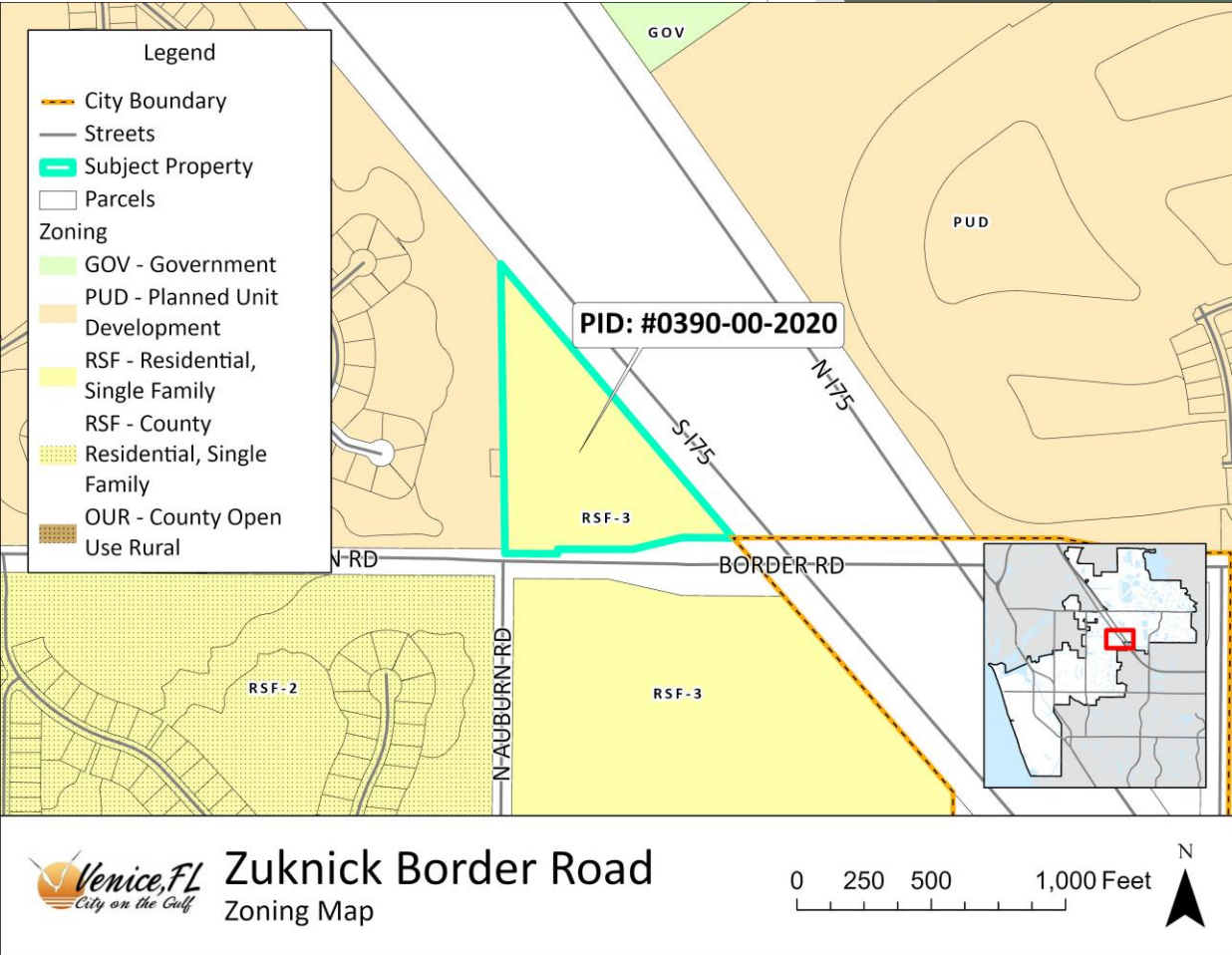
FUTURE LAND USE MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	I-75 Corridor	N/A	N/A
South	Approved Residential Development - Cassata Oaks	RSF-3	Low Density Residential
East	I-75 Corridor	N/A	N/A
West	Waterford	Planned Use Development	Mixed Use Residential

PLANNING ANALYSIS

Comparison of Existing and Proposed Zoning, Comprehensive Plan
Consistency, and Land Development Code Compliance

COMPARISON OF EXISTING AND PROPOSED ZONING

ZONING DEVELOPMENT STANDARDS	
Sarasota County OUR	RSF-3
Intent: The OUR District is intended to retain the open character of the land. This district is further intended for agricultural purposes and uses, and to preserve lands with agricultural development potential.	Intent: The residential, single-family zoning districts (RSF) are intended to establish low to moderate density residential neighborhoods, to implement Strategy LU 1.2.3 of the Comprehensive Plan, and to protect these areas from incompatible uses. The residential, single-family districts offer a range of lot sizes and housing stock (detached and attached) to allow a sustainable mix of single-family residential development.
Uses: Agricultural Production Crops, livestock, and animal specialties; Animal boarding; Aviary; Farm/produce stand; Keeping of ponies or horses; Livestock auction; Plant nursery; Plant nursery with landscape supply; Borrow pit; Guest house; Cemetery; Airport; Artesian wells; Riding academy; Animal hospital; Crematorium; Single-Family detached; Family day care; Large family child care home; Adult daycare home; Natural park area; Minor utilities; Parking and storage.	Uses: Single family detached dwelling; manufactured home dwelling; Daycare home; Group living; Essential Service and public utilities, minor.
Density: 1 DU/10 acres	Density: 1-5 DU per acre
Intensity: N/A	Intensity: N/A
Open Space: N/A	Open Space: N/A
Lot Area: 10/6 ac	Lot Area: 7,500 sq feet
Lot Width: N/A	Lot Width: 75'
Yards:	Yards:
Front: 50'	Front(min/max): 20'
Side: 50'	Side: (min/max): 15' combined or 6'
Rear: 50'	Rear: (min/max): 10'
Waterfront yard: 50	Waterfront: 20'
Height: 35'	Height: 35'
Building Coverage: N/A	Building Coverage: 35%

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.3.b- Low Density Residential

- Supports single family detached and attached residential.
- Establishes and maintains single family areas within neighborhoods.

Strategy HG 1.1-Housing

- The City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special housing needs including age-friendly housing.
- The proposed project provides the option of a different housing type which may provide those in the community a housing option that reflects their preferences.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

► Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Low Density Residential land use designation, strategies found in the Pinebrook Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed according to procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC)
- ▶ In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified
- ▶ Responses to Compatibility and Decision Criteria are included in the staff report.

CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for City Council to make a decision on Zoning Map Amendment No. 25-48RZ.