

25-08RZ

Baker Trust Ewing

Applicant: Brad Baker

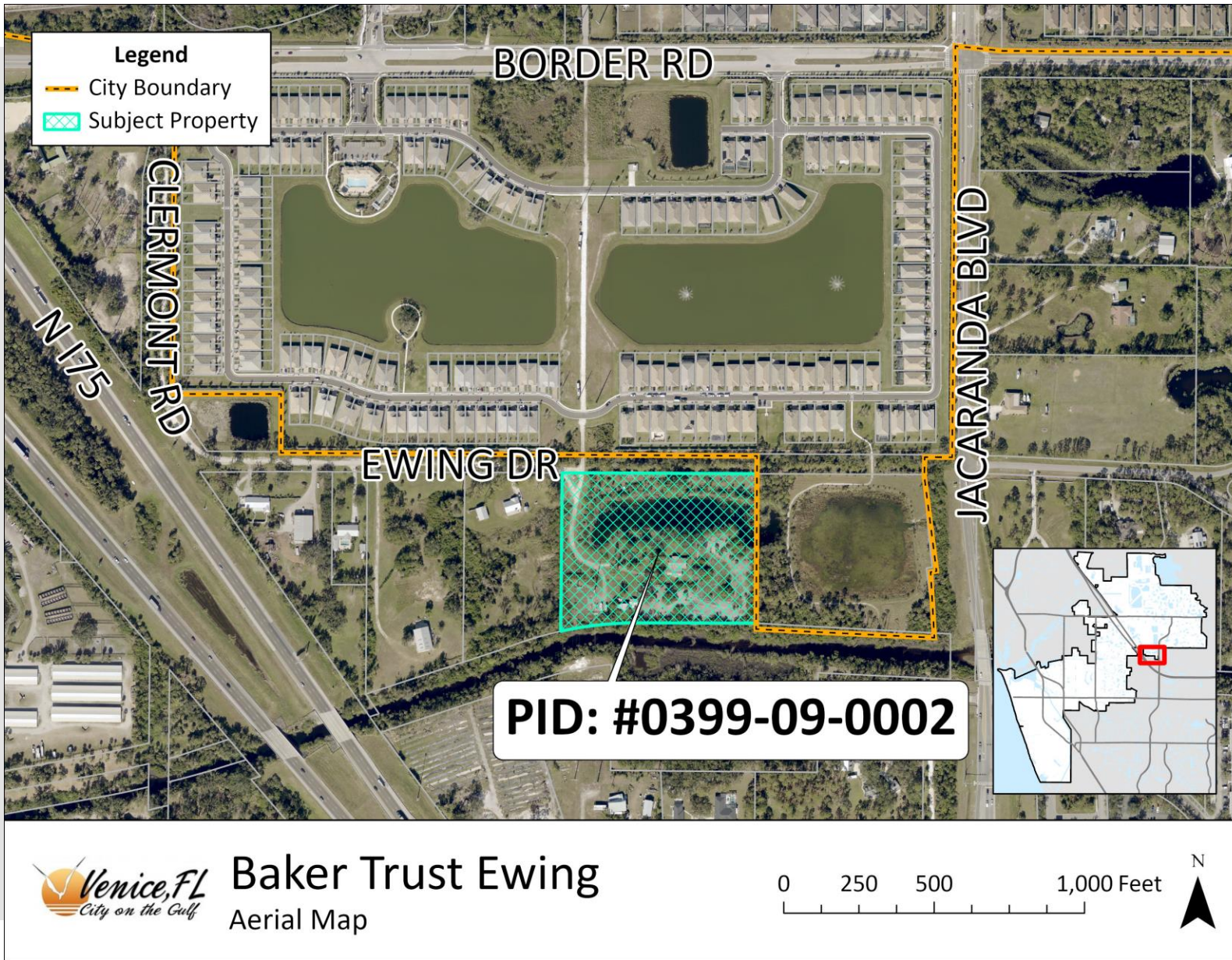
Agent: Martin P. Black

General Information

Address:	2327 Ewing Drive
Request:	Changing the zoning on the subject property from Sarasota County Rural 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

Project Description

- Assigning a City of Venice Office, Residential, Multifamily 3 (RMF-3) zoning designation on the subject property
 - Applicant intends to develop residential units
- Petitions 25-06AN and 25-07CP and filed concurrently

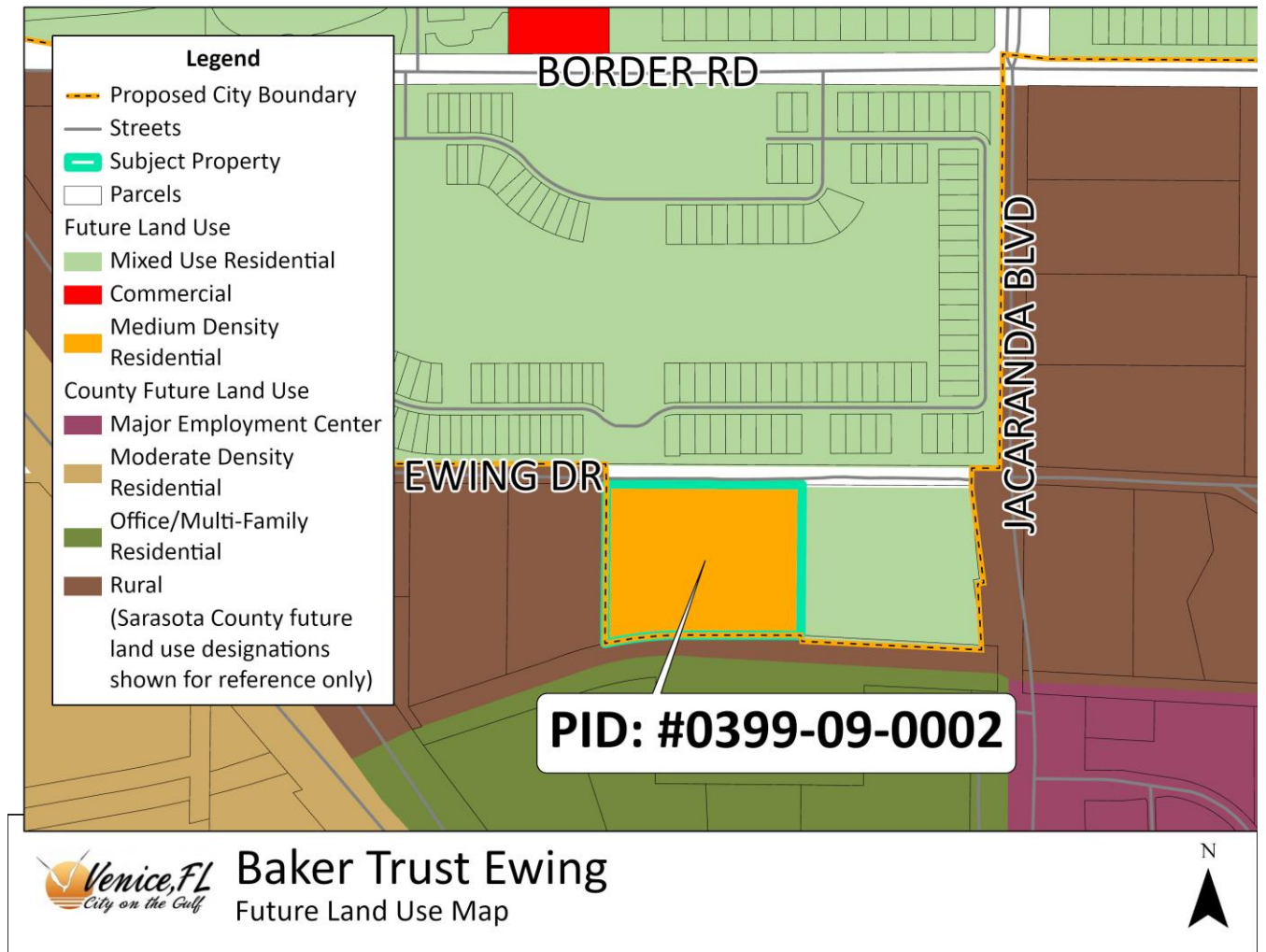


Aerial Map

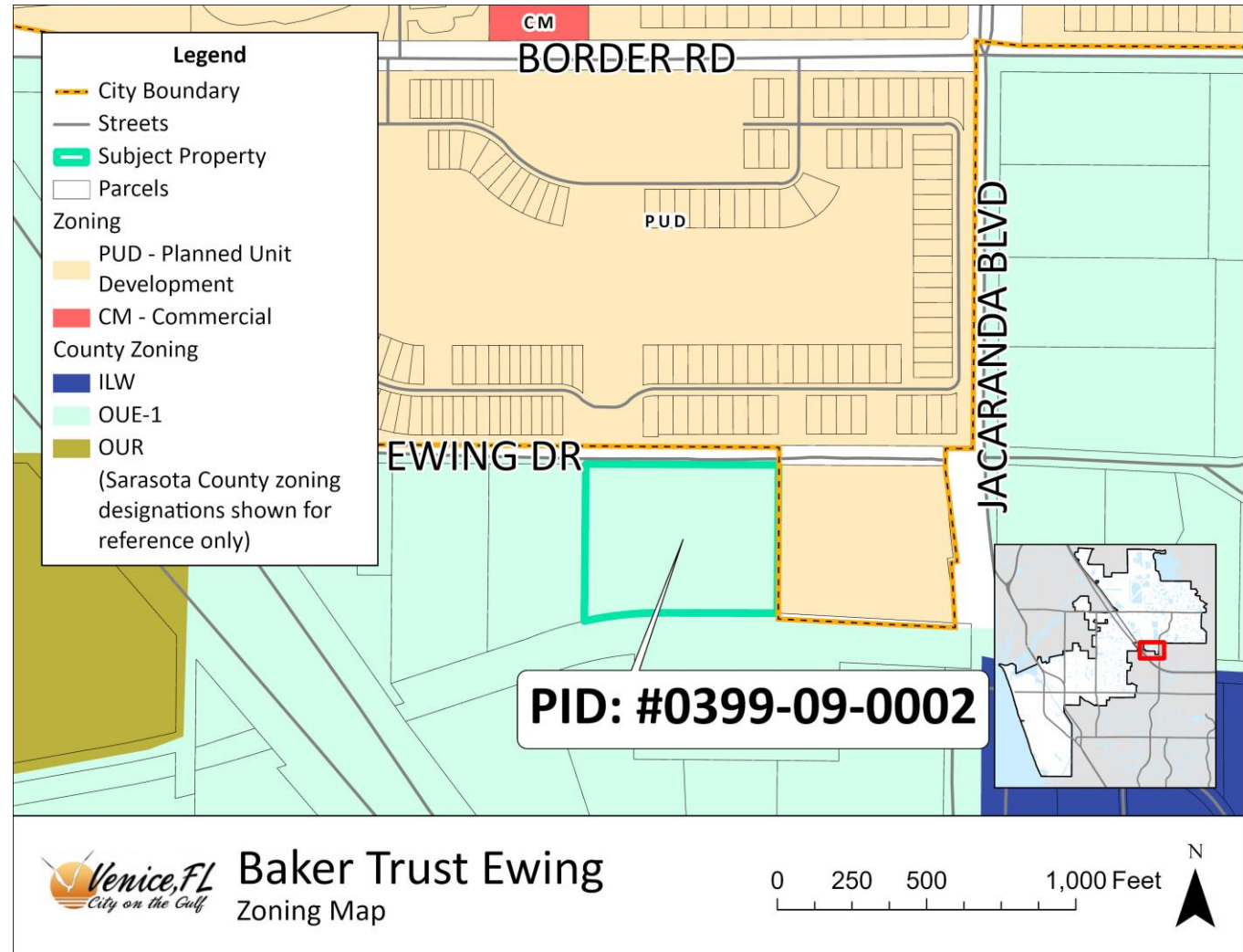
Existing Conditions

Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses

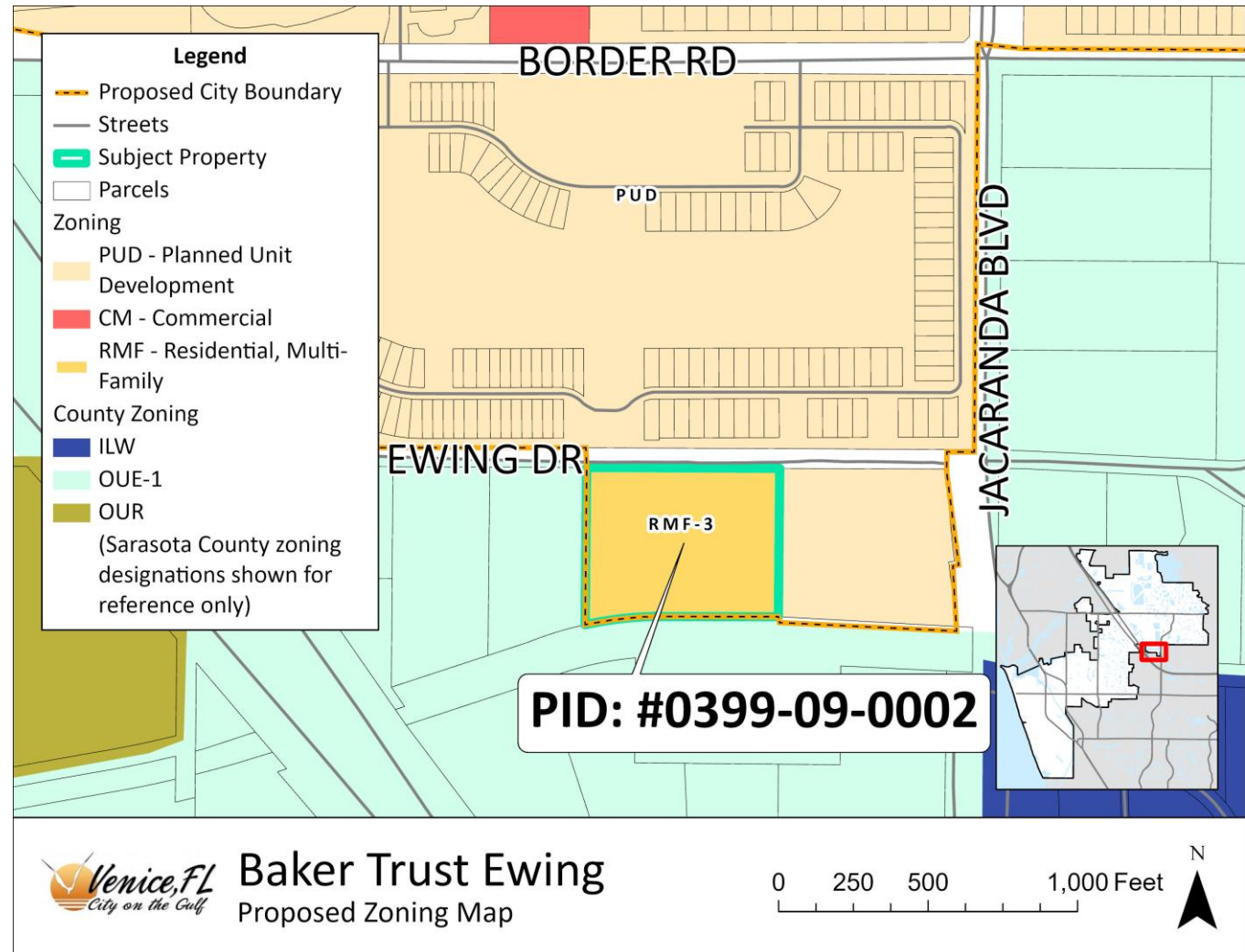
Future Land Use Map (proposed through 25-07CP)



Existing Zoning Map



Proposed Zoning Map





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

Surrounding Land Uses

Planning Analysis

Comparison of Districts, Comprehensive Plan Consistency, Land Development Code Compliance, Concurrency/Mobility

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 uses

Comparison of Existing and Proposed Zoning

JPA Area 2b, Subarea 2

- Limits density in this subarea to 13 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
 - RMF-3 is the implementing zoning district for Medium Density Residential
 - Request is consistent with the request in 25-07CP
 - Intent for residential use appropriate for this designation
- No other strategies in the Land Use Element, any other elements, or the Northeast neighborhood have been found to relate directly to the subject proposal.

Consistency
with the
Comprehensive
Plan

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 Institutional Professional future land use designation, strategies found in the Northeast Neighborhood element, and other plan elements.

Compliance with the Land Development Code

- Processed according to procedures in Sec. 87-1.7
 - No issues identified by the TRC
- Decision Criteria contained in Sec. 87-1.7.4
 - Applicant responses in agenda packet
- Sec. 87-1.2.8.C – Land Use Compatibility Analysis
 - Responses in staff report and agenda packet
- Special considerations in Sec. 4 apply
 - Property subject to the JPA
 - Property adjacent to Sarasota County zoning

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.

Conclusion

- Upon review of the petition, Florida Statutes, the 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.