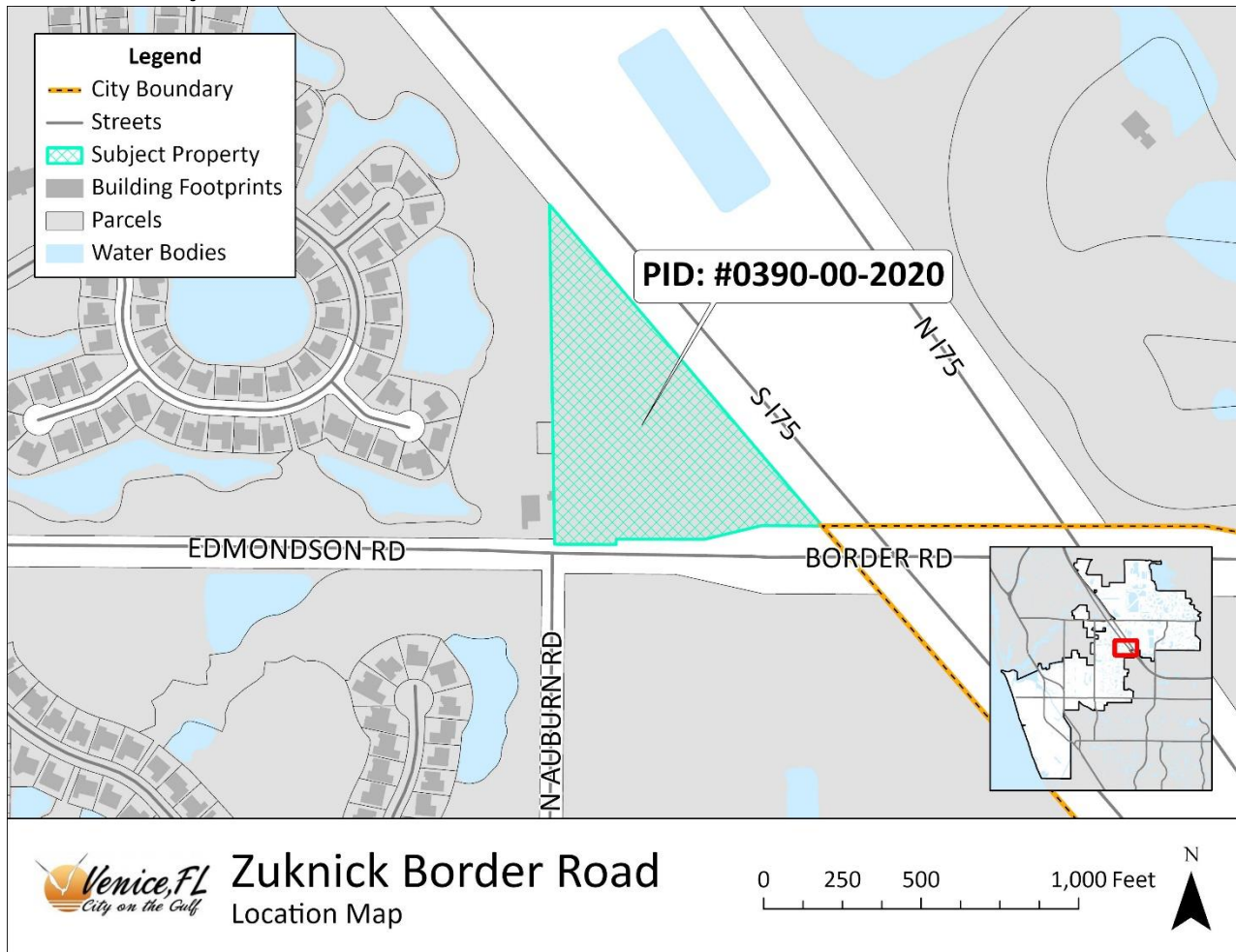


# 25-48RZ Zuknick Border Road Staff Report



## GENERAL INFORMATION

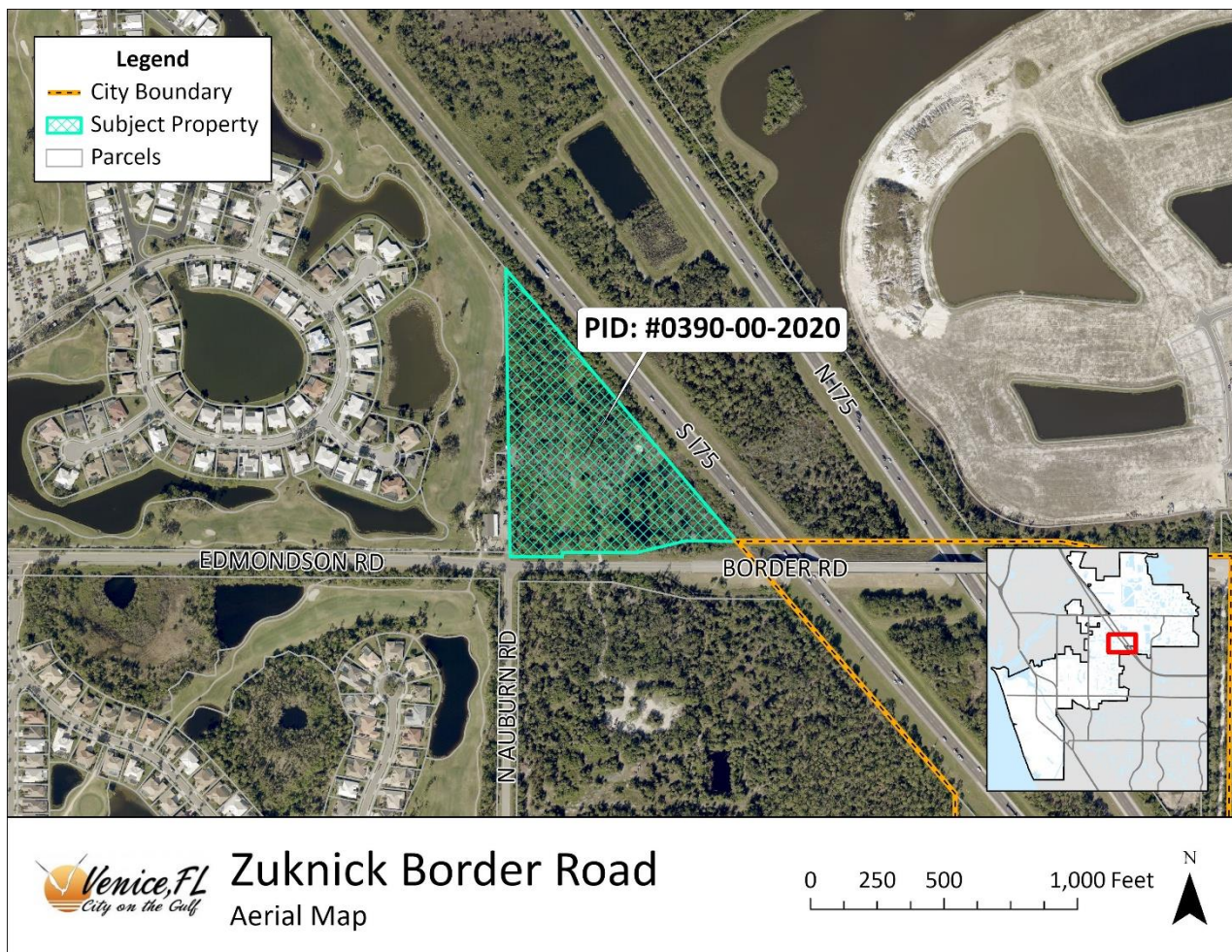
|                                         |                                                                                                           |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Address:</b>                         | Northeast corner of Auburn and Border Rd, South of I-75                                                   |
| <b>Request:</b>                         | Rezoning from Sarasota County Open Use Rural (OUR) to City of Venice Residential, Single Family 3 (RSF-3) |
| <b>Owner:</b>                           | T R Zuknick Inc.                                                                                          |
| <b>Agent:</b>                           | Martin P. Black, AICP, ICMA-CM (Ret)                                                                      |
| <b>Parcel ID:</b>                       | 0390002020                                                                                                |
| <b>Parcel Size:</b>                     | ±10.73                                                                                                    |
| <b>Existing Future Land Use:</b>        | Low Density Residential                                                                                   |
| <b>Existing Zoning:</b>                 | Sarasota County OUR                                                                                       |
| <b>Proposed Zoning:</b>                 | City of Venice Residential Single Family-3 (RSF-3)                                                        |
| <b>Comprehensive Plan Neighborhood:</b> | Pinebrook Neighborhood                                                                                    |
| <b>Application Date:</b>                | July 20, 2025                                                                                             |

## I. BACKGROUND

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, Single Family 3 (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. The proposed project is for 54 dwelling units.

This property was heard before Planning Commission in 2025 previously as 24-60CP and 24-61RZ Fox Cove with the request to change the future land use to moderate density residential, which was denied, and the rezone was then subsequently withdrawn by the applicant. This request is different in that is requesting the correct implementing district for the existing future land use.

### Aerial Map



## Site Photograph

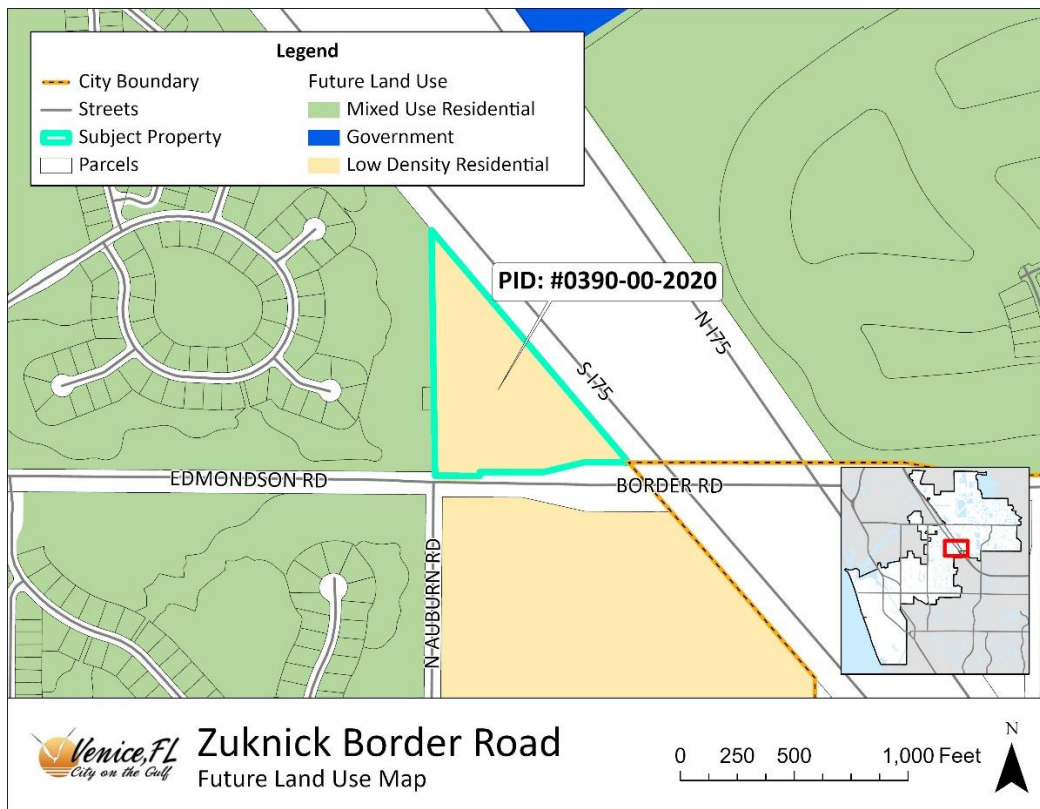
### Border Road facing east



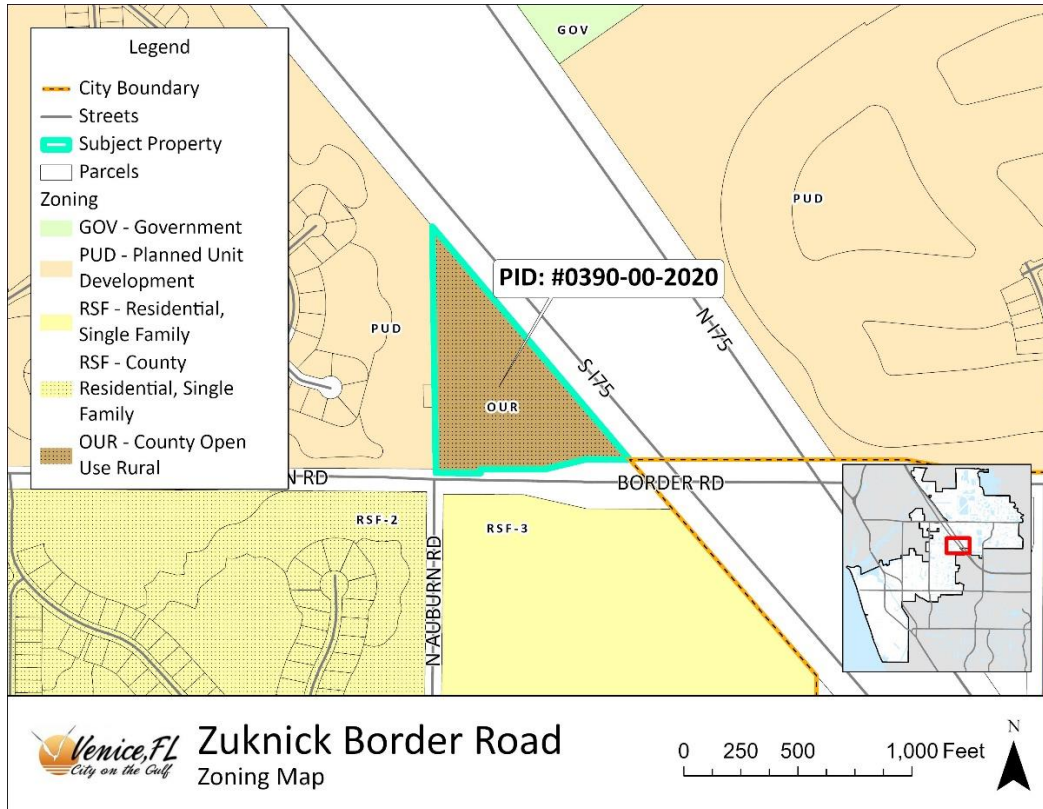
## Future Land Use and Zoning

The FLU designation for the subject property is Low Density Residential. The current zoning designation is County Sarasota County Open Use Rural (OUR) and is proposed zoning designation is Residential Single Family 3 (RSF-3).

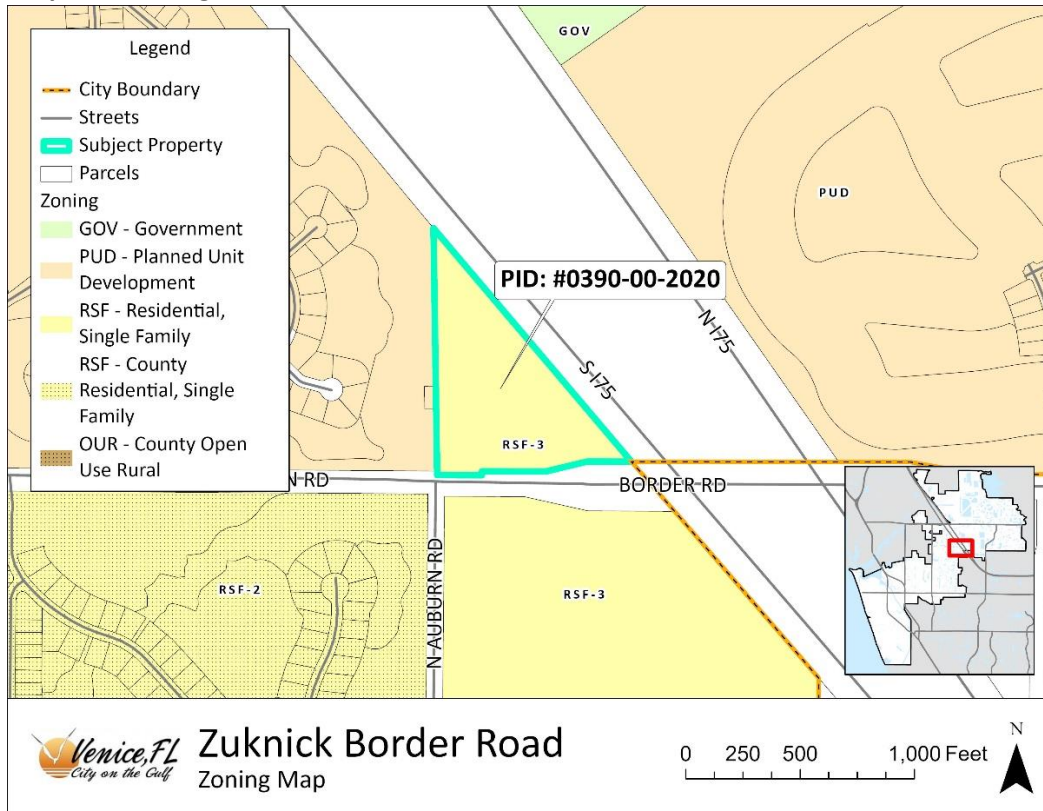
## Future Land Use



## Existing Zoning



## Proposed Zoning



### 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     | Cassata Oaks         | Residential Single Family 3 (RSF-3) | Low Density Residential            |
| East      | I-75 Corridor        | N/A                                 | N/A                                |
| West      | Waterford            | Planned Unit Development            | Mixed Use Residential              |

## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

### CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following strategies are considered applicable to the project proposal:

#### 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 (Comprehensive Plan Analysis):

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.

### CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The subject petition has been processed with the 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.

## Comparison of Zoning Districts

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

### 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<br>Intensity: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                               | Density: 1-5 DU per acre<br>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:<br>Front: 50'<br>Side: 50'<br>Rear: 50'<br>Waterfront yard: 50'                                                                                                                                                                                                                                                                                                                                                                                                                 | Yards:<br>Front(min/max): 20'<br>Side: (min/max): 15' combined or 6'<br>Rear: (min/max): 10'<br>Waterfront: 20'                                                                                                                                                                                                                                                                                                                            |
| Height: 35'                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Height: 35'                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Building Coverage: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Building Coverage: 35%                                                                                                                                                                                                                                                                                                                                                                                                                     |

### Land Use Compatibility Analysis- Chapter 87 Section 1.2.C.8

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:** *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.

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

**Staff Comment:** Building height and setbacks will be addressed at the time of wither site and development or preliminary plat review.

iii. Character or type of use proposed.

**Applicant Response:** *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.

**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.*

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:** *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.*

**Staff Comment:** Any buffering requirements would be addressed at the time of preliminary plat or site and development plan. The request is for zoning to RSF-3 which is an implementing district for low density residential. Since the proposed zoning is focused on single family homes it is considered to be compatible with the surrounding single-family neighborhoods.

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:** *Not applicable.*

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

**Applicant Response:** *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.*

**Staff Comment:** The property currently has a Sarasota County zoning designation of OUR, which allows 1 dwelling unit per 10 acres. The proposed zoning change to RSF-3, which is an implementing district for low density residential would allow for 1.0-5.0 dwelling units per acre; which is generally consistent compared to the densities of the existing uses.

#### **Chapter 87, Section 1, Decision Criteria 1.7.4**

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:** *The proposed rezone to RSF-3 will serve to limit density to 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.*

**Staff Comment:** The proposed project is requesting RSF-3, with a density of 5 dwelling units per acre, zoning district with is an appropriate implementing district for low density residential. The binding master plan for Waterford shows an overall density of 3.67 dwelling units per acre (du/ac). The density for Cassata Oaks to the south is capped at a density of 3.0 du/ac by the Joint Planning Agreement, but is limited even further by Ordinance No. 2024-15, which binds the property to a density of 1.5 du/ac.

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 nearby 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.*

**Staff comment:** This parcel currently has Sarasota County zoning, and it is appropriate to have a City of Venice Zoning applied to the property.

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

**Applicant Response:** *The proposed intensity of development within Zuknik Border Road 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 Border Road and Jacaranda Boulevard in both Sarasota County and the City of Venice. 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.*

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 Border Road since this is the only viable access to the property and there is already access to the property from Border Road 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 Zuknik Border Road 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 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.*

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

***Applicant Response:*** *An Environmental assessment report has been conducted and all information is attached.*

***Staff Comment:*** While the majority of the environmental review was provided, there are still species-specific studies that need to be conducted based on the recommendations of the environmental reports. The full assessment will be required at the time of the preliminary plat submittal. A 100% habitat survey may be required prior to construction/clearing.

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 development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.*

### **Conclusions/Findings of Fact (Land Development Code Compliance):**

Analysis has been provided by staff to determine compliance with the standards of the Land Development Code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

## **CONCLUSION**

### **Planning Commission Action for Recommendation**

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. 25-48RZ.