

ZONING MAP AMENDMENT PETITION NO. 24-61RZ FOX COVE

Agent: Morris Engineering and Consulting, LLC

Owner: KB Home Tampa, LLC

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, Multi-family 2 (RMF-2)
Owner:	KB Home Tampa LLC
Agent:	Morris Engineering and Consulting LLC
Parcel ID:	0390002020
Parcel Size:	±10.73
Existing Future Land Use:	Low Density Residential
Proposed Future Land Use:	Moderate Density Residential
Existing Zoning:	Sarasota County OUR
Proposed Zoning:	City of Venice Residential Multifamily (RMF-2)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	January 9, 2025
Associated Petitions:	24-60CP

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, Multi-family 2 (RMF-2) zoning district, which allows for 5.1 to 9.0 dwelling units per acre through the associated Future Land Use (FLU) designation of Moderate Density Residential.
- ▶ The applicant has offered to limit the number of units on the property to 70 dwelling units through a stipulation on the relevant ordinance.

AERIAL MAP



Site Photo



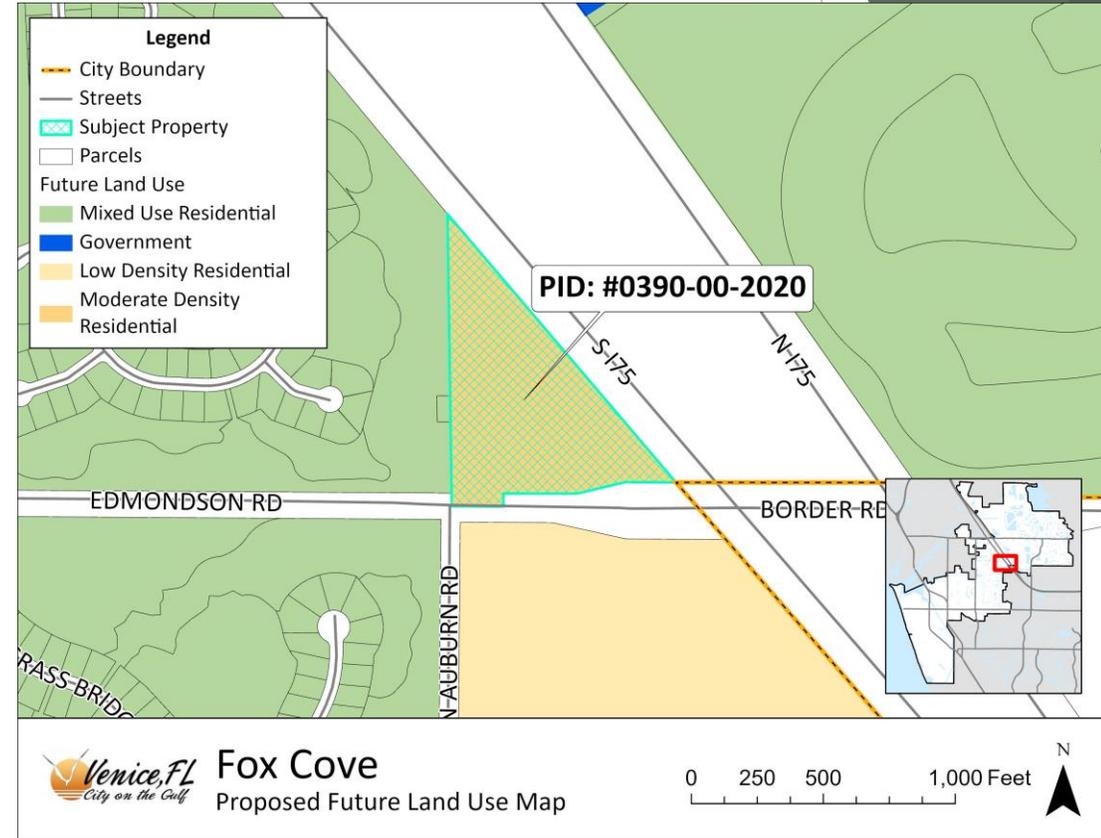
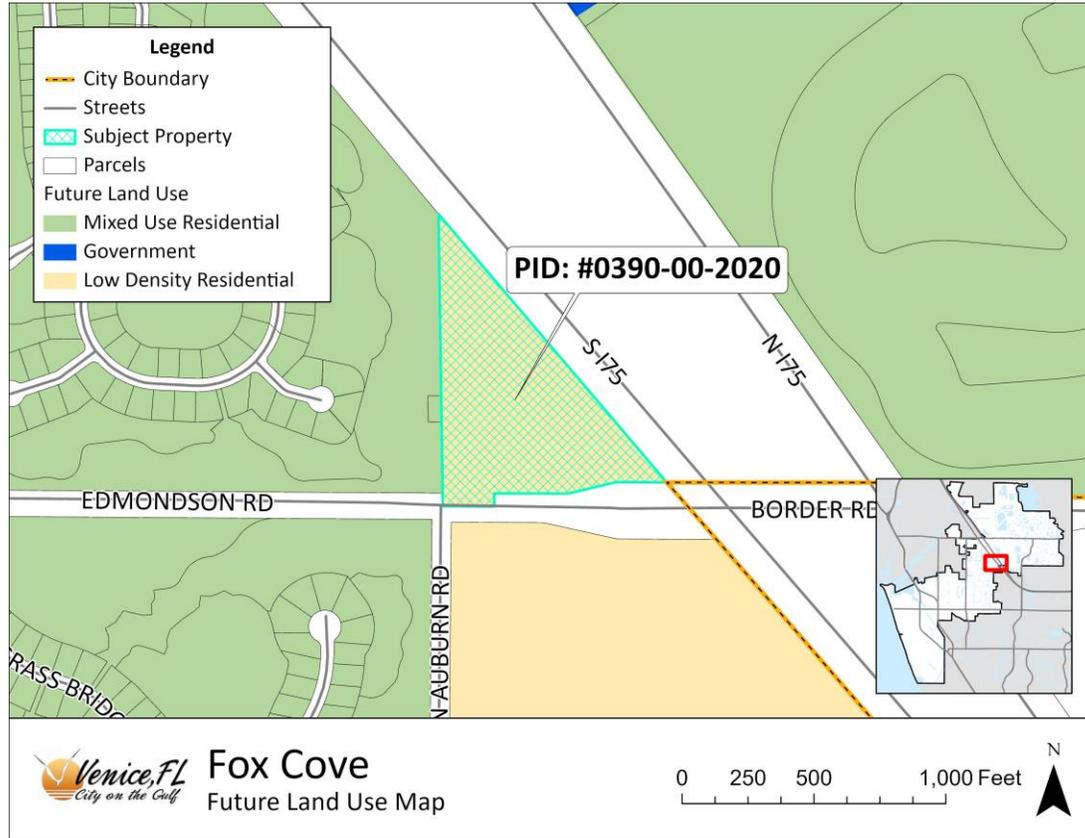
EXISTING AND PROPOSED CONDITIONS

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

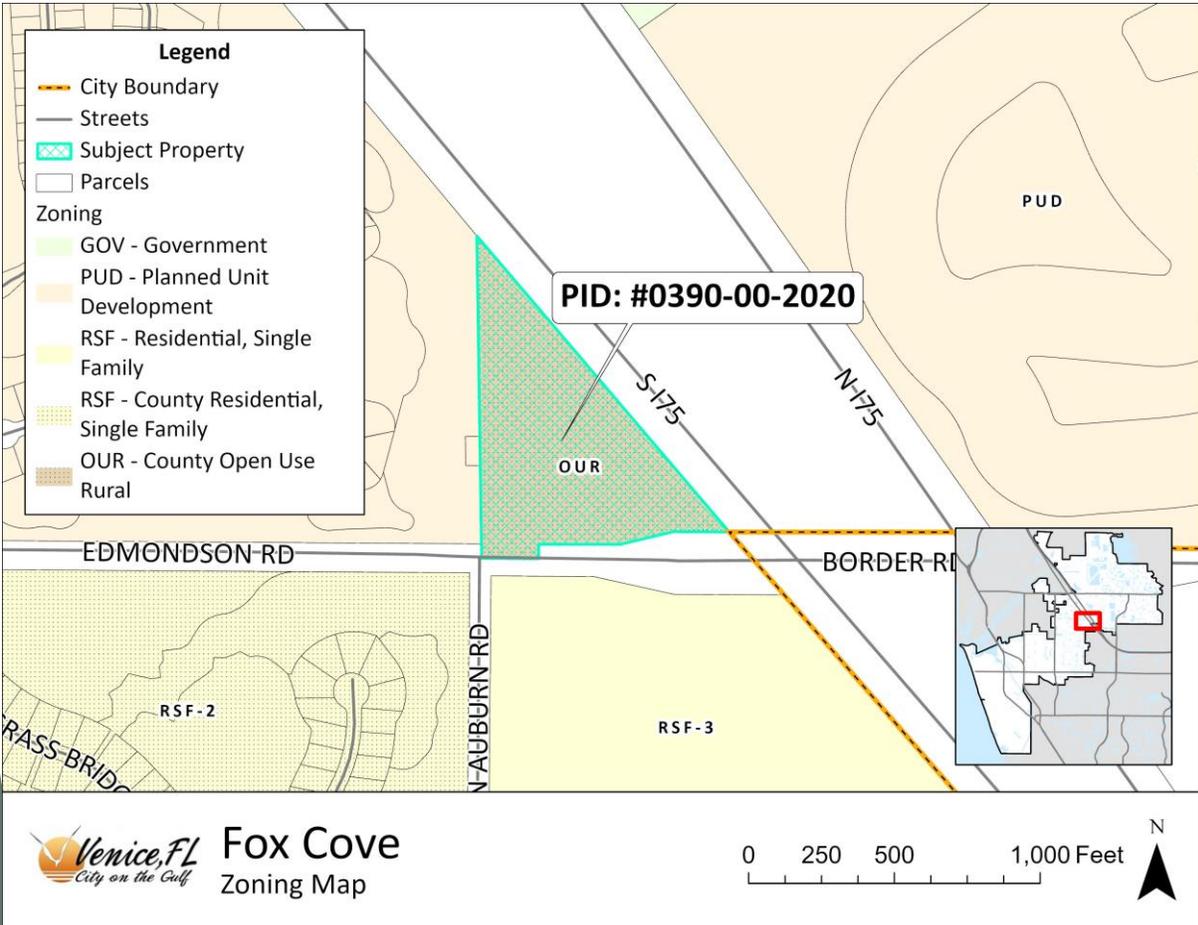
FUTURE LAND USE MAPS

EXISTING

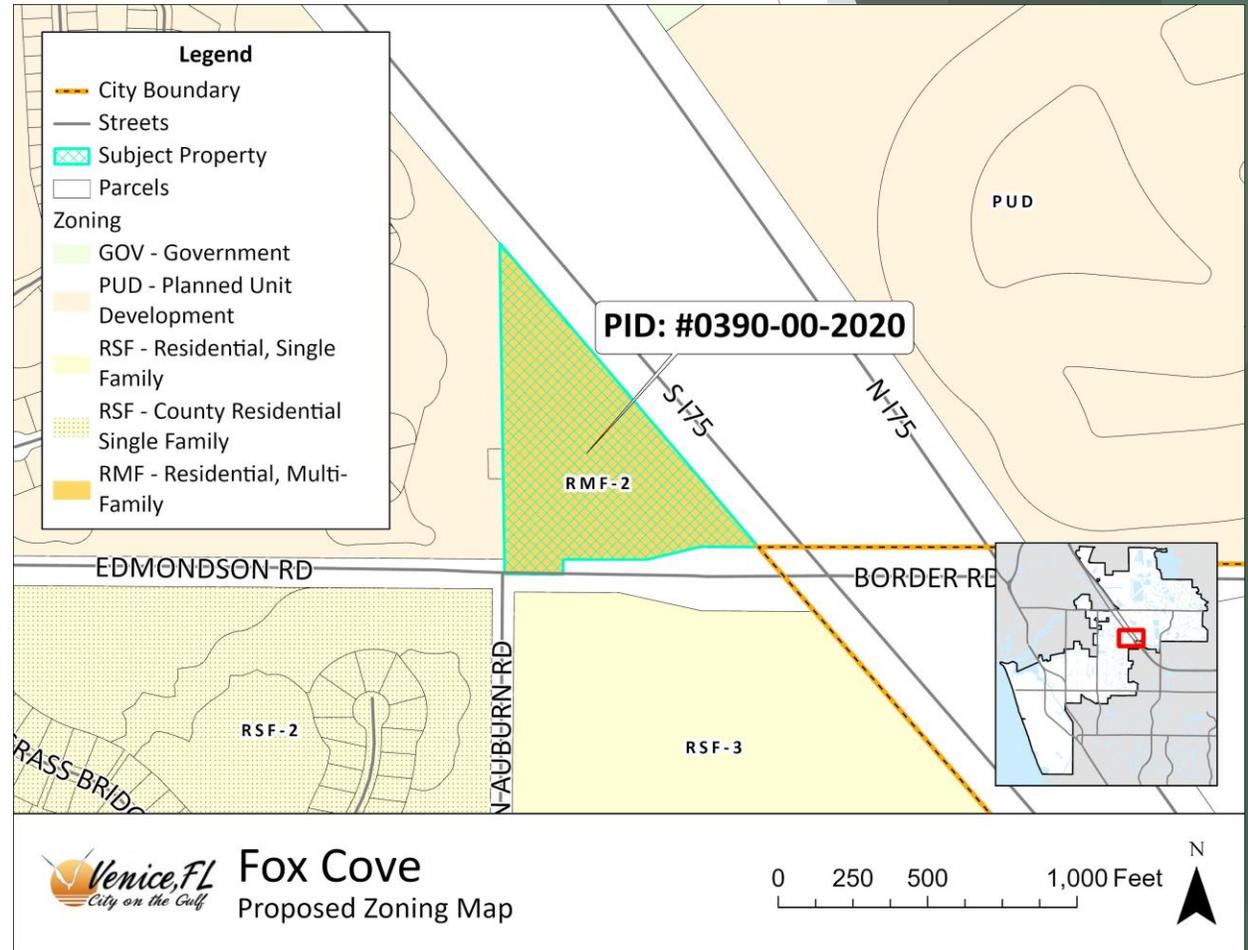
PROPOSED



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	Interstate	Interstate
South	Approved Residential Development - Cassata Oaks	RSF-3	Low Density Residential
East	I-75 Corridor	Interstate	Interstate
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	RMF-2
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, multifamily zoning districts (RMF) offer a range of lot sizes and housing stock to allow a sustainable mix of multifamily residential development. RMF implements Strategy 1.2.3 of the Comprehensive Plan and allows for Moderate to High Density per the Strategy.
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 attached dwelling; Two-family dwelling/ paired villas; Multi-family dwelling; Daycare home; Group living; Essential Service and public utilities, minor.
Density: 1 DU/10 acres Intensity: N/A	Density: 5.1-9.0 DU per acre Intensity: N/A
Open Space: N/A	Open Space: N/A
Lot Area: 10/6 ac	Lot Area: 4,840 sq ft per building structure
Lot Width: N/A	Lot Width: 75'
Yards: Front: 50' Side: 50' Rear: 50' Waterfront yard: 50'	Yards: Front(min/max): 20' Side: (min/max): 12' Rear: (min/max): 10' Waterfront: 20'
Height: 35'	Height: 35' an additional 10' allowed for understory parking only; With height exception could build to 46' with an additional 10' for understory parking.
Building Coverage: N/A	Building Coverage: 35%

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.3.b- Moderate Density Residential

- Supports single family detached and attached residential, with focus on attached residential; multifamily uses may also be supported.
- The proposed project is intended to allow for a 70-unit single-family attached residential development, which meets the intent of this strategy.

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 MODR 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 Planning Commission to make a recommendation to City Council on Zoning Map Amendment No. 24-61RZ.