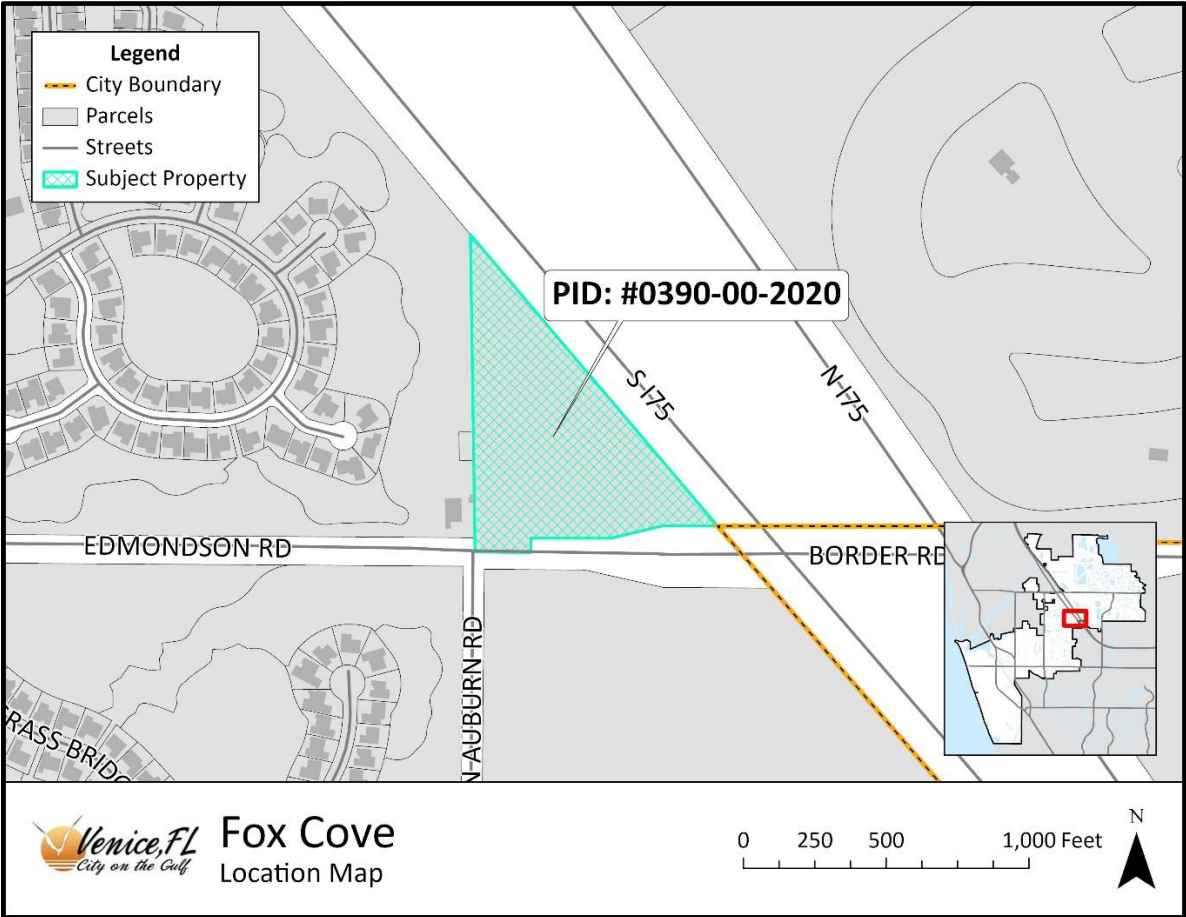


24-60CP Fox Cove

Staff Report



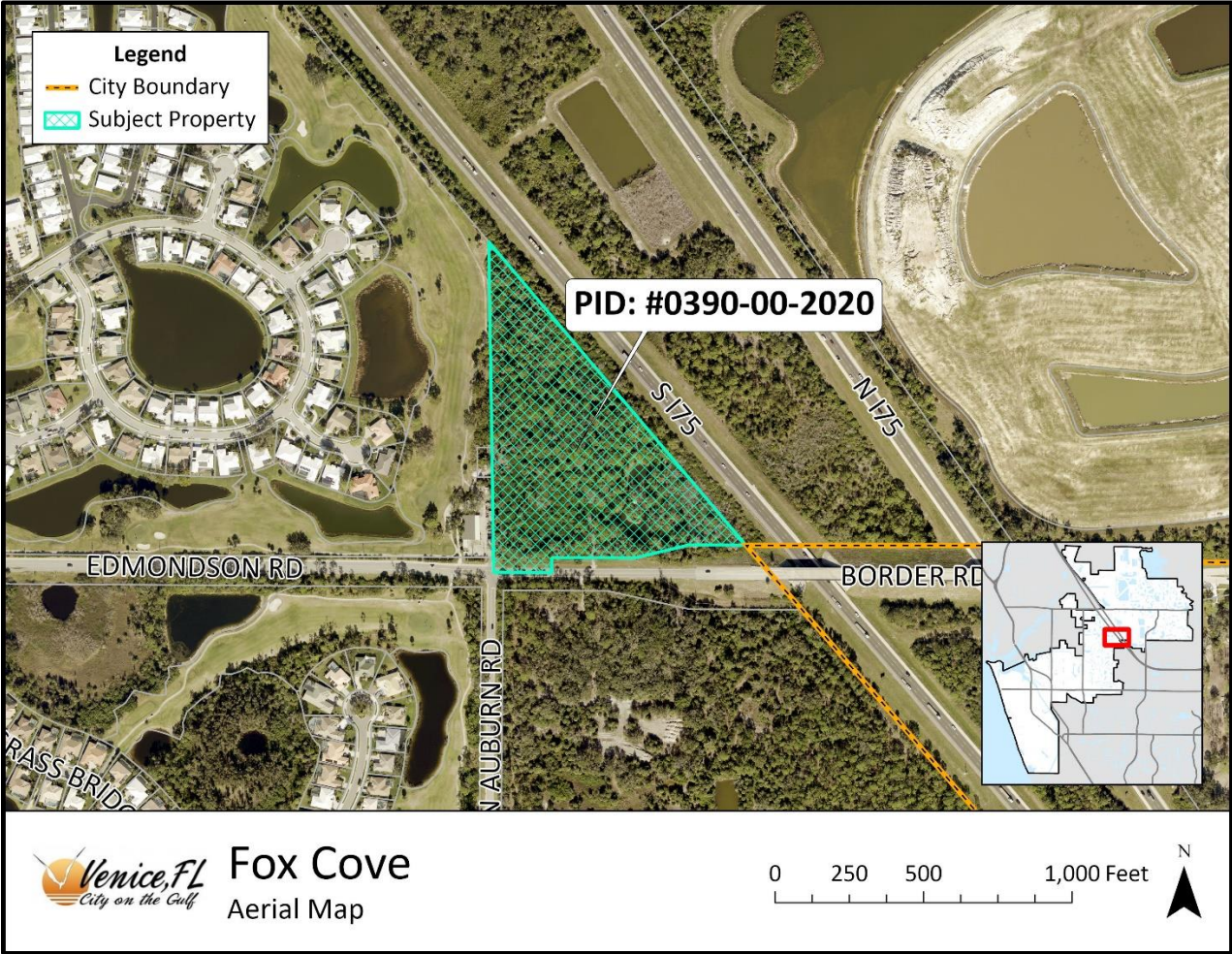
GENERAL INFORMATION

Address:	Northeast corner of Auburn and Border Rd, South of I-75
Request:	Changing the Future Land Use on the property from Low Density Residential to Moderate Density Residential
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:	24-61RZ

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This is a proposed small-scale future land use (FLU) map amendment for the property located at the northeast corner of Auburn and Border Roads, South of I-75. The applicant is proposing a change from Low Density Residential (LDR) to Moderate Density Residential (MODR) to allow for the development of a 70-unit single-family attached housing project. This petition runs concurrently with zoning map amendment petition 24-61RZ.

Aerial Map



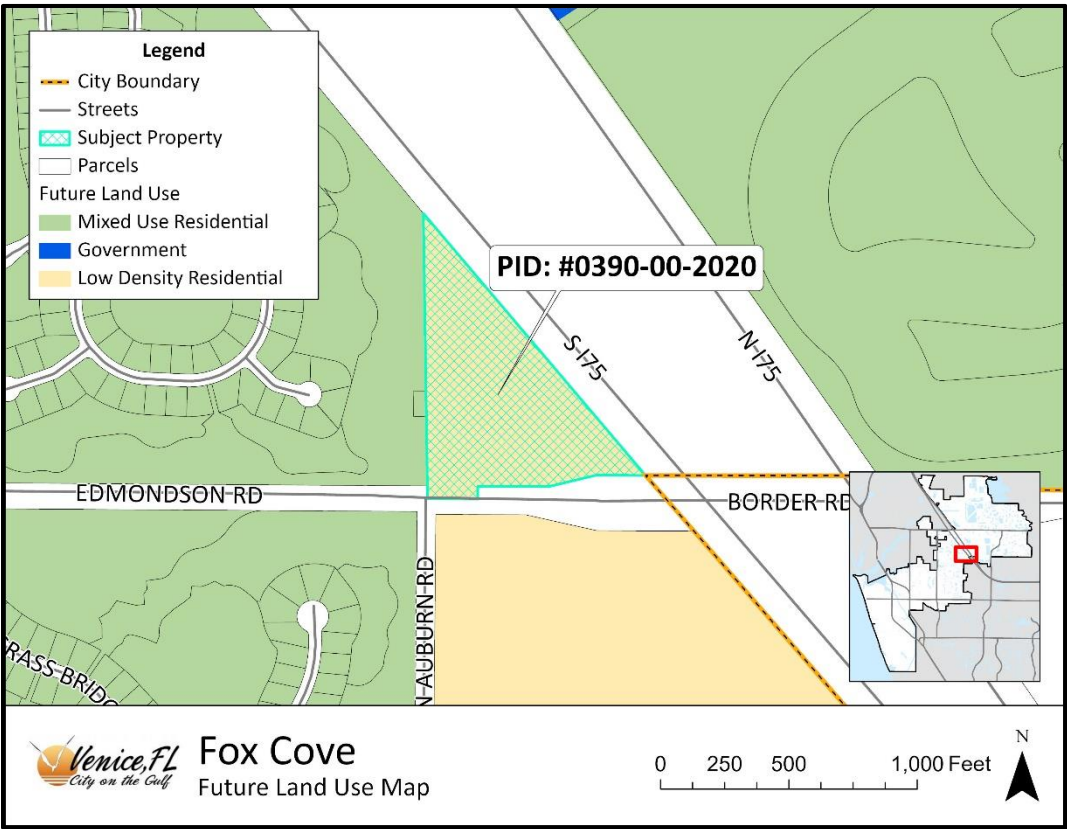
Site Photograph
Border Road facing east



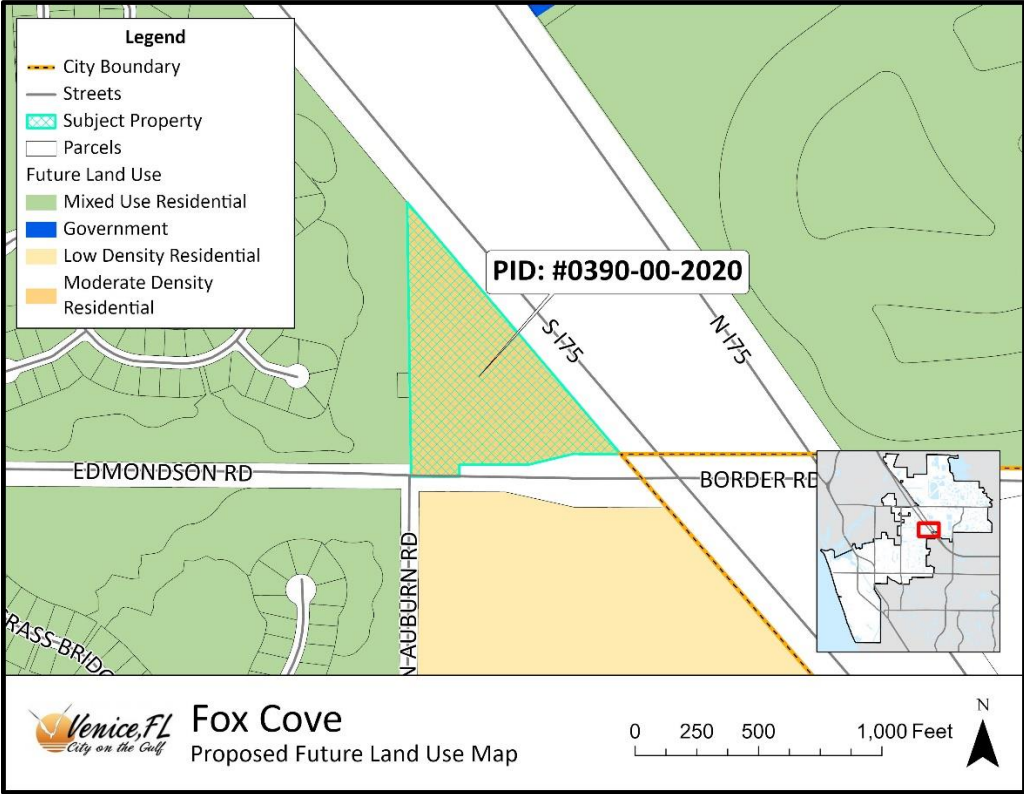
Future Land Use and Zoning

The FLU designation for the subject property is Low Density Residential, with a concurrent petition for a Future Land Use Map Amendment that would change the FLU to Moderate Density Residential. The current zoning designation is County Sarasota County Open Use Rural (OUR) and is proposed zoning designation is RMF-2.

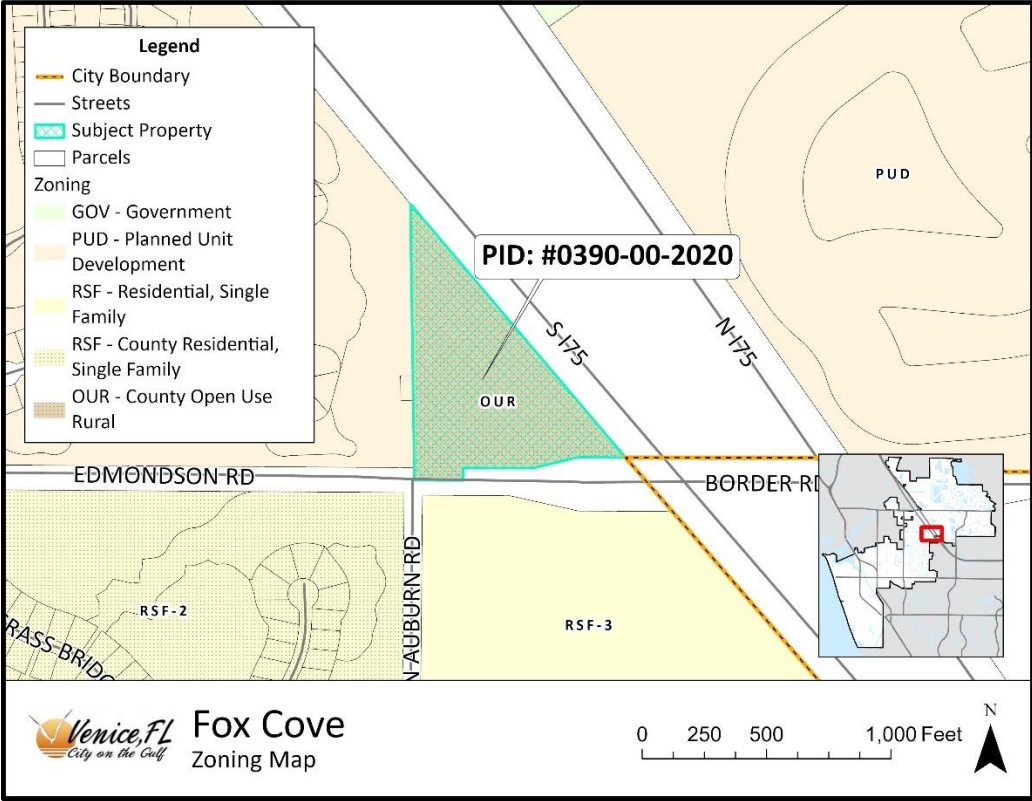
Existing Future Land Use Map



Proposed Future Land Use Map



Existing Zoning



Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	I-75 Corridor	Interstate	Interstate
South	Cassata Oaks	Residential Single Family 3 (RSF-3)	Low Density Residential
East	I-75 Corridor	Interstate	Interstate
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; 2) consistency with the City's Land Development Code (LDC); and 3) consistency with applicable State Statutes.

Consistency with the Comprehensive Plan

This petition seeks to apply a Moderate Density Residential Future Land Use designation to the subject property, which is located in the Pinebrook Neighborhood, home to a variety of land uses, including residential, office, commercial, and civic. The following strategies are considered applicable to the project proposal:

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.

Strategy LU 1.2.8 – Compatibility Between Land Uses provides a compatibility review matrix, which demonstrates that the proposed Moderate Density Residential designation is to be presumed compatible with adjacent FLU designations.

		Adjacent (Existing) FLU										
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C	
FLU Proposed	LDR											
	MODR											
	MEDR											
	HDR											
	IP											
	COMM											
	GOVT											
	IND											
	OS-F											
	OS-C											

Presumed Compatible

Potentially Incompatible

Strategy LU 1.2.16 Mixed Use Residential (MUR) Figure LU-9 Compatibility Review Matrix provides a compatibility review matrix between MUR and FLU categories. Demonstrating that the proposed Moderate Density Residential FLU is to be presumed compatible with adjacent MUR designation.

Adjacent (Existing) FLU										
MUR	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C

Presumed Compatible

Potentially Incompatible

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

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

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application, including Future Land Use Map amendments. The Code includes the following decision criteria:

- A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.

Applicant Response: *The applicant has provided a Traffic Impact Analysis for the proposed development with a proposed PM peak hour trip generation of 38 trips. A full concurrency application will be completed at the time of site and development.*

Staff Comment: *Concurrency review will be completed at the time of Preliminary Plat.*

- B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

Applicant Response: *The proposed development is considered compatible with the surrounding land*

uses as stated in the compatibility matrix. The proposed MODR future land use is presumed compatible with the surrounding LDR and MUR future land use.

Staff Comment: *The compatibility matrixes shows that low to medium density residential is compatible with low to medium density residential and the mixed use residential is compatible with both low and moderate density future land use designations.*

- C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.

Applicant Response: *The proposed comprehensive plan amendment could be seen consistent with all applicable elements of the Comprehensive plan.*

A transportation analysis has been provided according to the requirements of Section 87-1.5.2, and a further review of traffic impacts will be conducted with any subsequent development applications.

Florida Statutes

The size of the subject property indicates that the proposed Future Land Use Map Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from the Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

- I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes applicant response.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.

Applicant Response: *The proposed small scale comprehensive plan map amendment is for a 10.73-acre vacant parcel located at the northeast corner of Border Road and Auburn Road, south of I-75. The anticipated growth of the City of Venice is expanding faster than expected based on the projected population statistics within the City's comprehensive plan. The proposed comprehensive plan amendment would allow for an additional 70 dwelling units within the City.*

- b. The projected permanent and seasonal population of the area.

Applicant Response: *The proposed comprehensive plan amendment would allow for an additional 70 dwelling units within City limits that can serve both seasonal and permanent residents.*

- c. The character of undeveloped land.

Applicant Response: *The character of the land is vacant, low density residential. The proposed comprehensive plan use change would be developed as moderate density residential townhomes.*

- d. The availability of water supplies, public facilities, and services.

Applicant Response: *The site has access to water, sanitary sewer, and other public facilities and services.*

- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Applicant Response: *Not applicable.*

- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Applicant Response: *There are no military installations adjacent to the subject parcel.*

- g. The compatibility of uses on lands adjacent to an airport.

Applicant Response: *Not applicable.*

- h. The discouragement of urban sprawl.

Applicant Response: *The proposed comprehensive plan amendment would be an infill development project within the City.*

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

Applicant Response: *The proposed comprehensive plan amendment will create a number of short-term jobs relating to the construction of the project. After completion of the project, the development will provide 70 new residential units to which resident will work within the surrounding community.*

- j. The need to modify land uses and development patterns within antiquated subdivisions.

Applicant Response: *The proposed comprehensive plan amendment would allow for a residential neighborhood like those surrounding the subject property.*

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)8, provided in this section. Applicant responses and a summary staff comment are provided for these three considerations.

8. Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).

Applicant Response: *The subject parcel will be adequately serviced by existing facilities.*

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Applicant Response: *An environmental survey was completed as part of the submission for this development. There are no known historical or archaeological resources on this site. A study of the American Kestrel was conducted. A species survey of the Florida bonneted bat will be completed before the time of site and development.*

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Applicant Response: *The requested comprehensive plan amendment is associated with underlying rezone. The 10.73 acre site will accommodate approximately 70 townhomes.*

Staff Response: Full concurrency review will be done at the time of preliminary plat. Complete environmental review will also be required when a preliminary plat petition is filed; 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.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant has provided response to these:

(a)

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Applicant Response: *The proposed comprehensive plan will allow for the development of 70 dwelling units. This would be approximately 6.5 units per acre.*

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Applicant Response: *The subject site is within City limits and can be seen as an infill residential development.*

Staff Comment: *Development is not considered infill if it occurs on parcels exceeding one half acre or more.*

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Applicant Response: *The proposed development is on an existing throughfare surrounded by existing residential development.*

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Applicant Response: *The proposed development is built around the nearly one acre wetland area in the south east side of the site.*

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Applicant Response: *The proposed development would not impact any of the protected agriculture areas or activities.*

- (VI) Fails to maximize use of existing public facilities and services.

Applicant Response: *The proposed comprehensive plan amendment will use the existing public facilities and services.*

- (VII) Fails to maximize use of future public facilities and services.

Applicant Response: *The site does not require the use of future facilities.*

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Applicant Response: *The proposed comprehensive plan amendment will allow for land use patterns or time which will not disproportionately increase the cost in time and energy for facilities and services.*

- (IX) Fails to provide a clear separation between rural and urban uses.

Applicant Response: *The proposed comprehensive plan would allow for infill development within City limits.*

Staff Response: *Development is not considered infill if it occurs on parcels exceeding one half acre or more.*

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Applicant Response: *The proposed comprehensive plan would allow for infill development within City limits.*

Staff Comment: *Development is not considered infill if it occurs on parcels exceeding one half*

acre or more.

- (XI) Fails to encourage a functional mix of uses.

Applicant Response: *The proposed comprehensive plan would allow for infill development of 70 townhomes on an existing vacant site.*

Staff Comment: There is no functional mix of uses proposed through this petition. It is expanding on the same use.

- (XII) Results in poor accessibility among linked or related land uses.

Applicant Response: *The proposed development is a residential development similar to those surrounding the property.*

Staff Comment: Little accessibility to complementary land uses.

- (XIII) Results in the loss of significant amounts of functional open space.

Applicant Response: *The subject property currently has no functional open space while the proposed comprehensive plan will have functional open space for residents.*

Staff Comment: *The applicant may choose to include functional open space at the time of preliminary plat.*

(b) The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Applicant Response: *The proposed comprehensive plan would allow for infill development within City limits. An environmental survey has been conducted as part of this application and the proposed development will be built around natural resources.*

Staff Comment: *Development is not considered infill if it occurs on parcels exceeding one half acre or more. The environmental survey will be completed and submitted at the time of the preliminary plat. 100% survey may be required prior to beginning clearing/construction.*

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Applicant Response: *The proposed comprehensive plan would use the existing public infrastructure and services.*

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Applicant Response: *The proposed comprehensive plan would allow for the development of a 70 unit townhouse subdivision with amenities including a multi-use trail.*

Staff Comment: An internal multi use trail does not increase walkability of a neighborhood overall.

- (IV) Promotes conservation of water and energy.

Applicant Response: *The proposed development will meet state standards for water and energy consumption.*

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Applicant Response: *To the best of our knowledge, there will be no impact to agricultural areas. An environmental study was conducted as part of this application.*

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Applicant Response: *The proposed comprehensive plan development will not impact any functional open space or natural lands. As part of the development, a multi-use trail is proposed*

to engage with the natural lands.

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Applicant Response: *The area surrounding the development is residential with the proposed comprehensive plan amendment being additional residential development.*

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Applicant Response: *The proposed comprehensive plan would allow for infill development within City limits.*

Staff Comment: *Development is not considered infill if it occurs on parcels exceeding one half acre or more.*

Summary Staff Comment: The project is already within the City of Venice. This Petition is requesting to assign the property the FLU designation of MODR, which would allow for the site to be rezoned and eventually considered for the development of a 70-unit single-family attached housing development, potentially offering more of this housing type in the community. Any concept plan offered at this stage is not binding unless a stipulation is included in the ordinance for this or related petitions, but a preliminary plat for the project will require a thorough review of consistency with the code and the comprehensive plan, including requiring sidewalk connectivity to be provided and environmental impact studies to be undertaken and reviewed by the City.

Conclusions/Findings of Fact: Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed FLU map amendment.

III. CONCLUSION

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 City Council to take action on Future Land Use Map Amendment Petition No. 24-60CP.