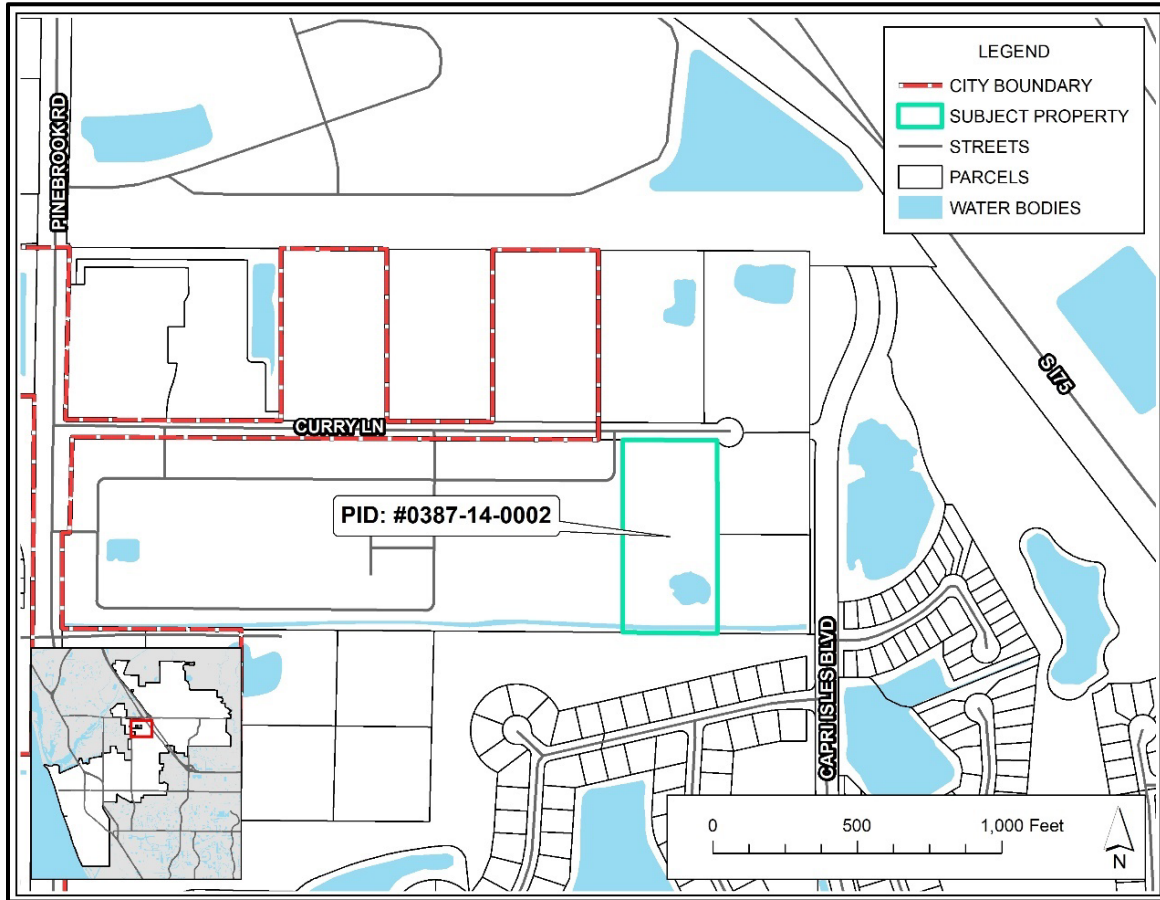


# 23-72CP – Curry Lane Apartments Future Land Use Map Amendment Staff Report



## GENERAL INFORMATION

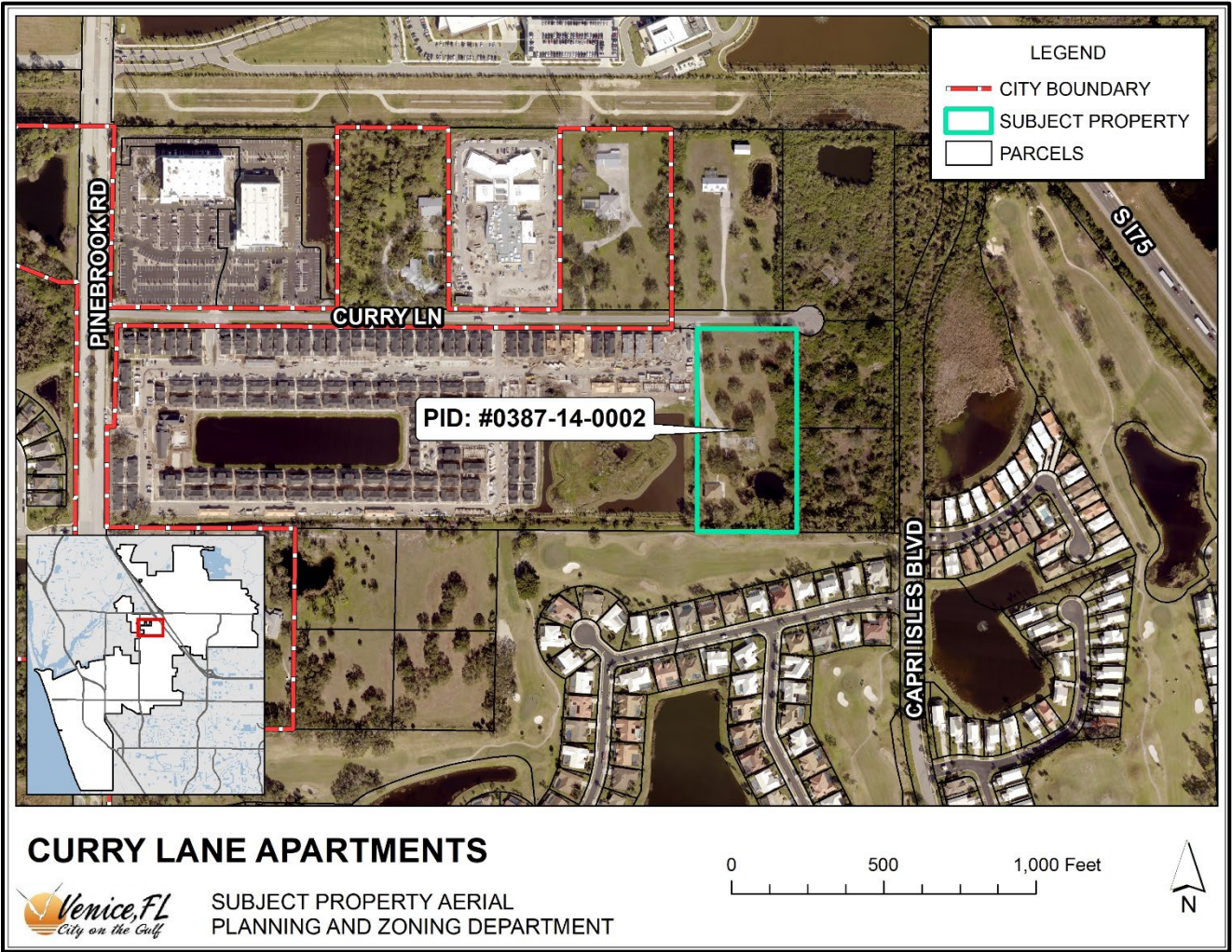
<b>Address:</b>	2900 Curry Lane
<b>Request:</b>	Changing the Future Land Use Designation on the subject property from Moderate Density Residential to Medium Density Residential
<b>Owner/Applicant:</b>	Chris & Ella Knop
<b>Agent:</b>	Brian Lichterman, Vision Planning
<b>Parcel ID:</b>	0387140002
<b>Parcel Size:</b>	5.0± acres
<b>Future Land Use:</b>	Moderate Density Residential
<b>Existing Zoning:</b>	Residential, Multifamily 1 (RMF-1)
<b>Proposed Zoning:</b>	RMF-3
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Neighborhood
<b>Application Date:</b>	October 25, 2023

# I. PROJECT DESCRIPTION

The subject property totals 5± acres in the Pinebrook neighborhood of the Comprehensive Plan. Currently designated Moderate Density Residential (MODR), the applicant is requesting a future land use map amendment to designate this property as Medium Density Residential (MEDR) for the development of apartments.

The applicant has submitted a concurrent zoning map amendment petition (23-73RZ), requesting the corresponding zoning district of Residential, Multifamily 3 (RMF-3).

## Aerial Photo





## Site Photographs



*View South onto Subject Property*



*View West towards The Sophia*





*View East towards Curry Ln Townhomes*

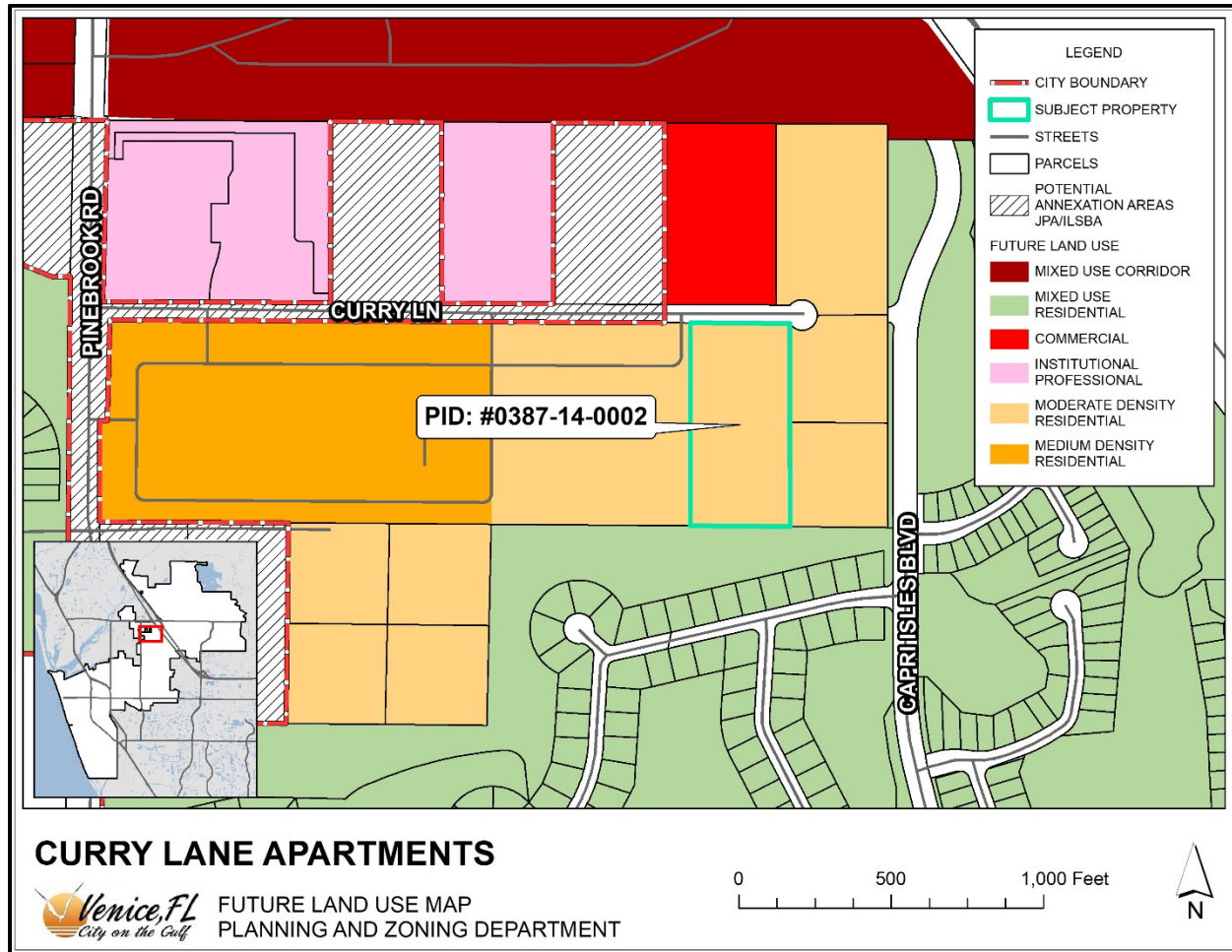


*View North across Curry Lane*

**Surrounding Property Information**

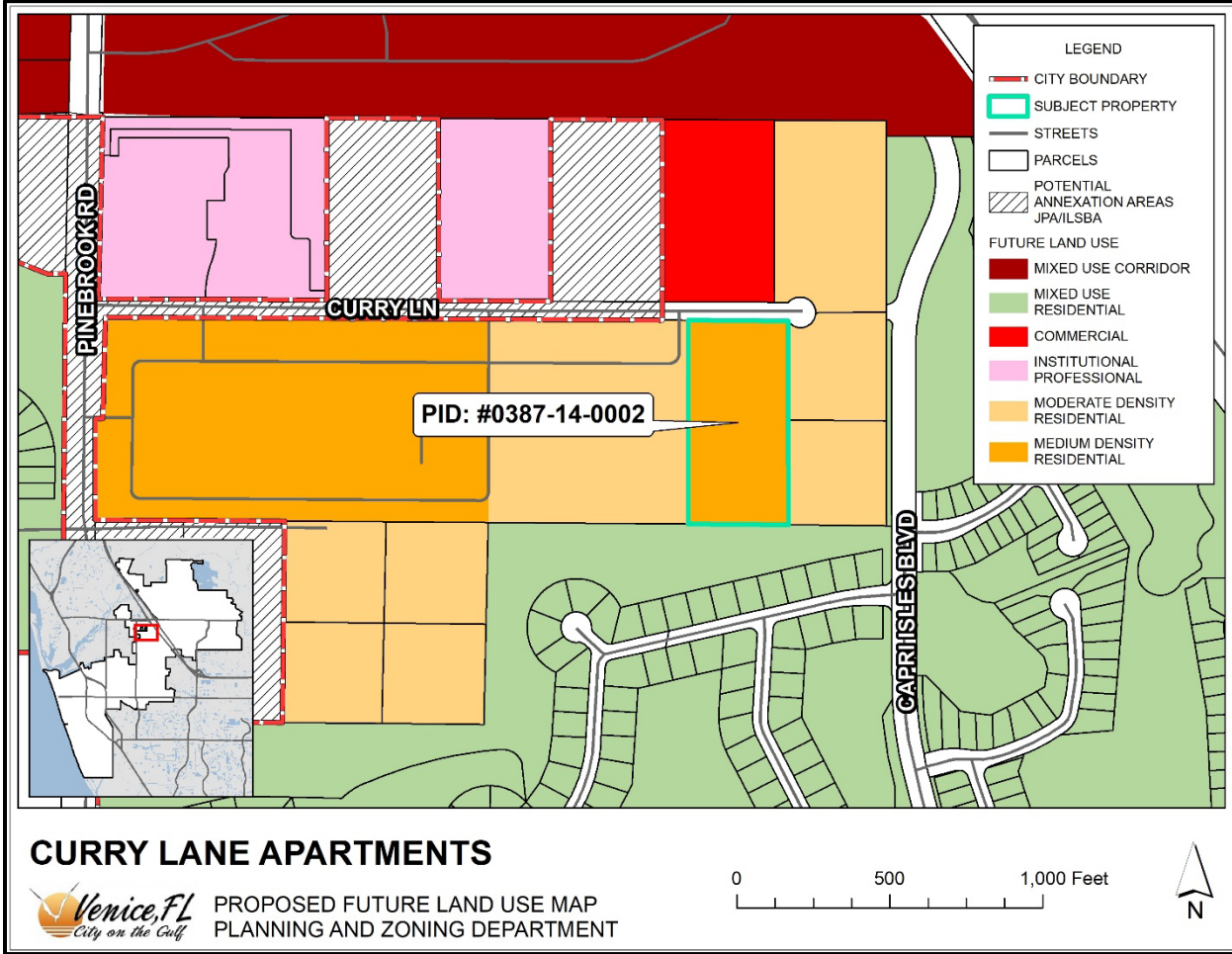
Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Single family home (proposed event venue)	Commercial General (CG)	Commercial
South	Residential (Waterford)	Planned Unit Development	Mixed Use Residential
East	Residential (Curry Lane Townhomes)	Residential, Multifamily 1 (RMF-1)	Moderate Density Residential
West	Residential (Watermark)	Residential, Multifamily 1 (RMF-1)	Moderate Density Residential

**Existing Future Land Use Map**

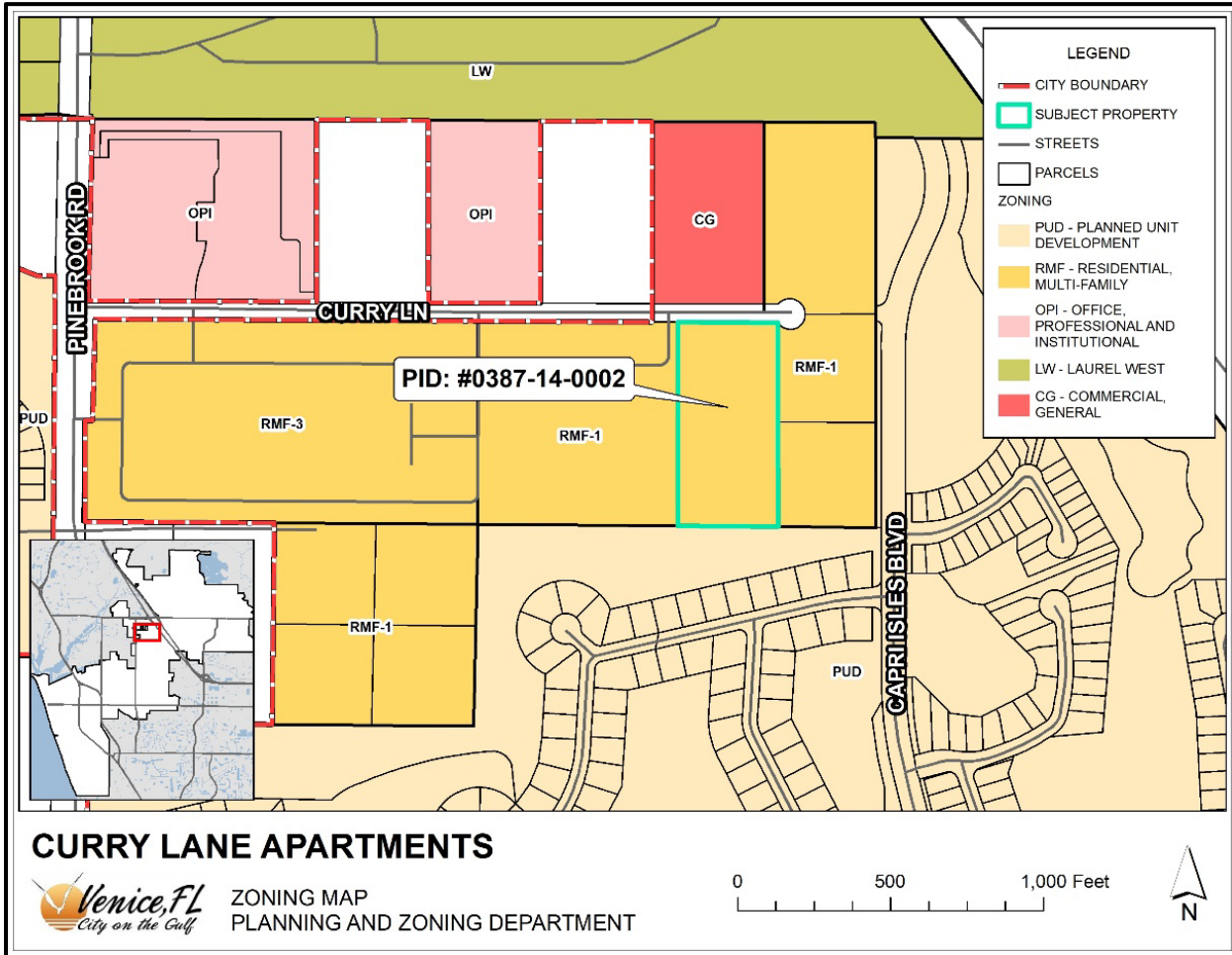




# Proposed Future Land Use Map



## Zoning Map



## II. PLANNING ANALYSIS

### Land Development Code

Section 86-33(5) of the Land Development Code directs Planning and Zoning staff in their review of a Comprehensive Plan Amendment application. The Code specifies that:

*This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch. 163.*

### Consistency with the Comprehensive Plan

The subject property has the Future Land Use designation of Moderate Density Residential. The property is located in the Pinebrook Neighborhood, which is home to a mix of land uses, including the residential and medical office uses along Curry Lane, along with other commercial, residential, and office areas, and several parks. There are no strategies in the Pinebrook Neighborhood element that relate to a proposal for an apartment development, nor do any strategies in this neighborhood address the proposed change from a moderate to medium density designation.

### **Strategy LU 1.2.3 – Residential**

Associated rezoning petition 23-73RZ requests the appropriate implementing zoning district for this future land use, RMF-3. Development of the property consistent with MEDR and RMF-3 will be limited to a range of 9.1 to 13.0 units per acre (46-65 units).

### **Strategy LU 1.2.3.c – Medium Density Residential**

This strategy supports single family attached and multifamily development, along with mixed use residential development. The applicant's intent to develop apartments on this property is consistent with this strategy.

### **Strategy HG 1.1- Housing Options**

The Comprehensive Plan states that 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. This FLU amendment would allow the applicant to pursue their goal of apartment development, which is part of the range described in this strategy.

### **Florida Statutes**

The size of the subject property indicates that the proposed Comprehensive Plan Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from 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 will respond to each with staff comments.

*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:** Guidance on how much land is required to accommodate anticipated growth has already been decided in part by the adopted JPA/ILSBA to the west which determined a density of 13 Dwelling Units Per Acre along with nonresidential development was appropriate for this area east of Pinebrook Road.

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

**Applicant Response:** The proposed 65 multifamily units will be able to supply the demand for Multi Family generated from the projected permanent and seasonal population of the area.

*c. The character of undeveloped land.*

**Applicant Response:** The character of this area is a combination of medical offices, suburban residential, and Multi Family development and will allow an opportunity for some mixed-land use in the area, which is otherwise exclusively residential in character. Much of the undeveloped lands surrounding the subject parcel are either already developed for residential uses consistent with the PUD approvals already obtained or office developments.

**Staff Comment:** The parcel considered for this map amendment is currently used for a single-family home,



with a typical lawn, several trees, and other landscaping plants.

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

**Applicant Response:** The potable water supplier for the subject property is the City of Venice Utilities. There is an existing 8" potable water main located on the north side of Curry Lane. At a minimum, a single tap into the existing water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located over 700 feet from the proposed entrance and over 1400feet from the most remote point of development. All multifamily buildings will be required to have a sprinkler protection which includes a fire department connection that complies with Sec 74-49 on Curry Lane at the northwest corner of the property. All fire department connections shall also have a fire hydrant which meets the needed fire flow accessible within 100 feet of the connection measured along an approved roadway.

*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:** Not Applicable

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

**Applicant Response:** Not Applicable

*h. The discouragement of urban sprawl.*

**Applicant Response:** The Subject Parcel is clearly within the area of urban development within the City of Venice.

**Staff Comment:** Increasing density in an area already zoned for multifamily residential can help discourage sprawl without introducing compatibility conflicts.

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

**Applicant Response:** The proposed Multi Family will create a number of short-term jobs related to the use of local Planning and Engineering professionals, local General Contractors and continuing employment of maintenance and caretakers of the facility. Allowing an opportunity for mixed-land use in the area, as opposed to exclusive residential land uses, will serve to strengthen the community's diversity and economy with mixed land uses.

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

**Applicant Response:** Not Applicable.

*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)2, provided in this section. A staff response is provided for each of the 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 and available public facilities, including roads, central water and sewer, Police and EMS services. There is an existing 8" potable water line located on the north side of Curry Lane. At a minimum, a single tap into the existing water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located over 700 feet from the proposed entrance and over 1,400 feet from the most remote point of development. All multi family buildings will be required to have sprinkler protection which includes fire department connection that complies with Section 74-49 water supply for fire protection. There is an existing central sewer service available on Curry Lane. For the proposed development, a lift station and force main extension/connection may be required to serve the property. There is an existing 4" PVC force main located in the Curry Lane right of way.

**Staff Comment:** The City of Venice Comprehensive Plan establishes Level of Service standards for the following public facilities:

- Potable water
- Wastewater
- Parks and public spaces
- Stormwater
- Solid Waste
- Transportation/Roadways
- Schools

*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:** The Applicant has submitted a professionally prepared Environmental Analysis of the Subject Parcel including a review of the undeveloped land, soils, topography, natural resources. There are no known historical or archaeological resources on the site.

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

**Applicant Response:** The subject 5.0 Acre Parcel with a Medium Density Residential designation is what is needed in order to develop a 65 unit Multi Family Facility on the site, and still comply with all other Land Development Regulations.

### *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 responded to all eight of the listed indicators; four of the most relevant answers were chosen by staff to republish in this report:



- 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 Applicant has submitted a professionally prepared Environmental Analysis of the Subject Parcel including a review of the undeveloped land, soils, topography, natural resources. There are no known historical or archaeological resources on the site and the location of the site within an area where the City has encouraged urban type developments, will not have an adverse impact on natural resources and ecosystems.

**Staff Comment:** Greater density in this area should not intensify the impact on the subject site's resources and may reduce overall impact to the community by using less land for the proposed units than would be required at a lower density future land use designation.

- 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 requested Comprehensive Plan Amendment Application will contain sidewalks linking to the existing sidewalk on Curry Lane. Therefore, the development will promote accessibility among linked or related land uses. This in turn helps to promote walkable and connected communities and provides for compact development and a mix of uses at densities and intensities, to support multimodal transportation systems.

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

**Applicant Response:** The requested Comprehensive Plan Amendment Application is a small 5.0 Acre parcel and approximately 28% open space is being retained. Therefore, there will not be a loss of significant amounts of functional open space. However, there will be no impact on public open space and recreation needs.

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

**Applicant Response:** The intent of the adopted City of Venice Comprehensive Plan is to promote mixed use developments. The requested Comprehensive Plan Amendment Application demonstrates how the proposed development will help contribute to a balance of multi family and medical office land uses along Curry Lane and meet the demand for multifamily close by to employment center uses.

**Staff Comment:** Nonresidential uses in the neighborhood are expected to create significant demand for residential units, and this project provides another housing type to serve that demand.

**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 (LDC), and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration when making a determination on the proposed Future Land Use Map Plan 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 Planning Commission to make a recommendation to City Council on Future Land Use Map

Amendment Petition No. 23-72CP.