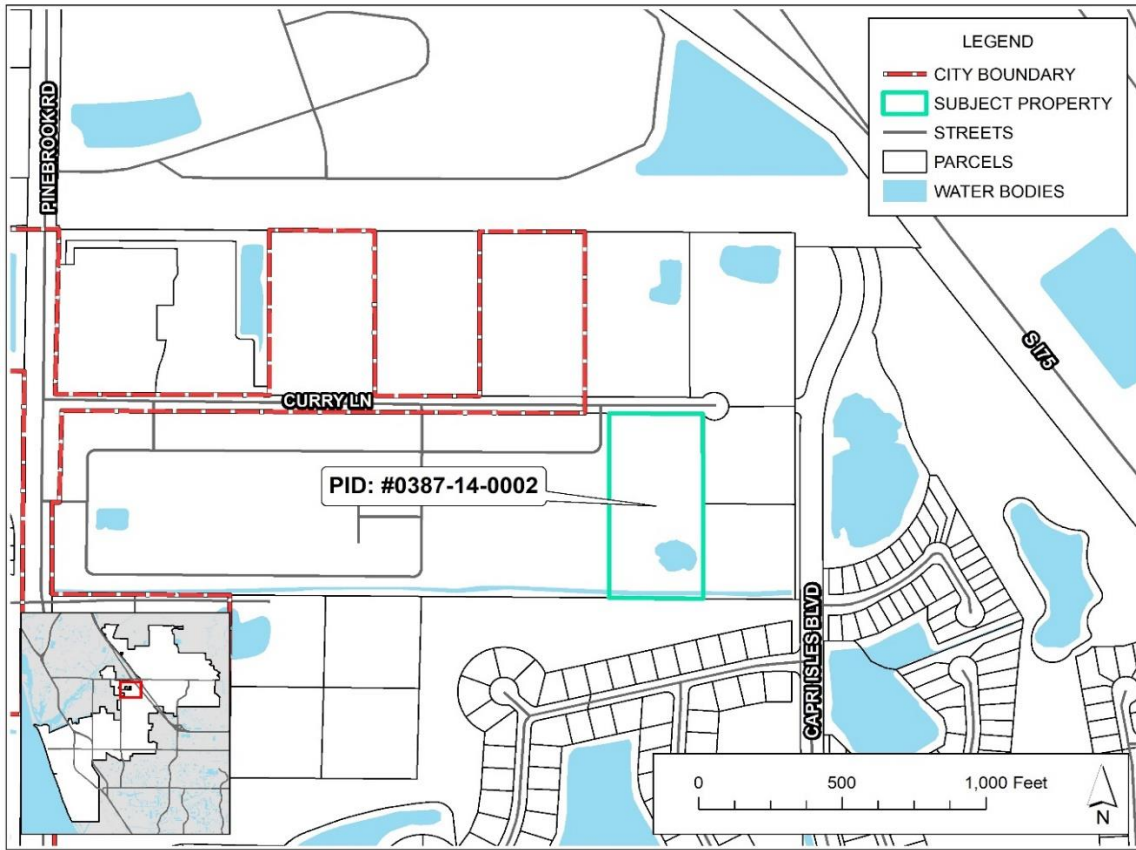


23-73RZ – Curry Lane Apartments Zoning Map Amendment Staff Report



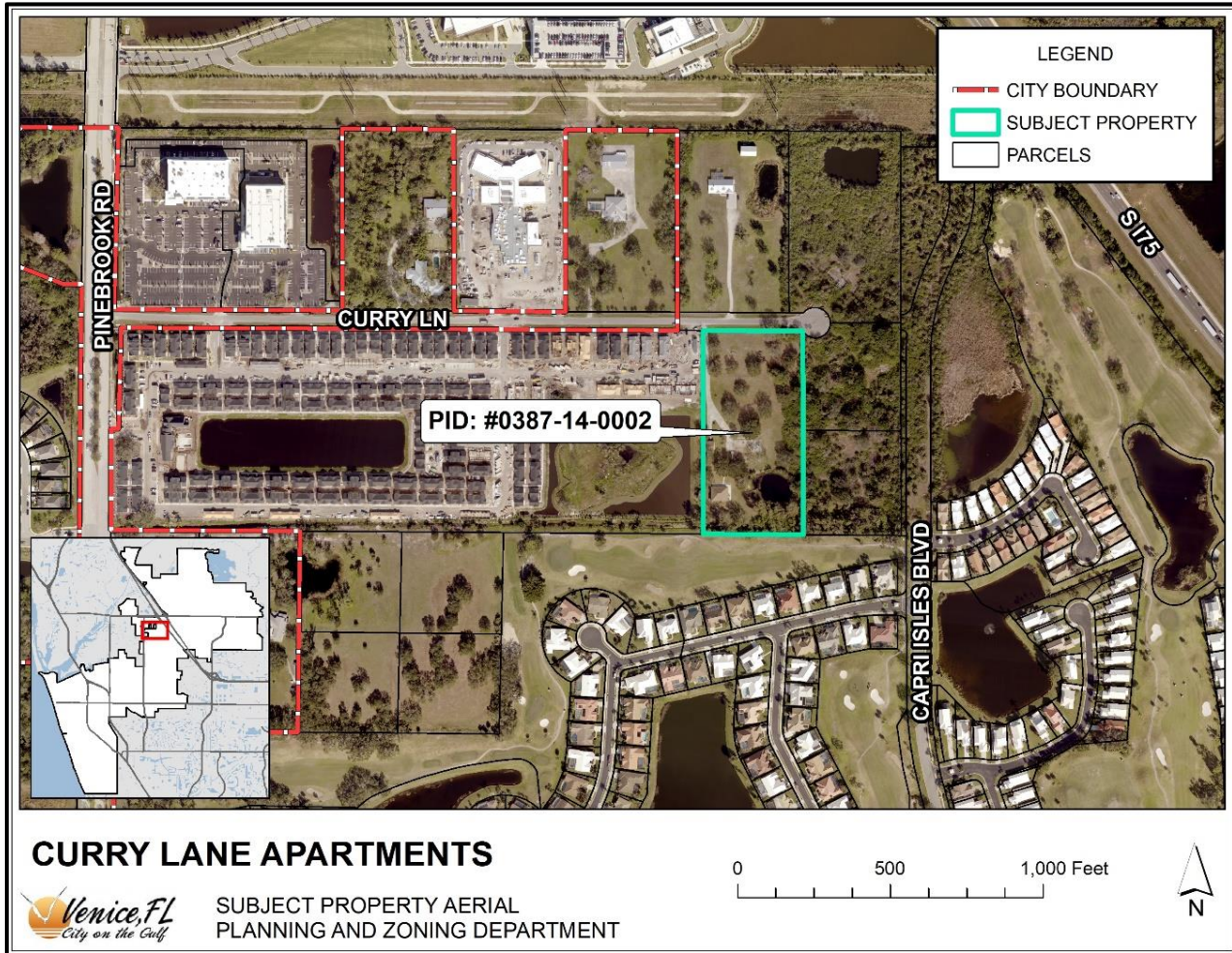
GENERAL INFORMATION	
Address:	2900 Curry Lane
Request:	Changing the zoning on the subject property from Residential, Multifamily 1 (RMF-1) to RMF-3
Owner/Applicant:	Chris & Ella Knop
Agent:	Brian Lichterman, Vision Planning
Parcel ID:	0387140002
Parcel Size:	5.0± acres
Existing Future Land Use:	Moderate Density Residential
Proposed Future Land Use	Medium Density Residential
Zoning:	Residential, Multifamily 1 (RMF-1)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	October 27, 2023

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal seeks to assign a City of Venice zoning district of Residential, Multi-Family 3 (RMF-3) to the property at 2900 Curry Lane for development of a multifamily project. Associated Comprehensive Plan Amendment Petition 23-72CP has been filed concurrently with the subject petition. The associated Comprehensive Plan Amendment petition requests the appropriate corresponding future land use designation of Medium Density Residential.

The subject property currently has a Future Land Use designation of Moderate Density Residential and a zoning designation of Residential, Multifamily 1 (RMF-1).

Aerial Photo



Site Photographs



View South onto Subject Property



View West towards The Sophia



View East towards Curry Ln Townhomes

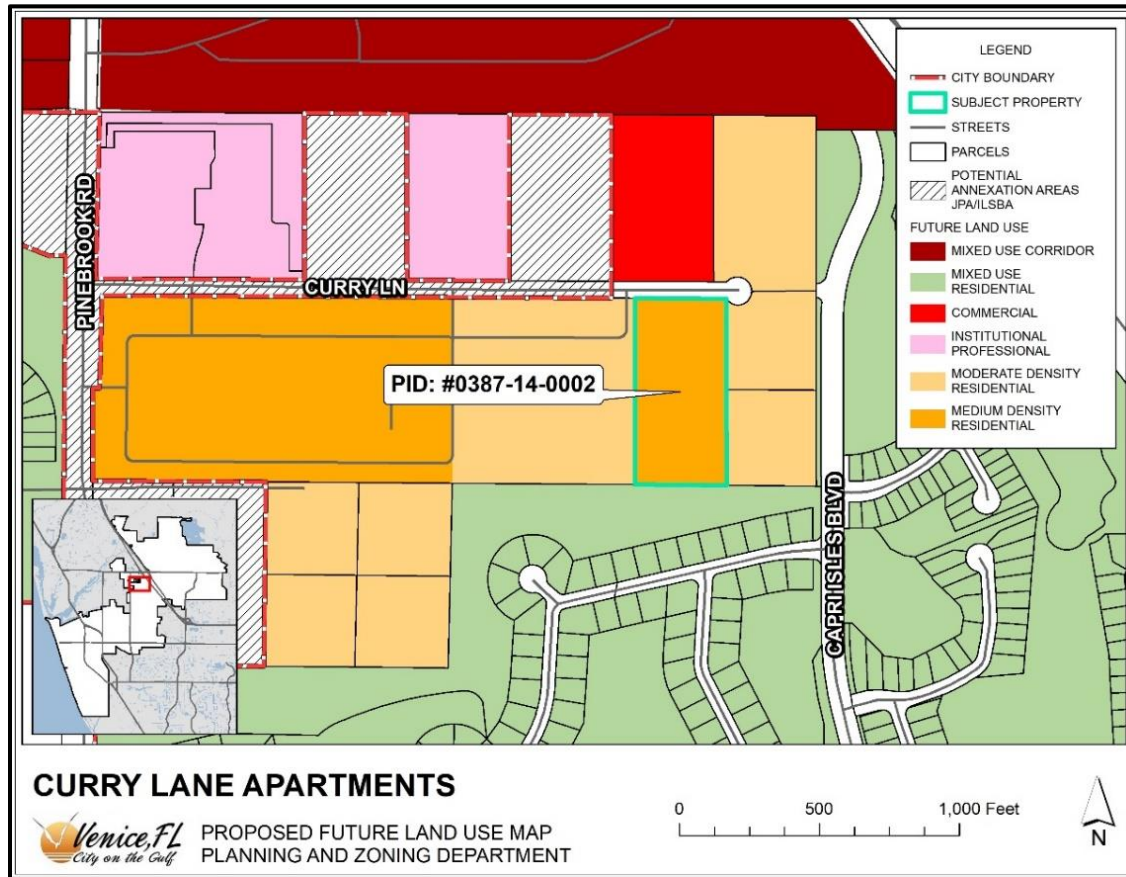


View North across Curry Lane

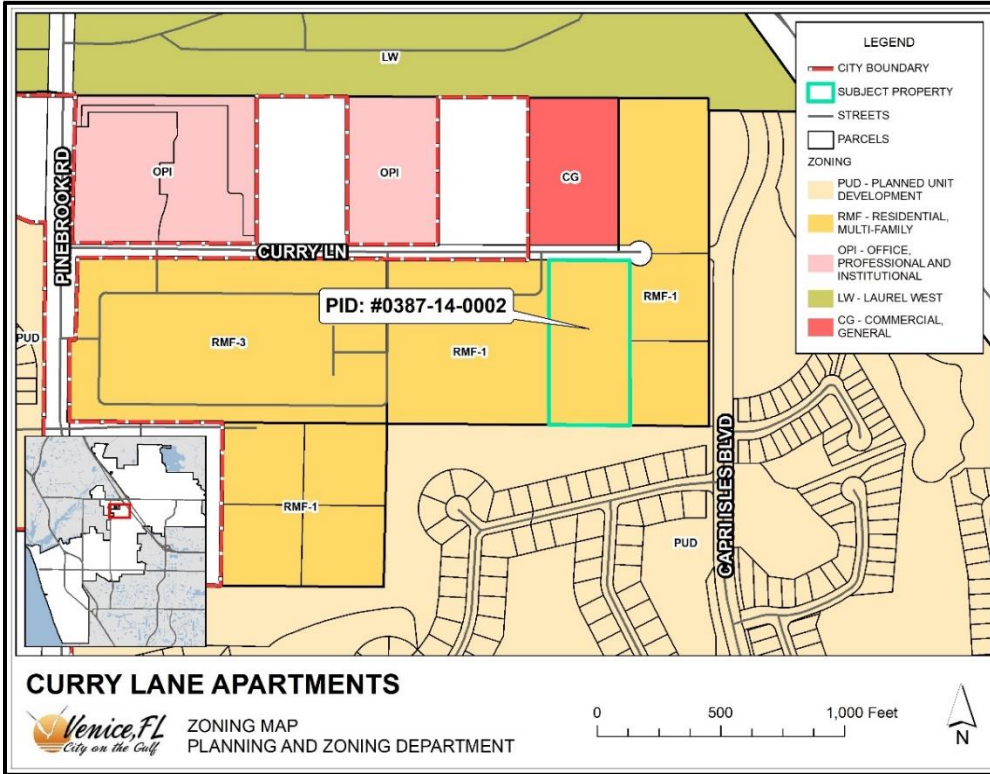
Surrounding Property Information

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

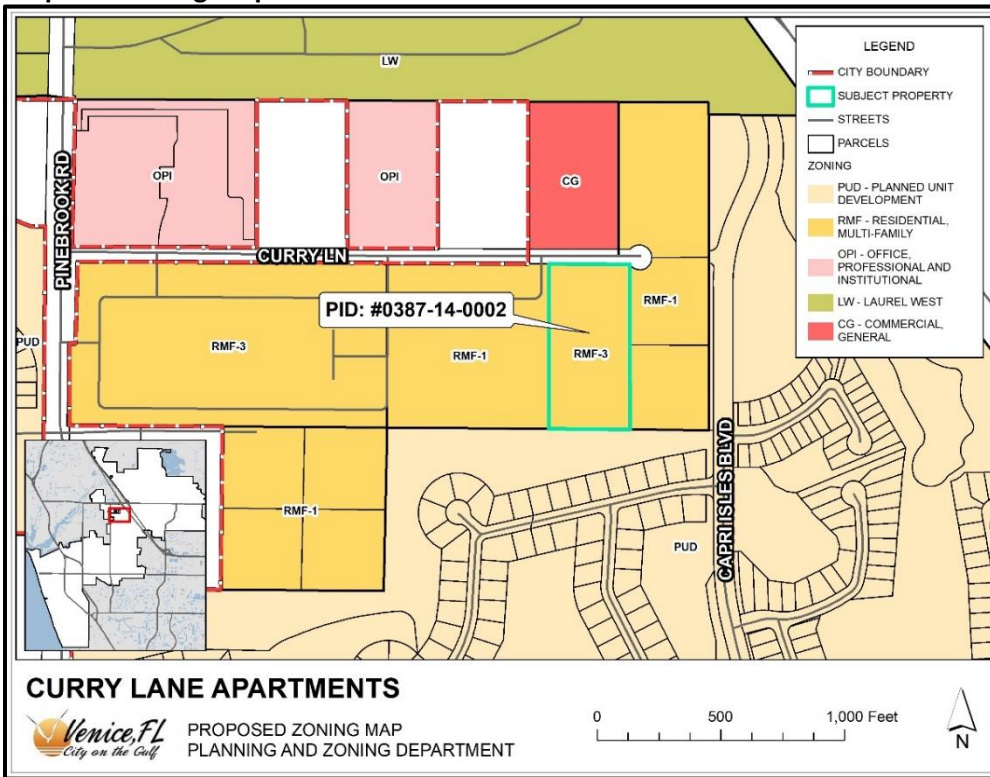
Future Land Use Map (as proposed through 23-72CP)



Existing Zoning Map



Proposed Zoning Map



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates A) how the existing RMF-1 zoning district compares to the proposed RMF-3 zoning with regard to allowed uses and development standards, B) consistency with the Comprehensive Plan, C) compliance with the Land Development Code, and D) compliance with the City’s concurrency management and mobility regulations and the project’s expected impacts on public facilities.

Comparison of Existing RMF-1 Zoning and Proposed RMF-3 Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from RMF-1 to RMF-3. The applicant’s intent is to develop a multifamily project, using the increased available density to build apartment units.

The table below provides a comparison of the districts’ development standards and permitted uses. Note that density is regulated by the future land use designation, but the Comprehensive Plan requires RMF-3 to have a future land use of Medium Density Residential.

Standards	Existing Zoning – RMF-1	Proposed Zoning – RMF-3
Density Limit (regulated by Comprehensive Plan)	9.0 du/ac	13.0 du/ac
Maximum Dwelling Units on 5 acres	45	65
Height	35’ (46’ with height exception) 10’ allowed for understory parking	46’ (57’ with height exception) 10’ allowed for understory parking
Lot Coverage	35%	45%
Principal Uses by Right*	Essential Services (Minor), Single Family Attached Dwellings, Multifamily Dwellings, Home Day Care, Group Living	Essential Services (Minor), Single Family Attached Dwellings, Multifamily Dwellings, Home Day Care, Group Living

*Not an exhaustive list of district uses

Consistency with the Comprehensive Plan

The subject property is proposed for the Future Land Use designation of MEDR. The property is located in the Pinebrook Avenue Neighborhood.

Strategy LU 1.2.3.c – Medium Density Residential includes “a variety of residential types – single family attached and multifamily; supports mixed use residential development.” Neither the FLU designation assigned through petition no. 23-72CP nor this rezoning petition will authorize development, but these designations will dictate the type of development that may occur. The applicant’s stated intent for multifamily residential is appropriate for this designation and will be limited to a density range of 9.1-13.0 dwelling units per acre by the Comprehensive Plan (rather than the zoning district). RMF-3 is an implementing zoning district of MEDR, so the request is consistent with the associated petition for this project.

No other strategies in the Land Use Element, any other elements, or the Pinebrook neighborhood have been found to relate directly to the subject proposal.

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 Medium Density Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

Land Development Code Compliance

The subject petition has been processed with the procedural requirements contained in Section 87-1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Section 87-1.7.4 of the Land Development Code provides the following decision criteria for Planning Commission and City Council. The criteria and applicant responses are reproduced in this report.

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: The existing land use pattern along Curry Lane is currently primarily residential and professional office in character and the zoning is consistent with higher intensity multifamily development and professional office uses. The proposed Curry Lane Zoning Map Amendment to change from RMF-1 to RMF-3 zoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering, consistent with the City’s adopted Comprehensive Plan and land development regulations.

Staff Response: The subject property is already zoned for multifamily; this change would offer increased density and height for the same use.

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: A number of significant changes in land uses and zoning have occurred in this area but by far has to be existing and ongoing expansion of the Sarasota Memorial Hospital. This is a tremendously influential land use which serves as the catalyst for more offices and the demand for apartments to satisfy the demand for nearby housing opportunities for employees. The recent annexation of other properties along Curry Lane in Area 6 of the JPA/ILSBA also allowed for rezoning of properties to RMF-3 and OPI which has served to substantially change the existing land use patterns along Curry Lane.

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

Applicant Response: The proposed rezoning from RMF-1 to RMF-3 for apartments along Curry Lane Rezoning is consistent with and implements the standards of the City’s adopted Comprehensive Plan for similarly situated properties along the south side of Curry Lane.

Staff Response: No inconsistencies related to the Comprehensive Plan have been identified through the Technical Review Committee process.

4. Conflicts with existing or planned public improvements.

Applicant Response: No conflicts with existing or planned public improvements have been identified. The proposed Apartment use permitted in the RMF-3 zoning will permit a maximum of 65 apartment units and the existing infrastructure is already in place to support this level of development.

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: The Applicant has prepared both a Comprehensive Plan level analysis and rezoning analysis and determined Curry Lane and the surrounding road network is capable of supporting the proposed development without adversely impacting LOS.

The impact of the proposed development is not anticipated to adversely impact 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.

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: The impact of the proposed development is not anticipated to adversely impact 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.

Staff Response: Demand for public facilities will grow as this area continues to develop, but this property is in an existing area zoned for multifamily and public facilities concurrency will be confirmed through the site and development plan process.

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:

(i) Infrastructure 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 by extension of facilities along Curry Lane. At present, the City's water and wastewater infrastructure has capacity to serve the project.

(ii) Water service sufficient to serve the project will be provided by the City of Venice by connection to an existing 4" water main on the north side of Curry Lane. A single tap into the existing 4" 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 on Curry Lane at the northwest corner of the site. For the proposed development, a lift station and force main extension/connection may be required to serve the property. will be provided by construction of onsite lift stations which will pump to an existing City of Venice 6" force main on Knight's Trail Road.

(iii) Stormwater will be detained and treated onsite prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principal of providing adequate flood protection based on the site drainage system.

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: There will be a deminimus impact on any public facilities to the site. Rather, the location of housing close by employment opportunities such as the SMH Campus and the industrial areas east of I-75 and west of Knights Trail Road will facilitate the opportunity to walk or ride their bikes to work or be transported by vans from the various employers which will serve to remove vehicles from the area roadways. This will serve to improve the overall neighborhood.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: Development of the Curry Lane Apartments will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, reuse areas, delivery and storage areas, as well as landscaping, buffers and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed within the standards of the City.

8. Potential expansion of adjacent zoning districts.

Applicant Response: The proposed rezoning of the subject property from RMF-1 to RMF-3 reflects the City's acknowledgement of RMF-3 zoning to the west along Curry Lane. Furthermore, the adopted City Plan has

identified mixed use zoning and land uses in the Pinebrook Neighborhood and the Applicant has relied upon the City's approval of these designations in moving forward with its development petitions.

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

Applicant Response: The environmental assessment prepared by Kimley Horn report in July 2023 and submitted with the application confirmed Approximately 90% of the project site is classified as upland habitats, most of which is designated as residential low density and Brazilian pepper. Overall, the site contains a total of 0.28 acres of streams and waterways or reservoirs. Nothing in the report indicated the property is not suitable for the intensity of multi-family apartment development and the property contains limited regulated environmental features.

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, and location and type of municipal amenities will be provided as part of subsequent site and development plan submittal. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.

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.

Concurrency/ Mobility

The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with a development proposal, and a full review will be provided at that time. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

No development has been proposed through this application. However, a traffic study was submitted based on a potential development of 65 multifamily units, and this study was reviewed and deemed compliant by the City's traffic consultant. Any required improvements discovered as a result of this study should be included in a subsequent site plan for the property.

Conclusions/Findings of Fact (Concurrency): As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusions/Findings of Fact (Mobility):

No development has been proposed through this application. The applicant's Traffic Impact Analysis has been deemed compliant and traffic impacts will be considered further with the submittal of a development proposal.

III. CONCLUSION

Planning Commission Report and Action

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 the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 23-73RZ.