

**COMPREHENSIVE PLAN  
AMENDMENT  
PETITION NO. 23-72CP  
Curry Lane Apartments**

Agent: Brian Lichterman, Vision Planning

Owner/Applicant: Chris & Ella Knop

# GENERAL INFORMATION

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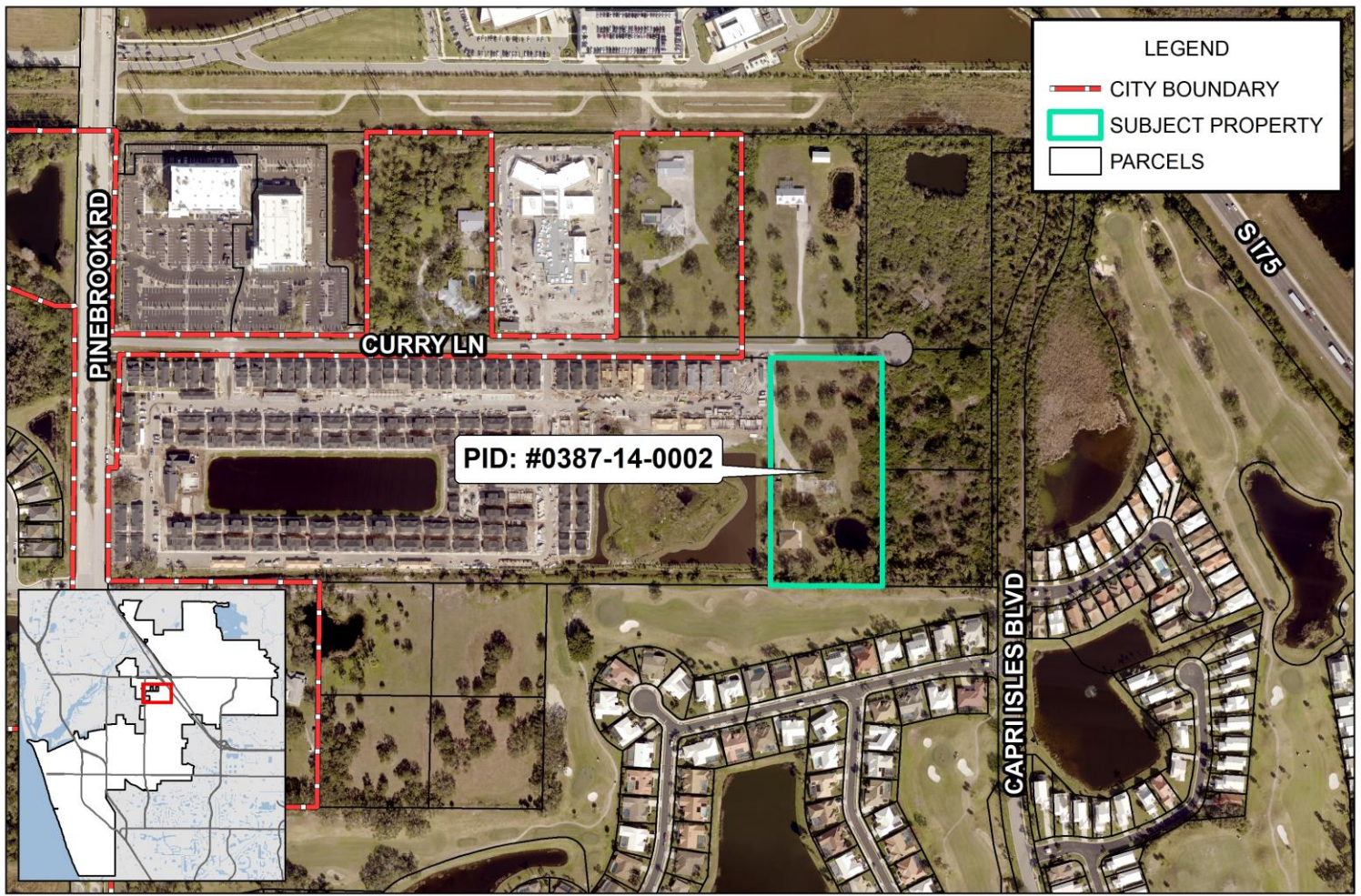
<b>Address:</b>	2900 Curry Lane
<b>Request:</b>	Changing the Future Land Use Designation on the subject property from Moderate Density Residential to Medium Density Residential
<b>Owner/Applicant:</b>	Chris & Ella Knop
<b>Agent:</b>	Brian Lichterman, Vision Planning
<b>Parcel ID:</b>	0387140002
<b>Parcel 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

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# PROJECT DESCRIPTION

- ▶ FLU change from Moderate Density to Medium Density
- ▶ Concurrent rezoning petition for Residential, Multifamily 3
- ▶ Applicant intends to develop apartments on the site

# AERIAL MAP



## CURRY LANE APARTMENTS



SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DEPARTMENT

0 500 1,000 Feet

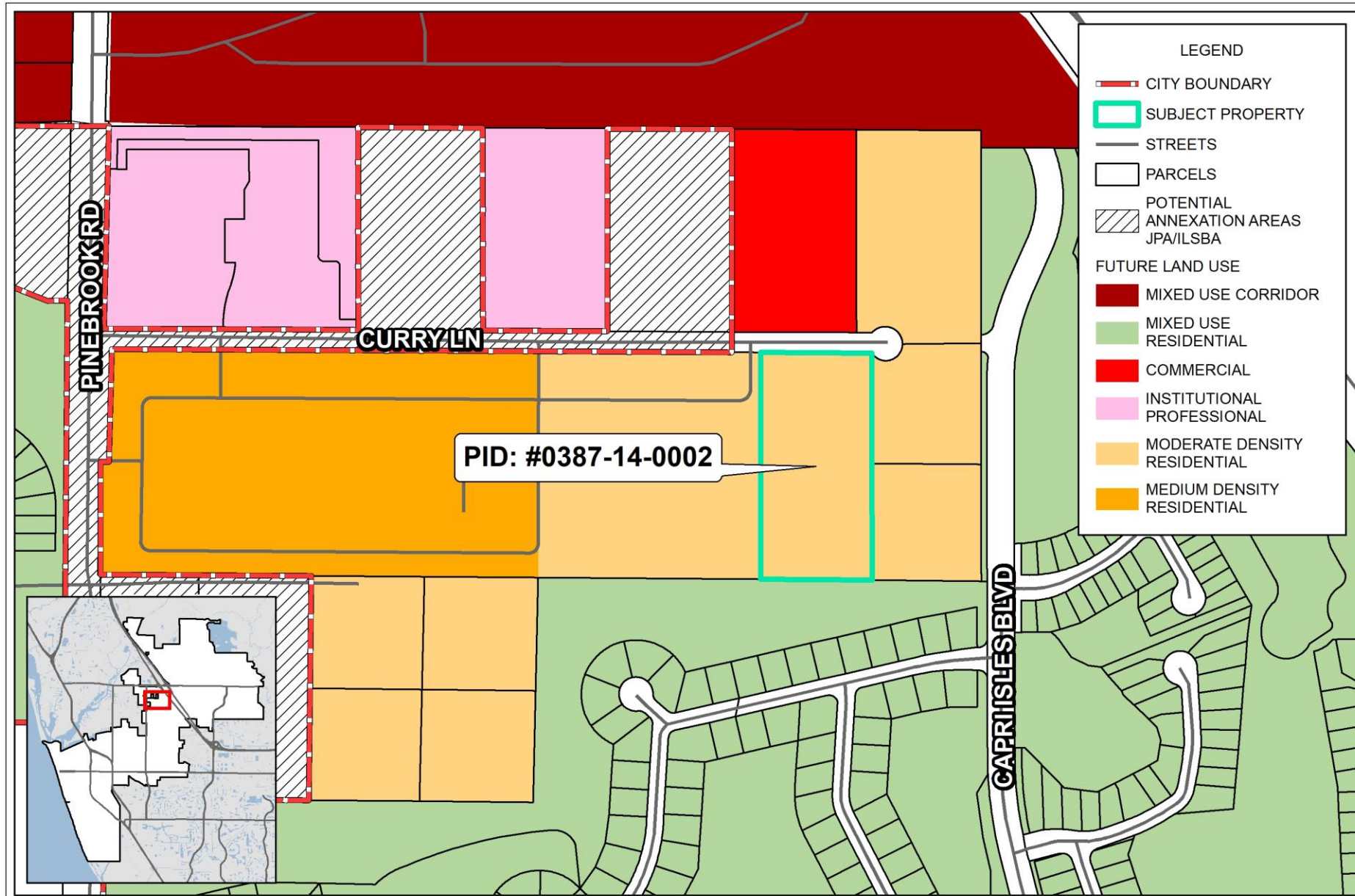


# EXISTING AND PROPOSED CONDITIONS

Existing and Proposed Future Land Use and Zoning Maps, Site Photos,  
Surrounding Land Uses



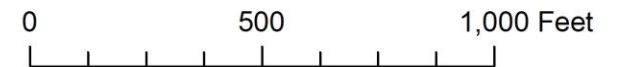
# EXISTING FUTURE LAND USE MAP



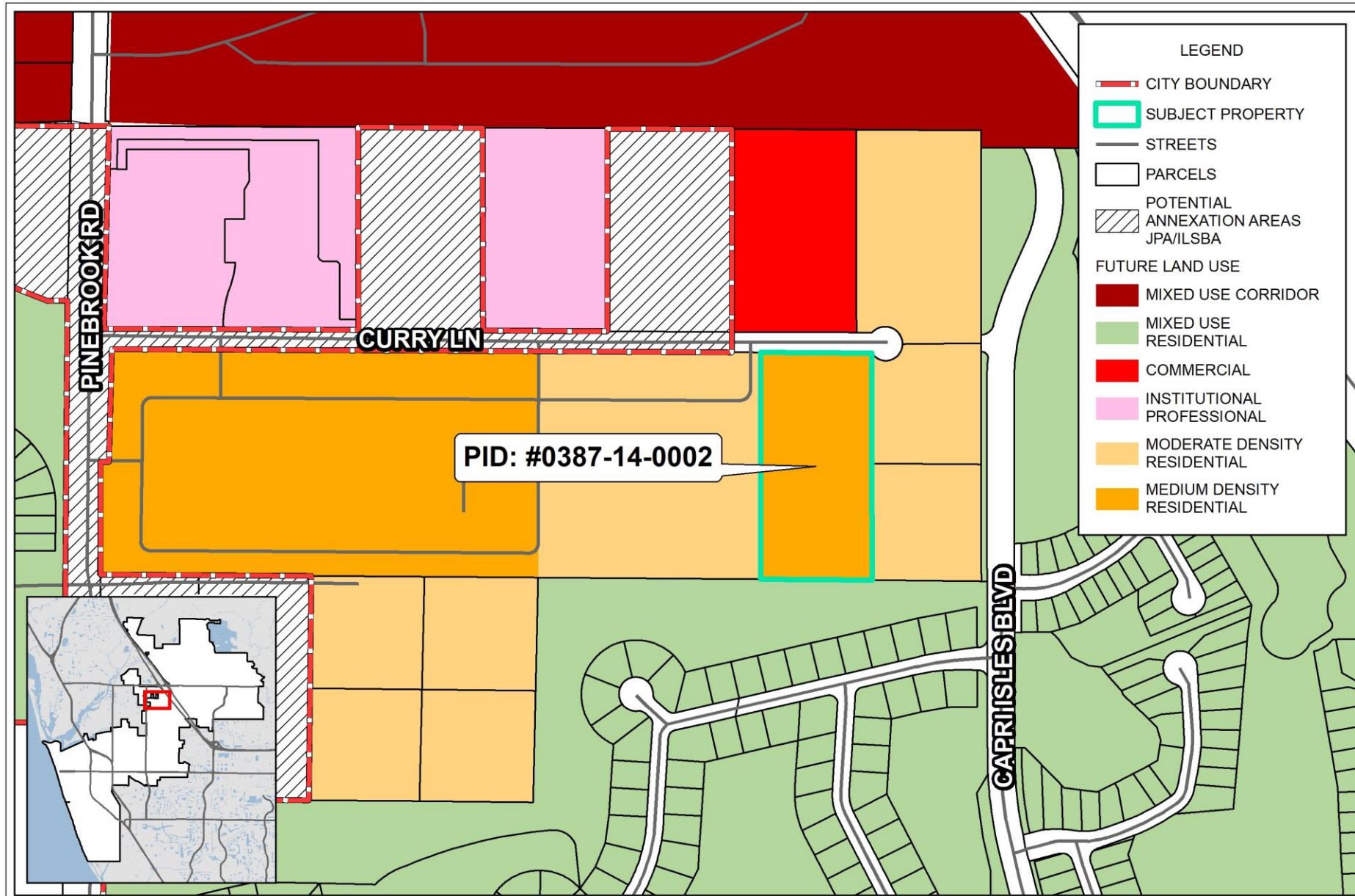
## CURRY LANE APARTMENTS



FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT



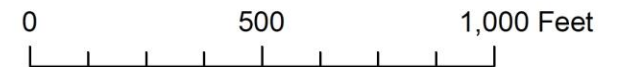
# PROPOSED FUTURE LAND USE MAP



## CURRY LANE APARTMENTS

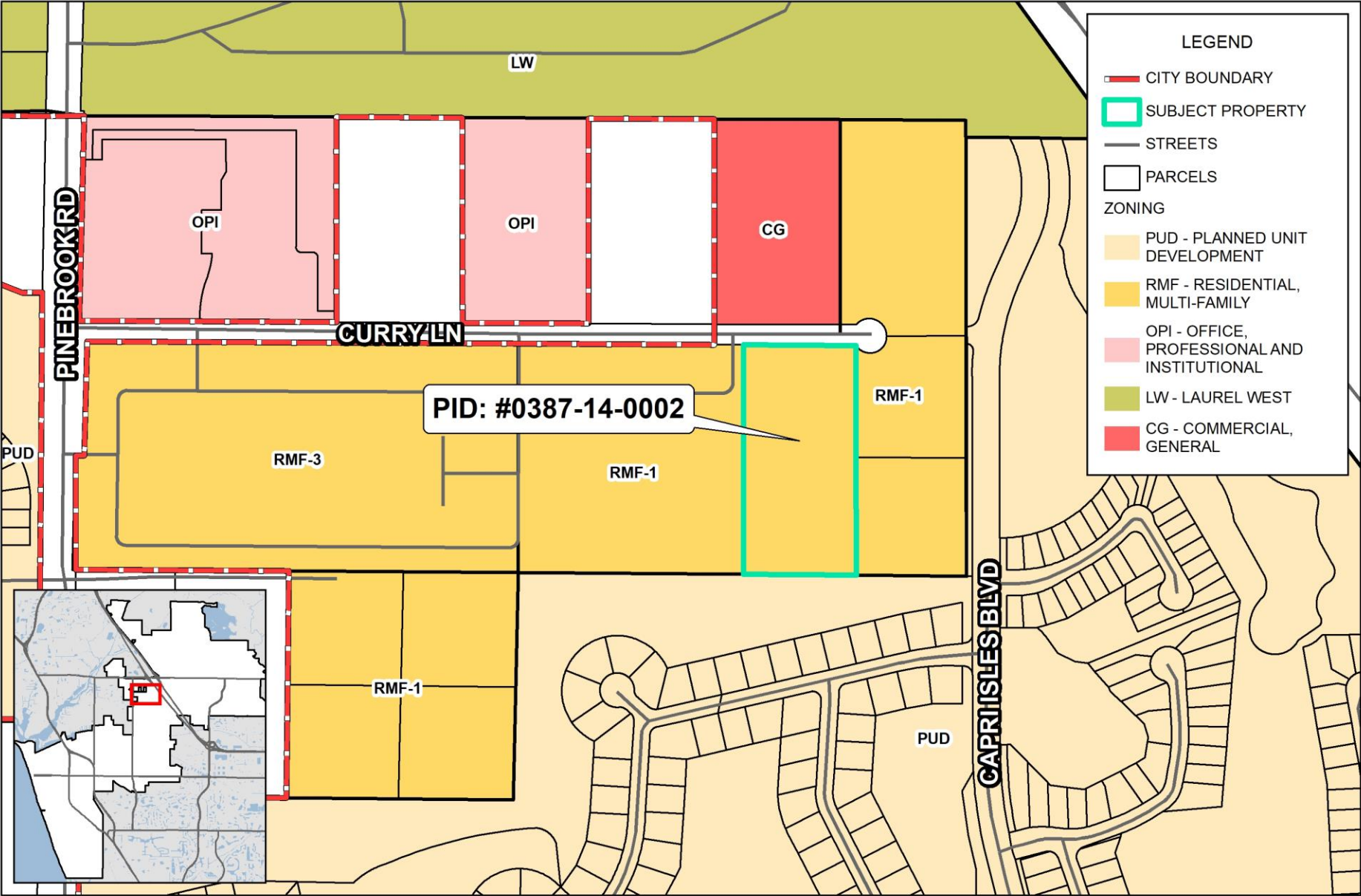


PROPOSED FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT





# ZONING MAP



**LEGEND**

- CITY BOUNDARY
- SUBJECT PROPERTY
- STREETS
- ▭ PARCELS

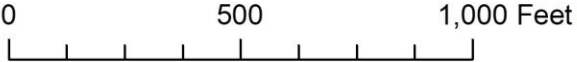
**ZONING**

- PUD - PLANNED UNIT DEVELOPMENT
- RMF - RESIDENTIAL, MULTI-FAMILY
- OPI - OFFICE, PROFESSIONAL AND INSTITUTIONAL
- LW - LAUREL WEST
- CG - COMMERCIAL, GENERAL

## CURRY LANE APARTMENTS



ZONING MAP  
PLANNING AND ZONING DEPARTMENT







# SITE PHOTOS





# SURROUNDING LAND USES

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

# PLANNING ANALYSIS

Florida Statutes, Comprehensive Plan Consistency,  
Land Development Code Compliance



# LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Section 87-1.5.3 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.*
  - B. *The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning 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.*
- ▶ A transportation impact analysis has been provided; further review will be conducted with any subsequent development applications

# COMPREHENSIVE PLAN CONSISTENCY

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

- ▶ Associated rezoning petition 23-73RZ
- ▶ RMF-3 limited to a range of 9.1 to 13.0 units per acre

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

- ▶ Supports single family attached and multifamily, mixed use residential
- ▶ Intent to develop apartments on this property is consistent with this strategy.

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

- ▶ City must promote a range of housing options
- ▶ Apartment development is part of the range described; less common type of development in the city

# FLORIDA STATUTES §163.3177(6)(a)

- ▶ Small-scale amendment review process (ordinance will be transmitted to State after adoption)
- ▶ Responses to Florida Statutes regarding FLU map amendments and urban sprawl contained in staff report
- ▶ Summary Staff Comment: MEDR would allow for denser multifamily development in a multi-use neighborhood, on a site already zoned for multifamily uses and in a growing area of the city. Any site issues will be resolved through the development process.



# 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 Future Land Use Map Amendment.

# 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.