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# COMPREHENSIVE PLAN AMENDMENT

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## PROJECT NARRATIVE

### *Oaks at Venice*

The subject property is an approximately 1.43 (+/-) acre parcel situated at unaddressed location east of Albee Farm Road in Nokomis, Sarasota County, Florida, as more specifically identified by parcel identification number 0404-05-017 (the “Property”).

The Property is subject to concurrently filed Annexation and Zoning Map Amendment applications. Through this Comprehensive Plan Amendment, the Applicant is proposing to amend the Property’s future land use (“FLU”) designation from Sarasota County Low Density Residential to Medium Density Residential. The Applicant is ultimately seeking to develop the Property together with four (4) other adjacent/connecting parcels, all of which presently have the Medium Density Residential FLU designation, as a multi-family residential project; three of these adjacent/connecting parcels have the zoning designation of RMF-3, and the other parcel (PID # 0404-05-0003) is, together with this parcel, part of the concurrently filed Zoning Map Amendment application seeking the RMF-3 zoning designation for both parcels.

Upon annexation into the City, the Property will be located in the Pinebrook Neighborhood of the Comprehensive Plan. The immediate area surrounding the Property consists of the following land use and development landscape: a variety of residential developments; vacant undeveloped land, some of which are other County enclaves; and, functional and conservation open space, some of which is part of planned developments.

The parcels immediately adjacent to the Property are as follows:

- *Northern Border:*
  - An unincorporated vacant/undeveloped parcel with a County FLU designation of Low Density Residential and zoning designation of OUE-2.
- *Eastern Border:*
  - An unincorporated vacant/undeveloped parcel with a County FLU designation of Low Density Residential and zoning designation of OUE-2.
- *Southern Border:*
  - Two vacant/undeveloped parcels located in City jurisdiction, both with Medium Density Residential FLU designations. One parcel has the Residential Estate zoning designation, while the other has the RMF-3 designation.
- *Western Border:*

- A multi-family residential (condominium) development in the City of Venice with the Medium Density Residential FLU designation and RMF-3 zoning designation.

This proposed FLU map amendment of Medium Density Residential is consistent with the City's Comprehensive Plan as evidenced below:

- **Strategy LU 1.2.3 – Residential**
  - In connection with the Applicant's concurrent Zoning Map Amendment (Rezone) application proposing the RMF-3 zoning designation, the Medium Density FLU designation is consistent with such implementing zoning district.
- **Strategy LU 1.2.8 - Compatibility Between Land Uses.**
  - Pursuant to the Comprehensive Plan Compatibility Review Matrix (Figure LU-8), the Property's Medium Density Residential is presumed as compatible with the City FLU designations of adjacent properties.
- **Strategy LU-PB 1.1.1 - Neighborhood Open Space Protection**
  - The proposed FLU designation does not negatively affect the use of any functional or conservation open spaces in the Pinebrook Neighborhood.
- The proposed FLU designation of Medium Residential for the Property is otherwise consistent with the Comprehensive Plan and does not conflict with any other strategies, visions, or intents set forth therein.

The Applicant's responses to Florida Statutes Sections 163.3177(6)(a)(2), 163.3177(6)(a)(8), and 163.3177(6)(a)(9) are provided here below in **bold** font:

163.3177(6)(a)(2)

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.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, 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.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.

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

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

**Per Florida Statutes Ch. 163, all municipalities in the state of Florida are required to adopt a Comprehensive Plan and periodically update and/or amend same. Consequently, the above considerations are requirements and guidelines for municipalities as they are in the statutorily required process of either adopting or amending a Comprehensive Plan. This statute and considerations found therein are not intended to apply to individual property owners seeking to voluntarily change the FLU designation of their property.**

163.3177(6)(a)(8)

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

a. An analysis of the availability of facilities and services.

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.

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

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163.3177(6)(a)(2)

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

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(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.

(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.

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

(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.

(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.

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

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

(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.

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

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

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

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

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

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.

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

(IV) Promotes conservation of water and energy.

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

(VI) Preserves open space and natural lands and provides for 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.

(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.

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The Applicant will schedule a transportation methodology meeting upon filing for purposes of complying with the transportation analysis requirements and Strategy TR 1.2.2.a. In its review process, the City will consider level of service standards associated with the proposed FLU designation.

The proposed FLU designation of Medium Density Residential is otherwise compliant with the City Land Development Regulations (LDRs), applicable provisions of the Florida Statutes, the City Comprehensive Plan, and all other relevant City ordinances, codes, and resolutions.

In accordance with Florida Statutes Section 163.3187, this proposed Comprehensive Plan Amendment shall be processed as a small-scale amendment.