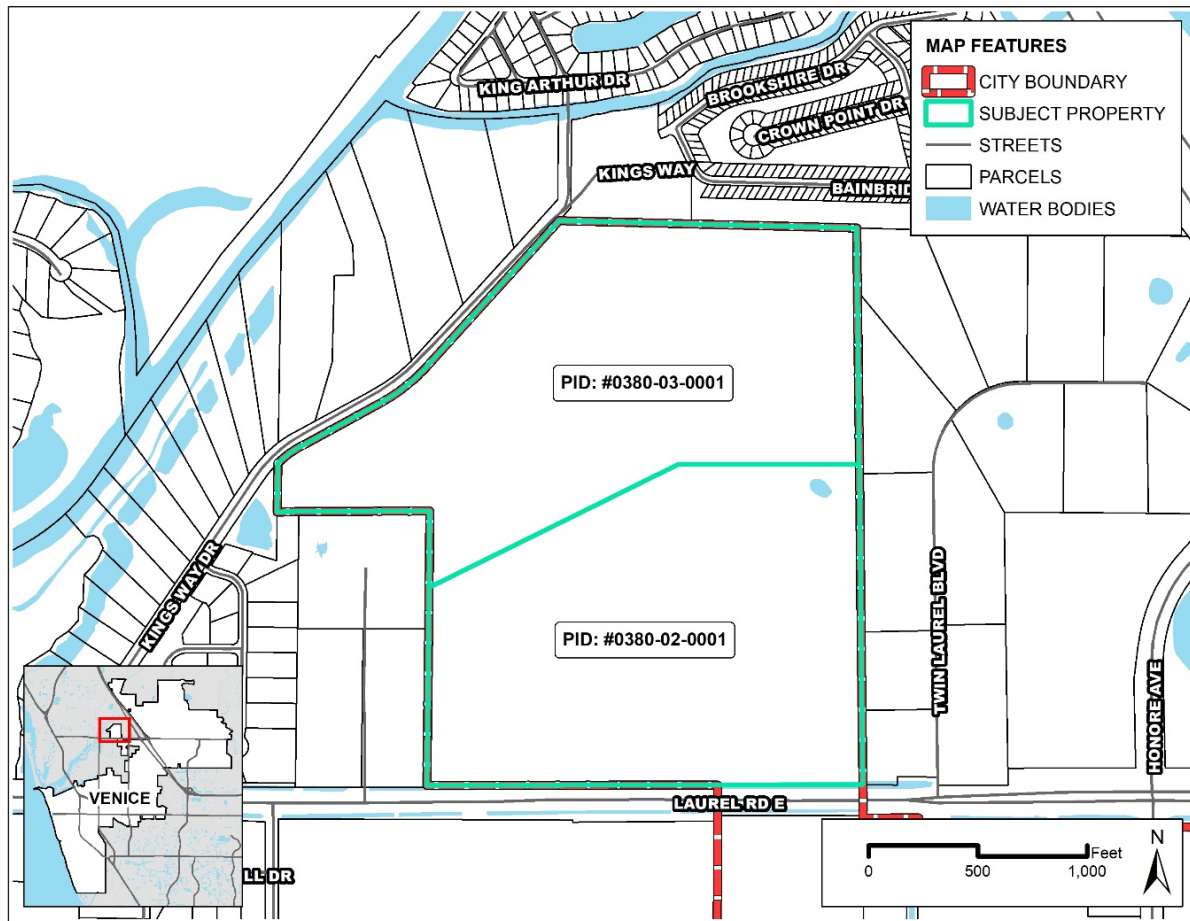




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COMPREHENSIVE PLAN MAP AMENDMENT	
<b>Request:</b>	To amend the existing Comprehensive Plan Map to shift the existing land use line
<b>Applicant/Owner:</b>	Randall C. Hurt, Joseph W. Hurt, Mary McMullen and Carlton J. Hurt Trust and Cassata Properties, LLC
<b>Agent:</b>	Jeffery A. Boone, Esq.
<b>Location:</b>	2001 Laurel Road and 1200 Kings Way Drive
<b>Parcel ID:</b>	0380020001 and 0380030001
<b>Property Size:</b>	119.4 +/- acres
<b>Current Future Land Use:</b>	Mixed Use Commercial (MUC) and Moderate Density Residential
<b>Proposed Future Land Use:</b>	No change proposed to the future land use, only a shift in the line separating the two designations
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Corridor
<b>Current Zoning:</b>	OUE (County) and RSF-4

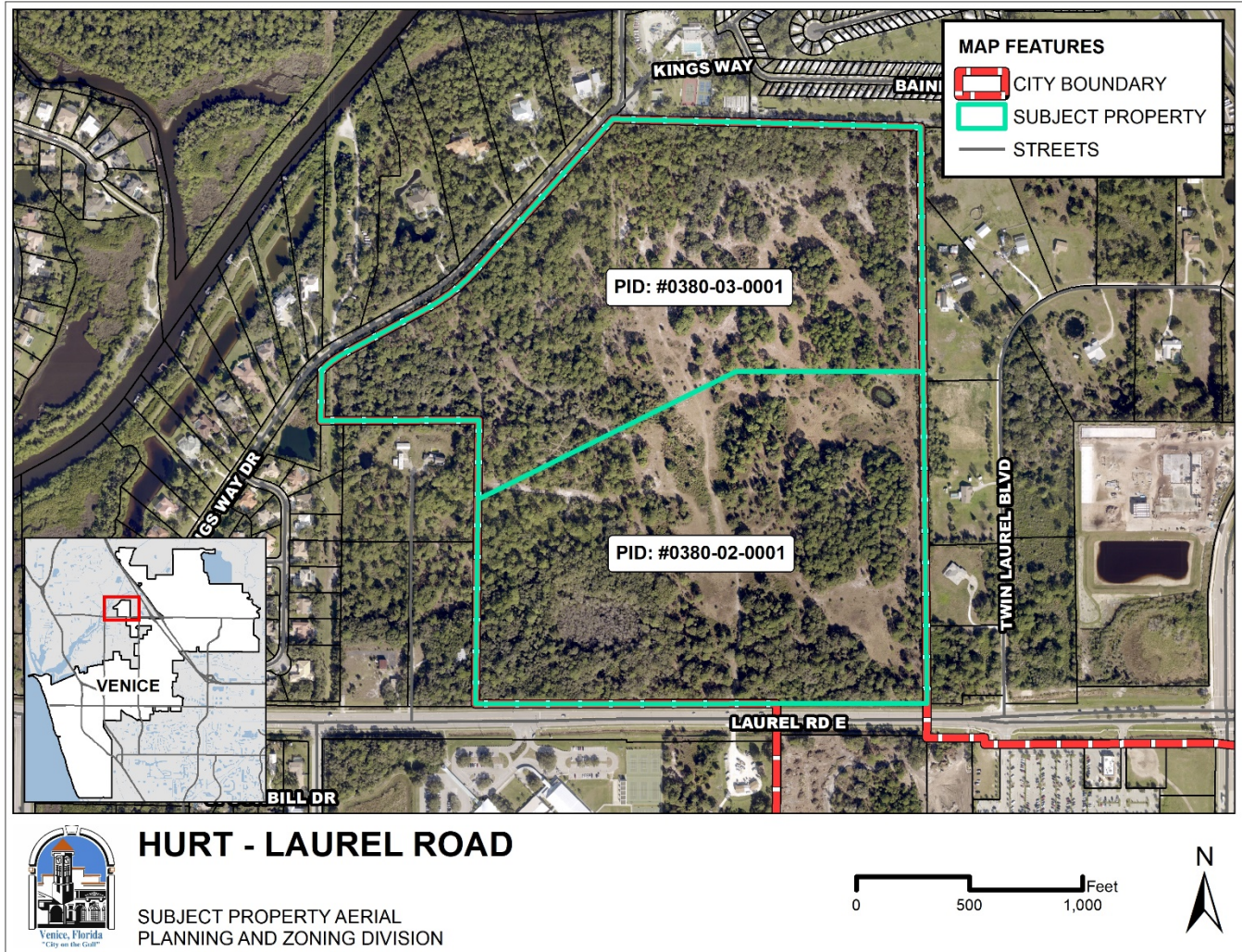
## I. EXISTING CONDITIONS

The 119.4 ± acre combined subject properties lie between Laurel Road and Kings Way Drive. The two properties are undeveloped and primarily wooded with a variety of tree species, although there are cleared areas interspersed within both parcels. Surface waters include a few scattered wetlands on each of the two parcels, along with a small pond near the northeastern corner of the southernmost parcel. The current use of the properties is listed as agricultural grazing land.

The properties are surrounded by Sarasota County, with the exception being multifamily housing under construction to the south in the City of Venice. Also to the south is a county public school. To the north are residential common areas serving a residential manufactured home community, and large lot single family detached homes. To the east are large lot single family homes and vacant land. West of the properties are large lot single family homes and residential common areas.

Vehicular access to future development on the properties is proposed to be provided off of Laurel Road and Kings Way Drive.

### Aerial View





## Site Photographs



West along Laurel Road



Looking east from Kings Way Drive

## Flood Zone Information

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows the subject property as being located in a Special Flood Hazard Area (SFHA). Applicable SFHAs to the subject property are: Zone AE – Areas subject to inundation by the 1-percent annual chance floodplain that are determined in the Flood Insurance Study by detailed methods of analyses with Base Flood Elevations (BFE) shown. Zones X & X500 – Unshaded Zone X is an area of minimal flood risk. Shaded Zone X and X500 are areas of moderate flood risk due to a storm having a 0.2 percent chance of occurring in any given year. Development of the property will be subject to compliance with applicable FEMA and Florida Department of Environmental Protection (FDEP) requirements.

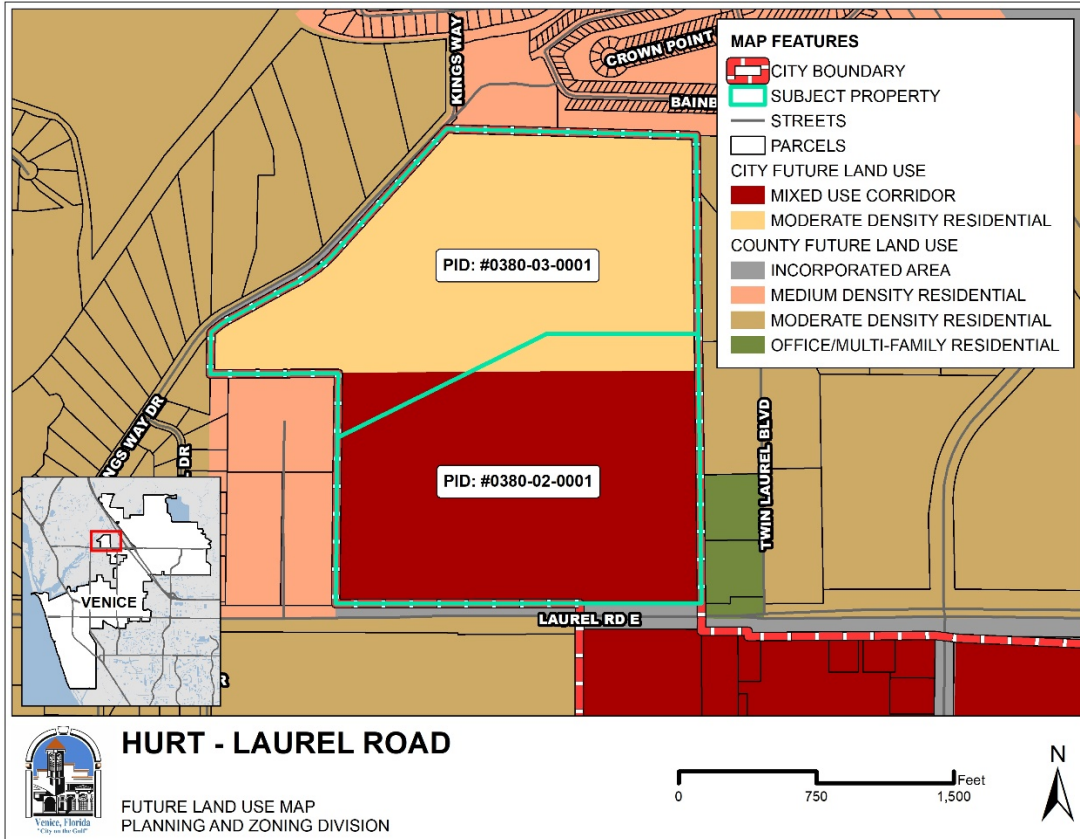
## Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
<b>North</b>	Residential common areas/elements, Single family detached	County Residential Manufactured Home (RMH), County Residential Estate (RE-1)	County Medium Density Residential, County Moderate Density Residential
<b>South</b>	Public school, Multi-family housing	Residential Multi-family (RMF-3), County Government Use (GU)	Mixed Use Corridor (MUC), County Moderate Density Residential
<b>East</b>	Vacant commercial, Single family detached	County Open Use Estate (OUE-1), County Office Professional Institutional (OPI)	County Moderate Density Residential, County Office/ Multi-family Residential Area & Corridor
<b>West</b>	Single family detached, Residential common areas/elements	County RE-1, County OUE-1	County Moderate Density Residential, County Medium Density Residential

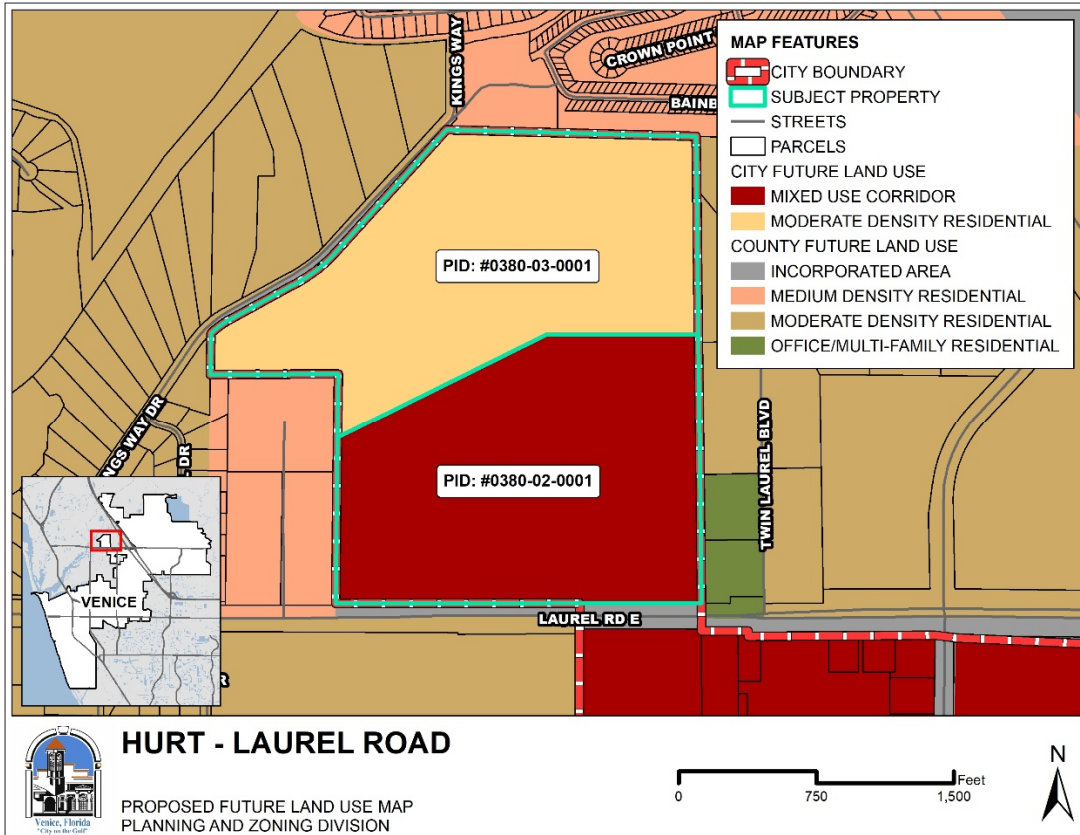
## Future Land Use

The subject properties are located in the Comprehensive Plan's Laurel Road Neighborhood and are designated as Mixed Use Commercial (MUC) and Moderate Density Residential on the future land use map. The properties are adjacent to County uses of both Medium and Moderate Density Residential to the north, and MUC and County Moderate Density Residential to the south. To the east are County designations of Moderate Density Residential and Office/Multi-family Residential. To the west are County designations of Moderate and Medium Density Residential. The following images show both the current and proposed Future Land Use Maps (FLUM) of the subject properties and the surrounding area.

## Existing Future Land Use Map



## Proposed Future Land Use Map



## II. Comprehensive Plan Map Amendment

The proposed Comprehensive Plan Map Amendment is being requested to accomplish the following:

1. Applicant has suggested that no changes will be required to the neighborhood tables in the Laurel Road Neighborhood and throughout the document, considering that no land use changes are proposed. It is a simple realignment of the existing land uses to match the parcel line dividing them.
2. The Comprehensive Plan Map will be changed through this request, if approved. All other impacted maps throughout the Comprehensive Plan will be revised.

### Table of Changed Maps and Figures

Comprehensive Plan Changes for 20-19CP		
Page	Element	Name
23	Land Use	Figure LU-2: Future Land Use Map
Comprehensive Plan Neighborhood Changes		
164	Laurel Road	Figure LU-LR-2: Future Land Use Map

### Laurel Road Neighborhood Changes

No strikethrough/underline changes were provided by the applicant, considering the nature of the request.

## III. PLANNING ANALYSIS

Section 86-33(5) of the Land Development Code directs planning and zoning staff review of comprehensive plan amendment applications: "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."

### A. Comprehensive Plan Designation

There is no change in Comprehensive Plan designation involved in this request. This is a simple realignment of the existing line, which delineates the parcels that are currently Moderate Density Residential and MUC. The Comprehensive Plan Map will shift the line between the two subject properties to match the parcel line boundary between them.

### B. Consistency

#### Effect of Proposed Amendment on Financial Feasibility of Comprehensive Plan for Infrastructure

There is no anticipated impact on the financial feasibility of the Comprehensive Plan for infrastructure purposes, since adequate public facilities and services are preexisting. The developer is responsible for any necessary infrastructure on the subject property.

### C. Consistency with Applicable Requirements of F.S. ch.163

Three provisions in Section 163.3177(6)(a) specify how amendments to the future land use element and future land use map are to be evaluated.

#### Section 163.3177(6)(a)2 Florida Statutes

The first of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. A staff response is provided for each of the ten considerations (the italicized portions are direct quotes from the Florida Statutes).

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.*

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

- c. *The character of undeveloped land.*

**Staff Response:** The subject property is currently undeveloped, used as agricultural grazing land. No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** The project was reviewed by the City's Technical Review Committee, and no issues were raised regarding the ability to provide services to the site. No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

- 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.*

**Staff Response:** Not applicable, as the subject property is not in a blighted area.

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

**Staff Response:** Not applicable, there are no military installations near the subject property.

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

**Staff Response:** Not applicable, the subject property is not adjacent to an airport.

- h. *The discouragement of urban sprawl.*

**Staff Response:** Please see "9.I-IV" below for staff determination, required by Section 163.3177(6)(a)9.b Florida Statutes, that the proposed amendment discourages the proliferation of urban sprawl. No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** Not applicable. The subject property is not part of an antiquated subdivision.

### **Section 163.3177(6)(a)8 Florida Statutes**

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. 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).*

**Staff Response:** 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

Availability of public facilities and services have been deemed to be maintained, see section "2.d" above.

- 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.*

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment

of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

### **Section 163.3177(6)(a)9 Florida Statutes**

The final statutory provision that provides direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. Italicized items are quotations from the Statutes.

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

The subsection provides nine indicators to determine if a plan amendment discourages the proliferation of urban sprawl that states, if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. Staff has identified the following four indicators:

- 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.*

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** The project has been reviewed by the City's Technical Review Committee, where no issues were raised regarding the ability to provide services to the site. No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

- 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.*

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

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

**Staff Response:** No land use changes are proposed through this petition. It is a simple realignment of the existing land uses to match the parcel line dividing them.

## **IV. CONCLUSION / FINDINGS OF FACT**

### **A. Consistency with the Comprehensive Plan**

Staff has provided analysis of the proposed Comprehensive Plan Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Map Amendment.

### **B. Consistency with Florida Statutes**

Analysis has been provided to determine consistency with Chapters 163 and 171 of the Florida Statutes This analysis should be taken into consideration.

### **C. Provision of City Services**

Based on TRC review and analysis, no issues have been identified regarding provision of services.

## **V. PLANNING COMMISSION RECOMMENDATION**

Based on the staff report, staff presentation, and public testimony, there is sufficient information for the Planning Commission to make a recommendation to City Council on this matter.