

Curry Lane Apartments

2900 Curry Lane

Comprehensive Plan Amendment Project Narrative & Compliance Report From Moderate Density Residential to Medium Density Residential

Revised 02 13 2024

The subject property is located in Section 33, Township 38S, Range 19E in the City of Venice, Florida 34275-4947. The property contains a single parcel of land totaling 5.0 acres, more or less and is located at 2900 Curry Lane, Venice, Florida 34275. The parcel is situated south of Curry Lane, east of Pinebrook Boulevard and west of I-75.

The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the subject parcel on the City Future Land Use Plan designation from Moderate Density Residential to Medium Density Residential. A concurrent rezoning as discussed in a separate application proposes to rezone the subject property from Multi Family Residential-1 (6 Dwelling Units Per Acre) to Multi Family Residential-3 (13 Dwelling Units Per Acre).

The Medium Density Residential designation creates a logical transition of uses, given the existing SMH hospital to the north, FPL easement and designated office areas on the northside of Curry Lane and the single-family golf course development to the south. Furthermore, the City of Venice has already approved multifamily PUD developments to the west in the Watermark At Venice development which incorporates significant buffering, setbacks and an approved PUD design.

The proposed Comprehensive Plan Amendment is consistent with all applicable elements of the Comprehensive Plan and specifically advances Intent HG 1.1 and Strategy HG 1.1.1 to promote a range of housing options, and Intent HG 1.5.2 to ensure housing alternatives to meet the demands of working families.

RESPONSES AS REQUIRED IN THE APPLICATION FORM FOR COMPREHENSIVE PLAN AMENDMENT

As part of the city application Forms for Comprehensive Plan Amendment there are a series of questions the Applicant must address. The following sections contain those questions and the Applicant responses.

1.5.2. Specific Application Requirements A. Any person, board, agency or their authorized representative affected by the city's Comprehensive Plan may apply to amend the plan text. An application to amend the future land use plan map may only be filed by the City Council, Planning Commission, staff, or an owner of property, or their designated agent, subject to the amendment. At minimum, the application shall require, as part of or in addition to the requirements set out in Section 1.2: 1. All data, maps, and

text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and in an editable electronic format.

The map and data attachments of this application are contained in the application. The requested data and maps are labeled to addresses all the required data, maps, and text required to meet the submittal requirements for a Comprehensive Plan Amendment as defined in F.S. § 163.3177.

2. Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).

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.

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.

The proposed 65 multi family 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.

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.

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

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 1400 feet from the most remote point of development. All multi family 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.

Not Applicable

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

Not Applicable

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

Not Applicable

h. The discouragement of urban sprawl.

The Subject Parcel is clearly within the area of urban development within the City of Venice.

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

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.

Not Applicable.

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.

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 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.

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.

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.

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.

F.S. § 163.3177(6)(a)(9).

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.

The land surrounding the Subject Parcel has already been approved for single-use development through approval of PUD zoning surrounding the site. The proposed Comprehensive Plan Amendment and Rezoning is what will allow for mixed use development, consistent with the Mixed Use Residential land use designation in the Comprehensive Plan.

(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.

This is not applicable, as the Subject Parcel is already within the City's Urban Service Area and is surrounded by existing and planned urban residential densities and office intensities. The parcel is also not located within a rural area.

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

The subject Comprehensive Plan Amendment will not be promoting, allowing or designating urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The City adopted Comprehensive Plan calls for Mixed Use Residential in this area and is consistent with what the Applicant is proposing

(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.

As part of the requested Comprehensive Plan Amendment the Applicant submitted an Environmental Analysis indicating there were no impacts to 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.

As part of the requested Comprehensive Plan Amendment Application, there will be no impacts to 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.

The requested Comprehensive Plan Amendment Application will support the ability to use existing public facilities and services which are already available to the site.

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

Not Applicable.

(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.

The requested Comprehensive Plan Amendment Application will allow for land use patterns or timing which will not 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.

The requested Comprehensive Plan Amendment Application is an area that is already being developed with urban land uses and intensities.

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

The requested Comprehensive Plan Amendment Application will not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.

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

The requested Comprehensive Plan Amendment Application will most certainly encourage a functional mix if uses, which is otherwise predominantly single family residential and medical office uses.

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

The requested Comprehensive Plan Amendment Application will contain sidewalks linking to the existing sidewalks on Curry Lane. Therefore, the development will promote accessibility among linked or related land uses.

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

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.

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.

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.

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

The requested Comprehensive Plan Amendment Application will support the ability to use existing public facilities and services which are already available to the site.

(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.

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.

(IV) Promotes conservation of water and energy.

The requested Comprehensive Plan Amendment Application will promote conservation of water and energy.

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

The requested Comprehensive Plan Amendment Application will not be removing any areas that would adversely impact the preservation of 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.

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.

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.

(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.

The intent of the adopted City of Venice Comprehensive Plan is to promote mixed use developments. The requested Comprehensive Plan Amendment Application demonstrates the location of the development in an area surrounded by residential developments and will not contribute to sprawl.

3. Narrative justification for the future land use map amendment and its consistency with the Comprehensive Plan.

The attached narrative as contained in this Comprehensive Plan Amendment Application has provided an extensive narrative supporting why the Subject Parcel should be annexed into the City of Venice. The request is consistent with the nearby adopted JPA/ILSBA No. 6 which designated areas along Curry Lane as Medium Density Residential.

4. A transportation analysis of three planning periods consistent with Strategy TR 1.2.2.a (map amendments only).

Strategy TR 1.2.2.a – Comprehensive Plan Amendments indicates all proposed comprehensive plan amendments shall meet the current statutory requirements, including but not limited to F.S. 163.3177. Proposed amendments to the Future Land Use Element and/or Map shall include a transportation analysis of three planning periods:

- 1) existing conditions,*
- 2) the first 5-year period occurring after the amendment adoption, and*
- 3) year 2030.*

The analysis shall identify existing and projected levels of service with the proposed amendment. Projects necessary to ensure that the City's adopted level of service standards are achieved and maintained for the 5-year period and through 2030 must be identified as either funded or unfunded. The City shall consider the impacts to the adopted level of service standards when considering any proposed comprehensive plan amendment.

5. Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the Comprehensive Plan.

If requested, the Applicant will supply any additional information as may be needed.

6. Any amendment to create a new future land use designation shall be supported by additional data and analysis in accordance with F.S. § 163.3177. 1.5.3. Decision Criteria

A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.

The low level of impacts associated with a 65 unit Multi Family development will have de minimus impacts associated with all Level of Service standards including water and sewer impacts. Police/fire/EMS services. The request will also have minimal impact on schools, parks and recreation and other traditional community services.

B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

Figure LU-8: FLU Compatibility Review Matrix indicates a proposed Future Land Use Designation between Moderate Density Residential and Medium Density Residential is compatible.

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B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

Figure LU-8: FLU Compatibility Review Matrix indicates a proposed Future Land Use Designation between Moderate Density Residential and Medium Density Residential is compatible.

City of Venice Comprehensive Plan Amendment

The adopted City Future Land Use Map designates the subject as Moderate Density Residential. The Applicant is proposing to redesignate the site through a Comprehensive Plan Amendment to Medium Density Residential on the City of Venice Comprehensive Plan Future Land Use Map. The Applicant believes the proposed amendment is consistent with all applicable elements of the Comprehensive Plan and specifically advances the Intent of HG 1.1 which indicates housing options in the City will provide 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. In addition, Strategy LU 1.2.3 – Residential, the proposed designation of RMF-3 is identified as an implementing zoning district for the Medium Density Future Land Use designation. The following graphic is the latest version of the adopted City of Venice Future Land Use map along Curry Lane and shows what the proposed version of the Map would look like if the current amendment is approved:

