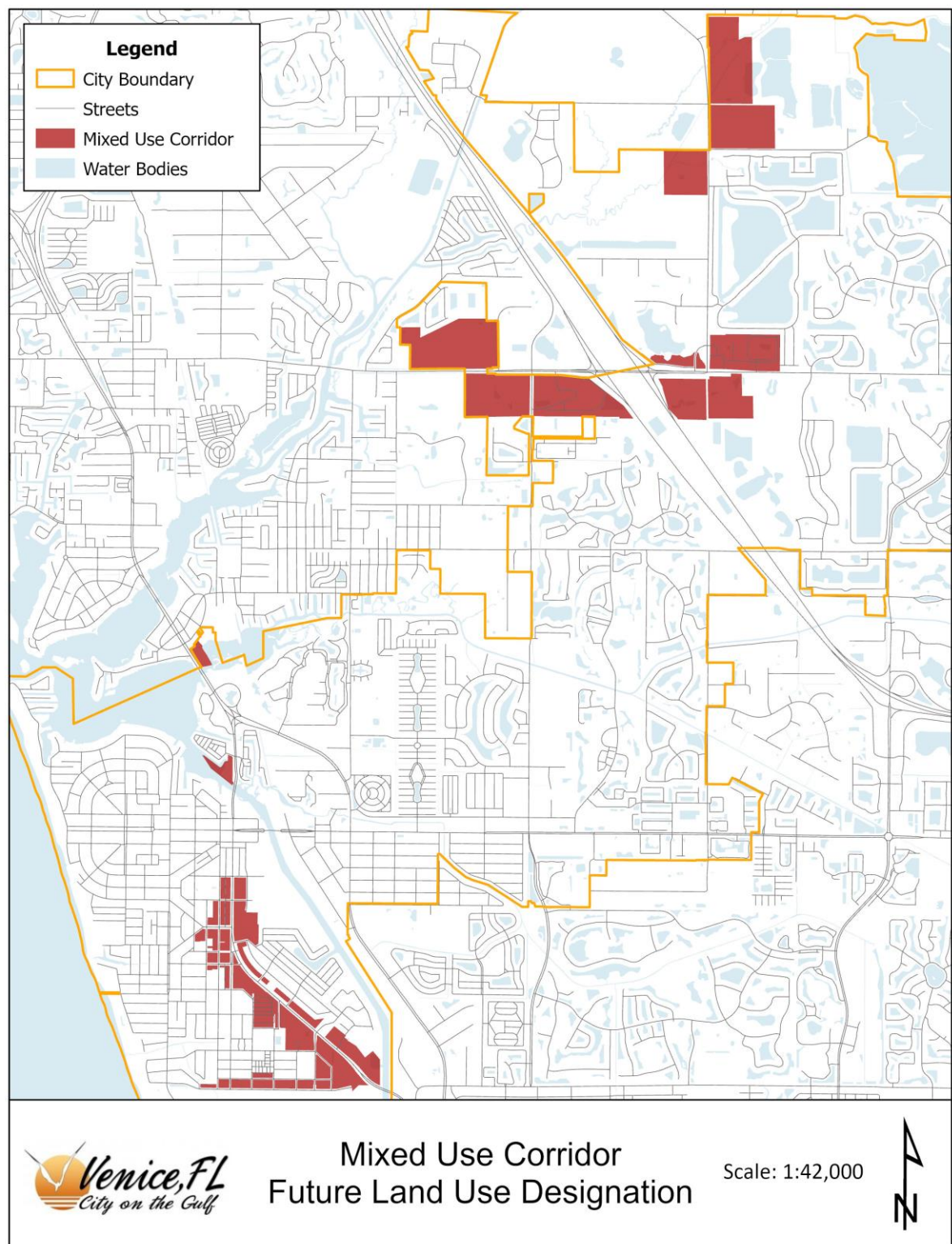


# 24-51CP – Advenir Knights Trail Text Amendment Staff Report



## I. PROJECT DESCRIPTION & ANALYSIS

The subject petition is a Comprehensive Plan Text Amendment proposed by Marc Mariano, LEO@Venice, LLC, through agent Martin P. Black, to make a clarification to the Mixed Use Corridor future land use designation.

The proposed strikethrough underline texts reads as follows:

### **Strategy LU 1.2.9.c - Corridor (MUC)**

1. No change.
2. No change.
3. Moderate to Medium Density Residential uses are permitted; low density/~~single family~~ uses are not permitted. Dwelling units may be conveyed through common ownership, subdivision platting or condominium platting under City regulations or State statutes.

The applicant's justification includes reference to the Comprehensive Plan definition of "dwelling unit," which includes multiple types of occupancy ("rental, lease, or other"), and the intent is to have flexibility in the permitted forms of ownership in the MUC designation.

A Comprehensive Plan Text Amendment is subject to the three decision criteria contained in Sec. 87-1.5.3, which the applicant has responded to:

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

**The requested text amendment will have no impact on adopted level of service standards, schools, parks and recreation or other traditional community services.**

*Staff Comment: No effect on level of service standards should result from the proposed text change.*

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

**The requested text amendment will have create no compatibility issues.**

*Staff Comment: The compatibility matrix is useful for comparing properties, but the MUC future land use designation is spread throughout the city and could be adjacent to any other future land use. This proposal does not change the designation of any property. Regarding implementing zoning districts, there is no change proposed and the standards of the relevant mixed use districts will not be changed as a result of clarifying permitted ownership types in the MUC designation.*

C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.

**The proposed Comprehensive Plan text amendment complements and furthers the definition of dwelling unit contained in the adopted Comprehensive Plan and proposes no changes to the existing land use patterns, land use intensities, or other implementation provisions of the City's adopted Comprehensive Plan and land development regulations and is therefore in compliance with all other applicable elements of the Comprehensive plan and F.S. Ch. 163, Part II.**

*Staff Comment: There are no plan elements found to conflict with this proposal. The definition of “dwelling unit” is accurately represented in the application and consistent with the proposed language. Staff also notes that the amendment would not affect permitted density in the future land use designation.*

## II. CONCLUSION

### **Planning Commission Report and Recommendation**

Upon review of the petitions 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 Comprehensive Plan Text Amendment petition no. 24-51CP.