

# 24-31CP – Island Neighborhood Mixed Use Comprehensive Plan Amendment

Applicant: Surf Road, LLC

Agent: Jeffery A. Boone, ESQ. Boone Law Firm

# GENERAL INFORMATION

<b>Address:</b>	East of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue.
<b>Request:</b>	To amend Strategy LU-IS 1.1.3 to allow for additional residential capacity in the Mixed Use Corridor as well as the implementation of a land use equivalency matrix to convert nonresidential intensity to additional residential density.
<b>Applicant:</b>	Surf Road, LLC
<b>Agent:</b>	Jeffery A. Boone, Esq. Boone Law Firm
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Zoning:</b>	Airport Avenue
<b>Comprehensive Plan Neighborhood:</b>	Island
<b>Application Date:</b>	January 4, 2024
<b>Associated Petitions:</b>	24-32AM

# PROJECT DESCRIPTION

- ▶ Amend Strategy LU-IS 1.1.3 Mixed Use Corridor (MUC)
  - ▶ Island Neighborhood Element
- ▶ Two parts to the request:
  1. Allow for additional residential capacity in MUC
  2. Include a land use equivalency matrix to convert nonresidential intensity to additional residential density

# PROJECT DESCRIPTION

- Increase the maximum percentage of land in the Island MUC allowed for residential units from 70% to 80%
- Increase the maximum dwelling units permitted from 1,181 to 1,352
- Adds 171 units, permitting up to 204 units

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/22	Remaining as of 11/1/22
MUC	130	13	30%	<del>70%</del> 80%	506	<del>1,181</del> 1,352	1,148	<del>33</del> 204

- Reduces potential nonresidential development from 30% to 20% of MUC land on the island
- Reduces the minimum nonresidential square feet from 847,973 to 566,280
- Decrease of 281,963 square feet of potential nonresidential development

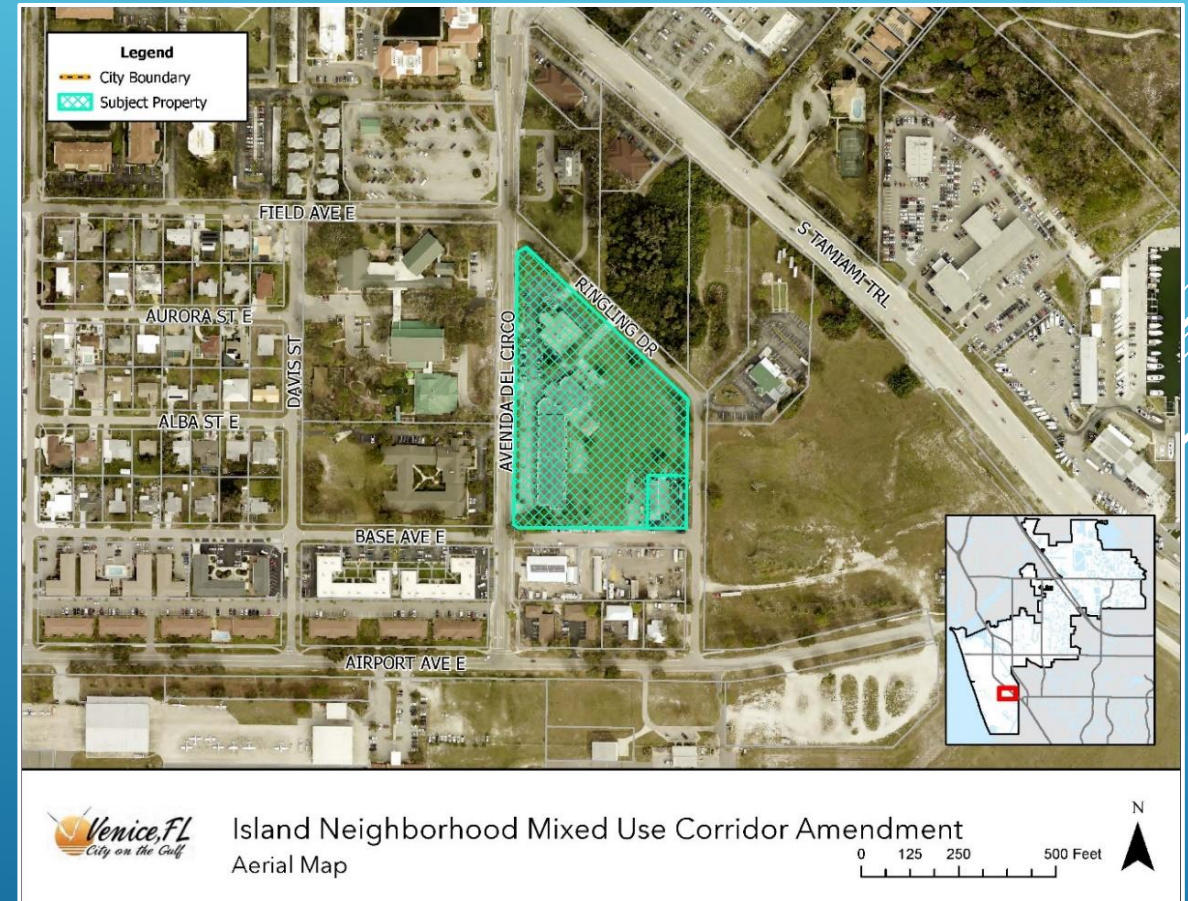
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/22	Remaining as of 11/1/22
MUC	130	0.5	<del>30%</del> 20%	70%	<del>847,973</del> 566,280	1,978,603	1,469,375	509,228

# PROJECT DESCRIPTION

► (Applicant Proposed) The applicant proposes to add the following language to Strategy LU-IS 1.1.3-Mixed Use Corridor (MUC):

► D. To encourage redevelopment of properties located east of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue, a conversion from non-residential land uses to residential use may be made on an equivalent dwelling unit basis of one (1) additional dwelling unit per 2,000 square feet non-residential square feet.

► The area described consists of two parcels totaling approximately 5.45 acres.





# PROJECT DESCRIPTION

► MUC allows for up to 13 dwelling units by right, totaling 71 units for the 5.45-acre property

► Applicant proposed equivalency matrix for conversion of nonresidential to residential (Exhibit A)

- Suggests strip retail is the most appropriate comparison
- P.M. peak hour trip generation for 2 KSF of strip retail plaza less than 40 KSF is 13.18 P.M. peak hour trips
- 13.18 trips from strip retail is shown as equivalent to the trips produced by 25.84 multifamily units

## Exhibit A

### Land Use Equivalency Matrix

	TO			
	Trip Generated By	ITE Code	PM Peak Hour Trip Rate	Multifamily Housing (Low-Rise) (DU)
FROM	1 DU Multifamily Housing (Low-Rise)	220	0.51	is equal to 1.00
	2 KSF Free-Standing Discount Superstore	813	8.66	is equal to 16.98
	2 KSF Variety Store	814	13.40	is equal to 26.27
	2 KSF Shopping Center (>150k)	820	6.80	is equal to 13.33
	2 KSF Shopping Plaza (40-150k)	821	18.06	is equal to 35.41
	2 KSF Strip retail Plaza (<40k)	822	13.18	is equal to 25.84

Equivalency Matrix is based on trip rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

DU = dwelling unit; 2 KSF = 2,000 square feet

The minimum PM Peak Hour trip generation rate for any 2 KSF of commercial use is 6.80 trips (LUC 820), which is 13.33 times higher than 1 DU of Multifamily Housing (Low-Rise) rate of 0.51. Land Use Code 822, which has a PM Peak Hour trip rate of 13.18, and is the most appropriate retail land use for this trade-off, is 25.84 times higher than 1 DU of multifamily housing (Low-Rise).

# PROJECT DESCRIPTION

## ► Determining total number of units

- 5.45 acres is equal to 237,402 SF
- $237,402 / 2\text{KSF}$  (1.0 FAR maximum allowed for individual sites in Island MUC)
- 118 units
- 118 units + 71 permitted
  - 189 total units (35 units/acre)

### Exhibit A

#### Land Use Equivalency Matrix

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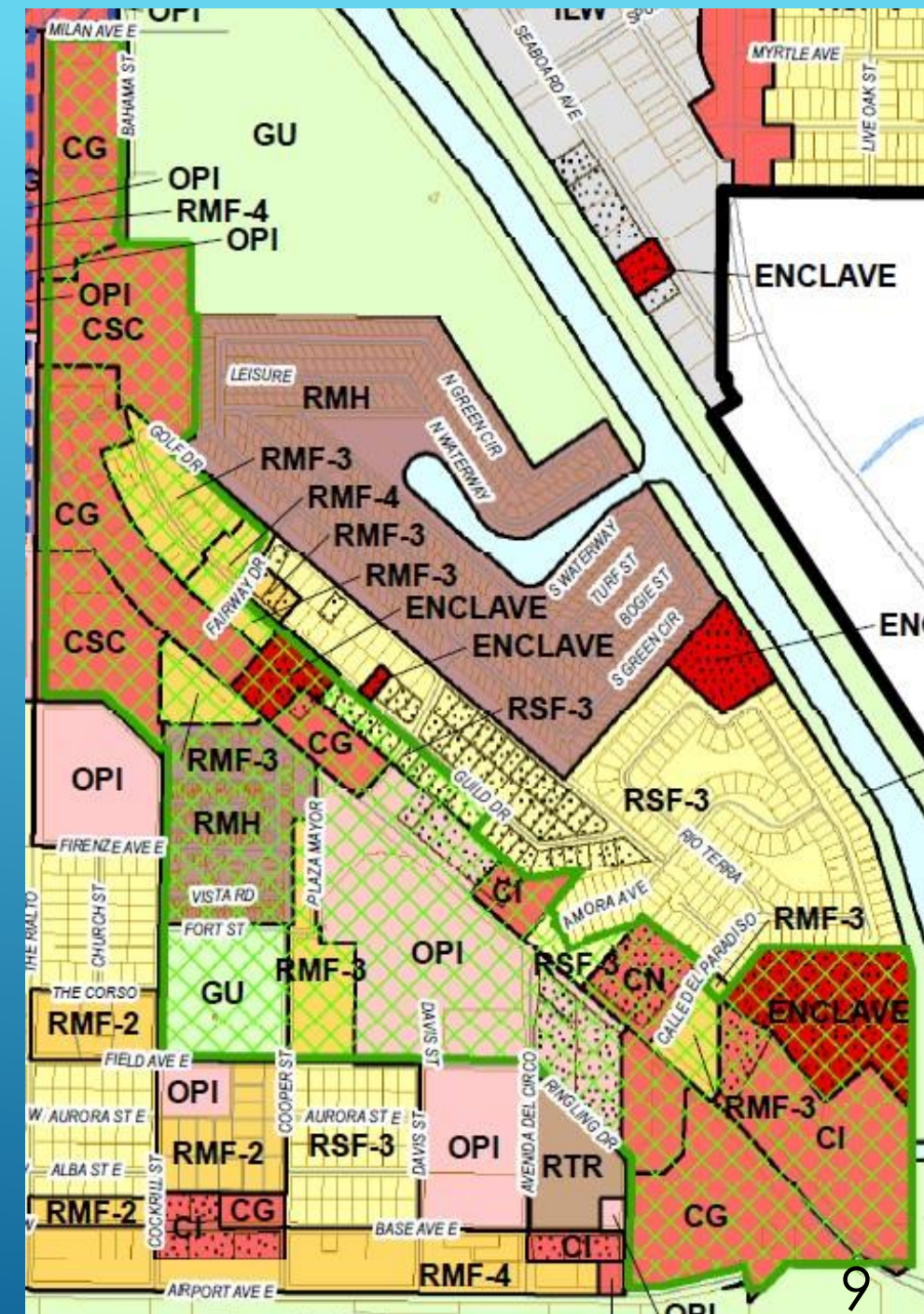
# PROJECT DESCRIPTION

- ▶ The maximum number of dwelling units proposed for the MUC is limited to 204, shown in table LU-IS 1.1.3.A.
- ▶ If developed to the proposed maximum of 189 units, this would equal a residential density of 35 units per acre. For this reason, staff proposes clarifying language **in bold** as follows:
- ▶ **(Staff Proposed) Staff proposes the following language to Strategy LU-IS 1.1.3-Mixed Use Corridor (MUC):**
  - ▶ D. To encourage redevelopment of properties located east of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue, a conversion from non-residential land uses to residential use may be made on an equivalent dwelling unit basis of one (1) additional dwelling unit per 2,000 square feet non-residential square feet **resulting in a density greater than the current maximum of 13 units per acre.**



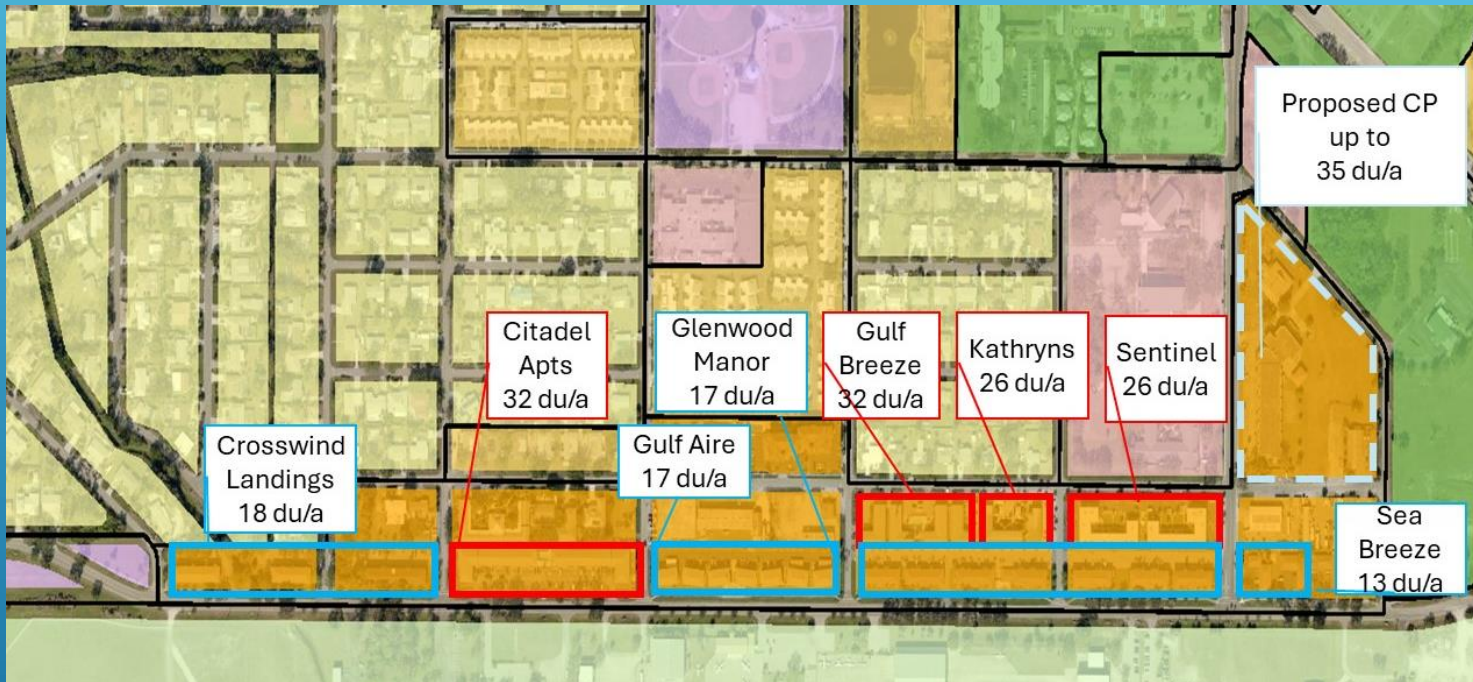
# Venetian Urban Design (VUD) Overlay District

- Existed prior to the adoption of the 2017 Comprehensive Plan and the new LDRs
- Some properties within the current Island Neighborhood MUC were located within (VUD) overlay district
- VUD permitted up to 18 units per acre
- Some other properties within the Island Neighborhood MUC were zoned RMF-4, which also permitted up to 18 units per acre.



# MUC ISLAND DU/As

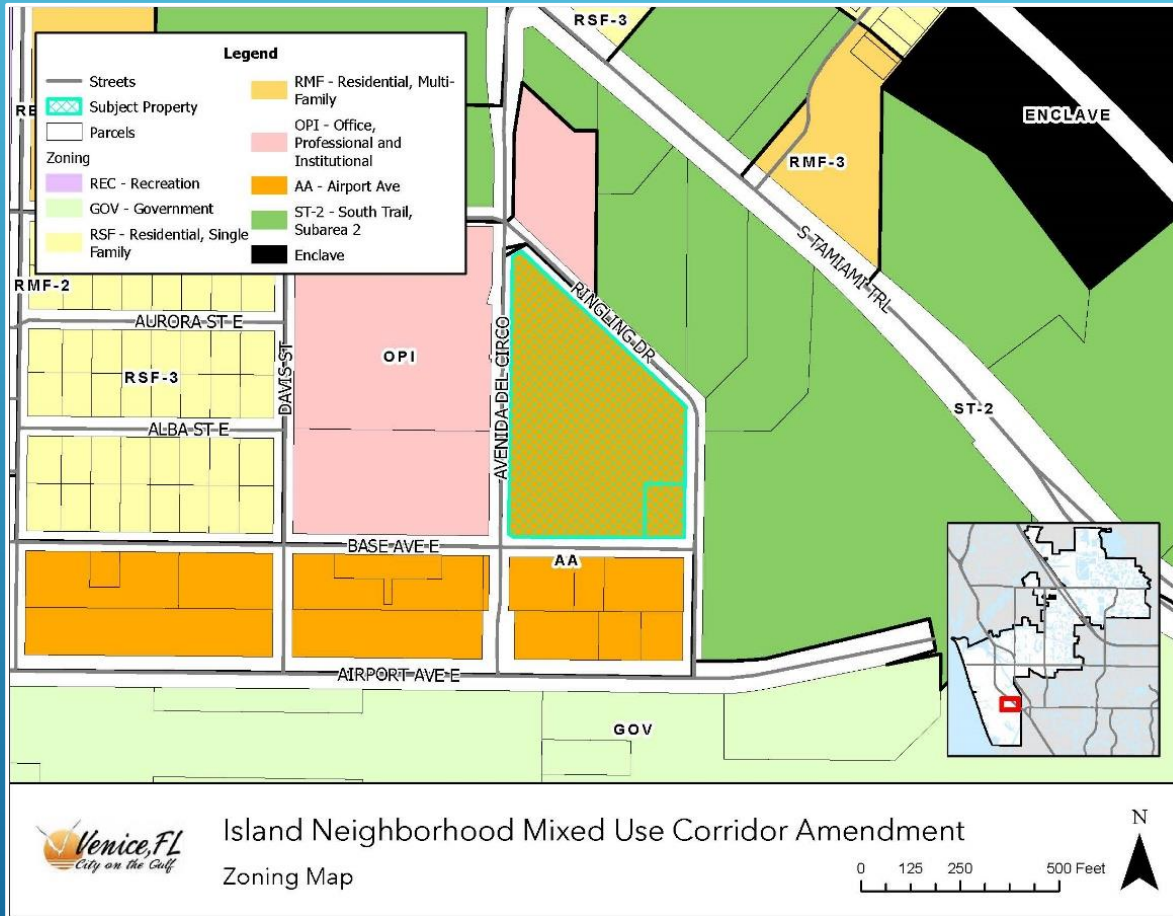
- The following map shows some of the developments within the Island Neighborhood Mixed Use Corridor, within the Airport Avenue zoning district, and their respective dwelling units per acre.



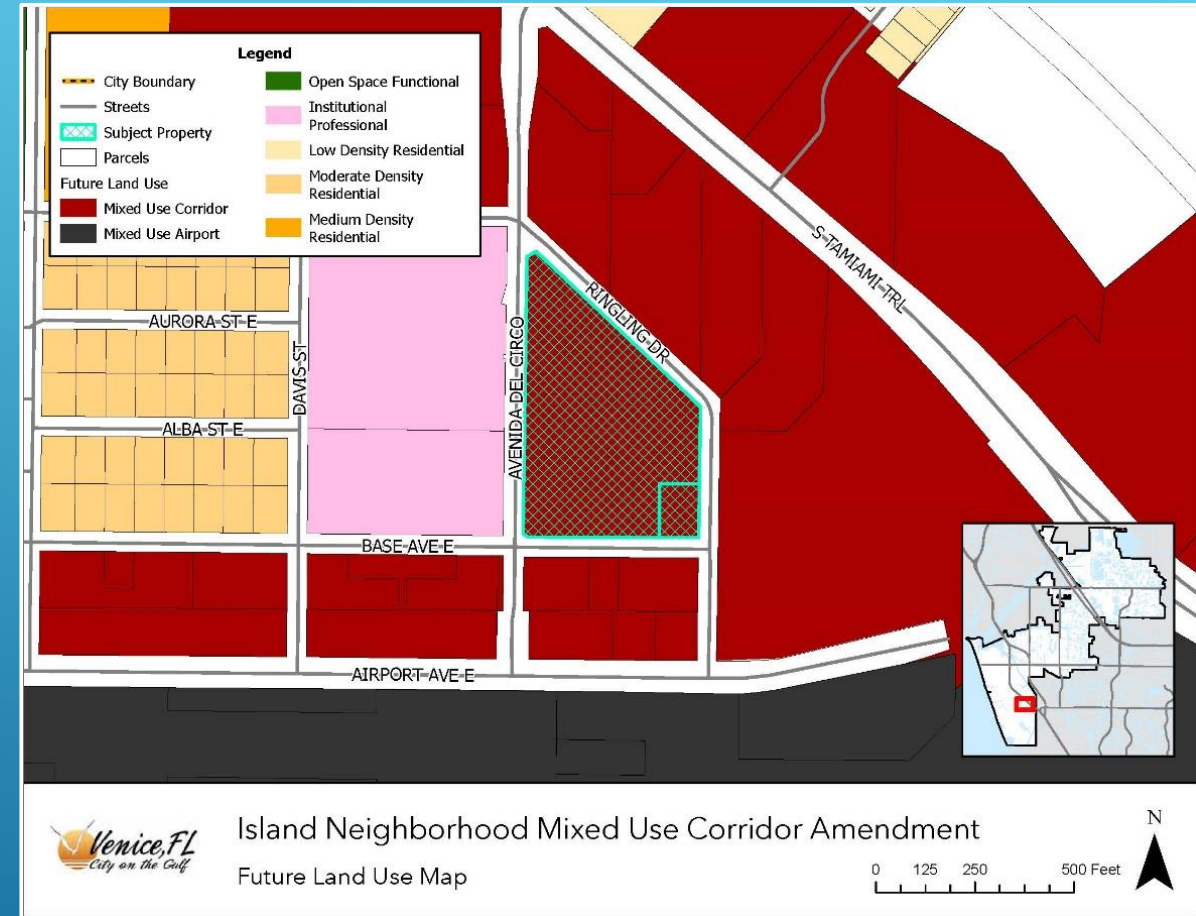
- The proposed amendment could allow for:
  - a density greater than the permitted 13 units per acre
  - a density greater than the permitted 18 units per acre allowed by the previous code
  - a density up to 35 units per acre



# LAND USE MAPS



ZONING MAP



FUTURE LAND USE

# COMPREHENSIVE PLAN CONSISTENCY

- ▶ This petition seeks to amend Strategy LU-IS 1.1.3 to allow for additional residential capacity in the Mixed Use Corridor as well as the implementation of a land use equivalency matrix to convert nonresidential intensity to additional residential density.
- ▶ **Strategy LU 1.3.7 - Infill Development.**
  - ▶ New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height, and design.
- ▶ **Staff Comment**
  - ▶ There are other existing properties in the Airport Avenue zoning district that exceed the limit of 13 units per acre.



# COMPREHENSIVE PLAN CONSISTENCY

## *Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):*

- Staff has provided analysis of the proposed Comprehensive 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 Comprehensive Plan 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 Comprehensive Plan Amendment Petition No. 24-31CP with the addition of the clarifying language proposed by staff **in bold** as follows:

► *D. To encourage redevelopment of properties located east of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue, a conversion from non-residential land uses to residential use may be made on an equivalent dwelling unit basis of one (1) additional dwelling unit per 2,000 square feet non-residential square feet **resulting in a density greater than the current maximum of 13 units per acre.***