

REQUIRED REVISIONS related to Response to Section 1.2.C.10 as contained in review comments dated January 4, 2024

Applicant Responses to Chapter 87, Sec 1.2.C.10

1.2. - Common Review Procedures

C. 10. Land Use Compatibility Analysis.

(i) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

A. Land use density and intensity.

Response: *The proposed Rezone Petition is a request to change the zoning on the subject property from RMF -1 (Residential Multi-Family, 6 Dwelling Units Per Acre) to RMF -3 (Residential Multi-Family, 13 Dwelling Units Per Acre). A number of similar situated properties along the southside of Curry Lane are already zoned RMF-3. On the north side of Curry Lane, many properties are already zoned OPI (Office Professional and Institutional) and contain intensive medical office clinics and rehabilitative hospitals. Accordingly, the existing densities and intensities along Curry Lane already exceed the density and intensity of the existing RMF-1 zoning, and the proposed density of RMF-3 is no more intense than what already exists.*

B. Building heights and setbacks.

Response: *The existing Sarasota Memorial Hospital at I-75 and Laurel Road is highly visible from the subject parcel. The Hospital is 85' in height and the proposed Curry Lane Apartments are proposed to be 35' in height. Accordingly, the proposed apartments are significantly lower in height than the hospital. With respect to setbacks, the Applicant will comply or exceed the required setback requirements of the RMF-3 District. There will not be any adverse impacts.*

C. Character or type of use proposed.

Response: *The character of land uses along Curry Lane is primarily either intensive medical office clinics and rehabilitative hospitals or multifamily homes. The proposed Curry Lane Apartments will be compatible with the existing uses along Curry Lane.*

D. Site and architectural mitigation design techniques.

Response: *The Applicant will commit to the Architectural standards required by the City of Venice.*

(ii) Considerations for determining compatibility shall include, but are not limited to, the following:

A. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Response: *At the Neighborhood Workshop held with the adjacent neighbors, the Applicant committed to maintain the existing heavy vegetation along the southern boundary to ensure a 0.80 opacity. Furthermore, a proffered stipulation to ensure no buildings visible from any homes to the south in Waterford Golf and Country Club will be greater than 35' in height.*

B. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Response: *Not applicable, as no commercial or industrial uses are proposed.*

C. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Response: *Not applicable.*

D. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Response: *The proposed Rezone Petition is a request to change the zoning on the subject property from RMF -1 (Residential Multi-Family, 6 Dwelling Units Per Acre) to RMF -3 (Residential Multi-Family, 13 Dwelling Units Per Acre). A number of similarly situated properties along the southside of Curry Lane are already zoned RMF-3. On the north side of Curry Lane, many properties are already zoned OPI (Office Professional and Institutional) and contain intensive medical office clinics and rehabilitative hospitals. Accordingly, the existing densities and intensities along Curry Lane already exceed the density and intensity of the existing RMF-1 zoning, and the proposed density of RMF-3 is no more intense than what already exists.*