

Response to Florida Statutes

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 contained in these applications are contained in the application map series. 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).

F.S. § 163.3177(6)(a)(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.

Applicant Response: The proposed small scale comprehensive plan map amendment is for a 10.73-acre vacant parcel located at the northeast corner of Border Road and Auburn Road, south of I-75. The anticipated growth of the City of Venice is expanding faster than expected based on the projected population statistics within the City's comprehensive plan. The proposed comprehensive plan amendment would allow for an additional 70 dwelling units within the City.

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

Applicant Response: The proposed comprehensive plan amendment would allow for an additional 70 dwelling units within City limits that can serve both seasonal and permanent residents.

c. The character of undeveloped land.

Applicant Response: The character of the land is vacant, low density residential. The proposed comprehensive plan use change would be developed as moderate density residential townhomes.

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

Applicant Response: The site has access to water, sanitary sewer, and other public facilities and services.

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.

Applicant Response: Not applicable.

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

Applicant Response: There are no military installations adjacent to the subject parcel.

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

Applicant Response: Not applicable.

h. The discouragement of urban sprawl.

Applicant Response: The proposed comprehensive plan amendment would be an infill development project within the City.

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

Applicant Response: The proposed comprehensive plan amendment will create a number of short-term jobs relating to the construction of the project. After completion of the project, the development will provide 70 new residential units to which resident will work within the surrounding community.

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

Applicant Response: The proposed comprehensive plan amendment would allow for a residential neighborhood like those surrounding the subject property.

163.3177(6)(a)(8). Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

Applicant Response: The subject parcel will be adequately serviced by existing facilities.

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.

Applicant Response: An environmental survey was completed as part of the submission for this development. There are no known historical or archaeological resources on this site. A study of the American Kestrel was conducted. A species survey of the Florida bonneted bat will be completed before the time of site and development.

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

Applicant Response: The requested comprehensive plan amendment is associated with underlying rezone. The 10.73 acre site will accommodate approximately 70 townhomes.

F.S. § 163.3177(6)(a)(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.

Applicant Response: The proposed comprehensive plan will allow for the development of 70 dwelling units. This would be approximately 6.5 units per acre.

(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.

Applicant Response: The subject site is within City limits and can be seen as an infill residential development.

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

Applicant Response: The proposed development is on an existing throughfare surrounded by existing residential development.

(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.

Applicant Response: The proposed development is built around the nearly one acre wetland area in the south east side of the site.

(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.

Applicant Response: The proposed development would not impact any of the protected agriculture areas or activities.

(VI) Fails to maximize use of existing public facilities and services.

Applicant Response: The proposed comprehensive plan amendment will use the existing public facilities and services.

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

Applicant Response: The site does not require the use of future facilities.

(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.

Applicant Response: The proposed comprehensive plan amendment will allow for land use patterns or time which will not disproportionately increase the cost in time and energy for facilities and services.

(IX) Fails to provide a clear separation between rural and urban uses.

Applicant Response: The proposed comprehensive plan would allow for infill development within City limits.

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

Applicant Response: The proposed comprehensive plan would allow for infill development within City limits.

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

Applicant Response: The proposed comprehensive plan would allow for infill development of 70 townhomes on an existing vacant site.

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

Applicant Response: The proposed development is a residential development similar to those surrounding the property.

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

Applicant Response: The subject property currently has no functional open space while the proposed comprehensive plan will have functional open space for residents.

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.

Applicant Response: The proposed comprehensive plan would allow for infill development within City limits. An environmental survey has been conducted as part of this application and the proposed development will be built around natural resources.

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

Applicant Response: The proposed comprehensive plan would use the existing public infrastructure and services.

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.

Applicant Response: The proposed comprehensive plan would allow for the development of a 70 unit townhouse subdivision with amenities including a multi-use trail.

(IV) Promotes conservation of water and energy.

Applicant Response: The proposed development will meet state standards for water and energy consumption.

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

Applicant Response: To the best of our knowledge, there will be no impact to agricultural areas. An environmental study was conducted as part of this application.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Applicant Response: The proposed comprehensive plan development will not impact any functional open space or natural lands. As part of the development, a multi-use trail is proposed to engage with the natural lands.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Applicant Response: The area surrounding the development is residential with the proposed comprehensive plan amendment being additional residential development.

(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.

Applicant Response: The proposed comprehensive plan would allow for infill development within City limits.

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.

Applicant Response: Not Applicable.