

KNIGHTS TRAIL COMPREHENSIVE PLAN TEXT AMENDMENT
STATUTORY RESPONSES

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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.

The proposed Comprehensive Plan Future Land Use text amendment will not impact the amount of land required to accommodate anticipated growth and merely clarifies permitted forms of ownership consistent with the definition of dwelling unit already contained with the Plan.

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

The proposed Comprehensive Plan Future Land Use text amendment will not impact the projected permanent and seasonal population of the area.

c. The character of undeveloped land.

The character of this area is urban and the proposed Comprehensive Plan Future Land Use text amendment will not change the residential character of the land.

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

Existing water, sanitary sewer and other public facilities and services are sufficient to serve future development.

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 and is within the adopted Urban Service Area.

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

The proposed Comprehensive Plan Future Land Use text amendment will not impact the amount of land required to accommodate anticipated growth and merely clarifies permitted forms of ownership consistent with the definition of dwelling unit already contained with the Plan, thereby supporting diversity of the local economy through varying ownership forms for the permitted dwelling unit types and density.

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

Not Applicable.

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

Not applicable

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.

The Knights Trail Mixed Use Corridor has already been approved for mixed use and higher density residential development. The proposed Comprehensive Plan Text Amendment is consistent with the Mixed-Use Corridor land use designation and furthers the existing definitions of 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 development 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 Uses in this area.

(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.

Not applicable.

(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.

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 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, the site will use existing urban public facilities and services.

(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 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.

Since the requested Comprehensive Plan Amendment is an area that is already being developed with urban land uses and intensities, this is not applicable.

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

The requested Comprehensive Plan Amendment 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 will most certainly encourage a functional mix of uses and ownership patterns.

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

Not applicable.

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

The requested Comprehensive Plan Amendment will not result in 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.

Since the proposed text amendment does not change regulated environmental features and or impact protected species, it 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 Text Amendment 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 Text Amendment will not modify existing provisions that provide for compact development and a mix of uses at densities and intensities that will support a range of housing choices and ownership forms and a multimodal transportation system, including pedestrian, bicycle, and transit.

(IV) Promotes conservation of water and energy.

Future development of the site will meet state building code requirements for water and energy conservation.

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

The requested Comprehensive Plan Amendment 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.

There will not be a loss of significant amounts of functional open space and 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 Text Amendment will allow a mix of uses on the site consistent with the policies of the City's adopted Comprehensive Plan.

(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 Text Amendment demonstrates the location of the development in an area within the Urban Service Area and will not contribute to sprawl.

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

Not applicable

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

Not applicable

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.

Not applicable.