

BAKER TRUST EWING FUTURE LAND USE

SMALL SCALE FUTURE LAND USE MAP AMENDMENT APPLICATION **STATUTORY RESPONSES**

STATUTORY RESPONSES

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.

This is a proposed small scale future land use map amendment of the property at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) for proposed residential development on one parcel off Ewing Drive near the intersection with Jacaranda Boulevard.

The property is described as LOT 278 NORTH VENICE FARMS ACCORDING TO THE PLAT THEREOF FILED AND RECORDED AMONG THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA IN PLAT BOOK 2 PAGE 203 and contains approximately 7.43 acres (+/-) acres and is located at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) in Sarasota County, Florida. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the subject parcel to be consistent with the Joint Planning Agreement between the City of Venice and Sarasota County that designates this parcel for 13 dwelling units per acre as part of Area 2B, Subarea 2.

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

The proposed small scale future land use map amendment includes a change to an approximate 7.43 acre vacant parcel that already permits 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County. The projected permanent and seasonal population for this site is 182 residents based on an expected occupancy of 2.0 persons per dwelling.

c. The character of undeveloped land.

The character of this area is urban and the small scale future land use map amendment includes a change to an approximate 7.43 acre parcel will allow an opportunity for additional residential uses in an urban area that includes a mix of single family, multifamily, commercial and light industrial uses.

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 of the site.

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 and an area identified for urban development in the Joint Planning Agreement between the City of Venice and Sarasota County.

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

The proposed small scale future land use map amendment includes a change to an approximate 7.43 acre vacant parcel and will create a number of short-term jobs related during future construction on the site and future uses will create employment that will serve to strengthen the community's diversity and economy.

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:

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

The subject parcel will be adequately serviced by existing and available public facilities, including roads, central water and sewer, Police and EMS services.

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.

The parcel has been previously disturbed during the course of its use with a home and accessory uses. There is an existing man-made pond on the site along the northern boundary with Ewing Drive and no protected species were observed during the site walk through. There are no known historical or archaeological resources on the site.

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

The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the subject parcel to be consistent with the Joint Planning Agreement between the City of Venice and Sarasota County that designates this parcel for 13 dwelling units per acre as part of Area 2B, Subarea 2.

A concurrent annexation and rezoning from County OUE to RMF-3 of the entire site is proposed.

This request proposes to have consistent future land use classification on the entire parcel with a concurrent zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

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 Subject Parcel has already been approved for residential development at 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County.

(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 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 Subject Parcel has already been approved for residential development at 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County.

(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.

Since the site contains no regulated environmental features and no protected species are found on the site, there are no proposed impacts to 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.

(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 continued urban development along the Jacaranda Boulevard and Border Road corridors.

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

The requested Comprehensive Plan Amendment will contain sidewalks linking to the existing sidewalk on Jacaranda Boulevard. Therefore, the development will promote accessibility among linked or related land uses.

(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 site contains no regulated environmental features and no protected species are found on the site, 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 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 Amendment will contain sidewalks linking to the existing sidewalk on Jacaranda Boulevard, is along an existing County transit route. Therefore, the development will promote accessibility among linked or related land uses. This in turn helps to promote walkable and connected communities and provides for compact development and a mix of uses at densities and intensities, to support multimodal transportation systems.

(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 Subject Parcel has already been approved for residential development at 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County.

(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 requested Comprehensive Plan Amendment demonstrates the location of the development in an area within the Urban Service Area and will not contribute to sprawl. The Subject Parcel has already been approved for residential development at 13 dwelling units per acre under the terms of the Joint Planning Agreement between the City of Venice and Sarasota County.

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

The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the subject parcel to be consistent with the Joint Planning Agreement between the City of Venice and Sarasota County that designates this parcel for 13 dwelling units per acre as part of Area 2B, Subarea 2.

A concurrent annexation and rezoning from County OUE to RMF-3 of the entire site is proposed.

This request proposes to have consistent future land use classification on the entire parcel with a concurrent zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

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

Strategy TR 1.2.2.a – Comprehensive Plan Amendments indicates All proposed comprehensive plan amendments shall meet the current statutory requirements, including but not limited to F.S. 163.3177.

Proposed amendments to the Future Land Use Element and/or Map shall include a transportation analysis of three planning periods:

- 1) existing conditions,**
- 2) the first 5-year period occurring after the amendment adoption, and**
- 3) year 2030.**

The analysis shall identify existing and projected levels of service with the proposed amendment. Projects necessary to ensure that the City's adopted level of service standards are achieved and maintained for the 5-year period and through 2030 must be identified as either funded or unfunded. The City shall consider the impacts to the adopted level of service standards when considering any proposed comprehensive plan amendment.

The daily, a.m. and p.m. project trip generation for the proposed development was determined using the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition. The proposed development is expected to produce 382 daily trips, 34 a.m. peak-hour trips, and 35 p.m. peak-hour trips. Primary access to the site is along Ewing Drive with its intersection at Jacaranda Boulevard. No impacts from these de minimus volumes are anticipated to the existing levels of service. In any event, full transportation analysis will be required at the time of actual site and development approvals.

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.