

**PROJECT NARRATIVE**

**Comprehensive Plan Amendment**

**City of Venice Fire Station #2 Relocation**

**The City requests to provide Parcel ID 0412060001 with City Future Land Use designation upon Annexation. The proposed FLUM Designation is Government in order to construct a replacement for the existing Fire Station #2. The proposed fire station is in conformance with the proposed future land use designation.**

8. Future land use map amendments shall be based upon the following analyses:

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

**Response: Water and sewer services are located on E. Venice Avenue and will be combined with the utility connections with the Public Safety Facility located immediately east of the property.**

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.

**Response: The property has been evaluated for suitability for development as government use. Soil condition and topography as favorable for development of this parcel. An initial Environmental Assessment was completed and no protected species were located on the parcel. No wetlands are present on the site as confirmed by SWFWMD site visit on 4/27/2023.**

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

**Response: The reduction of 5 acres will not negatively impact the goals and requirements of this section**

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

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. **N/A**

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

**Response: The proposed government use property will provide effective use of 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.

**Response: The compact development happening on E. Venice Avenue is underway and placement of a government facility at this location will provide support to the compact development.**

(IV) Promotes conservation of water and energy.

**Response: The proposed development is being planned with low impact development methods where feasible.**

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

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

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

**Response: The proposed amendment provides a balance between the demands of residential population for public services.**

(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](#).

**Response: The proposed amendment provides public services to minimize urban sprawl and improvement response times.**