



COMPREHENSIVE PLAN AMENDMENT

Petition No. 16-02CP

SHYD, LLC

Staff Report

Owner: SHYD, LLC

Agent: Greg Roberts, Klingbeil & Roberts, P.A.

Parcel ID #s: 0404-05-0002 and 0404-12-0002 **Parcel Size:** 9.79± acres

Existing Future Land Use Designation: Sarasota County Low Density Residential

Proposed Future Land Use Designation: City of Venice Medium Density Residential

Concurrent Applications: Zoning Map Amendment 16-06RZ
Annexation Petition 16-01AN

Proposed Stipulations:

1. If approved, the subject petition is contingent upon approval of the concurrently processed Annexation (Petition No. 16-01AN).

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and compliance with all regulatory standards applicable to the subject petition has been confirmed.

I. REQUEST

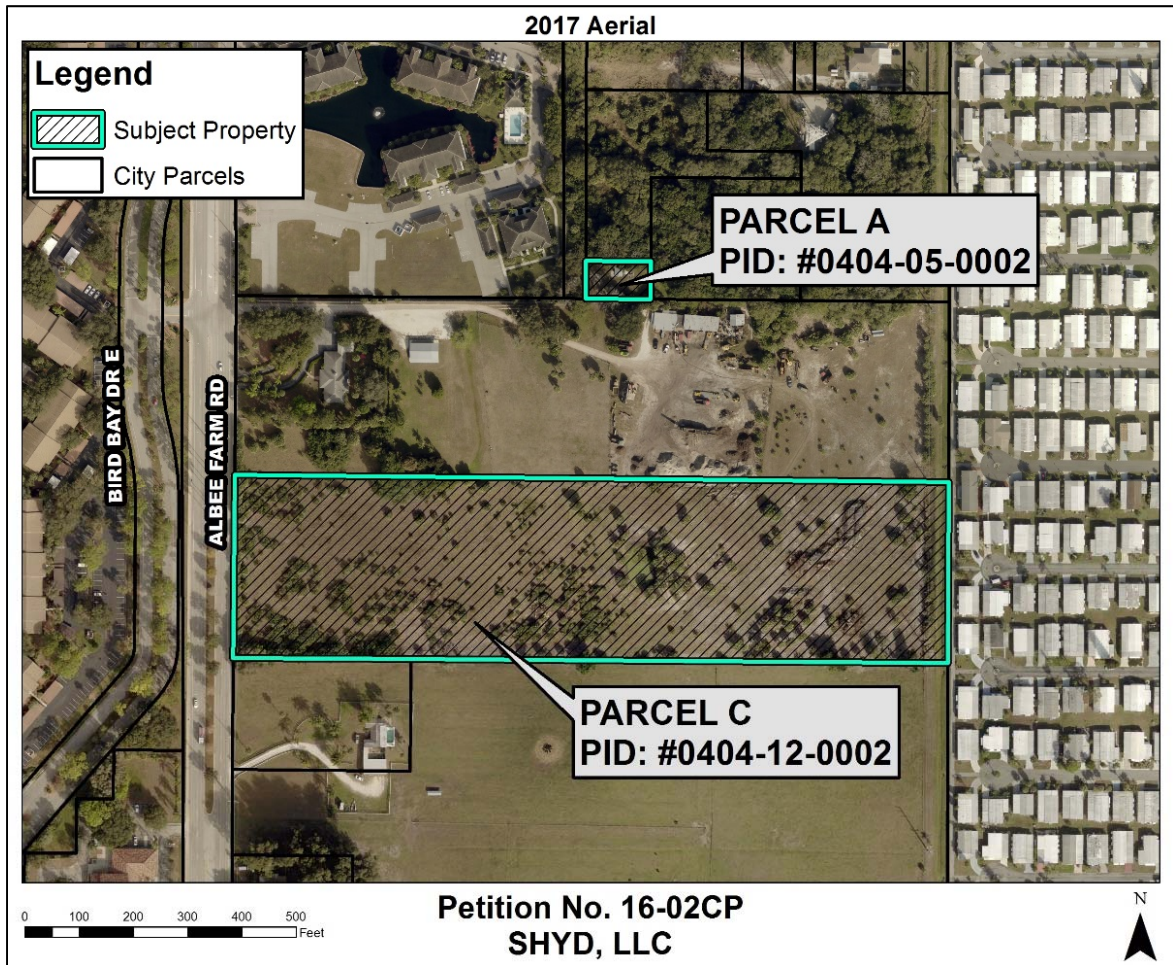
Greg Roberts, the authorized agent for property owner SHYD LLC, has petitioned the city for a Comprehensive Plan Amendment for properties totaling 9.79± acres near 1041 Albee Farm Road. The applicant is proposing to change the future land use designation for the subject properties from the current Sarasota County designation of Low Density Residential to a City of Venice designation of Medium Density Residential. As indicated in the applicant's project narrative, the proposed Comprehensive Plan Amendment is being requested in order to allow for future development on the subject properties, and will be contingent upon approval of the concurrently processed Annexation Petition (Petition No. 16-01AN).

II. SUBJECT PROPERTIES/SURROUNDING PROPERTY INFORMATION

Subject Properties Information:

SHYD LLC owns three contiguous parcels of land along Albee Farm Road, north of Lucaya Avenue. A submitted survey identifies the three parcels as Parcel A (PID 0404-05-0002), Parcel B (PID 0404-12-0001), and Parcel C (PID 0404-12-0002). Parcel A and Parcel C represent the *subject properties* referred to in the request for a Comprehensive Plan Amendment (see Map 1). Parcel A is 0.19± acres and Parcel C is 9.60± acres in size.

MAP 1: Aerial Photograph



Following are a series of photos which show on-site conditions for the subject properties.



Magnolia Park Condos looking northeast from Albee Farm Road.



Bird Bay Condos looking west across Albee Farm Road.



Driveway entrance to Parcel B looking east across Albee Farm Road.



Entrance to Parcel A looking east from Parcel B driveway.



Pastureland for cattle grazing use on Parcel C looking east.



Sheds/outdoor storage use on Parcel A looking northeast.

Existing Use of Subject Properties:

Parcel A is currently being used as outdoor storage of equipment and contains four shed structures. Parcel C is vacant and being used as pastureland for cattle grazing, which is not a permitted use within the city. The property owner has been notified that they will need to remove the cattle off Parcel C in order to not create a nonconformity upon annexation.

As seen in Map 1, Parcel C has direct access to Albee Farm Road. The smaller Parcel A has indirect access via a paved driveway that traverses the northern portion of Parcel B. Staff typically reviews access to individual parcels during the development review process (i.e., preliminary plat or site and development plan). However, given the unique character and location of Parcel A, staff is recommending a stipulation that if Parcel A and Parcel B were ever sold independently the owner of Parcel B must dedicate an access easement across the northern portion of the parcel to allow Parcel A to have its own dedicated access to Albee Farm Road. This stipulation is part of the concurrently filed Annexation Petition (Petition No. 16-01AN).

Surrounding Property Information:

The character and land development patterns of the surrounding properties include manufactured homes to the east (Bay Indies); a combination of multi-family residential (Magnolia Park) and vacant woodlands to the north; multi-family residential to the west (Bird Bay); and a combination of single-family residential, pastureland for cattle grazing, and outdoor storage to the south (Sandler Ranch).

Table 1 below identifies the existing land use, current zoning and the future land use designation of surrounding properties.

Table 1: Surrounding Land Use, Zoning and Future Land Use Designations

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Designation(s)
North	Multi-family residential (Magnolia Park) and vacant woodlands	Sarasota County Open Use Estate 2 (OUE-2) and City of Venice Residential Multiple Family 3 (RMF-3)	Sarasota County Low Density Residential and City of Venice Medium Density Residential
South	Single-family residential, pastureland, and outdoor storage	Sarasota County OUE-2	Sarasota County Low Density Residential and City of Venice Medium Density Residential
East	Manufactured homes (Bay Indies)	City of Venice Residential, Manufactured Home (RMH) and Sarasota County OUE-2	City of Venice Medium Density Residential
West	Multi-family residential (Bird Bay)	City of Venice Planned Unit Development (PUD) and Sarasota County OUE-2	Sarasota County Low Density Residential and City of Venice Medium Density Residential

Flood Zone Information:

The 2016 FEMA Flood Insurance Rate Map (FIRM) shows the majority of Parcel A and Parcel C within X-Unshaded and X-Shaded flood zones. The X-Unshaded and X-Shaded flood zones are low and moderate risk flood areas respectively and are not identified as Special Flood Hazard Areas. A small portion of Parcel C is within the AE flood zones with base flood elevations between 11.1 feet and 13.0 feet. AE flood zones are high risk flood areas identified as Special Flood Hazard Areas. Flood insurance is mandatory in Special Flood Hazard Areas for most mortgages that are secured by loans from federally regulated or insured lenders. City regulations require that the minimum finished floor elevation be higher of base flood elevation or 15 inches above the adjacent grade. A survey is required to establish the finished floor elevation and crown of road and an elevation certificate will be required for new construction. Development of the properties will be subject to compliance with FEMA requirements.

III. PLANNING ANALYSIS

Analysis of the Proposed Comprehensive Plan Amendment:

Maps 2 and 3 on the following page show the existing and proposed future land uses for the subject properties and surrounding properties. The subject properties being enclaves within Sarasota County have an existing Sarasota County future land use designation of Low Density Residential (Map 2). The applicant is requesting the subject properties be changed to City of Venice Medium Density Residential consistent with the city's future land use map (Map 3).

Both maps inaccurately depict Parcel C (PID 0404-12-0002) as being within the City of Venice's incorporated area. Staff is uncertain as to when this inaccuracy occurred, but believes it may have taken place around 2001 when the draft interlocal agreement between the city and Sarasota County was being developed.

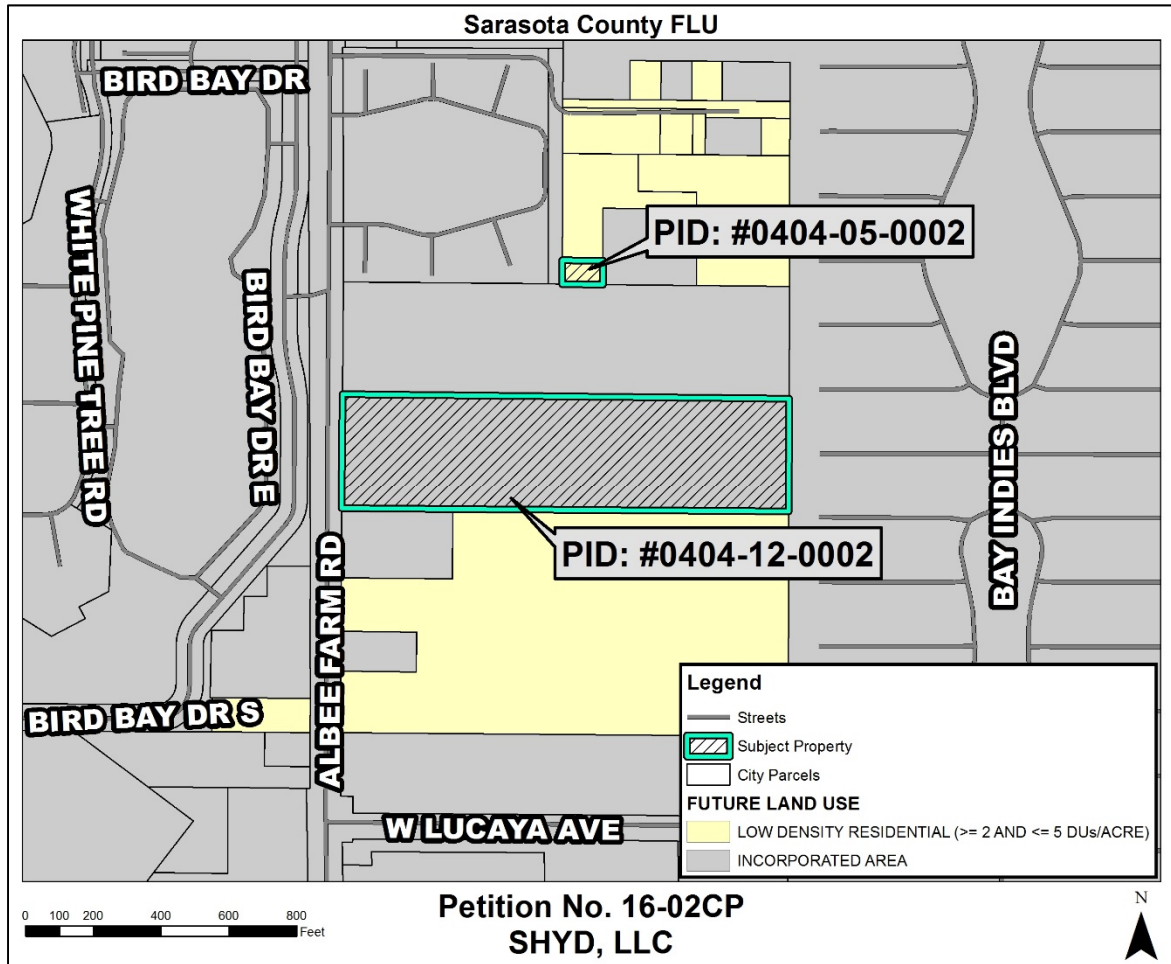
Section 171.046, Florida Statutes, states that in order to expedite the annexation of developed or improved enclaves of 10 acres or less into the most appropriate incorporated jurisdiction, a municipality may annex an enclave by interlocal agreement with the county having jurisdiction of the enclave. The city and county began developing an Interlocal Agreement between the City of Venice and Sarasota County Regarding Annexation of Enclaves and County Property. The draft interlocal agreement originally included a list of 158 properties identified for involuntary annexation, including all three of the subject properties.

However, after meeting with affected property owners regarding vacant lots, staff reduced the number of properties on the list to 118. The reduced list no longer included Parcels A and C because they were undeveloped or unimproved. Staff believes that when the original listing of properties was produced, both the city and county future land use maps were altered to show that Parcels A and C were being annexed into the city, but then the maps were not revised once the reduced list of properties was produced. This is the only explanation staff can provide as for why both future land use maps show Parcel C as being within the city's incorporated area.

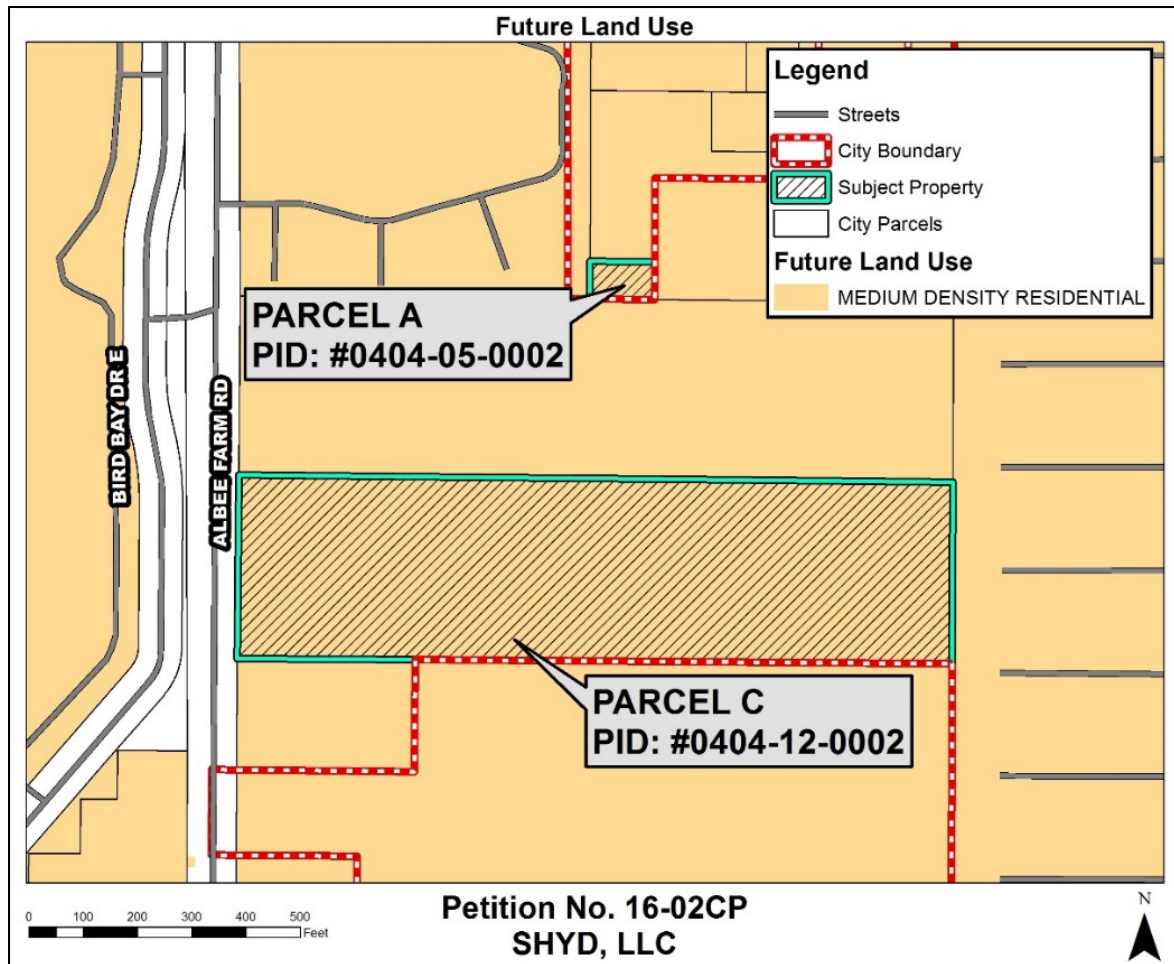
The city's future land use map (Map 3) is an official, adopted map that acts as a guide for future growth

and development within the city's jurisdiction. It provides a future land use category for every parcel of land within the city, including enclaves. The intent of providing a future land use category for enclaves is to show the city's desired future land use if those properties were ever annexed. The applicant has filed a concurrent Annexation Petition (Petition No. 16-01AN) requesting that the properties be annexed into the city. Therefore, as indicated previously, the result of the requested amendment will apply the city's desired land use consistent with the current, adopted future land use map.

MAP 2: Existing Future Land Use Map (Sarasota County)



MAP 3: Proposed Future Land Use Map (City of Venice)



Policy 13.1 of the city's comprehensive plan generally provides policy on residential land uses as well as policy for the Residential FLUM designation. The general policy for residential land uses is as follows:

Residential land uses are intended to support existing and future neighborhoods. The city's neighborhoods are designed to provide the community with safe, vibrant places to live and share life with family, friends, and neighbors. A variety of transportation alternatives (walk, bike, vehicle, and transit) should interconnect residential land uses with adjacent neighborhoods and activity centers. In order to foster neighborhood livability, civic spaces including places of worship, civic buildings, and public facilities, are encouraged to be located within residential areas.

Each of the Future Land Use Map categories that allow residential uses set forth the allowable density range for that category. The exact density appropriate for each land tract will be determined at the time of rezoning. A proposed rezoning will be reviewed for consistency with the compatibility criteria set forth in Policy 8.2 of the Future Land Use & Design Element and

is not entitled to the maximum allowable density for its Future Land Use Map category absent an affirmative finding of the City Council on each consideration set forth in Policy 8.2 E through H which is relevant to the rezoning. A proposed rezoning must also comply with all other policies applicable to a determination of density.

Appropriate densities within each density range shall be determined, in part, by the land uses and land use designations surrounding the parcel. Generally, densities at the higher end of the range will be most appropriate next to residential development or designations of comparable or higher density and intensive non-residential land uses or land use designations such as commercial, office, professional and institutional uses. Densities at the lower end of the range will be more appropriate adjacent to lower density residential uses or designations.

The policy for the **Medium Density Residential** future land use map designation includes the following language:

Residential areas consisting of 5.1 to 13 dwelling units per acre. These areas are intended to accommodate a variety of single and multi-family residential uses. High intensity and auto-centric uses are prohibited.

The comprehensive plan establishes land use and density/intensity standards for each future land use map designation. The proposed future land use map amendment will have the effect of changing the allowed uses and development standards on the subject properties. Table 2 illustrates the allowable uses and maximum development potential based on the existing Sarasota County Low Density Residential designation as well as the proposed City of Venice Medium Density Residential designation.

Table 2: Allowed Uses and Development Standards in the Existing and Proposed Future Land Use Designations

Future Land Use Map Designation	Sarasota County Low Density Residential	City of Venice Medium Density Residential
Allowable Uses	A variety of single-family residential, commercial, conservation, recreation, civic, and government uses	A variety of single- and multi-family residential uses
Maximum Development Potential (By Right)	Less than 2 du/ac (Less than 20 residential units)	13 du/ac (127 residential units)

As shown in Table 2, there are two main differences between the existing Sarasota County Low Density Residential designation and the proposed City of Venice Medium Density Residential designation. First, the Sarasota County Low Density Residential designation allows for a variety of single-family residential, commercial, conservation, recreation, civic, and governmental uses. The proposed City of Venice Medium Density Residential designation only allows for a variety of single- and multi-family residential uses. Second, the Sarasota County Low Density Residential designation allows a maximum density of less than two dwelling units per acre (du/acre); whereas, the City of

Venice Medium Density Residential designation allows up to 13 du/acre. This means that the proposed City of Venice future land use designation change increases the maximum development potential on the subject properties by 107 dwelling units.

Land Development Code-Specified Review of Comprehensive Plan Amendments:

Section 86-33(5) of the Land Development Code directs Planning and Zoning staff in its review of a Comprehensive Plan Amendment application. The review is threefold as follows:

- a) Determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements.
- b) Assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan.
- c) The proposed amendment's consistency with the applicable requirements of Chapter 163, Florida Statutes.

a) Consistency with the Comprehensive Plan and Other Relevant City Ordinances, Resolutions or Agreements:

The review to determine consistency with the city's comprehensive plan involves a review of the Goals, Objectives and Policies (GOP's) of the plan. Regarding the comprehensive plan, the following policies are cited for consideration:

- Future Land Use and Design Element, Policy 1.4 to establish mixed use development practices that provide community members opportunities to live, work, and play within close proximity to the city's activity centers.
- Future Land Use and Design Element, Policies 1.5 through 1.8 that encourage compact development forms that provide enhanced open space preservation.
- Future Land Use and Design Element, Policies 3.2 and 3.3 regarding a balance of community housing options for all age groups and ensuring that the city prevents sprawl by protecting undeveloped natural habitats and promoting and directing new development, redevelopment, and infill development of established areas.
- Housing and Neighborhood Development Element, Policy 1.2 ensuring that diverse housing opportunities are available to meet the community's residential and economic needs.
- Utilities Element, Policy 1.5 to maximize existing public utility infrastructure systems by encouraging infill development and redevelopment of established service areas.

It can be confirmed that the proposed Comprehensive Plan Amendment has been processed consistent with the requirements to amend the city's comprehensive plan found in the introduction of the plan that indicates the following:

From time to time it will be necessary to amend the comprehensive plan to keep up with changing conditions; to comply with State mandated updates and evaluations, to achieve implementation of the Plan and to provide citizens and affected parties a means of recourse to participate in the city's comprehensive plan Program. All amendments to the comprehensive plan shall, as a minimum, comply with the advertising requirements as prescribed by Part II,

Chapter 163 F.S. and by City Ordinance, as amended. Any action which requires that a change be made to any of the maps, text, figures, tables or charts and any other change having the effect of altering the use of land as prescribed by this Plan shall be deemed to require a comprehensive plan amendment. Plan amendments may be initiated by elected bodies, public agencies, appointed officials, advisory boards, public, semi-public or private utilities, individuals and groups, or any other affected person or combinations thereof.

It can also be confirmed that the comprehensive plan notification requirements for small-scale development amendments, which requires the applicant to provide notification to adjacent property owners in the manner proscribed, has been accomplished by the applicant.

Regarding the substantive review of the proposed amendment, the comprehensive plan provides limited policy by which to evaluate future land use map amendments. Policy 13.1 states residential land uses are intended to support existing and future neighborhoods and goes on to state the city's neighborhoods are designed to provide the community with safe, vibrant places to live and share life with family, friends, and neighbors.

The proposed Medium Density Residential future land use designation is intended to accommodate a variety of single and multi-family residential uses. High intensity and auto-centric uses are prohibited. The subject properties are surrounded by other properties designated as Medium Density Residential and is in close proximity to employment, shopping, medical facilities, recreational facilities, and public transportation routes.

Regarding other city ordinances, resolutions or agreements, the approved pre-annexation agreement also states that the property owner must petition the city to redesignate the subject properties to a city future land use designation and rezone the properties to a district or districts under the city Zoning Code concurrent with the city's consideration and adoption of an ordinance annexing the properties into the corporate limits of the city. As such, the proposed Comprehensive Plan Amendment is not in conflict with or inconsistent with any other city ordinance, resolution or agreement.

b) Effects of the Proposed Amendment upon the Financial Feasibility of the Comprehensive Plan:

The proposed future land use map amendment is located in an area of the city in which adequate public facilities and services are already in place. Table 2 on page 8 shows that the maximum development potential of the subject properties increases under the proposed City of Venice future land use map designation and hence increases the demand for public facilities and services. However, per the approved pre-annexation agreement, the property owner shall construct and pay the costs of extending and sizing all offsite and onsite water and sewer utility lines adequate to serve the properties as determined by the Director of Utilities and the City Engineer. Therefore, the proposed amendment is not expected to require the expenditure of public funds related to public facilities and services.

The applicant has not yet submitted any development plans, but has indicated the desire to pursue a multi-family residential development for the subject properties in the future. A multi-family residential development is expected to increase the level of property tax revenue generated from the subject properties.

c) **Proposed Amendment's Consistency with the Applicable Requirements of Chapter 163, Florida Statutes:**

Due to the size of the subject properties being less than 10 acres combined, Section 163.3187, F.S., classifies the proposed Comprehensive Plan Amendment as a small-scale amendment. This is the second small-scale Comprehensive Plan Amendment in the 2017 calendar year (Fisherman's Wharf was the first) and the cumulative total acreage is 16.99± acres between the two amendments, well below the 120-acre maximum in a calendar year. Section 163.3187(4), F.S., specifies that comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan pursuant to Section 163.3177, F.S.

Three provisions in Section 163.3177(6)(a), F.S., specify how amendments to the future land use element and future land use map are to be evaluated. The first provision is found in subpart (2) which provides direction on how plan amendments should be reviewed. Subpart (2) contains 10 individual considerations that must be addressed. Below, staff has provided a response for each of the 10 considerations associated with the statutory provision.

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.

Staff Response: A sufficient amount of undeveloped and underdeveloped land remains in the city to accommodate anticipated growth. Any future infill development of the subject properties with multi-family residential units will, in small measure, accommodate some of the anticipated growth.

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

Staff Response: Although the proposed future land use map represents an increase in the maximum development potential of the subject properties, a sufficient amount of undeveloped and underdeveloped land remains in other parts of the city to accommodate anticipated growth based on projected permanent and seasonal populations.

c. The character of undeveloped land.

Staff Response: Of the subject properties, only Parcel C is undeveloped and currently being used as pastureland for cattle grazing. The property owner has been notified that they will need to remove the cattle from the parcel in order to not bring a nonconfirming use into the city. The proposed plan amendment would give the subject properties an appropriate City of Venice future land use designation and allow the properties to be developed consistent with adjacent properties within that area of the city.

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

Staff Response: Based on the data in Table 2, the maximum development potential of the subject

properties increases under the proposed City of Venice future land use map designation and hence increases the demand for public facilities and services. However, during review of the plan amendment petition, Planning and Zoning staff did forward the proposed amendment to the city's Technical Review Committee for review and no outstanding issues were identified. Therefore, it is anticipated that the city will have adequate availability of water supplies, public facilities, and services and the adopted level of service standards for each public facility will be maintained.

- 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.*

Staff Response: The subject properties not located in an officially designated blighted area. Regarding nonconforming uses, the property owner has been notified that the current use of pastureland for cattle grazing will need to be removed. The owner has acknowledged this and is in agreement with this requirement.

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

Staff Response: Not applicable; there are no military installations near the subject properties.

- g. The compatibility of uses on lands adjacent to an airport.*

Staff Response: Not applicable; the subject properties are not adjacent to an airport.

- h. The discouragement of urban sprawl.*

Staff Response: The future land use map represents a discouragement of urban sprawl. See text on pages 14-16 for staff's determination, required by Section 163.3177(6)(a)(9), F.S., that the proposed amendment discourages the proliferation of urban sprawl.

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

Staff Response: The city is currently lacking in the availability of rental housing for both the workforce and seniors on fixed incomes. The subject properties are a possible location for development of multi-family rental housing due to its close proximity to employment, shopping, medical facilities, recreational facilities, and public transportation routes. As such, any future residential infill development will support the city's housing and economic development goals.

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

Staff Response: Not applicable; the subject properties are not part of an antiquated subdivision.

The second provision which provides direction on how plan amendments should be reviewed is contained in subpart (8) of Section 163.3177(6)(a), F.S. Subpart (8) contains three individual considerations that must be addressed. Below, staff has provided a response for each of the three considerations associated with the statutory provision.

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

- a. *An analysis of the availability of facilities and services (level of service analysis for public facilities).*

Staff Response: The City of Venice Comprehensive Plan establishes level of service (LOS) standards for potable water, wastewater, parks and public spaces, stormwater, solid waste, transportation/roadways, and schools. As indicated previously, it is anticipated that the city will have adequate availability of water supplies, public facilities, and services and the adopted LOS standards for each public facility will be maintained.

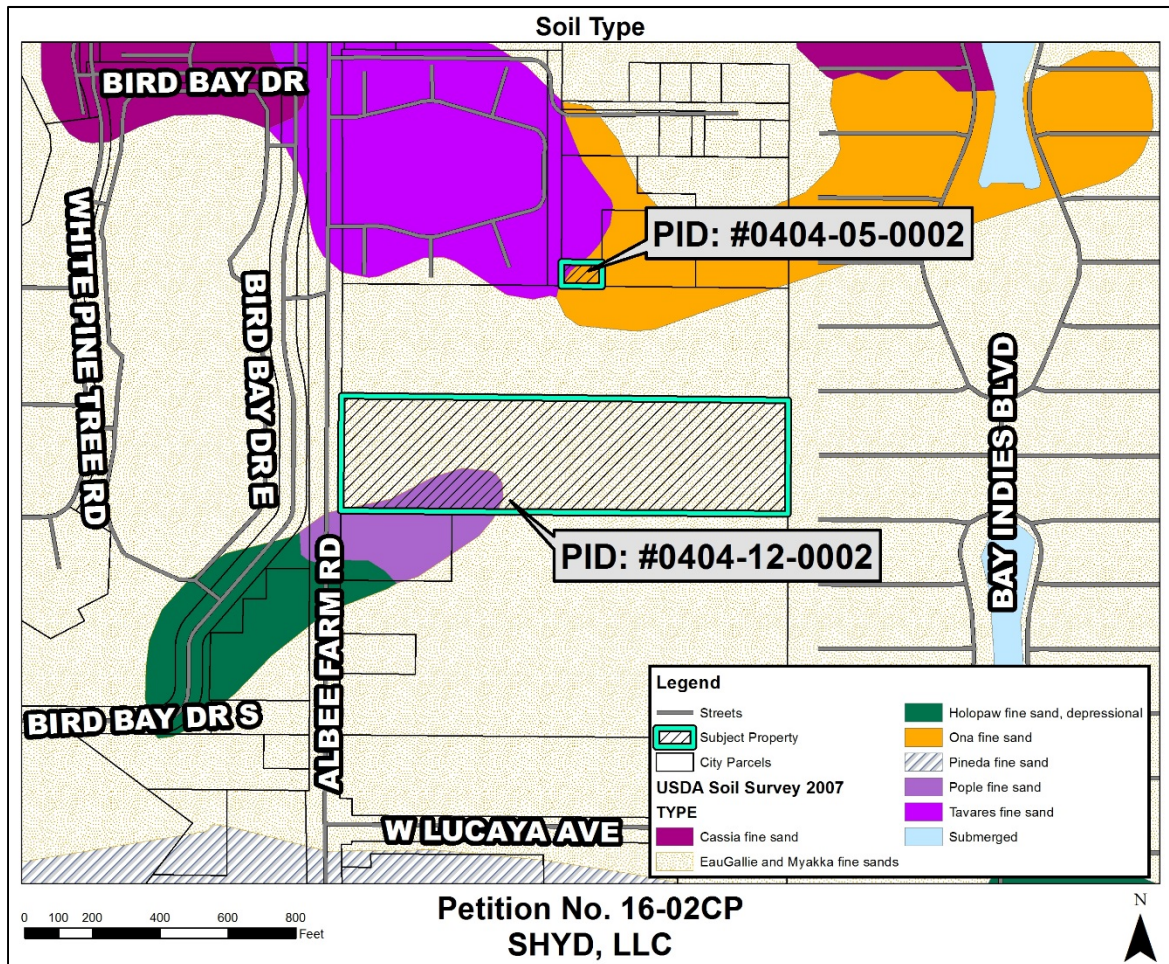
- b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

Staff Response: The proposed future land use map amendment is intended to facilitate a multi-family residential infill development project. The subject properties is suitable for the proposed plan amendment based on a review of the following considerations. Parcel A was first developed in 2009 with the construction of a small shed structure. Over time, three additional shed structures were placed on the parcel. Parcel C has never been developed and contains a small pond in the center.

According to the Sarasota County Soil Survey (1991) the subject properties contain four distinct soil types: EauGallie and Myakka fine sands, Ona fine sands, Tavares fine sand, and Pople fine sands (see Map 4).

The topography of the subject properties is relatively flat with some natural vegetation (see Map 1). There are no structures on the properties listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

MAP 4: Soil Types



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

Staff Response: The subject properties are surrounded by similar urban uses and are accounted for by the comprehensive plan regarding the amount of land designated for future planned uses. The proposed future land use map amendment is intended to facilitate residential infill development that is consistent with surrounding properties in the area. In doing so, the future land use map amendment achieves the following goals and requirements of Section 163.3177, F.S.:

- Section 163.3177(6)(a)(2)(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.
- Section 163.3177(6)(a)(2)(h) – The discouragement of urban sprawl.
- Section 163.3177(6)(a)(3)(g) – Provide for the compatibility of adjacent land uses.

The final statutory provision which provides direction on how plan amendments should be reviewed is contained in subpart (9) of Section 163.3177(6)(a), F.S. Subpart (9) contains eight individual considerations that must be addressed. Below, staff has provided a response for each of the eight considerations associated with the statutory provision.

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

This subsection provides a procedure to determine if a plan amendment discourages the proliferation of urban sprawl that reads as follows:

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.*

Staff Response: The subject properties are enclaves within unincorporated Sarasota County surrounded by the City of Venice and, therefore, any future development of the properties is considered infill development. The properties are subject to a concurrent Annexation Petition upon which, if annexed, will receive a proper City of Venice future land use designation. Because the properties are already surrounded by the city, it is located within the Urban Service Boundary where growth is intended. Any future infill development project will be required to obtain all necessary city, county, state and federal environmental permits for the protection of natural resources and ecosystems.

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

Staff Response: The fact that any development of the subject properties would be considered infill development, and there are existing public services adjacent to the properties, any development will promote efficient and cost-effective use of public infrastructure.

- 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.*

Staff Response: The subject properties are located near existing developments that provide a mix of densities and intensities. The properties would add to the mix of uses within the immediate area and support a multimodal transportation system, which in this case includes sidewalks, bicycle lanes, and a public transportation route along Albee Farm Road.

- IV. Promotes conservation of water and energy.*

Staff Response: Water and energy conservation measures may be incorporated into the proposed

development project.

- V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

Staff Response: Parcel C contains undeveloped pastureland for cattle grazing but no prime farmland or soils. Any future residential infill development will result in the existing nonconforming pastureland for cattle grazing being brought into compliance with city standards.

- VI. Preserves open space and natural lands and provides for public open space and recreation needs.*

Staff Response: The subject properties are not public open space. The land use change alone will not affect natural lands or open space.

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

Staff Response: The future land use map amendment is intended to facilitate a multi-family residential infill development project that will meet the housing demand of a growing residential population as well as that population's needs for nonresidential uses. Specifically, any future residential development would address the rental demand for workforce and/or seniors on fixed incomes.

- 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.*

Staff Response: The proposed future land use map is for properties located in an urbanized area of the city. The subject properties are located near existing developments that provide a mix of densities and intensities of uses which are urban and which result in an urban form of development. Development of the subject properties consistent with the Medium Density Residential designation's standards will further urbanize the site consistent with adjacent developments in the vicinity of the properties.

Summary Findings:

The following summary findings provide an overview of the analysis included in this report:

- i) **Finding (Consistency with the Comprehensive Plan and Other Relevant City Ordinances, Resolutions or Agreements):** *The proposed Comprehensive Plan Amendment may be found consistent with the comprehensive plan or other relevant city ordinances, resolutions, or agreements.*
- ii) **Finding (Effects of the Proposed Amendment upon the Financial Feasibility of the Comprehensive Plan):** *The proposed Comprehensive Plan Amendment may have a positive effect on the financial feasibility of the comprehensive plan.*

- iii) **Finding (Applicable Requirements of Chapter 163, Florida Statutes):** *The proposed Comprehensive Plan Amendment may be found in compliance with the applicable requirements of Chapter 163, Florida Statutes.*

IV. PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

Pursuant to Section 86-33(7) of the Land Development Code, the Planning Commission sitting as the Local Planning Agency shall hold an advertised public hearing on the proposed Comprehensive Plan Amendment to review the amendment and provide recommendation to City Council. The Planning Commission's recommendation shall be based, in part, on staff's planning analysis and findings related to the proposed amendment. Section III of this report includes a review of factors required by Section 86-33(5) of the Land Development Code and Section 163.3177(6)(a), Florida Statutes, and provides the Planning Commission with competent and substantial evidence to support a recommendation to City Council.