



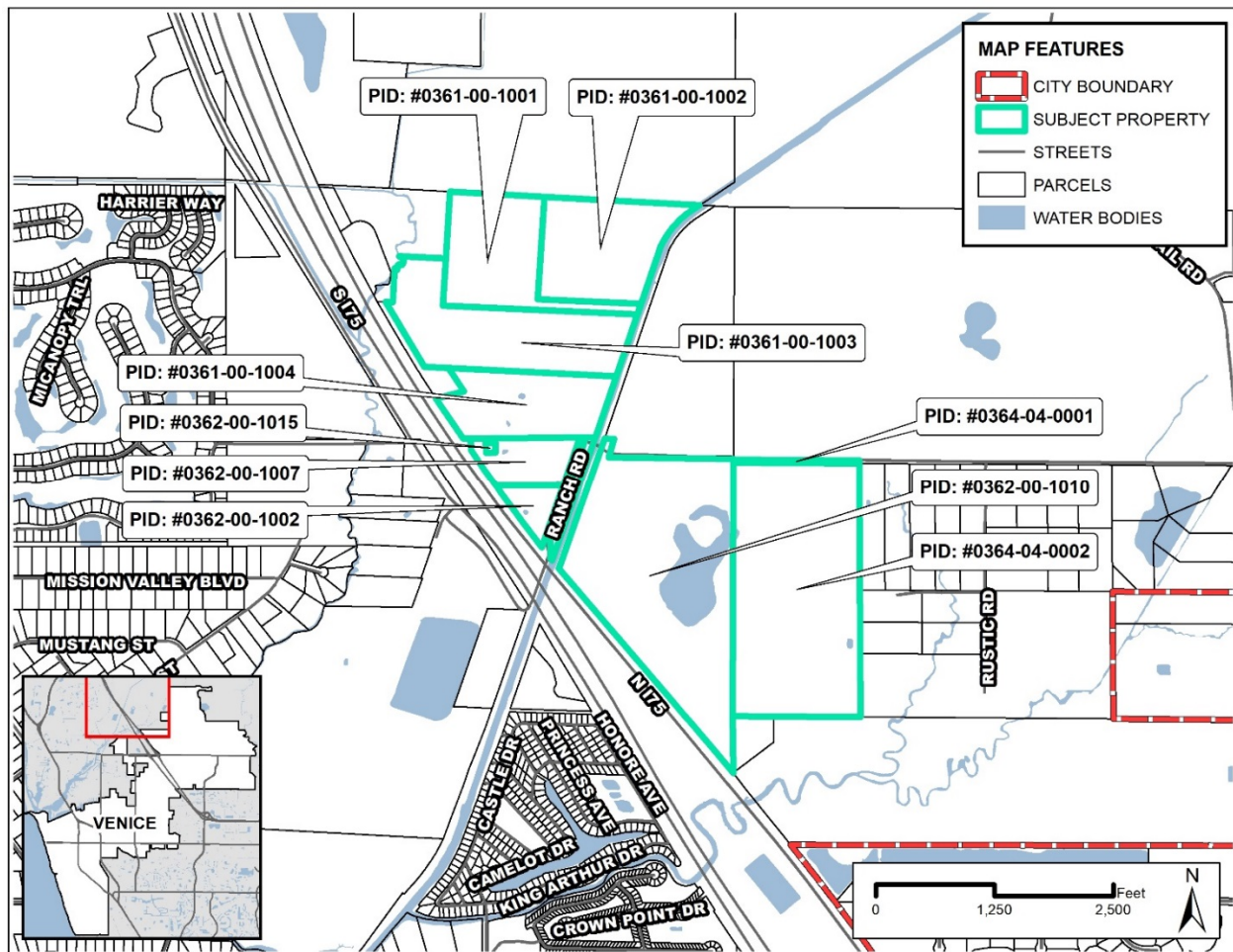
COMPREHENSIVE PLAN AMENDMENT

STAFF REPORT

RUSTIC ROAD

May 21, 2019

18-02CP



PETITION NO.: 18-02CP

REQUEST: Comprehensive Plan Amendment to change the existing Sarasota County Rural future land use designation of the property to City of Venice Mixed Use Residential (MUR), to include applicable text in the Knights Trail Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan. Associated with the request is the addition of JPA/ILSBA Amendment 3 to the Comprehensive Plan. Staff will address this separately.

GENERAL DATA

Owner:	Multiple Owners	Agent:	Jeffery Boone, Esq., Boone Law Firm
Agent:	East of I-75 and North and South of Rustic Rd.	Parcel ID's:	Multiple
Property Size:	318.7± Acres		
Existing Future Land Use:	Sarasota County Rural		
Proposed Future Land Use:	City of Venice Mixed Use Residential (MUR)		
Comp Plan Neighborhood:	Knights Trail Neighborhood		
Existing Zoning:	Sarasota County Open Use Estate-1 (OUE-1)		
Proposed Zoning:	City of Venice Planned Unit Development (PUD) – Petition No. 18-07RZ		

ASSOCIATED DOCUMENTS

A. Application Information (completed petition)

Notification of Proposed Comprehensive Plan Amendment to Sarasota County

It is important to note that there are still unresolved issues related to the JPA/ILSBA specific to transportation improvements and the responsibility for those improvements. The City and County have been in continuous communication regarding this issue. The City is seeking either assurance from Sarasota County or from the property owner/applicant that the City will not be encumbered with the costs associated with these improvements. Discussion on this topic continues with the County administration, but until there are definitive answers that will remove the City from the potential liability for future road improvements, the City still has significant concerns regarding any action toward this application. Information on these potential improvements is detailed below in Section I, under Transportation.

The JPA/ILSBA provides that the City will forward submittals for Comprehensive Plan Amendments for property located within the JPA within thirty days of receipt to Sarasota County for review. The subject application was deemed complete on November 9, 2018 by the City's Planning and Zoning Division and was forwarded to Sarasota County staff on November 20, 2018. The agreement indicates that the County will provide comments within 30 days of receipt. The County provided draft comments on December 21, 2018 and requested a meeting with staff. Subsequent to the requested meeting, the County provided their final comments on January 30, 2019. Staff forwarded the comments to the applicant and requested a response. The applicant provided responses to the County's comments on March 14, 2019. The County provided additional comments on March 29, 2019 in response to revised plans submittal and the applicant's response from March 14th. The JPA/ILSBA indicates that the "The City's recommendation to the City Planning commission and City Council to approve, approve with conditions, or deny a proposed Development of Extrajurisdictional Impact will set forth all County-proposed stipulations that are based on adopted County standards, neighborhood and community plans, industry standards, or common agreement between the City and County." City staff has maintained the position that County stipulations will be forwarded to Planning Commission and City Council. However, no stipulations or conditions have been provided as of the writing of this report. If they are received prior to the scheduled public hearing, staff will provided them at the hearing.

I. EXECUTIVE SUMMARY

The applicant has submitted a concurrent application for annexation of the subject property into the jurisdiction of the City of Venice due to its inclusion within Area 1 of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County. The subject 318.7± acre property currently has a Sarasota County Rural future land use designation and due to the potential annexation, the applicant is requesting the City's future land use designation of Mixed Use Residential (MUR) for the future development of a Planned Unit Development (PUD). A concurrent Zoning Map Amendment to provide PUD zoning for the property has also been submitted. In addition to changing the Future Land Use Map (FLUM) designation of the property, the applicant also proposes to create unique development parameters for the MUR designated subject property in the Knights Trail Neighborhood. All other impacted text, maps and graphics will also be revised through the subject amendment. The inclusion of the recent JPA/ILSBA Amendment 3 into the Comprehensive Plan is also requested and will be accomplished separately.

Transportation:

It is important at this point to indicate concerns raised by Sarasota County in their review of the petition. Based on their review of the JPA/ILSBA and the proposed project, the following transportation issues were indicated:

1. The alignment of the future Lorraine Road from Clark Road to Knights Trail Road in the County's thoroughfare plan runs through the subject property.
2. Widening of Laurel Road to six lanes from I-75 to Knights Trail Road.

3. Potential improvements to the intersection of Knights Trail and Rustic Lane (should be “Road”).
4. Reservation of right-of-way for the future expansion of Knights Trail Road for a four-lane roadway consistent with County Roadway standards.

The City Manager has sent a letter to the County regarding these concerns indicating the following:

Regarding item 1, it is understood that a recent County staff initiative, approved by the County Commission, may result in the relocation of Lorraine Road to connect to Knights Trail Road north of the subject properties. The City Manager’s letter requested any updates concerning the potential realignment of the Lorraine Road north/south connector along with a timeframe for a determination of whether the road will be realigned as described.

Regarding item 2, the County’s thoroughfare plan designates Laurel Road as a 4-lane major arterial and therefore, the County is requesting an amendment to their Comprehensive Plan to memorialize this designation.

Regarding items 3 and 4, the JPA/ILSBA indicates that it is the responsibility of the “party with jurisdiction over the development” to address these issues.

For the intersection of Knights Trail and Rustic Road, the subject Rustic Road property is not adjacent to this intersection and if Lorraine Road is realigned to intersect Knights Trail north of Rustic Road, it is the City’s position that this intersection is not a relevant issue with respect to this petition.

Regarding necessary right-of-way for the expansion of Knights Trail Road, the County has indicated that they will not be responsible for construction or ROW acquisition costs for this expansion. The City has requested confirmation of this as the County’s official position should Lorraine Road not be realigned.

In addition, due to the fact that the roadways involved are County roads and there are no improvements identified in the applicant’s traffic study that are the result of the proposed development, the City’s position, consistent with the JPA/ILSBA, has been to request the County provide any conditions or stipulations necessary to address these issues. This request has been made multiple times and none have been provided. Therefore, staff has no resolution to these issues as of the writing of this report.

Other land development applications associated with the development project are on file with the Planning and Zoning Division and include the following:

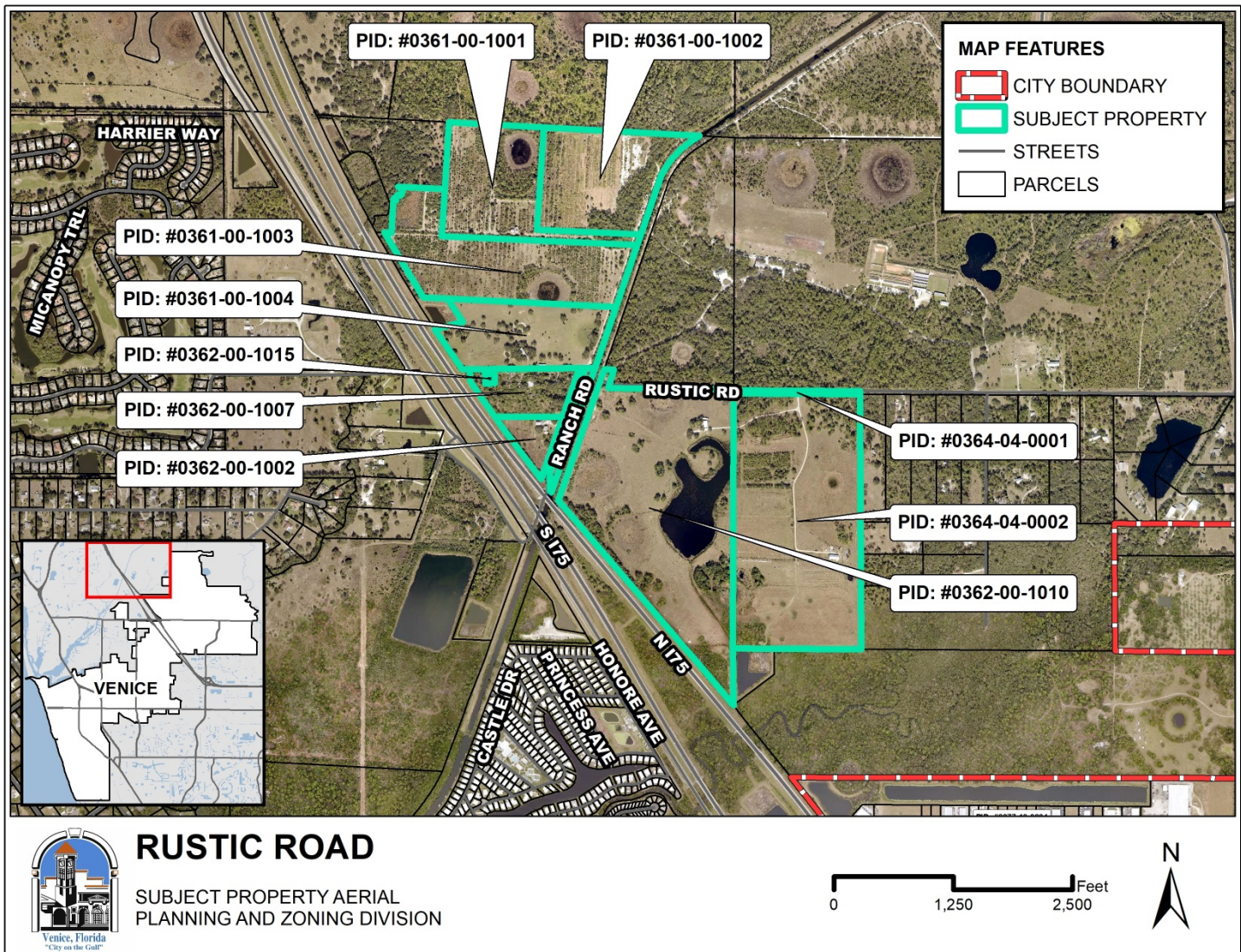
- Annexation Petition No. 18-02AN
- Zoning Map Amendment Petition No. 18-07RZ

Based on the submitted application materials, staff data and analysis, and conclusions of this staff report, staff provides the following finding on the subject petition:

Finding of Fact: Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided with reference to impact on the financial feasibility of the comprehensive plan, and regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.

II. EXISTING CONDITIONS

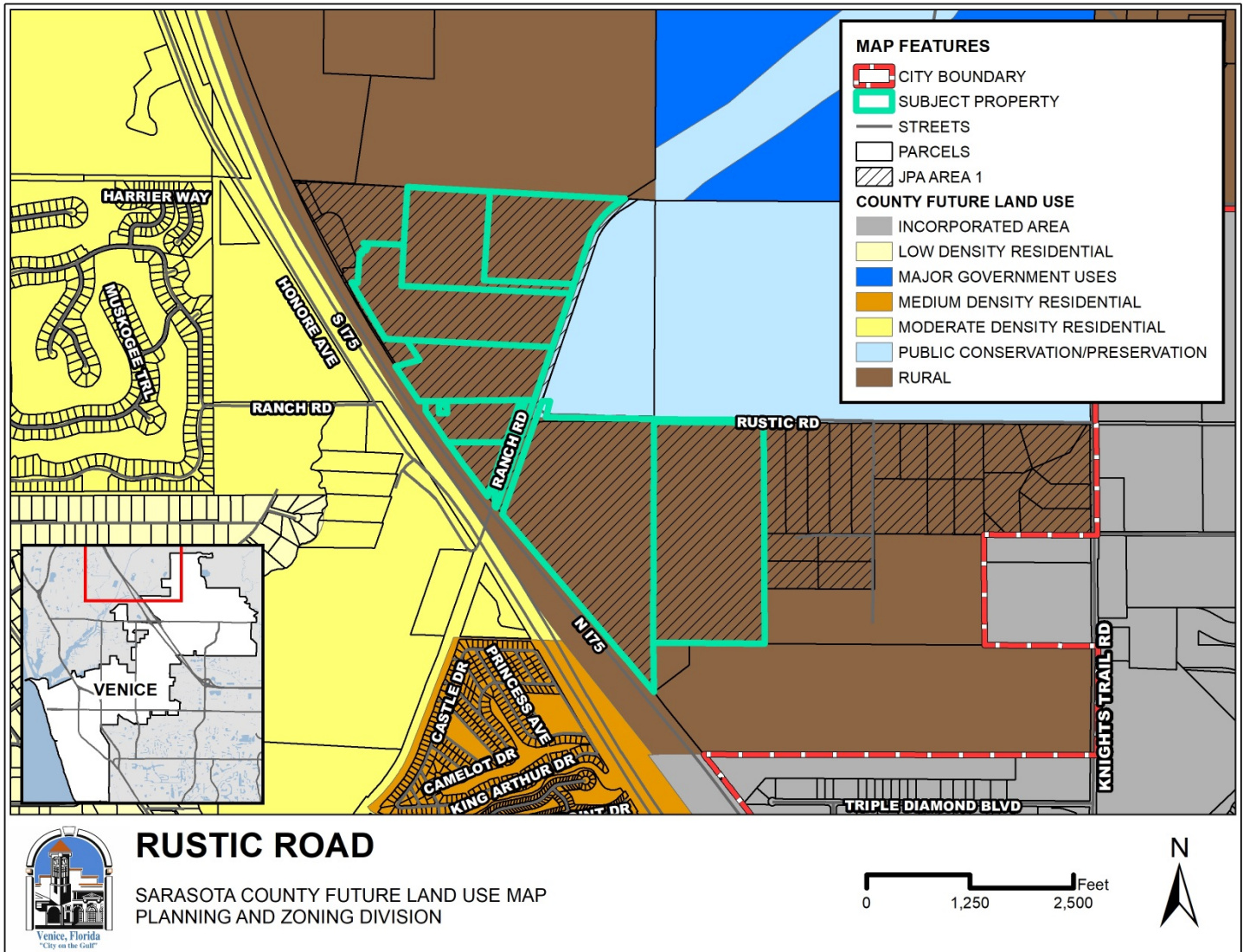
The subject property is made up mostly of agricultural land with some parcels containing residential homes with multiple accessory buildings. There is also a Sarasota County approved cell tower installation on parcel 0362-00-1015. Existing uses on the property and their consideration have been addressed in the pre-annexation agreement. There appear to be multiple wetlands and other surface waters on the property along with cow pen slough that runs through the middle of the property. The subject property's western limit is I-75 with the remaining adjacent property being similar to the subject property consisting of mainly agricultural land along with conservation/preservation land owned by Sarasota County. Vehicular access to the property is provided off Knights Trail Road via Rustic Road and Ranch Road which is currently paved to an extent with the remainder being shell. Photos following the map depict how the property exists today.

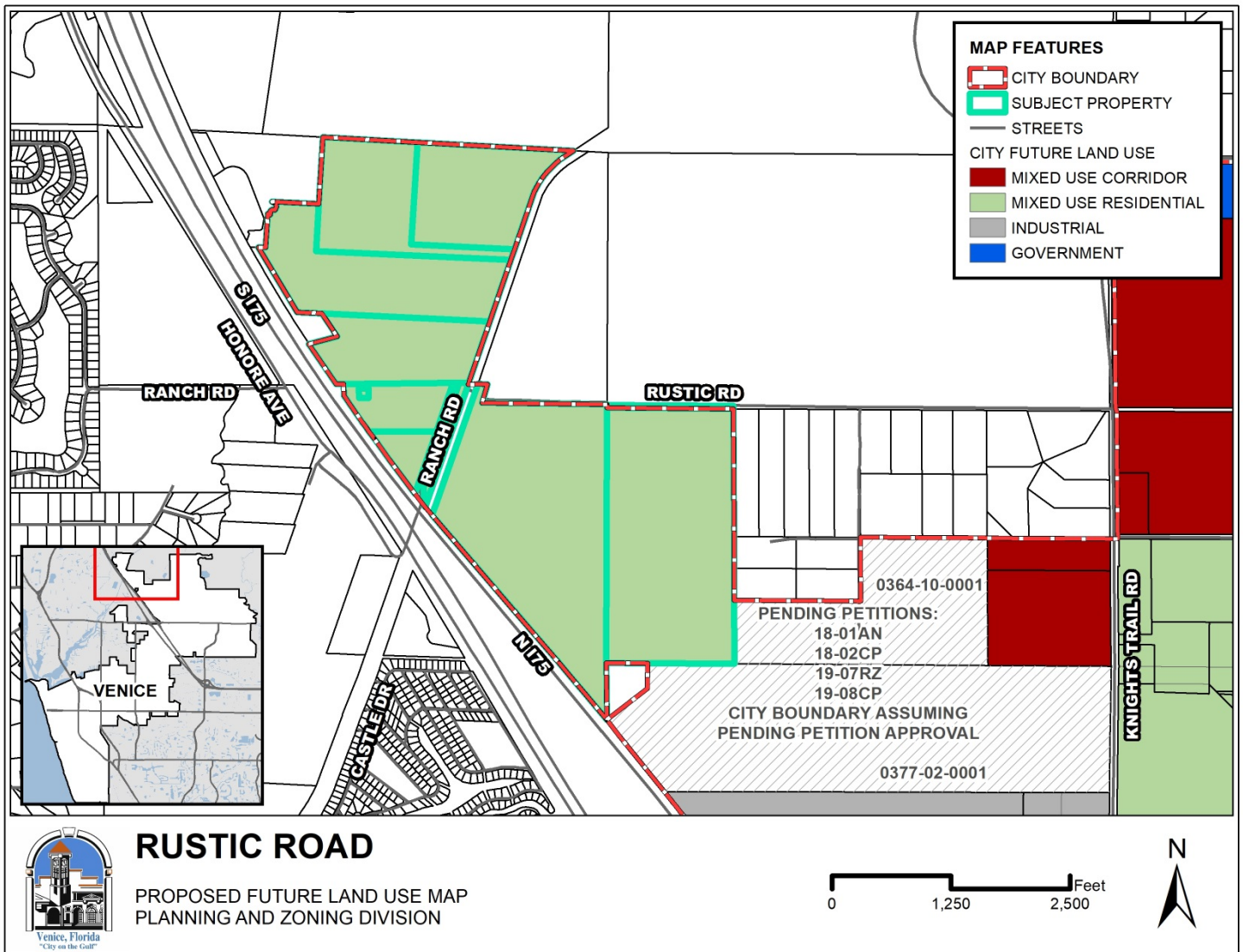




Future Land Use

The subject property is located in the 818 acre Knights Trail Neighborhood. The following map shows the current Sarasota County FLUM designation for the subject property and adjacent properties. The subject property is designated as Rural on the County's future land use map and is also within JPA Area 1 that, through the JPA/ILSBA, designated the property for potential annexation and development consistent with the agreement parameters. The subject property is surrounded by County land use designations of Rural and Public Conservation/Preservation on the east side of I-75 and County Moderate Density Residential on the west side. The map on the following page provides depiction of the proposed City FLUM designation of MUR.





The following table summarizes the existing uses, current zoning, and future land use designations on properties adjacent to the subject property.

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Agricultural and Public Conservation/Preservation	Sarasota County OUR and OUE-1	Sarasota County Public Conservation/Preservation and Rural
West	I-75 and Agricultural	Sarasota County OUE-1	Sarasota County Moderate Density Residential and JPA Area 1
South	I-75 and Agricultural	Sarasota County OUE-1	Sarasota County Rural
East	Agricultural, Residential and Gun Range	Sarasota County GU and OUE-1	Sarasota County Public Conservation/Preservation, Rural, and JPA Area 1

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the majority of subject property with a Zone X designation with minimal to low flood risk. This flood zone designation is not in a Special Flood Hazard Area. Development of the property will be subject to compliance with applicable FEMA requirements.

Notification of Comprehensive Plan Amendment to Sarasota County

The JPA/ILSBA provides that the City Shall, upon application for a Comprehensive Plan Amendment for property located in the joint planning area, “*transmit the application packet for the proposed development, including all back-up material*” to the County within thirty days of receipt in order for the county to review and provide comments. The subject application was deemed complete on November 9, 2018 by the City’s Planning and Zoning Division and was forwarded to Sarasota County staff on November 16, 2018. The County has provided comments and those comments have been forwarded to the applicant for their consideration and response. The JPA/ILSBA further provides that the City “*will set forth all County-proposed stipulations that are based on adopted County standards, neighborhood and community plans, industry standards, or common agreement between the City and County.*” As of the writing of this report, the County has not provided any conditions or stipulations regarding the proposed application. If provided by the County, they will be brought forward at the hearing.

III. Comprehensive Plan Amendment

The proposed Comprehensive Plan Amendment is being requested to accomplish the following:

1. Assign a City of Venice future land use of MUR to the subject property consistent with the parameters of the JPA/ILSBA and JPA Area 1.
2. Add a new Strategy LU-KT 1.1.6-Mixed Use Residential to the Knights Trail Neighborhood in the Comprehensive Plan to establish a unique MUR designation with specific development parameters applicable to the subject property.
3. Revise all other impacted maps, graphics, and data throughout the Comprehensive Plan.

IV. PLANNING ANALYSIS

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 code provision specifies that:

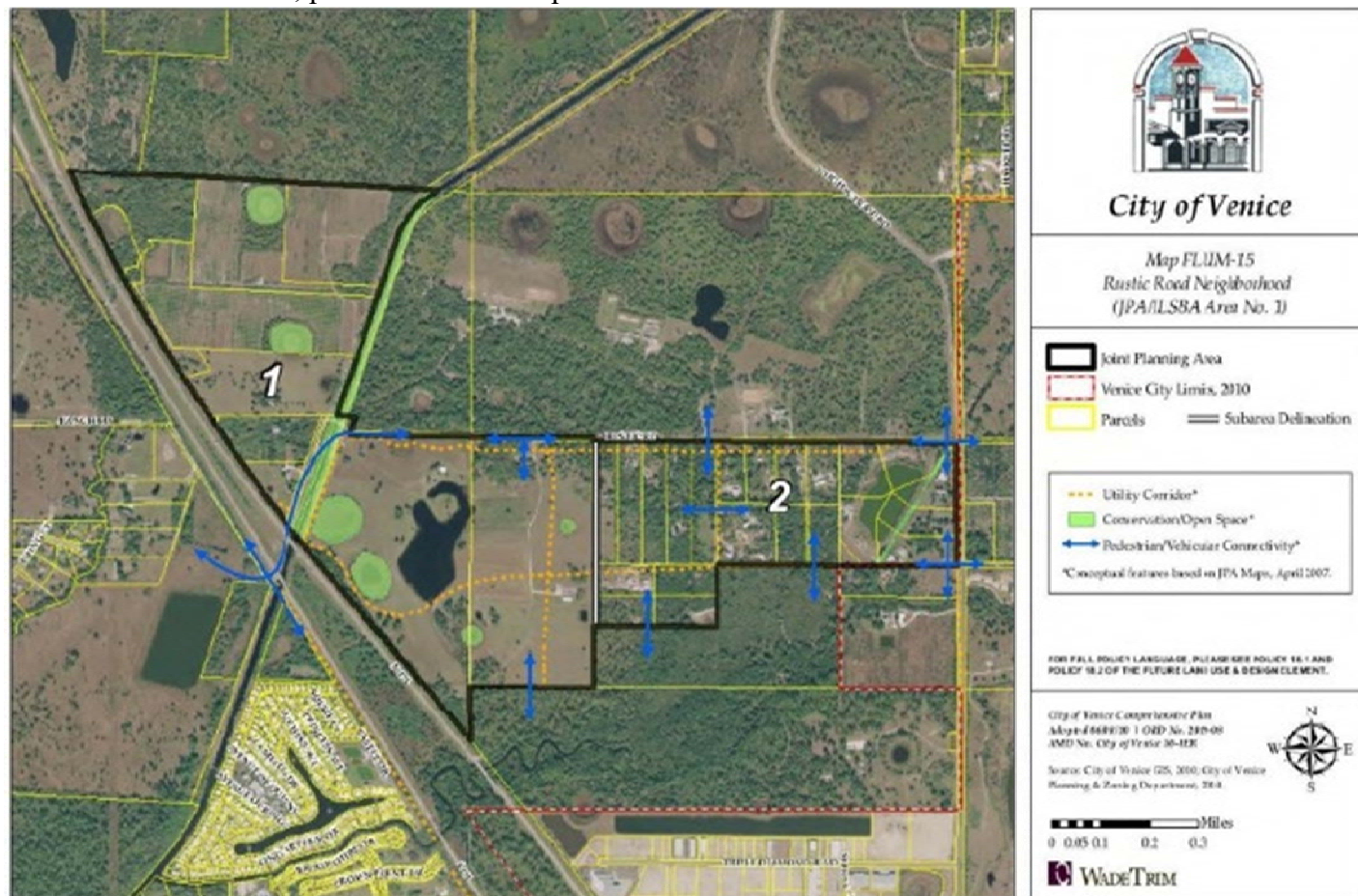
This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment’s consistency with the applicable requirements of F.S. ch.163.

Consistency with the Comprehensive Plan and Other Relevant City Ordinance, Resolutions or Agreements.

JPA/ILSBA

As indicated above, the applicant is requesting the City’s future land use designation of Mixed Use Residential (MUR) for the future development of a residential project. In addition to changing the Future Land Use Map (FLUM) designation of the property, the applicant also proposes to create unique development parameters for the

MUR designated subject property in the Knights Trail Neighborhood. The JPA/ILSBA includes the subject property and identifies it as being located in Joint Planning Area 1 – Rustic Road Neighborhood, Sub-Area 1. The graphic below from the Comprehensive Plan (Appendix) depicts JPA Area 1 along with both Sub-Areas 1 and 2. The table below, provides the development standards for JPA Area 1.



Uses	Density	Intensity	Open Space Requirements
<ul style="list-style-type: none"> Residential Retail Office Space Industrial Manufacturing 	<p>Subarea No. 1: 5-9 units per acre, calculated on a gross acreage basis.</p> <p>Subarea No. 2: Up to 5 units per acre, calculated on a gross acreage basis.</p>	<ul style="list-style-type: none"> Up to 50% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage. 	<p>At least 34.2 gross acres shall be conservation / open space.</p>

Following is the full text provided in the JPA/ILSBA for Area 1:

Area 1 – Rustic Road Neighborhood: The land use adopted in the Venice Comprehensive Plan for Subarea 1 (area abutting I-75 and extending approximately 0.73 mile northward and approximately 0.60 mile eastward of the intersection of I-75 and Cow Pen Slough, and the 218.46 ± acres of property north of the Triple Diamond Commerce Park (comprised of Parcel Nos. 0377-02-0002, 0364-10-0001, and 0377-02-0001 is 5 to 9 units per acre, calculated on a gross area basis. The land use adopted for Subarea 2 (area abutting Knights Trail Road and extending approximately 0.75 mile westward of Knights Trail Road) is up to 5 units per acre. Up to 50% of the acreage in Area 1 will be allowable for nonresidential (retail, office space, industrial and manufacturing) uses. The total square footage of non-residential uses allowed in this area shall not exceed a floor area ratio (FAR) of 2.0. Development shall be served by City water and sewer. Given environmental corridors along the creeks on properties 0364-10-0001 and 0377-02-0001, the parties agree to apply section 10.L. relating to establishing and maintaining wildlife corridors during processes outlined in this Joint Planning Agreement. An environmental/habitat assessment will be required at the time of rezone or development approval stage to identify appropriate habitat protection. The Party with jurisdiction over the development application will require transportation improvements to the intersection of Knights Trail and Rustic Lane to meet County standards and to be provided by the developer. For future expansion of Knights Trail Road, the Party with jurisdiction over the development application will require the reservation of necessary Right-of-Way (ROW) consistent with County roadway standards for a four-lane roadway.

Development Type	Sarasota County Rural	JPA/ILSBA Area 1	MUR	Proposed MUR
Residential	1 unit per 5 acres (Max 64 units)	5 to 9 units per acre (Max 2,862 units on 318 acres)*	Up to 5 units per acre (Max 1,590 units)	Up to 3.85 units per acre (Max 1,224 units) (limitation on trips provides for 1,000 units)
Non-Residential	Specific uses that support the region or are compatible with urban uses	Up to 50% (353.5 acres of the total 707 acres in Area 1)**	Max of 5% (Max 15.9 acres)	Max of 5% (Max 15.9 acres)

*Numbers based on the subject property

**Numbers based on the entire JPA Area 1

Currently, in the Knights Trail Neighborhood, there are no properties designated as MUR. The MUR designation as provided in the Comprehensive Plan allows for a maximum of five units per acre across 95% of the MUR designated property. This allows for up to 5% of non-residential development at a floor area ration (FAR) 0.4 designation wide and 0.5 for an individual property. The applicant is proposing a unique MUR indicated below as Strategy LU-KT 1.1.6 that will only be applicable to the subject property.

The proposed development parameters for this unique MUR provide for more restrictive development. Regarding residential density, development will be limited to a maximum of 3.85 units per acre and for non-residential development, the FAR limit will be 0.1 designation wide and 0.5 for individual sites for a potential maximum of 69,260 square feet. It is also important to note that JPA Area 1 permits up to 9 units per acre which could result in 2,862 dwelling units. The applicant is limiting their potential residential development of the site to a total of 1,224 units. However, their indicated limitation of 785 PM peak hour trips is associated with 1,000 units (700

single-family and 300 multi-family). It can be confirmed based on the information and analysis provided above that the applicant's requested amendment is consistent with the standards provided in the JPA/ILSBA.

Strategy LU-KT 1.1.6 - Mixed Use Residential

The MUR within the Knights Trail Neighborhood comprises approximately 318 acres generally including residential areas east of I-75 along Rustic Rd and Ranch Rd (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUR designation:

- A. The minimum residential density is 1.0; the maximum residential density is 3.85 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUR is:**

	<u>Acres</u>	<u>DU's/AC</u>	<u>Min Dev</u>	<u>Max Dev</u>	<u>Min DU's</u>	<u>Max DU's</u>	<u>Existing</u>
MUR	318	3.85	95%	100%	1,163	1,224	3

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.10 (designation-wide); 0.5 (for individual sites). The range of square footage permitted in the MUR is:**

	<u>Acres</u>	<u>FAR</u>	<u>Min Dev</u>	<u>Max Dev</u>	<u>Min Sq. Ft</u>	<u>Max Sq. Ft</u>	<u>Existing</u>
MUR	318	0.10	0%	5%	0	69,260	13,014

- C. Specific to Open Space, see LU 1.2.16.6.c**

- D. The maximum number of PM Peak Hour trips for the Mixed Use Residential within the Knights Trail Area shall not exceed 785 PM Peak Hour trips.**

Based on the above analysis, consistency with the JPA/ILSBA is confirmed. The only other relevant ordinance applicable to the application is the annexation ordinance and the concurrently submitted and negotiated Pre-Annexation Agreement (PAA). The PAA was included on City Council's agenda on April 30, 2019 and was approved. The PAA indicates the Owners will provide at their cost, all access to the site including roadways, utilities and common area improvements, internal roadways and stormwater facilities, along with the provision of one 40'x40' potable well site including all associated easements. Consistency with this document will be confirmed as the property develops. There is a staff recommended stipulation for the subject application that requires approval of the annexation of the subject property through City Council approval of Annexation Petition No. 18-02AN. Staff is not aware of any other city ordinance, resolution or agreement that is directly relevant to the proposed future land use map amendment. As such, the proposed comprehensive plan amendment is not in conflict with or inconsistent with any city ordinance, resolution or agreement.

Effect of the Proposed Amendment Upon the Financial Feasibility of the Comprehensive Plan.

Infrastructure

The subject petition has been reviewed by the City's TRC . The developer is bound by the following language in the PAA:

At the time of development of the Subject Property, the Owners, or their successors and assigns, shall design, construct, and pay for installing , extending, sizing, and upsizing all offsite and onsite potable water, reclaimed water, and wastewater utility pipelines, and lift-stations

necessary to serve the full buildout of the project.

In addition, the applicant did provide a financial feasibility analysis of the potential development of the property along with their application for annexation that was based on the construction of 1,000 residential units. The applicant's analysis estimated an excess of \$10 million to the City inclusive of utility fees and impact fees. Development of this property will obviously increase the tax base for the City. However, there will be additional costs to the City in order to provide services. This information should be considered in determining the proposed amendments impact on the financial feasibility of the comprehensive plan.

Proposed Amendment's Consistency with the Applicable Requirements of F.S. ch.163.

Due to the size of the subject property and the fact that the amendment includes text revisions to the Visions, Intentions and Strategies of the Comprehensive Plan, Section 163.3187 indicates the proposed comprehensive plan amendment will be processed through the States' expedited review process. This will require a recommendation from Planning Commission to City Council and subsequently Council will hold a transmittal hearing. Upon approval, the amendment will be transmitted to the State Department of Economic Opportunity (DEO) for review prior to final adoption by City Council.

Three provisions in Section 163.3177(6)(a) specify how amendments to the future land use element and future land use map are to be evaluated.

Section 163.3177(6)(a)2 Florida Statutes.

The first of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. A staff response is provided for each of the ten considerations.

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: It is important to note that the subject property, through its inclusion in the JPA/ILSBA was identified as early as 2007 for potential annexation and development. The subject property is identified as area 1 that allows residential uses up to a maximum of 9 units per acre. Therefore, this property was anticipated to be residential and accommodate anticipated growth of the City if annexed.

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

Staff Response: Once again, this area was anticipated through the JPA/ILSBA to be annexed and developed. Based on the land use being sought, the maximum development potential is 5 units per acre which results in 1,590 units or an additional population of 2,703 based on the Comprehensive Plan standard of 1.7 people per household. The City's population as of April 2018 is 22,781 based on the Bureau of Economic and Business Research (BEBR). The result of the subject petition is a potential population of 25,484. Based on the Comprehensive Plan Data, Inventory & Analysis, the typical seasonal population of the City is between 15-20%. This results in potential seasonal population of 29,306. The permanent and seasonal population of the City continues to increase from year to year and it is anticipated to continue in this upward direction. Development of this predetermined area provides areas for this potential growth. Subsequent development applications will be analyzed based on actual proposed development.

c. The character of undeveloped land.

Staff Response: Not applicable.

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

Staff Response: The project has been reviewed by the City's Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. The developer will be responsible for the cost and construction of necessary facilities to bring services to the site and provide all infrastructure regarding roadway, utility and stormwater improvements to serve the entire 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.

Staff Response: Not applicable.

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

Staff Response: Not applicable, there is no military installations near the subject property.

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

Staff Response: Not applicable, the subject property is not adjacent to an airport.

h. The discouragement of urban sprawl.

Staff Response: See pages 13-15 for staff's determination, required by Section 163.3177(6)(a)9.b Florida Statutes, 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: Not applicable.

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

Staff Response: Not applicable. The subject property is not part of an antiquated subdivision.

Section 163.3177(6)(a)8 Florida Statutes.

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below. A staff response is provided for each of the three considerations.

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 standards for the following public facilities:

- Potable water
- Wastewater
- Parks and public spaces
- Stormwater
- Solid Waste

- Transportation/Roadways
- Schools

See answer to “d” above. Availability of public facilities and services will be accomplished and the adopted level of service standards for each of the above public facilities is required to 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 applicant has provided an aerial of the subject property overlaid with the FEMA flood zones indicated along with the required elevation. The applicant has not provided any soil analysis and has indicated that detailed information will be provided at the time of Preliminary Plat consideration. Regarding natural resources, the applicant provided an Ecological Narrative prepared by Steinbaum and Associates that was forwarded by Planning staff to the City’s environmental consultant. It was determined that the proposed development was consistent with the Strategies in the Open Space Element of the City’s Comprehensive Plan. In addition, there are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

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

Staff Response: As indicated above, the subject property is included in the JPA/ILSBA and it has been anticipated since 2007 that this area would be developed in a manner consistent with the agreement. The proposed land use designation of Mixed Use Residential, along with an appropriate rezoning of the property will allow this development to occur.

Section 163.3177(6)(a)9 Florida Statutes.

The final statutory provision that provides direction on how plan amendments should be reviewed is contained in Section 163.3177(6)(a)2 Florida Statutes which is provided below.

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

The subsection provides nine indicators to determine if a plan amendment discourages the proliferation of urban sprawl that states, if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. Staff has identified the following four indicators:

- 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: As indicated above, the subject property is included in the JPA/ILSBA and it has been anticipated since 2007 that this area would be developed in a manner consistent with the agreement. The proposed land use designation of Mixed Use Residential, along with an appropriate rezoning of the property will allow this development to occur. The subject property has already been impacted by agricultural uses and, in some cases, associated residential use. It appears from aerial photos that there may be other existing uses on some of the parcels. Regarding natural resources, the applicant provided an Ecological Narrative prepared by Steinbaum and Associates that was forwarded by Planning staff to the City’s environmental consultant. It was determined that the proposed development was consistent

with the Strategies in the Open Space Element of the City's Comprehensive Plan and therefore protects natural resources and ecosystems.

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

Staff Response: The JPA/ILSBA established service providers and this area is identified to be served by the City and the City is expanding into this predetermined area. The project has been reviewed by the City's Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. The developer will be responsible for the cost and construction of necessary facilities to bring services to the site and provide all infrastructure regarding roadway, utility and stormwater improvements to serve the entire development.

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 land use being requested for the property can only be implemented through residential PUD zoning. The PUD zoning request was submitted concurrently and provides for a variety of housing types. The binding master plan for the community will provide a series of connected sidewalks providing for both bicycle and pedestrian activities. Any proposed development other than a PUD will require a comprehensive plan amendment to a land use designation other than MUR.

IV. Preserves open space and natural lands and provides for public open space and recreation needs.

Staff Response: As indicated, the concurrent project is a residential PUD that requires 50% open space. Amenity areas for the residents are provided for in the binding master plan.

Finding of Fact: Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided with reference to impact on the financial feasibility of the comprehensive plan, and regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.

V. PLANNING COMMISSION RECOMMENDATION

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