



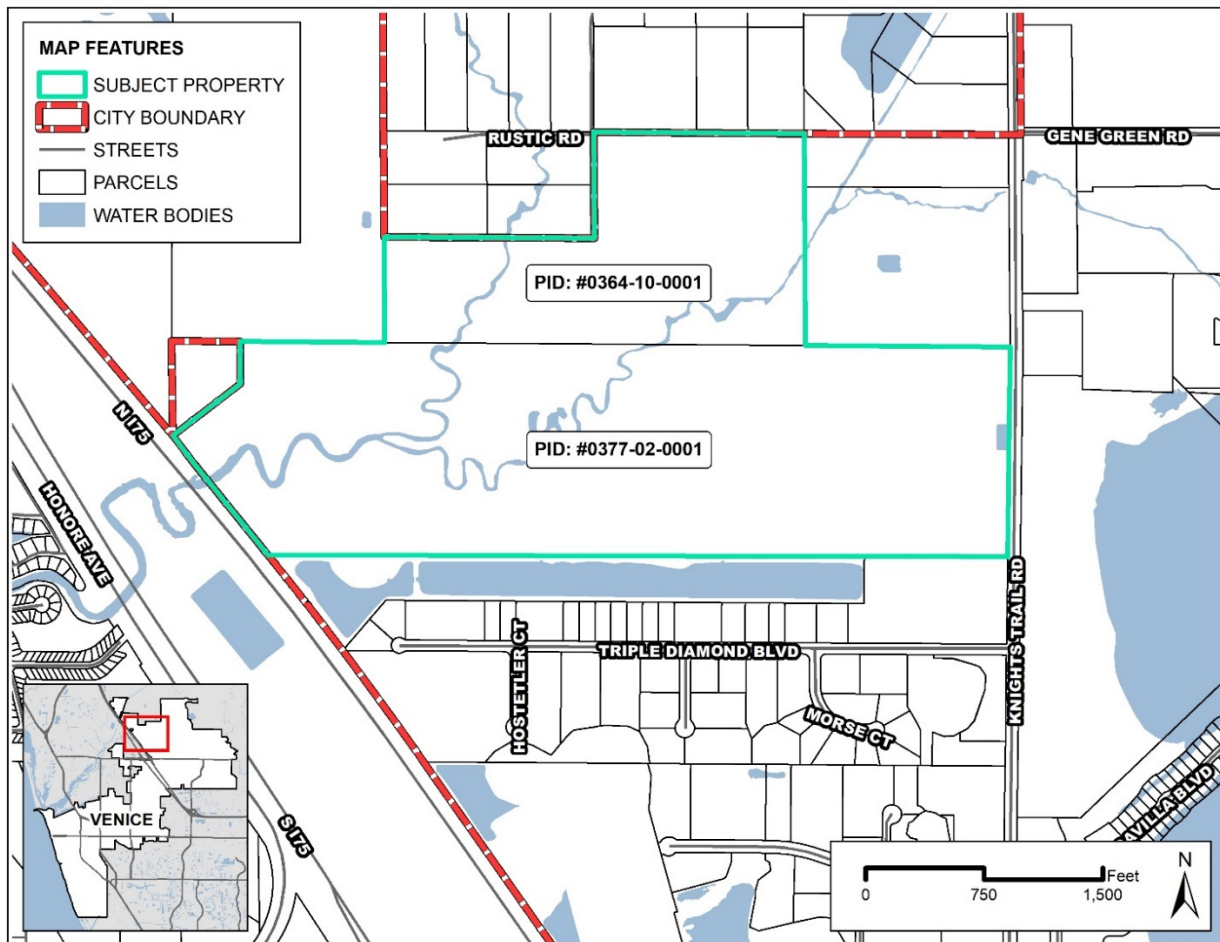
COMPREHENSIVE PLAN AMENDMENT

STAFF REPORT

HURT PROPERTY

June 16, 2020

19-08CP



PETITION NO.: 19-08CP

REQUEST: Comprehensive Plan Amendment to change the existing Sarasota County Rural future land use designation of the property to a newly proposed Mixed Use Transitional (MUT) designation, to include applicable text in the Knights Trail Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan.

GENERAL DATA

Owner: Mary H. McMullen, Joseph W. Hurt and Randall C. Hurt Trustees of the Shackett Creek Trust
u/a/d November 25, 2002

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Location: East of I-75, South of Rustic Rd.

Parcel ID's: 0364100001 & 0377020001

Property Size: 214± Acres

Existing Future Land Use: Sarasota County Rural

Proposed Future Land Use: Mixed Use Transitional (MUT)

Comp Plan Neighborhood: Knights Trail Neighborhood

Existing Zoning: Sarasota County Open Use Estate-1 (OUE-1)

Proposed Zoning: City of Venice Commercial, General (CG) and Residential Multi-Family 3 (RMF-3)

ASSOCIATED DOCUMENTS

A. Application Information (completed petition)

Notification of Proposed Comprehensive Plan Amendment to Sarasota County

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 March 6, 2019 by the City's Planning and Zoning Division and was forwarded to Sarasota County staff on March 25, 2019. The agreement indicates that the County will provide comments within 30 days of receipt. The County provided transportation comments on April 22, 2019 and application review comments on September 3, 2019. Staff has forwarded all County comments to the applicant. The City continued to forward revised plans along with all documentation regarding the applicant's submitted Transportation Impact Analysis (TIA) through January 2, 2020. 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 subject property was annexed into the jurisdiction of the City on August 27, 2019 through City Council adoption of Ordinance No. 2019-21. The annexation was made possible due to the recent approval of Amendment No. 3 to the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County that included the property within JPA Area 1. The subject 214± acre property currently has a Sarasota County Rural future land use designation and the applicant is requesting a newly proposed future land use designation of Mixed Use Transitional (MUT). A concurrent Zoning Map Amendment to provide zoning designations of Commercial, General (CG) and Residential Multi-Family 3 (RMF-3) 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 a unique future land use designation of MUT to be applied to the subject property in the Knights Trail Neighborhood. All other impacted text, maps and graphics will also be revised through the subject amendment.

Planning Commission Consideration

Staff has the following concerns regarding the newly proposed MUT land use designation that are covered in greater detail on page 9 of this report:

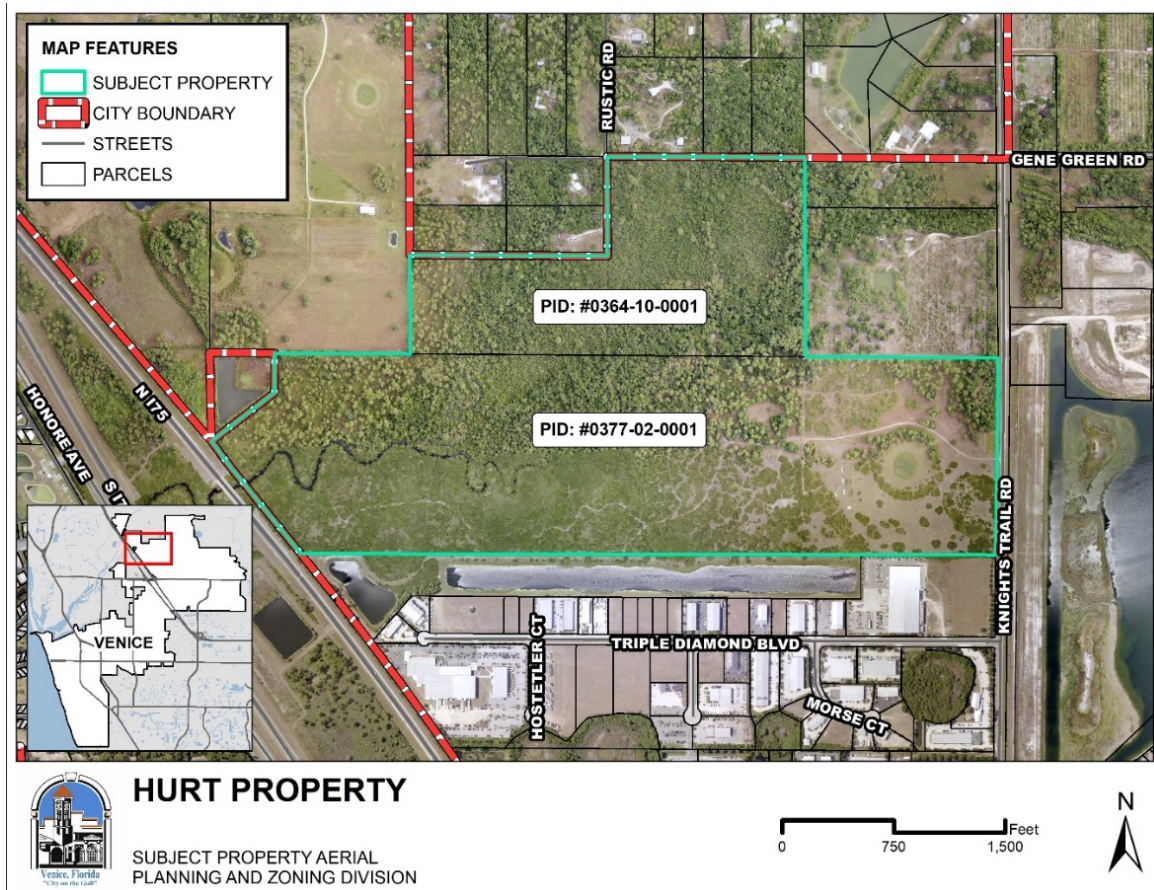
- The proposed MUT provides for the entire range of uses from single-family residential to industrial.
- The minimum percentage of possible residential uses is lower than that provided in the other mixed use designations.

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. Analysis has been provided with reference to impact on the financial feasibility of the comprehensive plan, and compliance with the applicable requirements of Chapter 163 Florida Statutes. Staff has indicated concerns regarding the range of uses and residential use minimums included in the proposed MUT designation. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.

II. EXISTING CONDITIONS

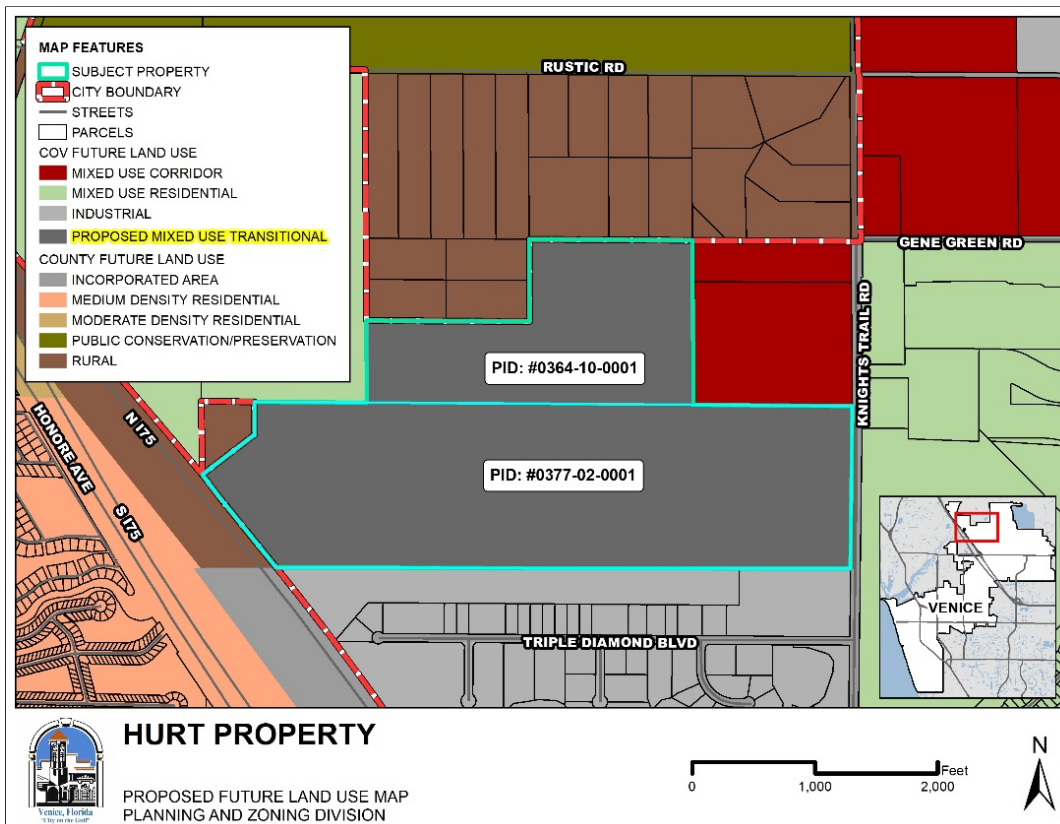
The subject property is made up of two parcels. The northern parcel is vacant and undeveloped. The southern parcel contains one modular home and multiple horse stalls. Existing uses on the property and their consideration upon annexation into the City was addressed in the pre-annexation agreement and will remain until development is proposed. The property has multiple surface waters as well as Salt Creek which runs through the middle of the property. The subject property borders I-75 to the west and agricultural land and single family homes to the north. To the east, the property borders residential property, and industrial property is located to the south. Vehicular access to the southern parcel is provided off of Knights Trail Road. Vehicular access to the northern parcel is provided off Knights Trail Road via Rustic Road which is currently paved to an extent with the remainder being shell.





Future Land Use

The subject property is located in the 818 acre Knights Trail Neighborhood. The subject property is currently designated as Rural on the County's future land use map and is also within JPA Area 1. Through the JPA/ILSBA, the property was designated for annexation and development consistent with the agreement parameters. The subject property is adjacent to County land use designations of Rural to the west and north. The City's Mixed Use Residential designation is adjacent to the northwest and east. Mixed Use Corridor abuts the property to the east and north and the entire southern property line abuts City Industrial designated land. The map below provides depiction of the proposed FLUM designation of MUT in a *dark gray* color.



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	Sarasota County OUE-1 and City PUD	Sarasota County Rural and City MUR
West	I-75 and Residential	Sarasota County OUE-1 and City PUD	Sarasota County Rural and City MUR
South	Industrial (Triple Diamond Commerce Plaza)	PID	Industrial
East	Agricultural and Residential (Toscana Isles)	Sarasota County OUE-1, City RMF-4, and PUD	Mixed Use Residential and Mixed Use Corridor

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with multiple flood zone designations. The majority of the property is in Zones AE and X (shaded) and a small portion is in Zone X (unshaded). AE zones are the 1-percent annual chance flood and are also referred to as the base flood or 100-year flood. Moderate flood hazard areas designated as Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone X (unshaded). Development of the property will be subject to compliance with applicable FEMA requirements.

III. Comprehensive Plan Amendment

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

1. Create a new Strategy 1.2.9e – Transitional (MUT) future land use designation and apply it to the subject property.
2. Include the subject property in the Knights Trail Neighborhood and add a new Strategy LU-KT 1.1.7-Mixed Use Transitional to the Knights Trail Neighborhood in the Comprehensive Plan to establish a unique MUT 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.

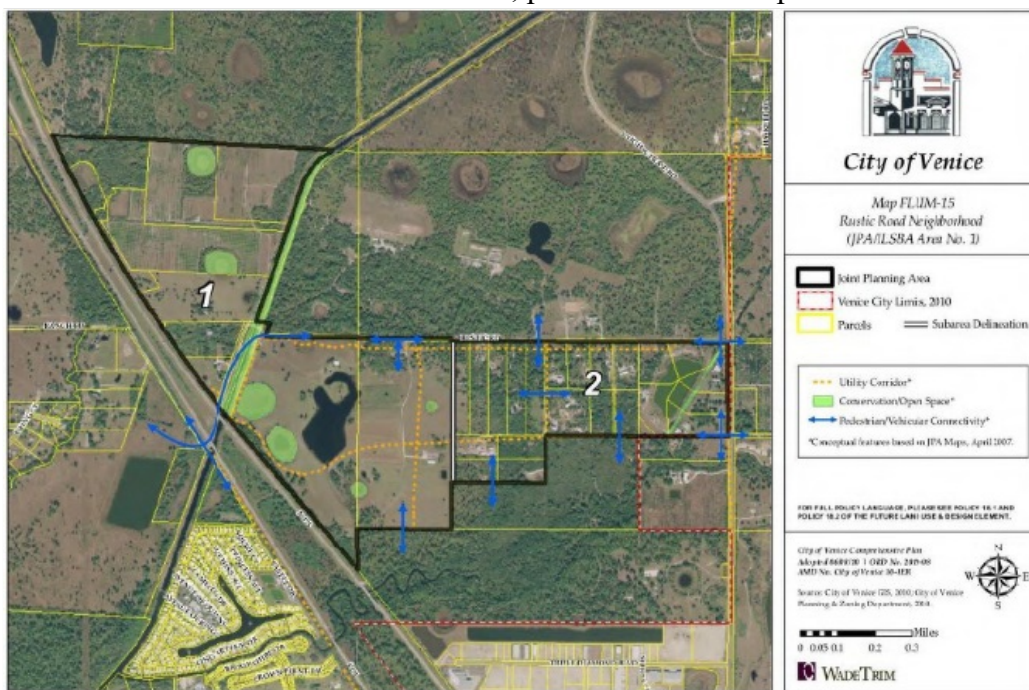
Consistency with the Comprehensive Plan and Other Relevant City Ordinance, Resolutions or Agreements.

Compatibility

Typically, compatibility is analyzed through the application of Policy 8.2 provided in Strategy LU 4.1.1 Transitional Language specific to Comprehensive Plan regulatory language. However, Comprehensive Plan Amendments are not included in the land use petitions that require application of Policy 8.2. Within the Comprehensive Plan, Strategy LU 1.2.8 includes a compatibility review matrix to determine compatibility between adjacent future land use designations. However, the mixed use designations are not included in this matrix, and obviously, the MUT is not addressed. Internal compatibility is addressed through Strategy LU 1.2.11 that indicates *“All uses permitted internal/within a mixed use category shall be deemed to be compatible.”* Regarding the perimeter of mixed use designation properties, Strategy LU 1.2.13 provides that *“Mixed Use land use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City’s Land Development Code, Form Based Codes shall be developed for the Mixed Use designations that provide for perimeter compatibility standards. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.”* These perimeter standards are part of the LDR update and have yet to be adopted. As such, compatibility to adjoining perimeter properties, is undefined at this point in time.

JPA/ILSBA

As indicated above, the applicant is requesting a new future land use designation of Mixed Use Transitional (MUT) for the subject property. In addition to changing the Future Land Use Map (FLUM) designation of the property, the applicant proposes to create unique development parameters for the MUT designated subject property in the Knights Trail Neighborhood. Based on the recent approval of Amendment 3 to the JPA/ILSBA, the subject property is included within Joint Planning Area 1 – Rustic Road Neighborhood, Sub-Area 1. The graphic below from the Comprehensive Plan (Appendix) depicts JPA Area 1 (prior to Amendment 3) along with both Sub-Areas 1 and 2. The text below, provides the development standards for JPA Area 1.



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.

The applicant proposed Comprehensive Plan Amendment involves multiple components regarding future land use such as the current Sarasota County Rural designation and the proposed Mixed Use Transitional designation for the subject property. Information on each of these designations, as they relate to the proposal are highlighted in the table below.

Development Type	JPA/ILSBA Area 1	Sarasota County Rural	Proposed MUT
Residential	5 to 9 units per acre (Max 1,926 units on 214 acres)*	1 unit per 5 acres (Max 43 units)*	Up to 9 units per acre (JPA limits to a Max 1,348 units)*
Non-Residential	Up to 50% (353.5 acres of the total 707 acres in Area 1)**	Specific uses that support the region or are compatible with urban uses	Max of 95% (203.3 acres). Min of 30% (64.2 acres).*

*Numbers based on the subject property

**Numbers based on the entire JPA Area 1

Proposed Text Amendment Associated with the Map Amendment

The applicant's proposal is twofold. First, are creation of new Land Use Element Strategy LU 1.2.9.e identified in the following text provided by the applicant:

Strategy LU 1.2.9.e - Transitional (MUT)

1. **Limited to the Knights Trail Neighborhood west of Knights Trail Road and south of Rustic Road generally comprised of 214 acres.**
2. **Supports mixed use (horizontal and vertical).**
3. **All Non-Residential Uses are permitted. Industrial Uses shall be limited to the area south of Salt Creek and its southern branch.**
4. **Low and Moderate Density Residential uses are permitted. Single-family residential uses shall be limited to the area north of Salt Creek and its southern branch.**
5. **Designation Total Development (Min/Max Percentages) as follows:**
 - a. **Non-Residential: 30%/95%**
 - i. **Industrial: Up to 40% of the MUT Area**
 - b. **Residential: 5%/70%**
6. **Intensity/Density:**
 - a. **Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property**
 - b. **Residential Density: 5.1 - 9.0**

The second aspect of the applicant's proposal includes new Knights Trail Neighborhood Strategy LU-KT 1.1.7 indicated in the following graphic provided by the applicant:

Strategy LU-KT 1.1.7 - Mixed Use Transitional

The MUT within the Knights Trail Neighborhood comprises approximately 214 acres generally located west of Knights Trail Road and south of Rustic Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUT designation:

- A. The minimum residential density is 5.1; the maximum residential density is 9.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUT is:**

	<i>Acres</i>	<i>DU's/AC</i>	<i>Min Dev</i>	<i>Max Dev</i>	<i>Min DU's</i>	<i>Max DU's</i>	<i>Existing</i>
MUT	214	9.0	5%	70%	55	1,348	1

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUT is:**

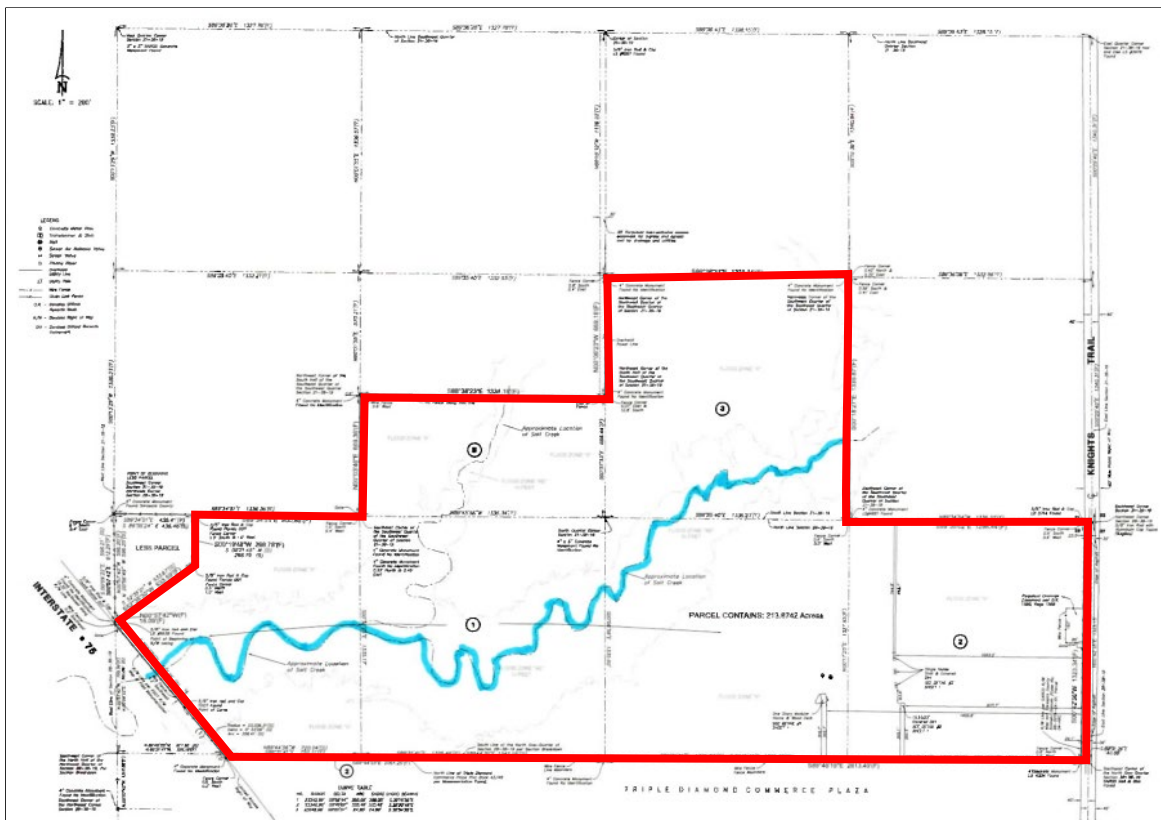
	<i>Acres</i>	<i>FAR</i>	<i>Min Dev</i>	<i>Max Dev</i>	<i>Min Sq. Ft</i>	<i>Max Sq. Ft</i>	<i>Existing</i>
MUT	214	0.50	30%	95%	1398,276	4,427,874	0

Planning Commission Consideration

Staff has concerns that the newly proposed MUT land use designation will permit the entire range of uses from single-family residential to industrial. During the drafting of the Comprehensive Plan, it was the intent to provide predictability when it came to land use. As a result, clear direction was provided in the plan that restricted residential uses to residential designated properties and non-residential land uses to non-residential land use categories. In order to compensate for this predictability and allow for some blending of uses, five mixed use land use categories were established.

However, not of the established mixed use land use designations provide for all uses. Hence the reason for staff concerns regarding, even a mixed use designation that permits all possible uses from single-family residential to industrial. It is noted that the applicant has included locational limitations and delineated areas of potential single-family and industrial uses. However, land use designations do not typically provide for all potential use types. The survey below, provided by the applicant depicts the Salt Creek in blue. The red border, outlining the subject property, has been added by staff to provide clarity. The proposed amendment indicates that “Single-family residential uses shall be limited to the area north of Salt Creek and its southern branch” and “Industrial uses will be limited to the area south of Salt Creek and its southern branch.”

One other concern of staff is the minimum percentage of possible residential uses compared to other mixed use designations, and especially that of the MUC in the Knights Trail Neighborhood. The applicant is proposing a minimum of 5%. The lowest minimum percentage in the five established mixed use designations is 10%. By contrast, a minimum of 20% is indicated in the MUC in the Knights Trail Neighborhood. Due to the proximate employment opportunities, this percentage may be low.



Knights Trail Neighborhood Strategy LU-KT 1.1.3 provides that the “*City shall identify additional lands (which may include Joint Planning Areas), suitable for the development of light industrial and similar uses allowing for the expansion of the City’s economic and employment base strengthening Venice’s employment opportunities.*” The applicant’s inclusion of the potential for industrial uses allows for implementation of this Strategy.

As a side note, minimum density established by the JPA of 5 units per acre has not been achieved for Area 1. There remains approximately 173± acres of land in JPA Area 1 that has not petitioned the city for annexation or development at this time. However, based on current approved development, proposed development, and remaining land, it may not be possible to accomplish minimum density, and a future JPA amendment may be necessary. The recent Comprehensive Plan Amendment to permit density lower than that provided for in a future land use category will not apply in the situation due to the existing JPA/ILSBA.

Other Relevant City ordinances, resolutions or agreements

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. Staff is not aware of any other city ordinance, resolution or agreement that is directly relevant to the proposed future land use map amendment. Other than the concerns identified for Planning Commission consideration, 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, Intents 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 the City and County approval of JPA Amendment 3, is included in the JPA/ILSBA 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 include residential uses and accommodate anticipated growth of the City if annexed.

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

Staff Response: Once again, through the City and County approval of JPA Amendment 3, the subject property is included in the JPA/ILSBA for potential annexation and development. Based on the land use being sought, the maximum development potential is 9 units per acre which results in 1,348 units or an additional population of 2,399 based on the Comprehensive Plan standard of 1.78 people per household. The City's population as of April 2019 is 23,315 based on the Bureau of Economic and Business Research (BEBR). The result of the subject petition is a potential population of 25,714. 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 30,857. 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 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 12-13 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 not provided any soil analysis, but has indicated that detailed information will be provided at the time of Preliminary Plat consideration. Regarding natural resources, the applicant has indicated that an environmental assessment will be provided at the point of development. 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, through the City and County approval of JPA Amendment 3, the subject property is included in the JPA/ILSBA for potential development in a manner consistent with the agreement. The

proposed land use designation of Mixed Use Transitional, 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: Through the City and County approval of JPA Amendment 3, the subject property is included in the JPA/ILSBA for potential development in a manner consistent with the agreement. The proposed land use designation of Mixed Use Transitional, 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 some structural additions. It appears from aerial photos that the majority of the property remains natural. Regarding natural resources, the applicant will be required to submit an environmental assessment at the point of development.

- 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. 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 be implemented through multiple zoning designations which provide for a variety of both residential and non-residential uses. At the point of development of the site, review regarding other aspects of this criteria such as connectivity and multi-modal facilities, will be accomplished to confirm consistency with City's Comprehensive Plan.

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

Staff Response: To be determined at the point of a development proposal.

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. Analysis has been provided with reference to impact on the financial feasibility of the comprehensive plan, and compliance with the applicable requirements of Chapter 163 Florida Statutes. Staff has indicated concerns regarding the range of uses and residential use minimums included in the

proposed MUT designation. 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.