

Watermark at Venice – Conditional Use Narrative

The subject property is 29.4 acres located at the southeast quadrant of Pinebrook Road and Curry Lane. The property is designated Medium Density Residential and Moderate Density Residential on the Future Land Use Map, and is zoned Residential Multi-Family-3 (RMF-3) and Residential Multi-Family-1 (RMF-1).

Watermark at Venice consists of 252 multi-family units with one access point on Pinebrook Road and three access points (one emergency access only) along Curry Lane. Pursuant to Sec. 86-42(a) (3) the applicant proposes conditional use approval for gating of the community.

The proposed gated community is consistent with the City's Comprehensive Plan and Land Development Regulations, is a common form of development in the area, and will enhance safety for the community, and therefore, approval is hereby requested.