

**COMPREHENSIVE PLAN AMENDMENT
22-25CP, KNIGHTS TRAIL MEDICAL
COMPLEX**

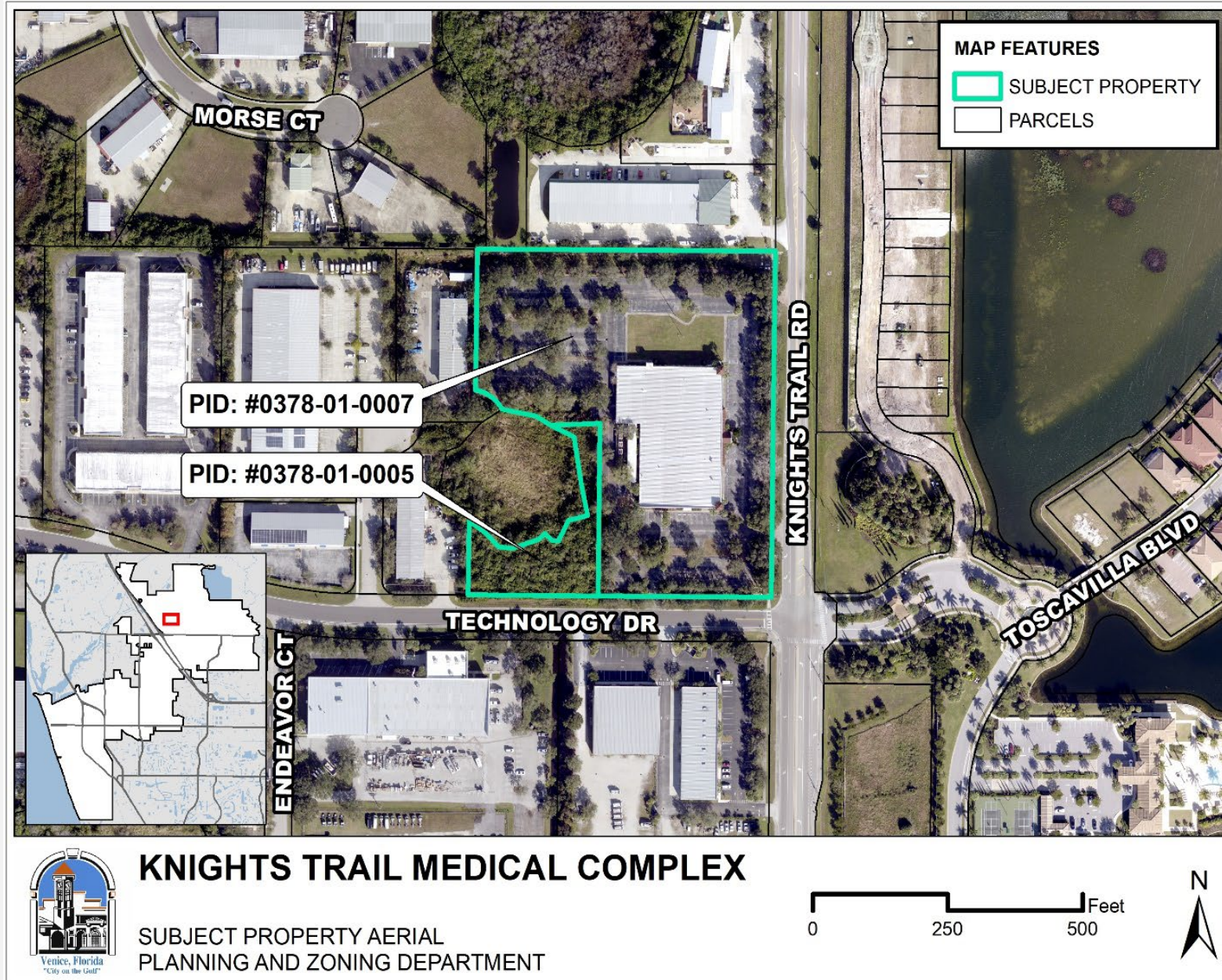
Contract Purchaser/Applicant: Sarasota County Public Hospital
District

Agent: Charles D. (Dan) Bailey, Jr., Esq., Williams Parker
Attorneys at Law

GENERAL INFORMATION

Address:	1080 Knights Trail Rd and 3485 Technology Dr
Request:	To change the subject parcels from Industrial to Institutional -Professional
Owners:	Edward L. Kalin (TTEE) & Alyce W. Kalin (TTEE)
Applicant/ Contract Purchaser:	Sarasota County Public Hospital District
Agent:	Charles D. (Dan) Bailey, Jr., Esq., Williams Parker Attorneys at Law
Parcel ID:	0378010007, 0378010005
Parcel Size:	7.14 ± acres
Future Land Use:	Industrial
Proposed Future Land Use:	Institutional-Professional
Zoning:	PID
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	April 7, 2022
Related Application:	Zoning Map Amendment Petition No. 22-24RZ

AERIAL MAP



SITE PHOTOGRAPHS



Intersection of Knights Trail Rd & Technology Dr

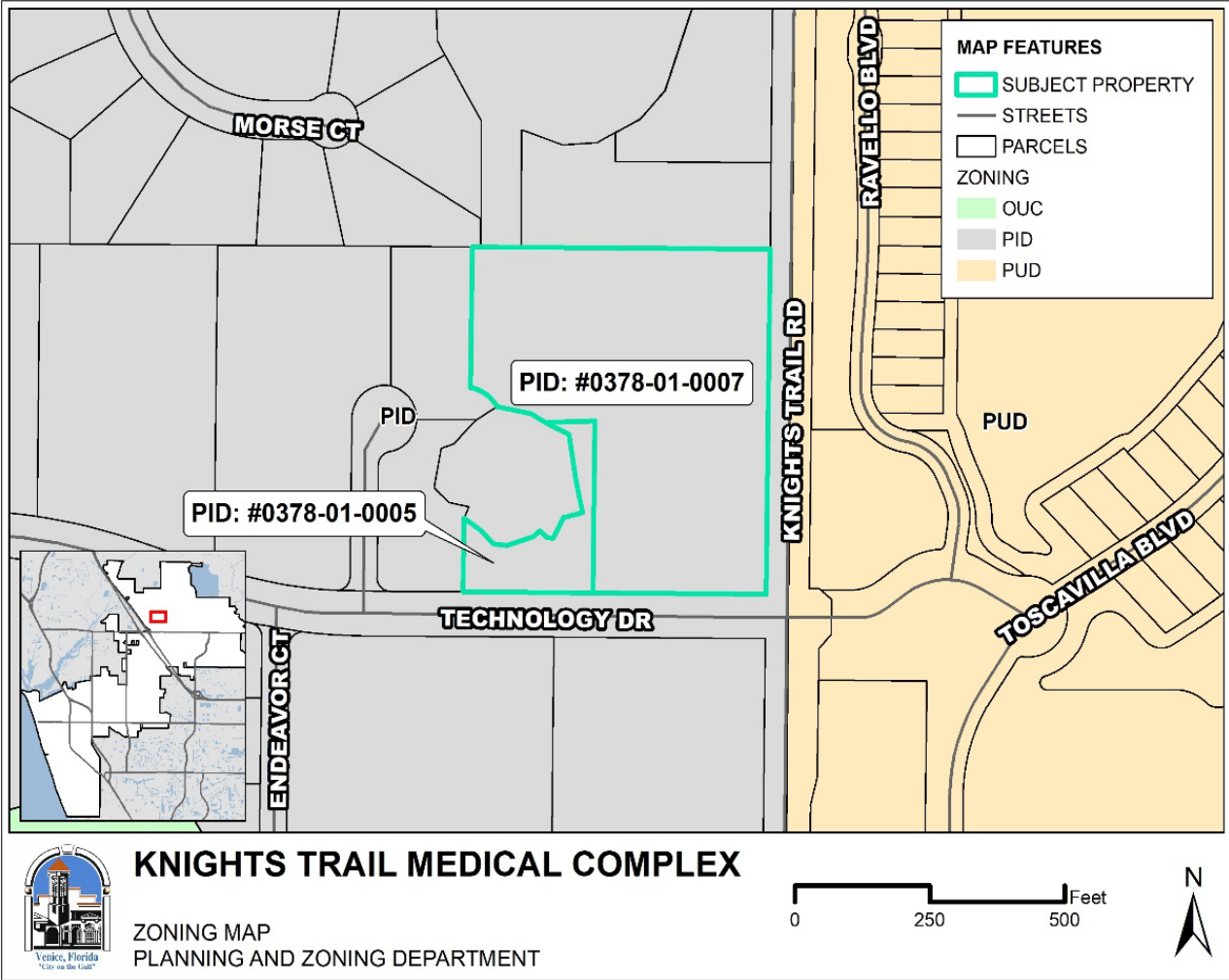
West along Technology Dr



North along Knights Trail Rd

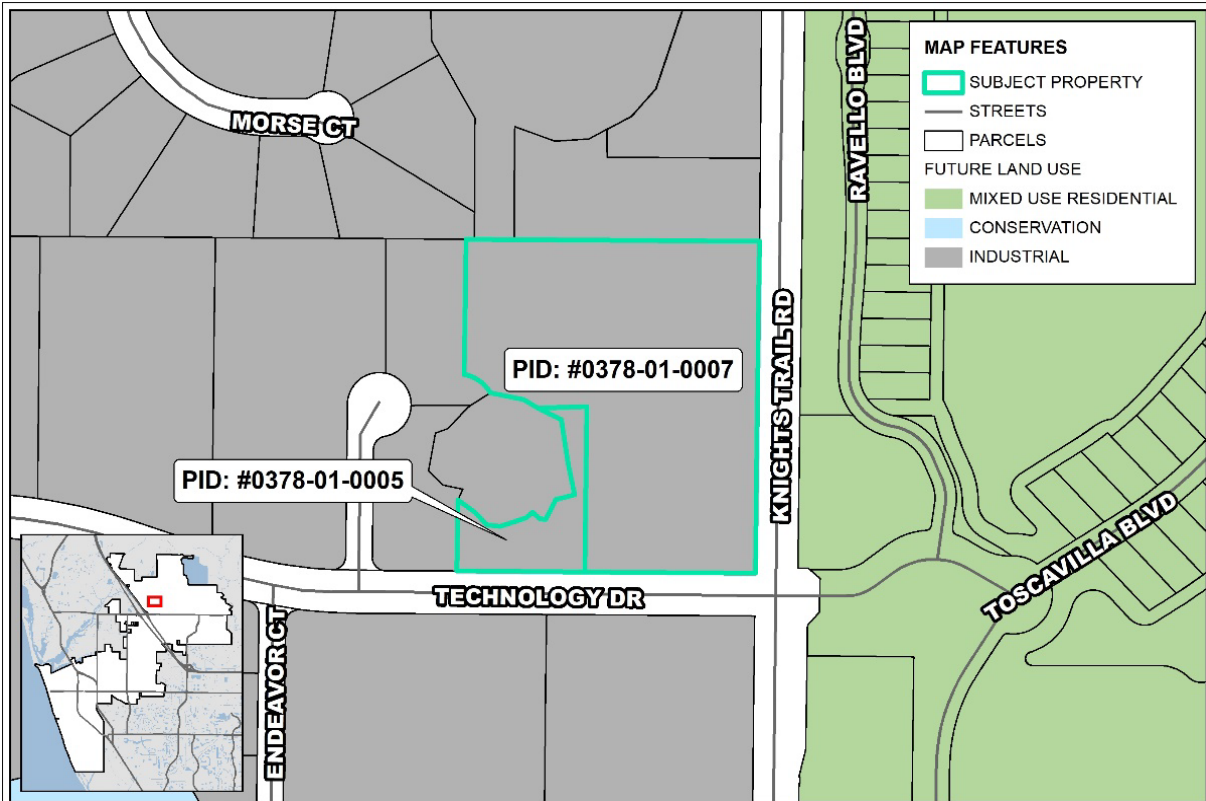


EXISTING ZONING



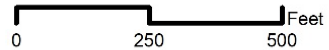
FUTURE LAND USE

Existing

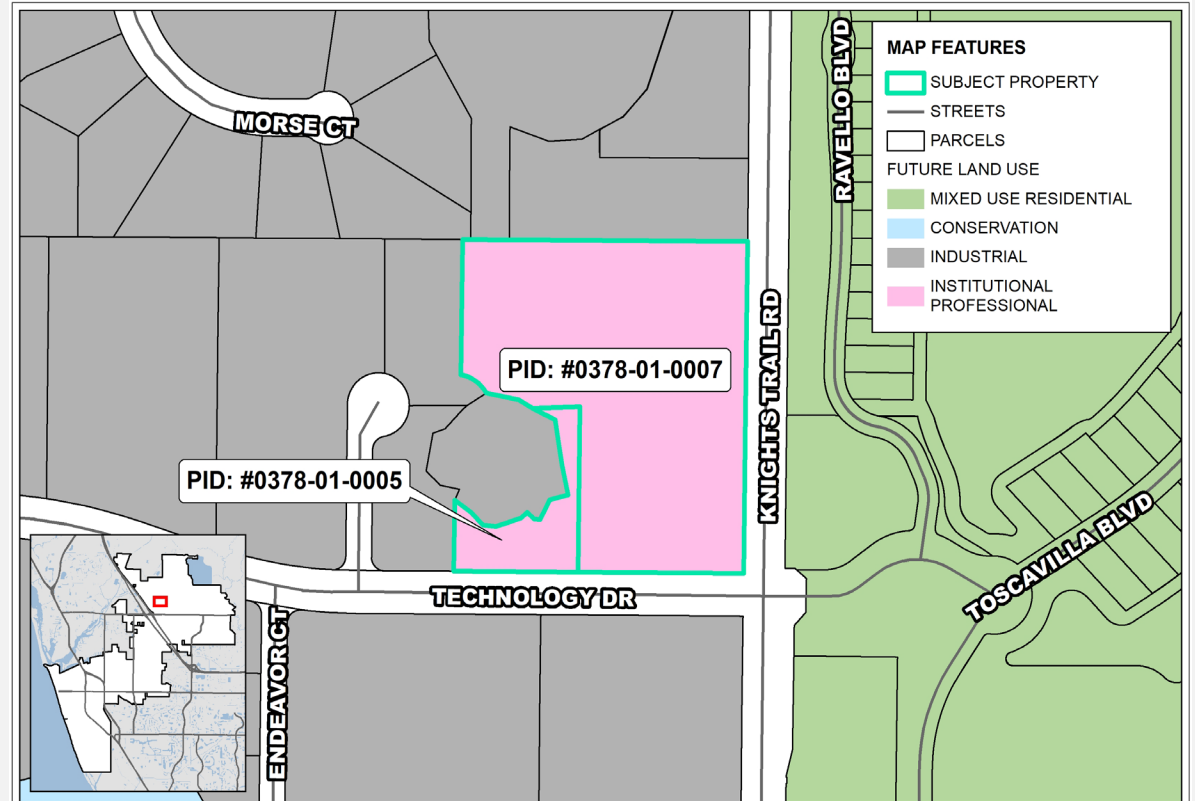


KNIGHTS TRAIL MEDICAL COMPLEX

FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



Proposed



KNIGHTS TRAIL MEDICAL COMPLEX

PROPOSED FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial common areas/elements (Knights Trail Business Suites, Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
South	Warehouse and office, Light manufacturing (Laurel Interchange Business Center (LIBC))	PID	Industrial
East	Residential (Toscana Isles)	PUD	Mixed Use Residential (MUR)
West	Industrial common areas/elements, Warehouse and office, Light manufacturing (LIBC)	PID	Industrial

PLANNING ANALYSIS – COMPLIANCE WITH THE LDC

Section 86-33(5) of the Land Development Code directs Planning and Zoning staff in their 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.

PLANNING ANALYSIS – COMPREHENSIVE PLAN

Strategy LU 1.2.8 – Compatibility Between Land Uses

- The request is to amend the Future Land Use from Industrial to Institutional-Professional, listed as potentially incompatible with some single-family residential and with industrial. The same can be said of industrial's potential incompatibility with all forms of residential and with Institutional-Professional.

Knights Trail Neighborhood, Strategy LU-KT 1.1.3

- This strategy supports protection of industrial areas. It does not prevent supporting uses, such as retail, office, etc. The Knights Trail Neighborhood is undergoing increases in population and commercial, which may provide a demand for the medical use proposed.

Knights Trail Neighborhood, Strategy LU-KT 1.1.4

- This strategy also supports industrial areas, but does not prevent supporting uses, such as retail, office, etc. supporting industrial. The property is planned to be a support facility for the new SMH Venice. In addition, this property was originally developed for office, not industrial.

FINDINGS 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 by staff 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

CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 22-25CP.