

24-03RZ Flagship MOB

Owner: Ayyad Abdelrahman

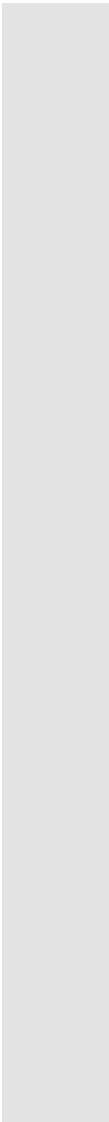
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB

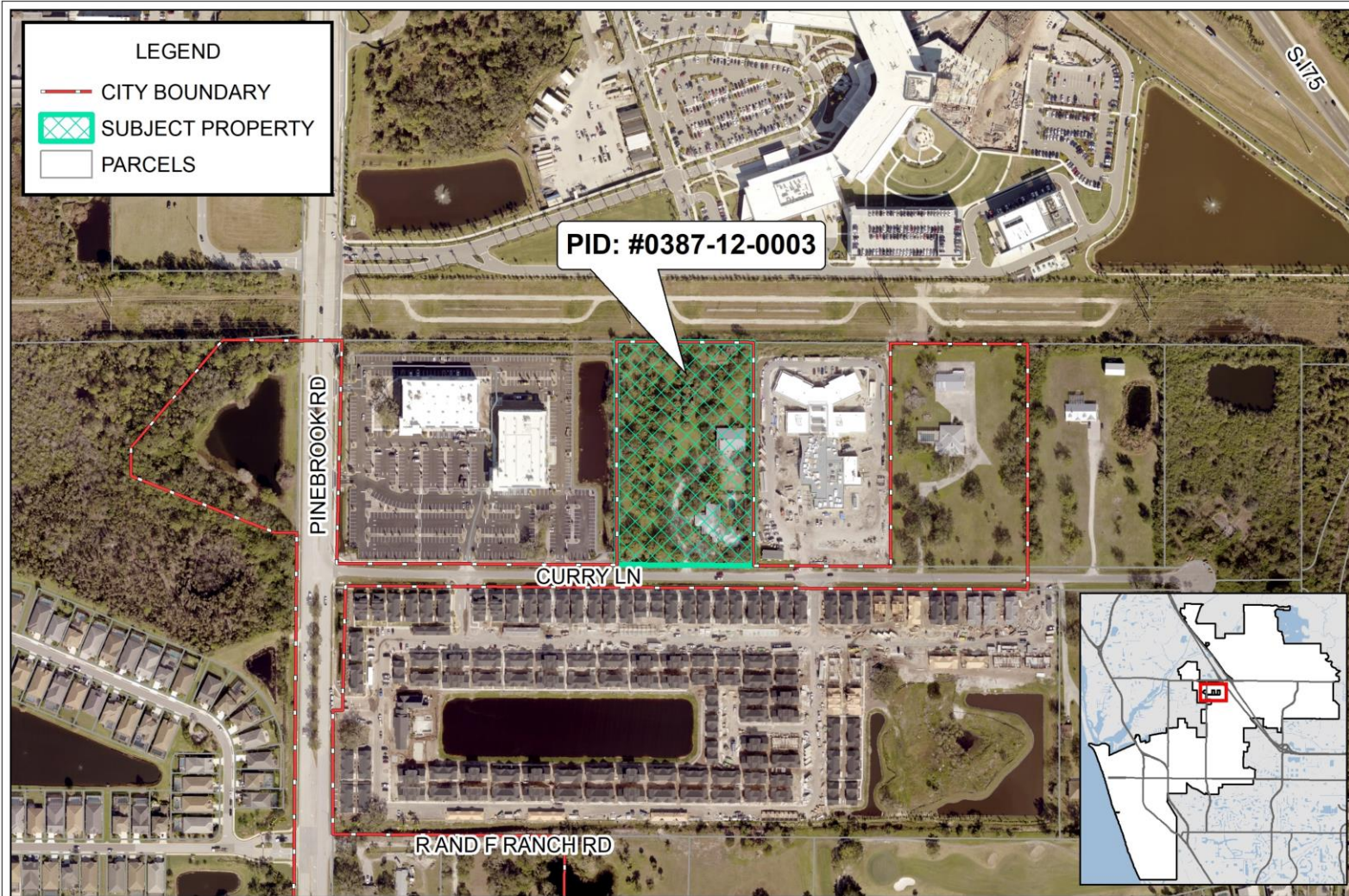
General Information

Address:	2695 Curry Lane
Request:	Assigning a City of Venice Office, Professional and Institutional (OPI) zoning district to the subject property
Owner:	Ayyad Abdelrahman
Agent:	Neale Stralow, PLA, AICP, ENV SP, VHB
Parcel ID:	0387120003
Parcel Size:	5.0 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	January 4, 2024
Associated Petitions:	24-01AN, 24-02CP



Project Description

- Assigning a City of Venice Office, Professional and Institutional (OPI) zoning designation on the subject property
 - Applicant intends to develop a medical office building project
 - Petitions 24-01AN and 24-02CP and filed concurrently
 - Applicant has submitted conceptual plan for reference
- 



FLAGSHIP MOB

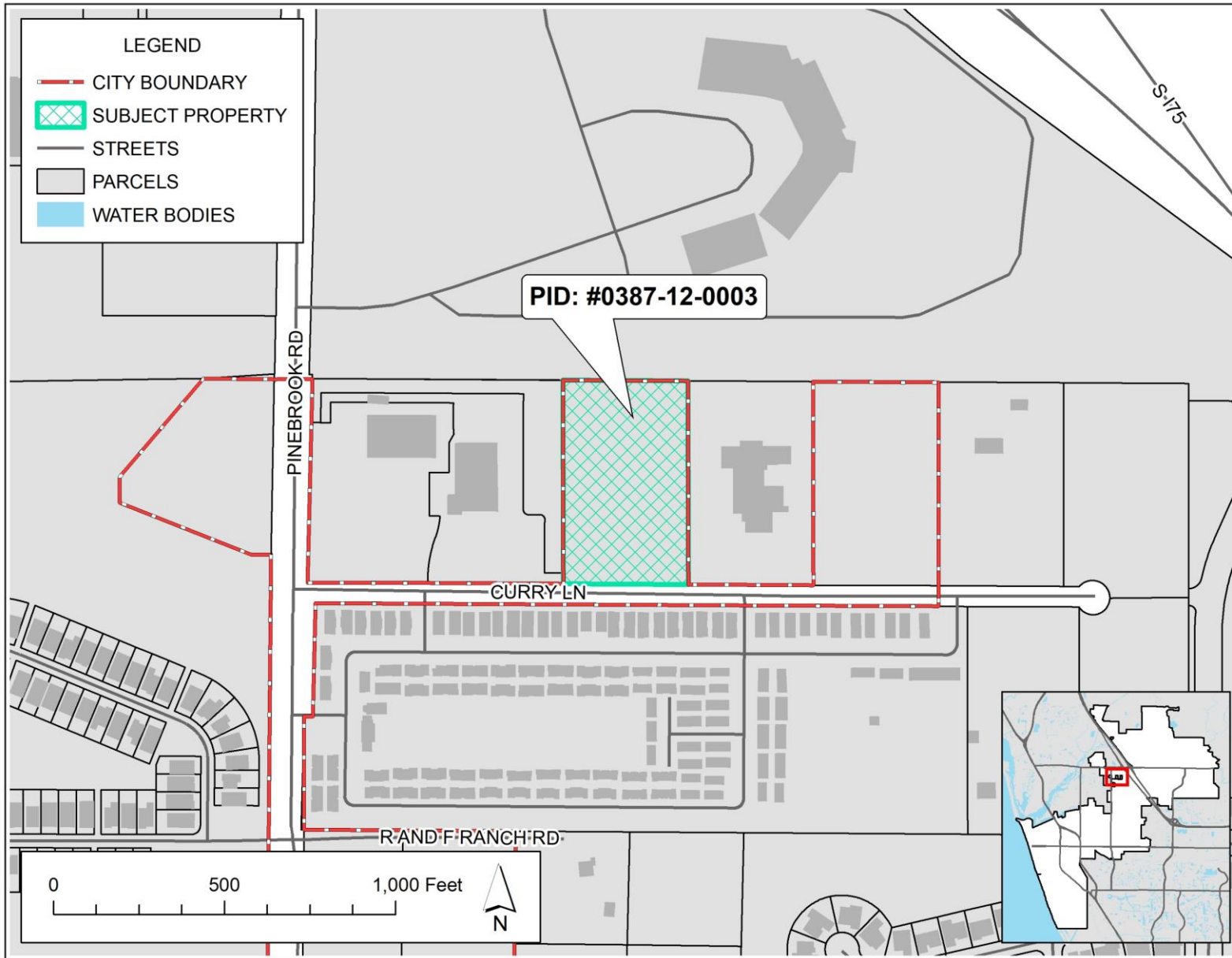


AERIAL
PLANNING AND ZONING DEPARTMENT

0 500 1,000 Feet

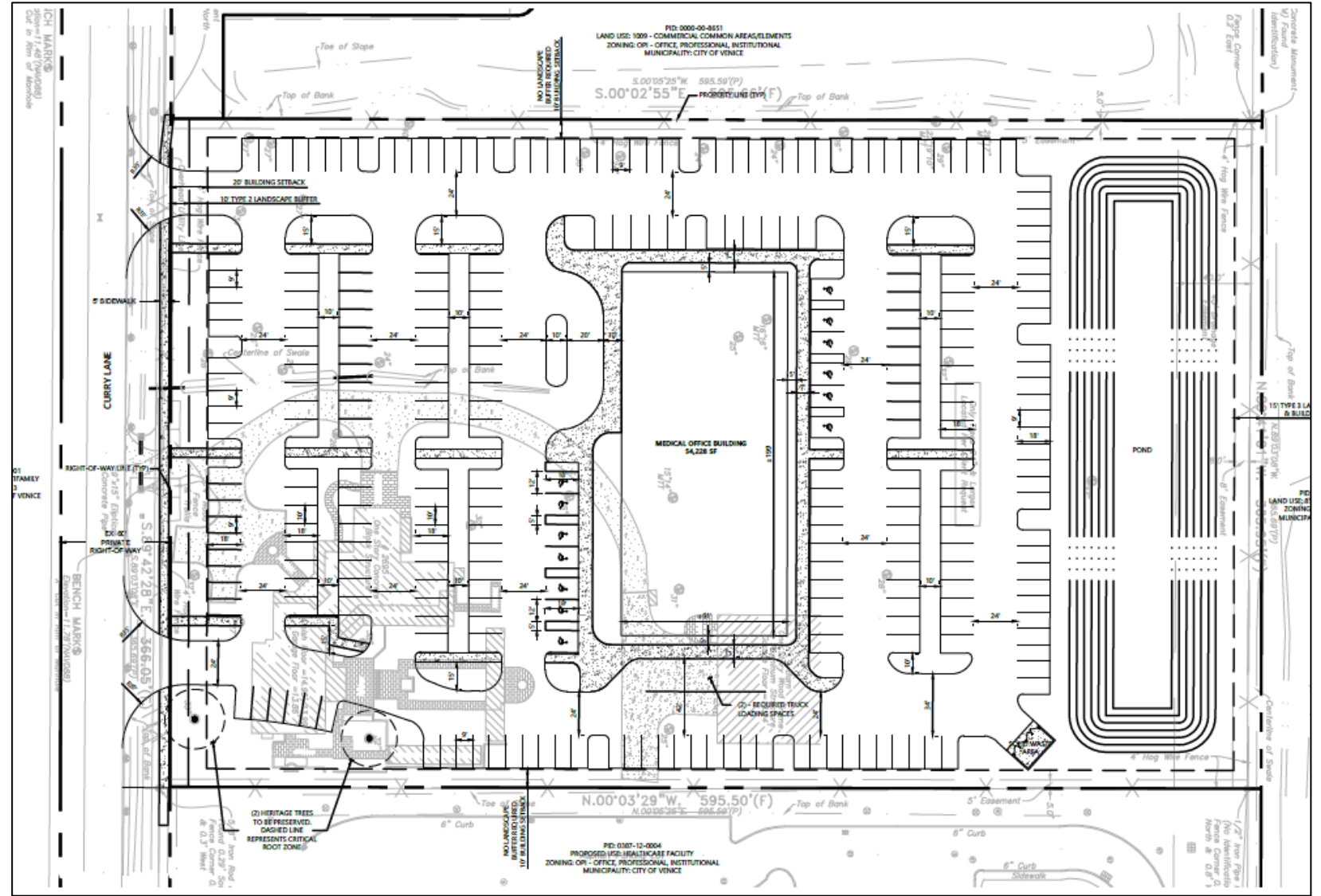


Aerial Map



Location Map

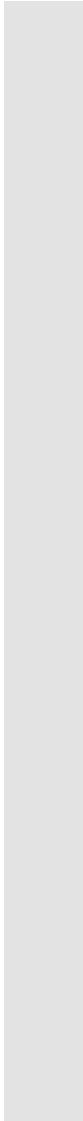
Conceptual Site Plan



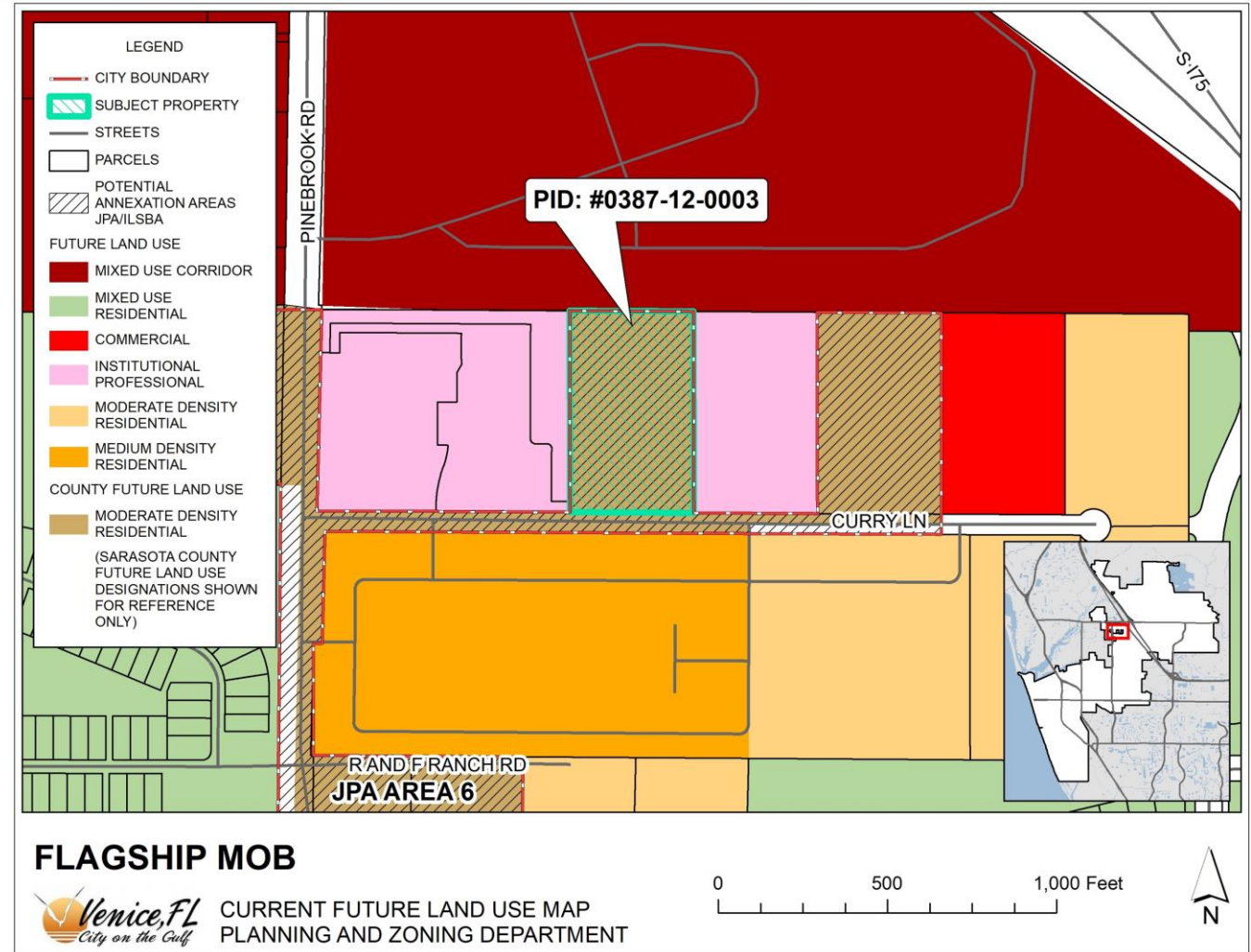


Existing Conditions

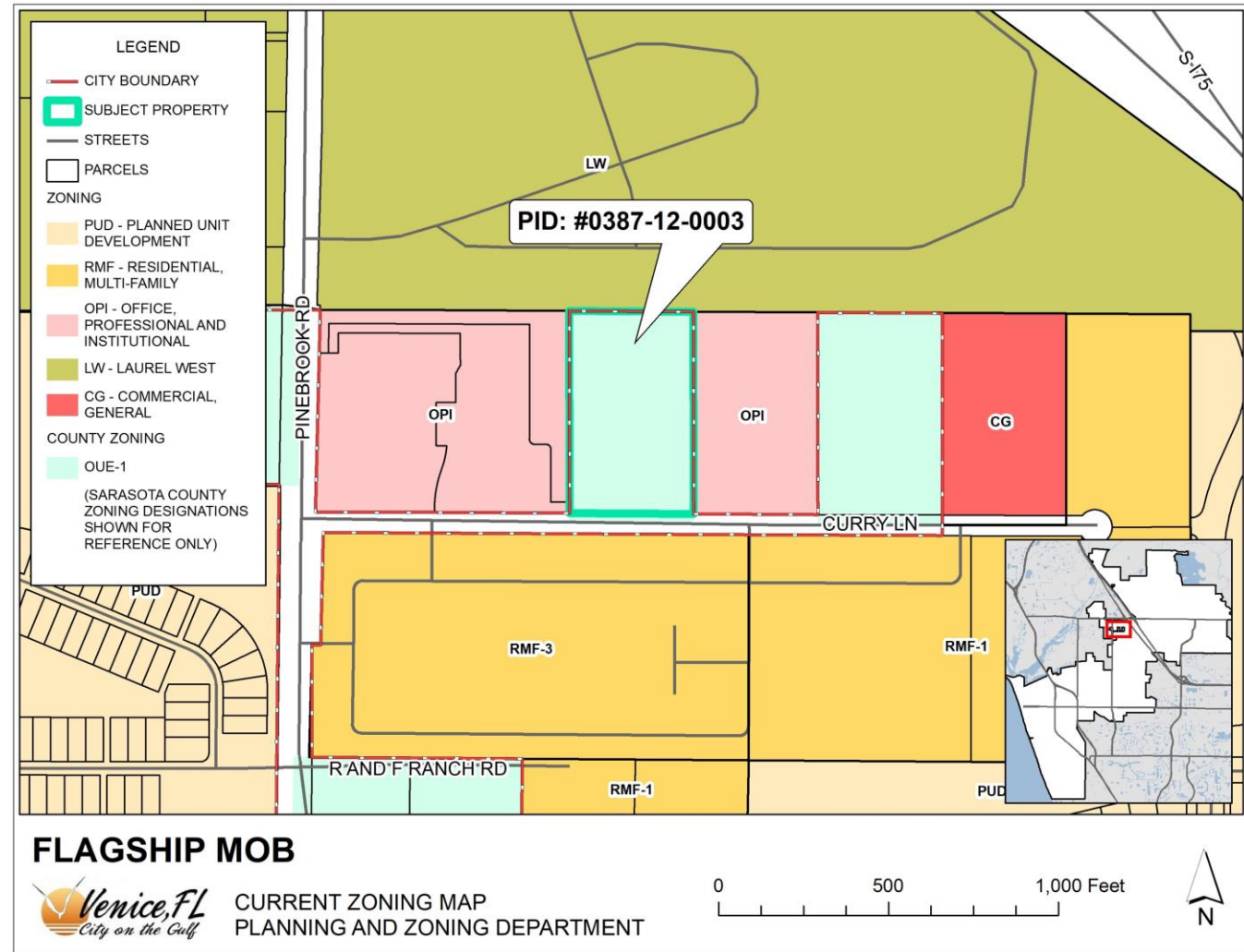
Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses



Future Land Use Map



Zoning Map





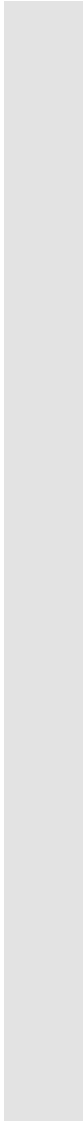
Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Sarasota Memorial Hospital	Laurel West	Mixed Use Corridor
South	Residential (The Sophia)	Residential, Multifamily 3	Medium Density Residential
East	Rehabilitation hospital	Office, Professional and Institutional (OPI)	Institutional Professional
West	Medical offices	OPI	Institutional Professional

Surrounding Land Uses



Planning Analysis

Comparison of Districts, Comprehensive Plan Consistency, Land Development Code Compliance, Concurrency/Mobility



Standards	Existing Zoning – OUE-1	Proposed Zoning – OPI
Density Limit	1 du/5 ac	N/A (intensity limit of 0.5 FAR)
Maximum Dwelling Units on 5.0 acres	1 unit	None (max square footage 108,900SF)
Height	35 feet	35 feet by right 46 feet with height exception
Lot Coverage	20%	40%
Principal Uses*	Residential, Agriculture, Animal Boarding, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Assisted Living Facility, Community Care Facility, Essential Services (Minor), Place of Assembly, Cultural Facility, School, Artist Studio, Professional Office, Personal and Financial Services, Medical/Dental Office, Hospital

*not an exhaustive list of uses

Comparison of Existing and Proposed Zoning

JPA Area 6

- Limits IP uses to properties east of Pinebrook Road
- Nonresidential intensity maximum of 0.5 FAR
- Development in this area is served by City water and sewer

Strategy LU 1.2.4.b - Institutional-Professional:

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses.

- OPI is an implementing zoning district of Institutional Professional
 - Request is consistent with the request in 24-02CP
 - Intent for medical office use appropriate for this designation
- No other strategies in the Land Use Element, any other elements, or the Pinebrook neighborhood have been found to relate directly to the subject proposal.

Consistency
with the
Comprehensive
Plan

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

- Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Institutional Professional future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

Compliance with the Land Development Code

- Processed according to procedures in Sec. 87-1.7
 - No issues identified by the TRC
- Decision Criteria contained in Sec. 87-1.7.4
 - Applicant responses in agenda packet
- Sec. 87-1.2.8.C – Land Use Compatibility Analysis
 - Responses in staff report and agenda packet
- Special considerations in Sec. 4 apply
 - Property subject to the JPA
 - Property adjacent to Sarasota County zoning

Conclusions /
Findings of
Fact
(Compliance
with the Land
Development
Code):

- The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

Conclusion

- Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 24-03RZ.