

# Comprehensive Plan Amendment Petition No. 22-04CP

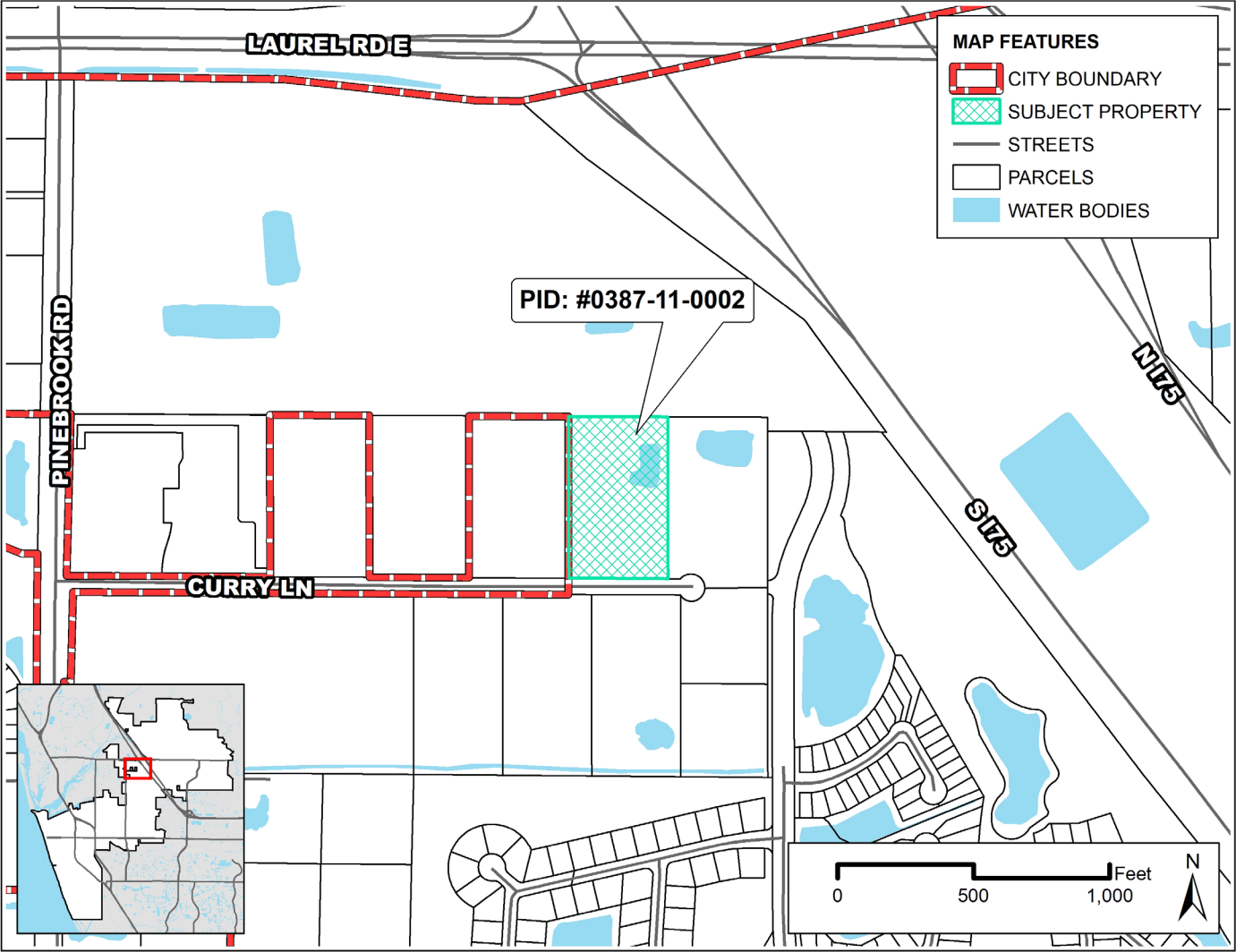
2901 Curry Lane

General Information	
Address:	2901 Curry Lane
Request:	To change the Future Land Use designation on the subject parcel from Moderate Density Residential (MODR) to Commercial
Owner:	Amber Morse
Agent:	Jeffrey A. Boone, Esq. – Boone Law Firm
Parcel ID:	0387110002
Parcel Size:	5± acres
Existing Future Land Use:	Moderate Density Residential
Proposed Future Land Use:	Commercial
Zoning:	Residential, Multifamily 1 (RMF-1)
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	January 13, 2022

## Project Description

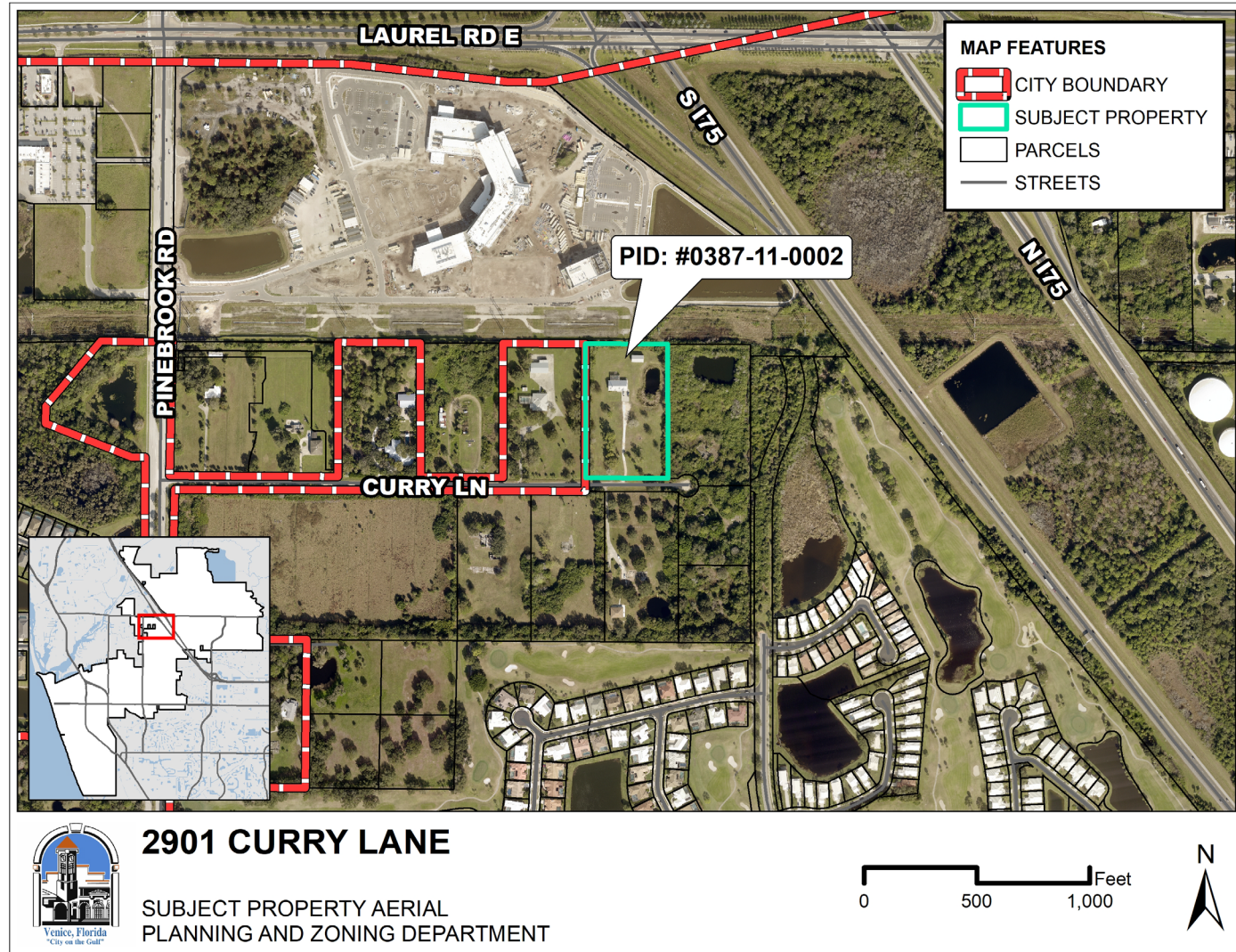
- Applied for under the previous Land Development Regulations, Chapter 86
- The applicant is requesting the former zoning district of Commercial, General (CG) through concurrent Zoning Map Amendment Petition No. 22-03RZ

# Location Map





# Aerial Map





# Existing Conditions

Site Photos, Future Land Use and Zoning Maps,  
Surrounding Land Uses

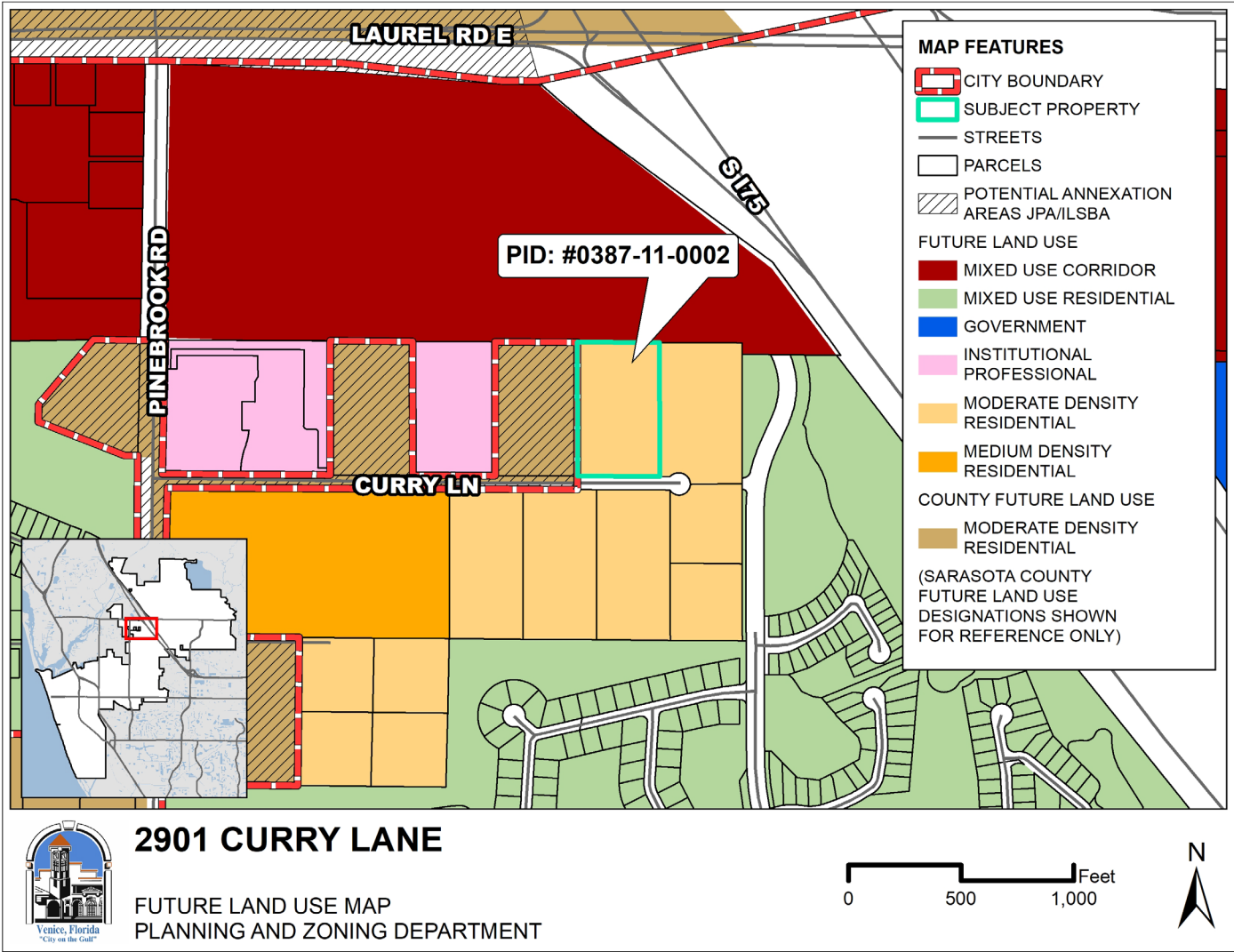


# Site Photograph

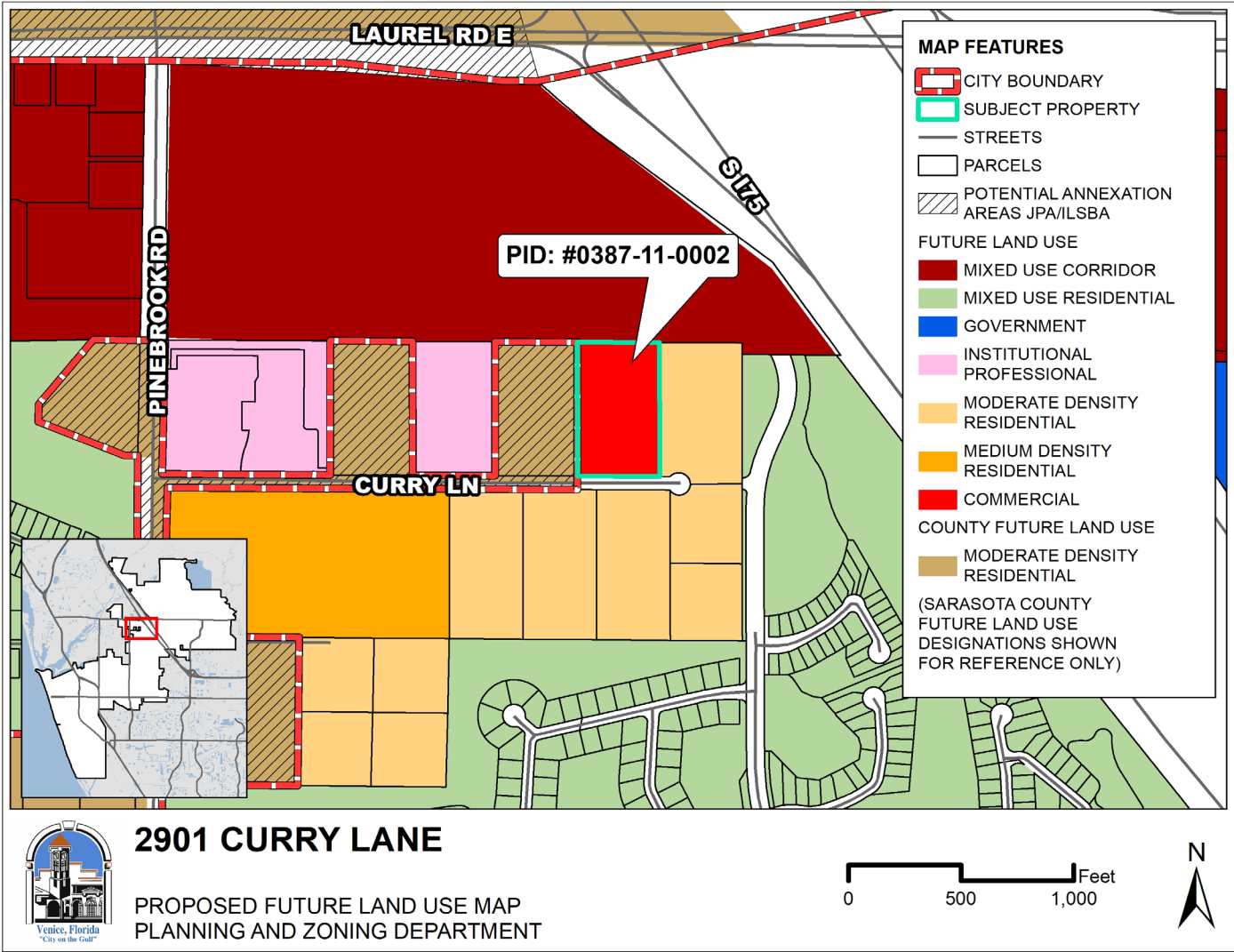




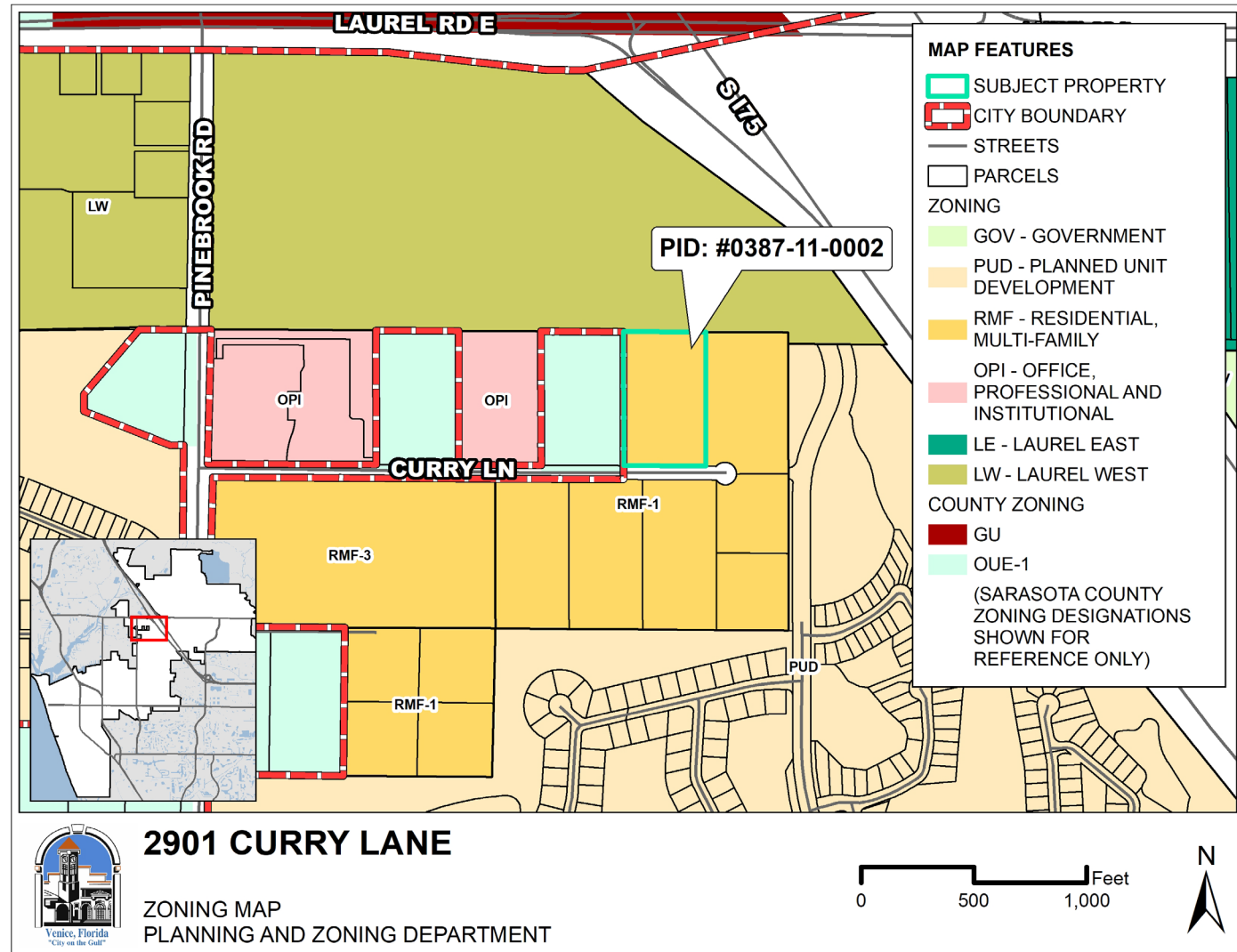
# Existing Future Land Use Map



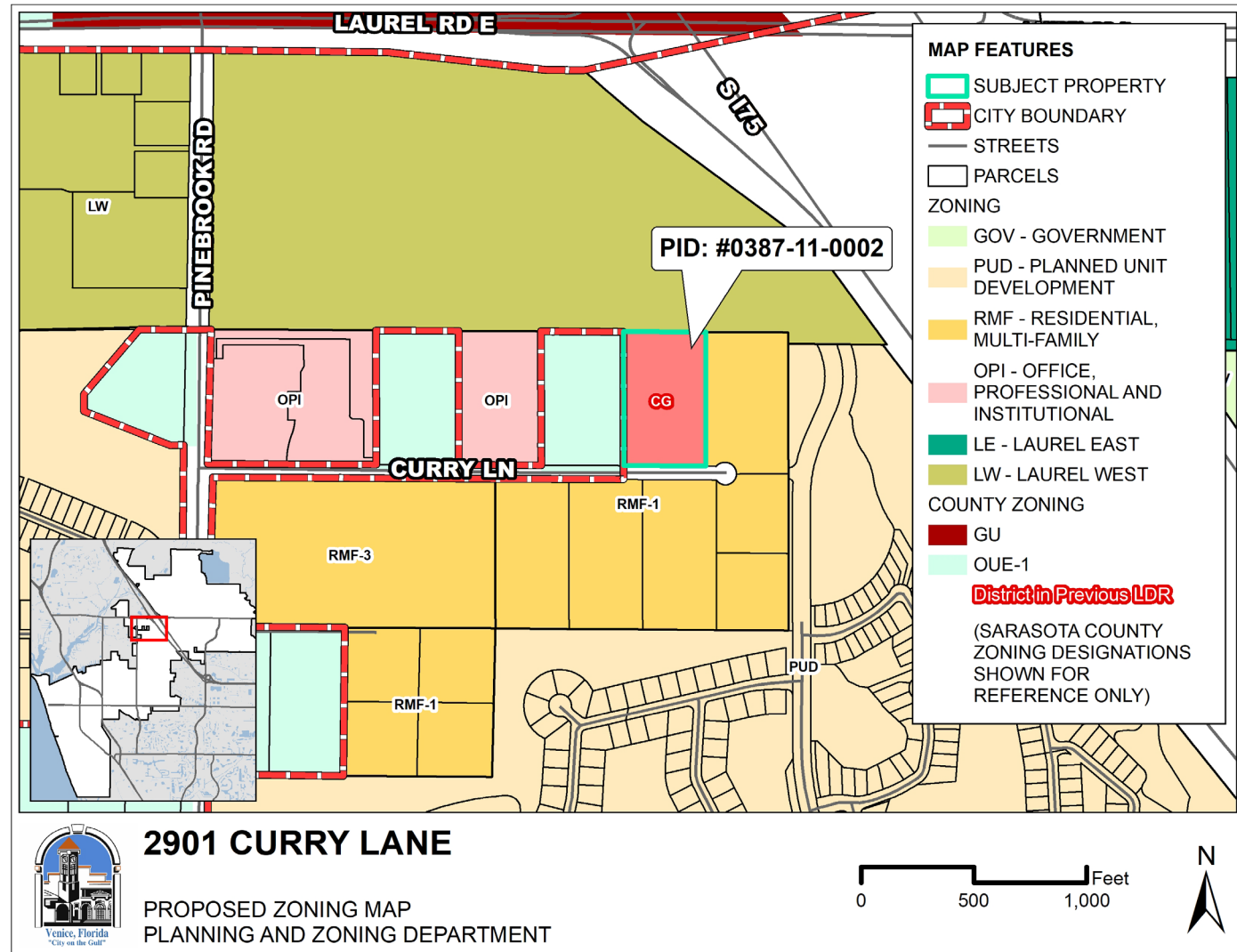
# Proposed Future Land Use Map



# Existing Zoning Map



# Proposed Zoning Map



# Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Sarasota Memorial Hospital	Laurel West (previously PCD at the time of application)	Mixed Use Corridor (MUC)
South	Residential	RMF-1	Moderate Density Residential (MODR)
East	Residential	RMF-1	MODR
West	Residential	County Open Use Estate (OUE-1)	County MODR





# Planning Analysis



Comprehensive Plan, Florida Statute, Land Development Code,  
Concurrency/Mobility

# Comprehensive Plan Consistency

- Strategy LU 1.2.8 – Compatibility Between Land Uses
  - Commercial listed as potentially incompatible with the surrounding MODR, though not with nearby Institutional Professional (IP) designations
  - Sarasota County designations not accounted for in the matrix; County MODR designation on the southern parcels provides for a lower density range than the City of Venice MODR (2.0-4.9 du/ac compared to 5.1-9.0 du/ac)
  - “Options to address potential incompatibilities include but are not be limited to a reduction in density and or intensity, reduction or stepping down of building heights, increased setbacks, increased buffering and opacity standards.”

Figure LU-8: FLU Compatibility Review Matrix

		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
FLU Proposed	LDR	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
	MODR	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
	MEDR	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
	HDR	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
	IP	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible
	COMM	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible
	GOVT	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible
	IND	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible
	OS-F	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
	OS-C	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible

 Presumed Compatible  
 Potentially Incompatible

# Comprehensive Plan Consistency

- Strategy LU 1.2.4 – Non-Residential
  - Intensity limit of 1.0 Floor Area Ratio
  - Implementing zoning districts (Commercial (CM), Planned Commercial District (PCD), Government (GOV), and three inactive districts of Commercial Neighborhood (CN), Commercial Highway Interchange (CHI), and Commercial Shopping Center (CSC))
- Strategy LU 1.2.4.a - Commercial:
  1. Reflects more conventional commercial uses and development patterns
  2. Typical uses may include retail, service, financial, automotive convenience centers, and similar
  3. Transient lodging (i.e., hotels) may be provided consistent with the underlying zoning district
- Strategy LU 1.2.5 - Residential Uses in Non-Residential Designations
  - The Comprehensive Plan includes this strategy regarding predictability of land use to state that residential uses previously provided for in the 2010 plan were removed for the 2017 plan. The intent for this property is to keep existing single-family residential and add commercial uses.
- Other Relevant City ordinances, resolutions or agreements
  - Staff is not aware of any city ordinance, resolution or agreement that is directly relevant

# Florida Statutes

- Three statutory provisions related to comprehensive plan amendments:
- Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating amendments
- Fla. Stat. § 163.3177(6)(a)2 provides direction on how plan amendments should be reviewed
- Fla. Stat. § 163.3177(6)(a)9
  - Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl
  - Subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. Staff has identified four indicators that could apply to the subject petition
- All staff responses available in staff report

# Land Development Code Compliance

- 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.*

## Conclusions/ 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 Comprehensive Plan Amendment Petition No. 22-04CP.