
COMPREHENSIVE PLAN AMENDMENT

PETITION NO. 20-05CP

2501 & 2601 CURRY LANE

OWNER: MARILYN JOHNSON & BRIAN MCMURPHY

AGENT: JEFFERY BOONE, ESQ.

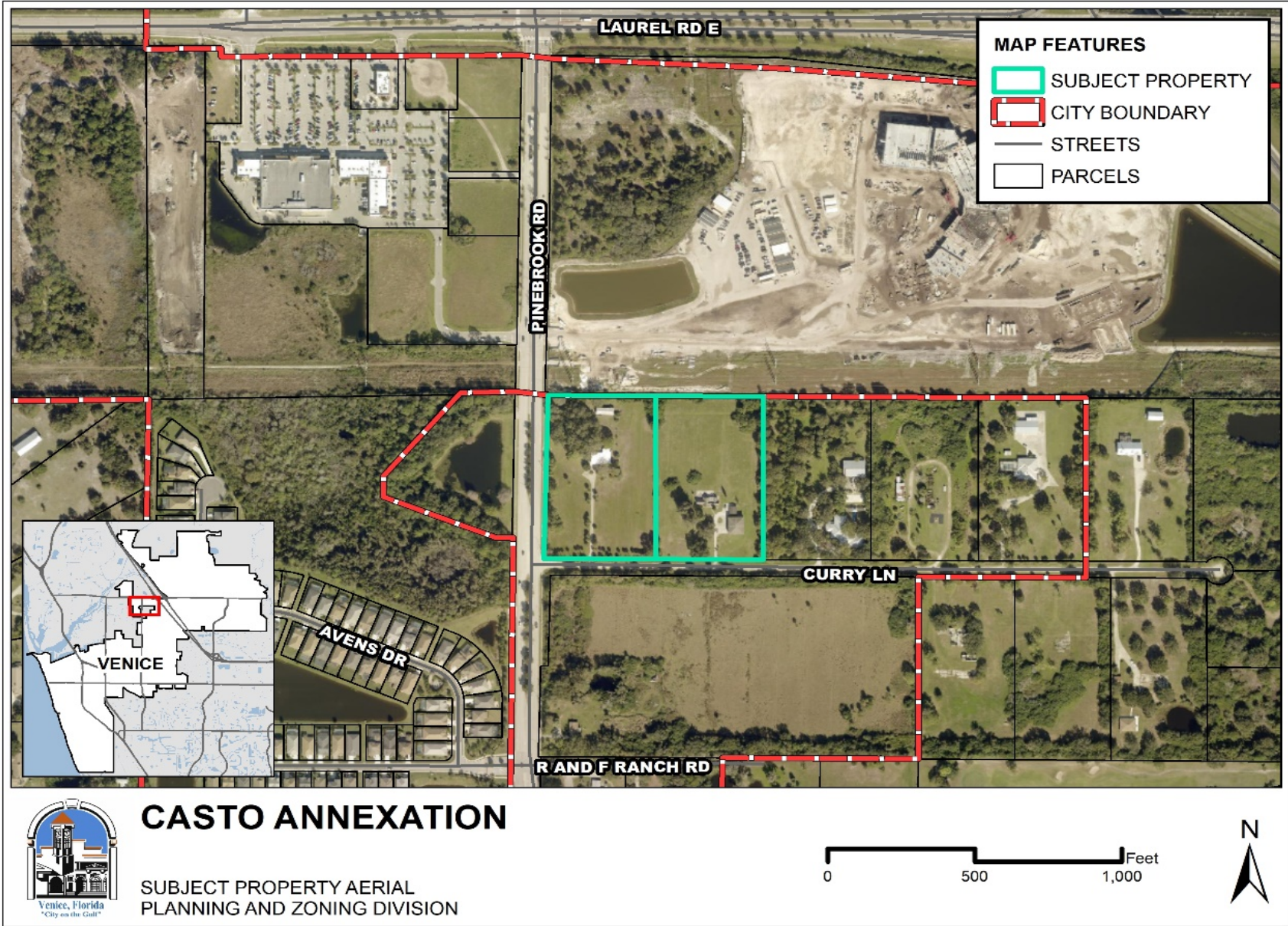
APPLICANT: CASTO SOUTHEAST REALTY, LLC



SUMMARY OF GENERAL INFORMATION

GENERAL INFORMATION

Address:	2501 & 2601 Curry Lane
Request:	Comprehensive Plan Amendment to change the existing Sarasota County Moderate Density Residential (MODR) future land use designation of the property to City of Venice Institutional Professional (IP), to include applicable text in the Pinebrook Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan. Associated with the request is a proposed JPA/ILSBA amendment to the Comprehensive Plan to allow for non-residential uses in JPA Area 6.
Owner:	Marilyn Johnson & Brian McMurphy
Applicant:	Casto Southeast Realty, LLC
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel IDs:	0387-12-0001 & 0387-12-0002
Property Size:	10.1 ± acres
Future Land Use:	Sarasota County MODR
Neighborhood:	Pinebrook Neighborhood
Existing Zoning:	Sarasota County Open Use Estate I (OUE-I)

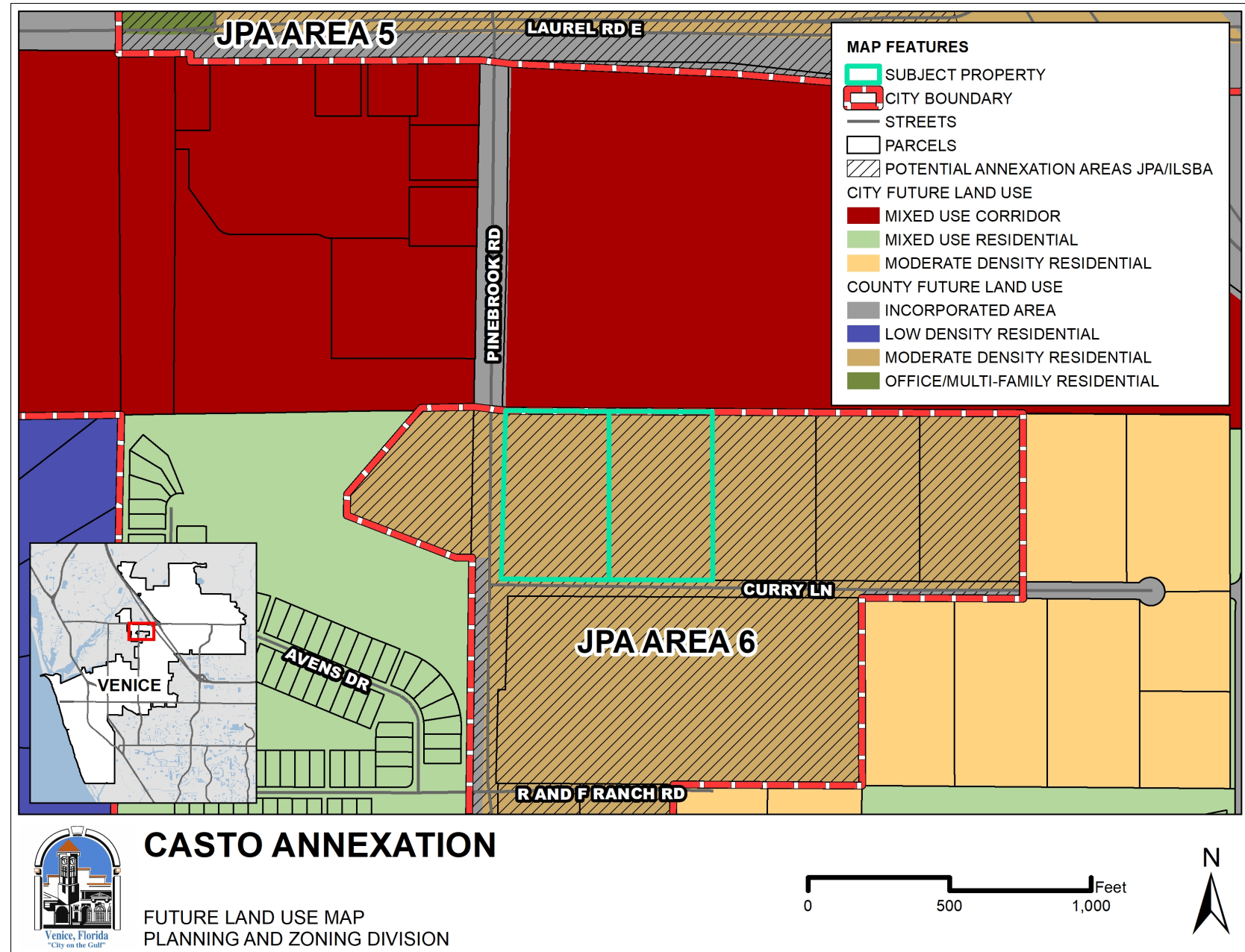


AERIAL PHOTOGRAPH

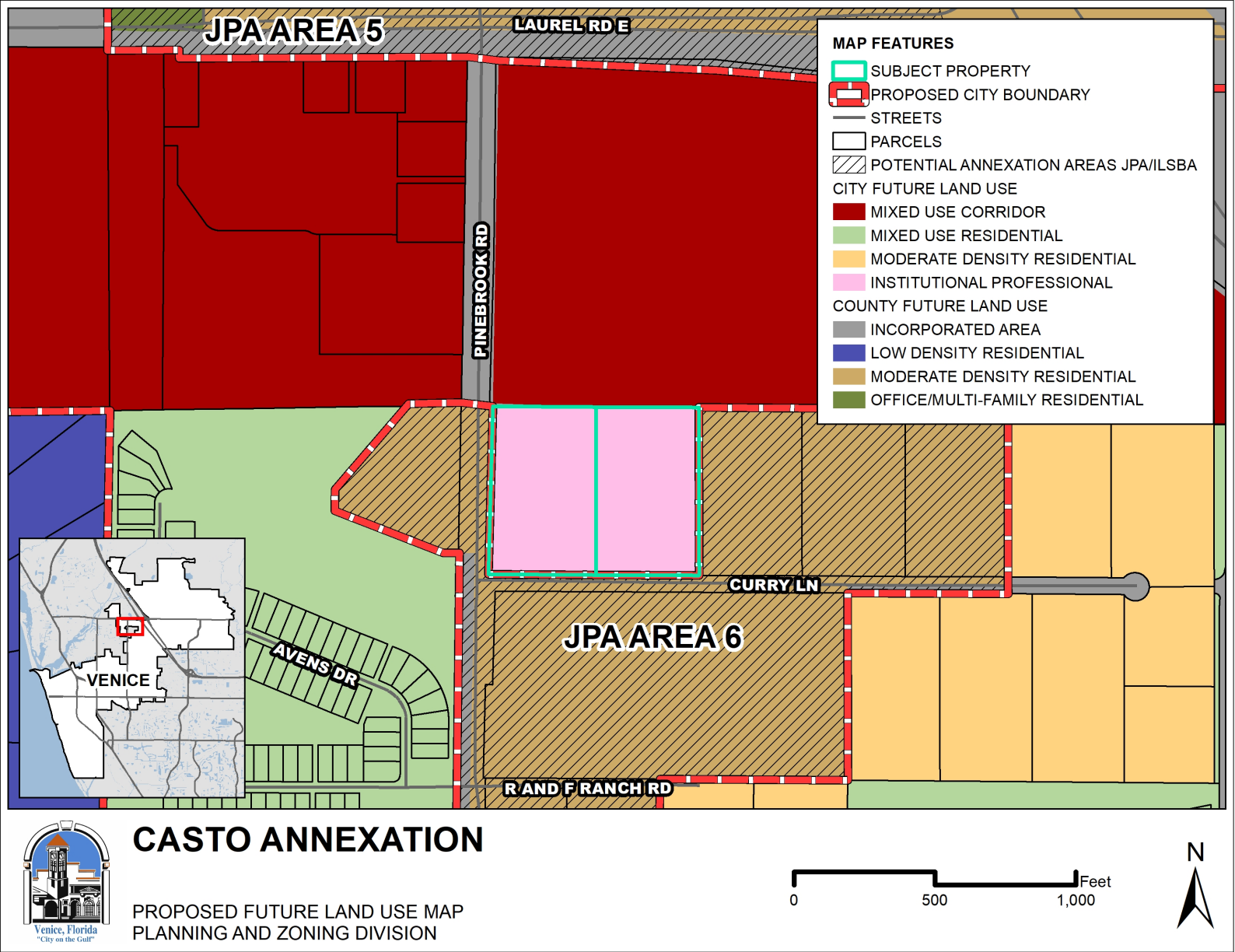


SITE PHOTOGRAPHS

FUTURE LAND USE MAP



PROPOSED
FUTURE LAND USE MAP



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Medical (Sarasota Memorial Hospital – Under Construction)	Planned Commercial Development	Mixed Use Corridor
West	Drainage reservoir	Sarasota County OUE-I	Sarasota County Moderate Density Residential
South	Agricultural	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)
East	Residential	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)

SUMMARY OF SURROUNDING LAND USES

COORDINATION WITH SARASOTA COUNTY

- Subject property is within JPA Area 6
- Application deemed complete: February 11, 2020
- Notification sent to County: February 13, 2020
- JPA/ILSBA indicates that the *“County will not challenge, administratively, judicially, or otherwise, any annexations by the City that annex lands within the Potential Annexation Areas unless the annexed property is not contiguous, as defined in Chapter 171, Florida Statutes, to a City boundary, not compact, or cannot be adequately and reasonably served by police and fire services, or is inconsistent with this Agreement.”*

COMPREHENSIVE PLAN REQUEST

- 1. Add the subject properties to the Comprehensive Plan's Pinebrook Neighborhood
- 2. Assign a City of Venice future land use of Institutional Professional to the subject property.
- 3. Revise all impacted maps, graphics, text, and data throughout the Comprehensive Plan.

5. Section IV- Elements – Pinebrook Neighborhood – Future Land Use Table (page 148)

Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	11	479,160	0	184	8,015,040	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	634	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	134	0	2,412
INDUSTRIAL	0	0	0	523	45,563,760	0
INSTITUTIONAL PROFESSIONAL	42 32	696,960	0	106 96	2,000,880	0
LOW DENSITY RESIDENTIAL	119	0	595	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	67	0	871	244	0	3,172
MIXED USE CORRIDOR	0	0	0	617	11,116,512	3,436
<i>Areas of Unique Concern</i>				49		0
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	1,267	1,103,810	6,335	3,909	3,405,521	19,545
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
	2,149 2,139	2,279,930	10,879	9,418 9,408	76,000,057	39,735
ROW	227			887		
Total City Boundary	2,376 2,366		10,305	10,295		

2,310,858

76,220,635

PROPOSED PINEBROOK NEIGHBORHOOD ELEMENT REVISIONS

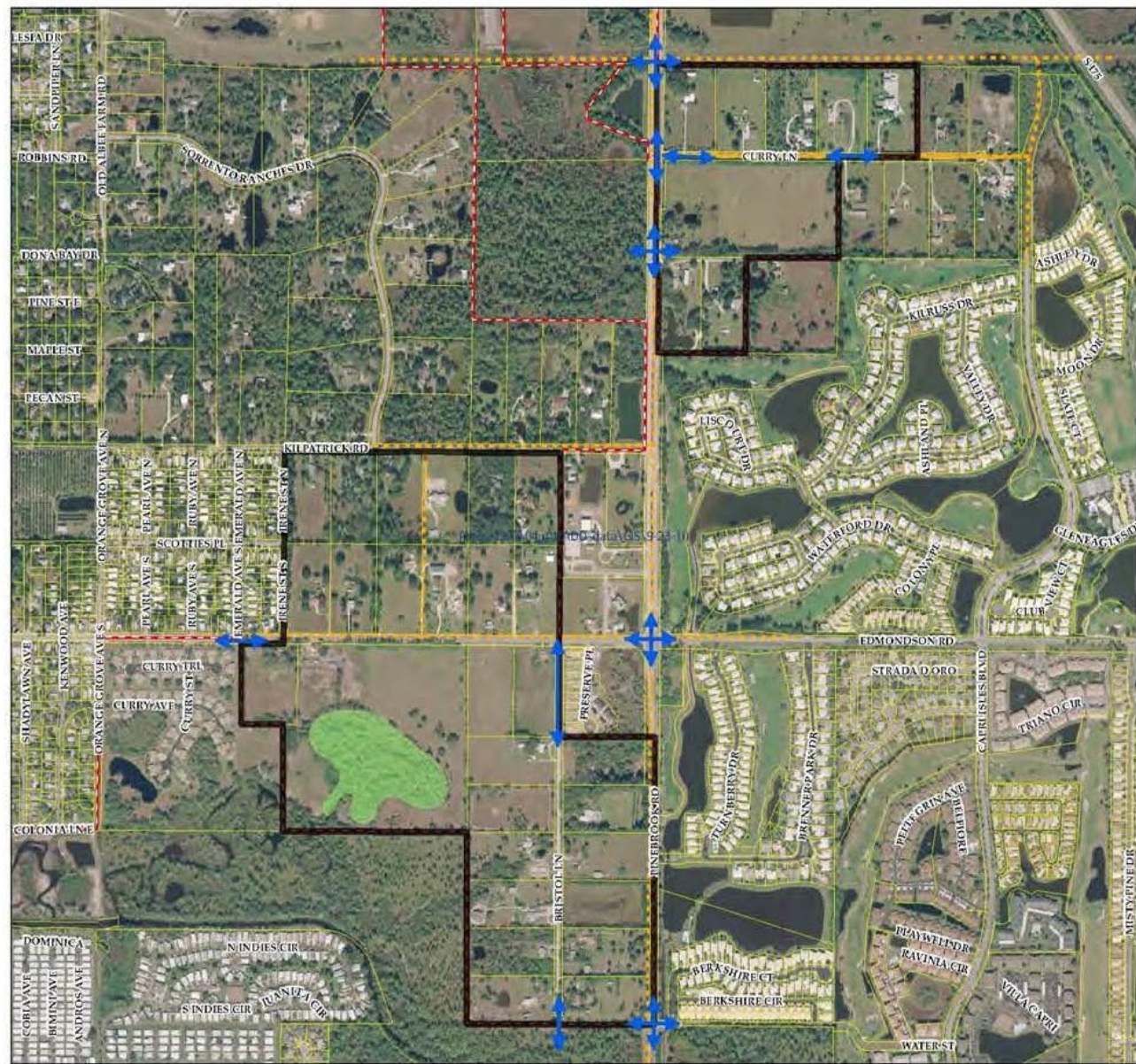


PLANNING ANALYSIS

JPA/ILSBA, FLORIDA STATUTES, COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE



JPA AREA 6



City of Venice

Map FLUM-21
Pinebrook Road Neighborhood
(JPA/ILSBA Area No. 6)

- Joint Planning Area
- Venice City Limits, 2010
- Parcels

- Utility Corridor*
- Conservation/Open Space*
- Pedestrian/Vehicular Connectivity*

*Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 18.13 AND POLICY 18.14 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 10/26/10 | ORD. No. 2010-21
AMD No. City of Venice 10-1ER

Source: City of Venice GIS, 2010; City of Venice
Planning & Zoning Department, 2010.



0 0.05 0.1 0.2 0.3 Miles

WADETRIM

1. Figure LU-14 (p. 47)

JPA/ILSBA	Development Standards			
	Uses	Density	Intensity	Open Space Requirements
Pinebrook Road Neighborhood (JPA/ILSBA Area No. 6) 232 Acres	<ul style="list-style-type: none">Residential<u>PID #'s 0387-12-0001 and 0387-12-0002: Office, Professional and Institutional</u>	Up to 3 units per acre, calculated on a gross area basis	None Permitted <u>Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage.</u>	At least 11.2 gross acres shall be conservation/open space

APPLICANT'S PROPOSED CHANGES TO JPA AREA 6

Section 6.B. (7) of page A-10 shall be amended as follows:

Area 6 – Pinebrook Road Neighborhood: The land use ~~adopted in the Venice Comprehensive Plan~~ for this Area is a maximum of 3 units per acre for all properties West of Pinebrook Road and 13 units per acre for all properties East of Pinebrook Road, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except Institutional-Professional uses are permitted for all properties East of Pinebrook Road. The square footage of any such Institutional-Professional uses shall not exceed a FAR of 0.5. Development shall be served by City water and sewer. The Party having jurisdiction over the development application shall require dedication of right of way for the future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.

CITY'S PROPOSED CHANGES TO JPA AREA 6
(TO BE HEARD BY SARASOTA BCC ON AUG. 26, 2020)

CHAPTER 163, FLORIDA STATUTES

- Project size and scope allows for the State's expedited review process (Fla. Stat. § 163.3187)
- Ten criteria for evaluating future land use plan amendments (Fla. Stat. § 163.3177(6)(a)2)
 - See staff comments in report
 - May accommodate growth, indirect impacts to population, direct economic impacts
- Basis for analysis (Fla. Stat. § 163.3177(6)(a)2)
 - Adequate amount of land (based on inclusion in JPA Area 6)

CHAPTER 163, FLORIDA STATUTES

- Discouragement of urban sprawl (Fla. Stat. § 163.3177(6)(a)2)
 - 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.*
 - II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
 - III. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*
 - IV. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

COMPREHENSIVE PLAN CONSISTENCY

- Strategy 1.2.8 – Compatibility Between Land Uses
 - Review matrix for adjacent future land use (FLU) designations
 - Proposed Institutional Professional FLU designation “potentially incompatible” with City of Venice Moderate Density Residential (MODR)
 - Adjacent MODR designations to east, west, and south are Sarasota County
 - Less dense than City of Venice MODR (2.0-4.9 du/acre compared to 5.1-9.0 du/acre)
- Policy 8.2 (compatibility) will be addressed in rezoning petition

POLICY 8.2 – COMPATIBILITY

- Applicant noted that compatibility will be addressed through future petitions
- Concurrent petition 20-06RZ seeks to establish a City of Venice zoning (Office, Professional and Institutional) for the property
- Applicant has indicated in all petitions an intent to develop the property for medical office use

LAND DEVELOPMENT CODE CONSISTENCY

- Section 86-33(5) 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 the applicant regarding impact on the financial feasibility of the Comprehensive Plan, and 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.

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. The staff 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.