

24-01AN Flagship MOB

Owner: Ayyad Abdelrahman

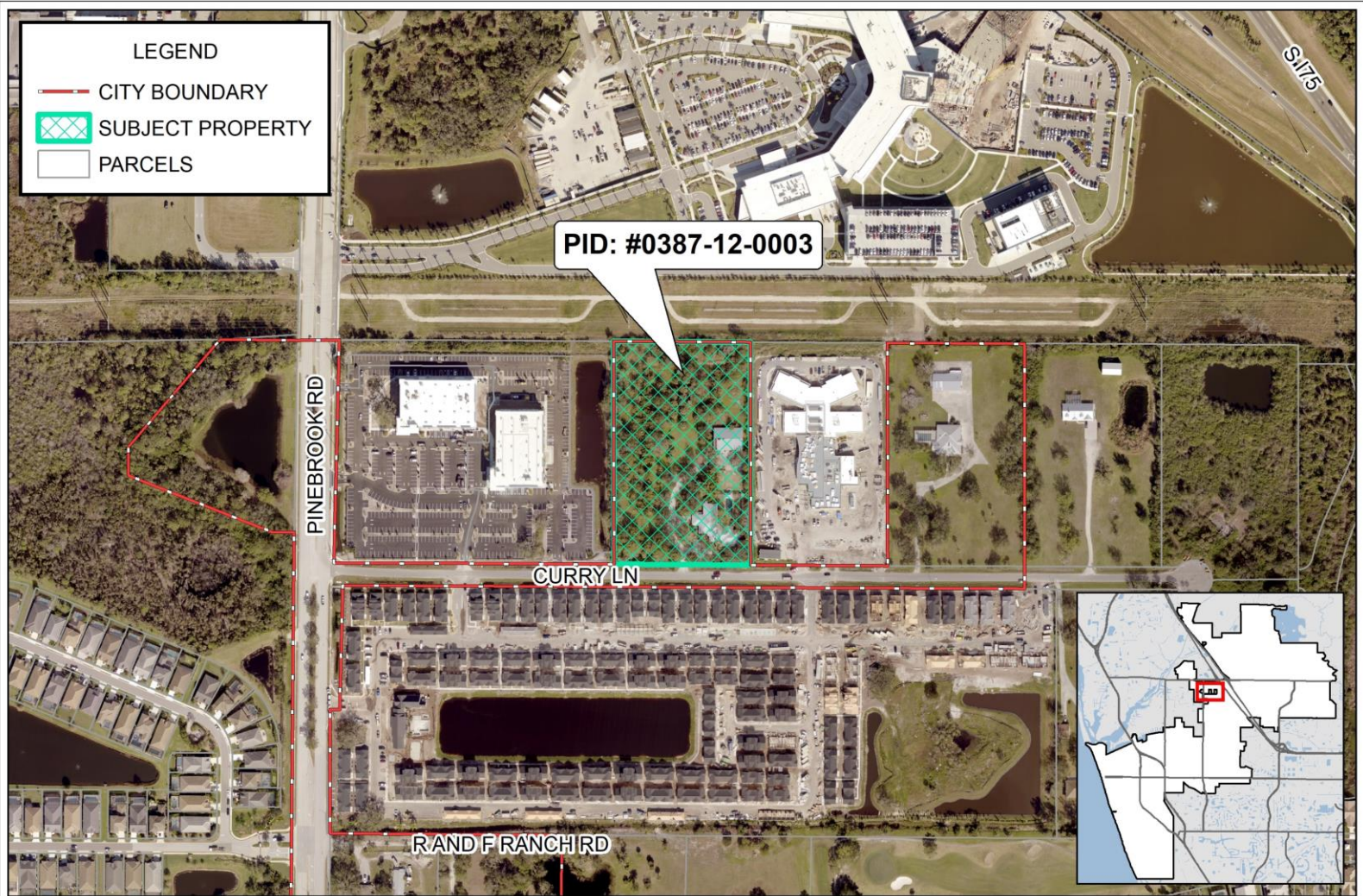
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB

General Information

Address:	2695 Curry Lane
Request:	Annexation of 5.0 ± acres into the City's jurisdiction
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:	24-02CP, 24-03RZ

Project Description

- Annexing 5.0 acres within JPA Area 6
 - Applicant intends to develop a medical office building project
- Petitions 24-02CP and 24-03RZ filed concurrently

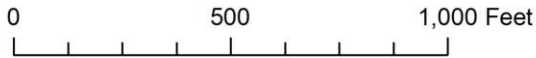


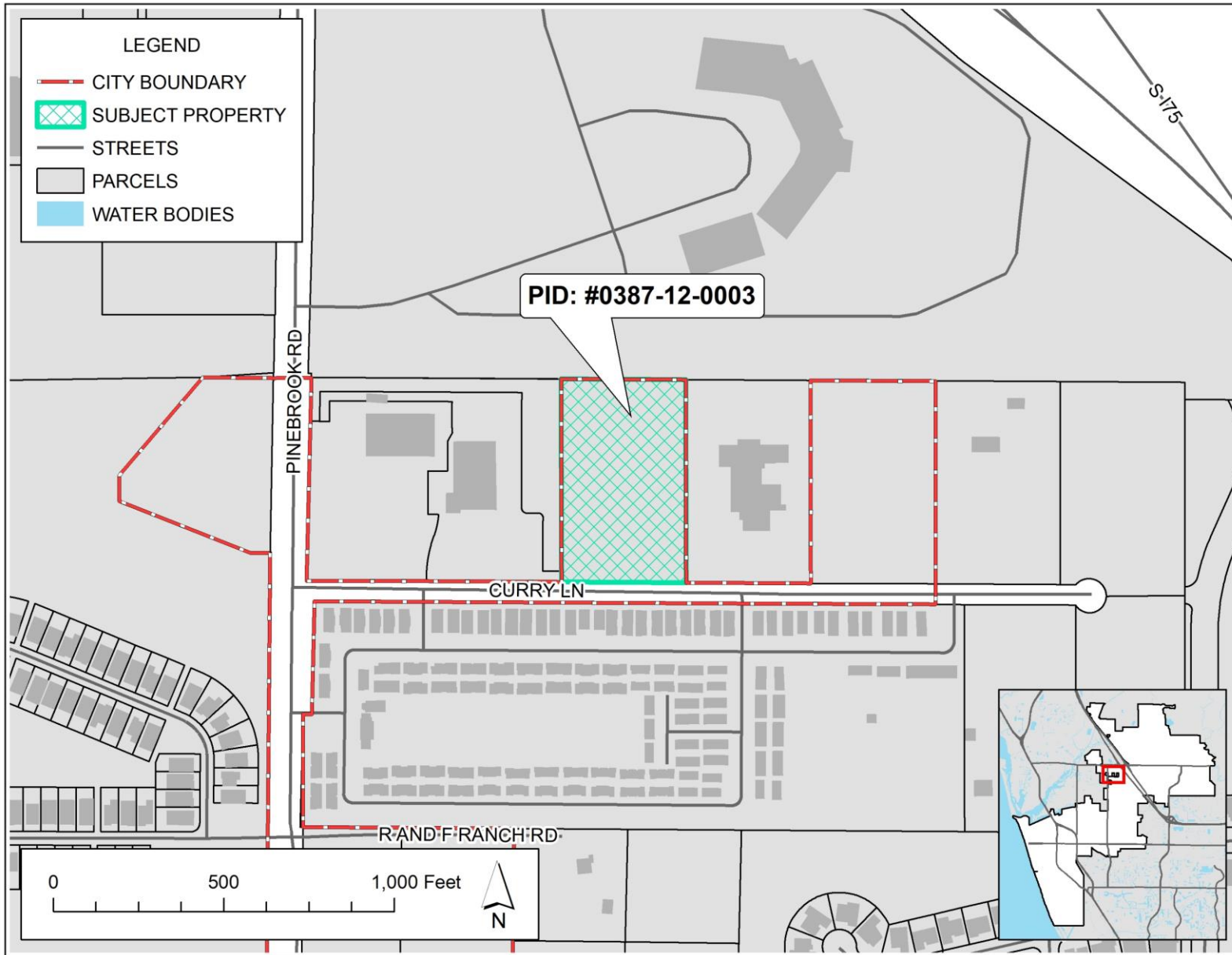
Aerial Map

FLAGSHIP MOB



AERIAL
PLANNING AND ZONING DEPARTMENT





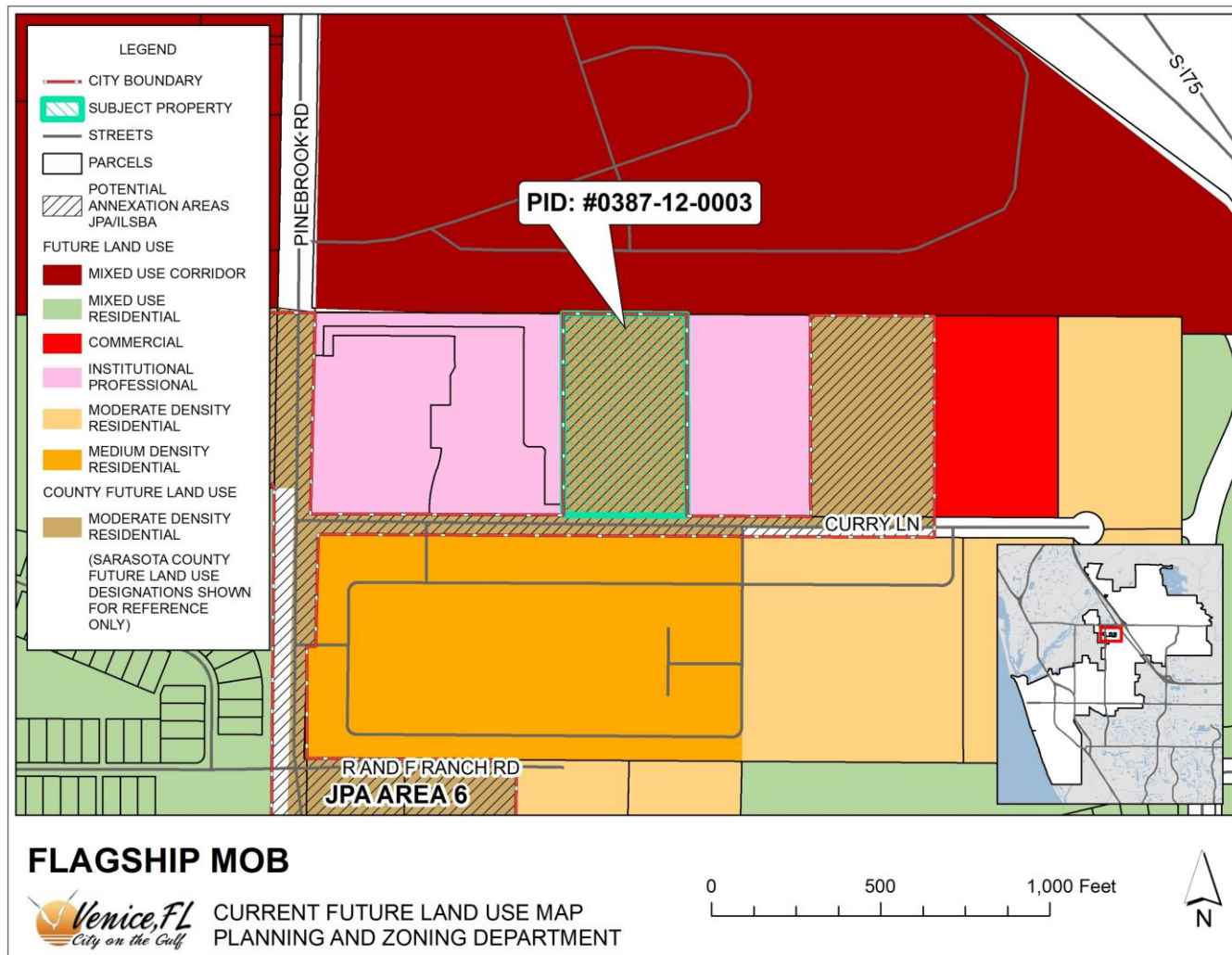
Location Map



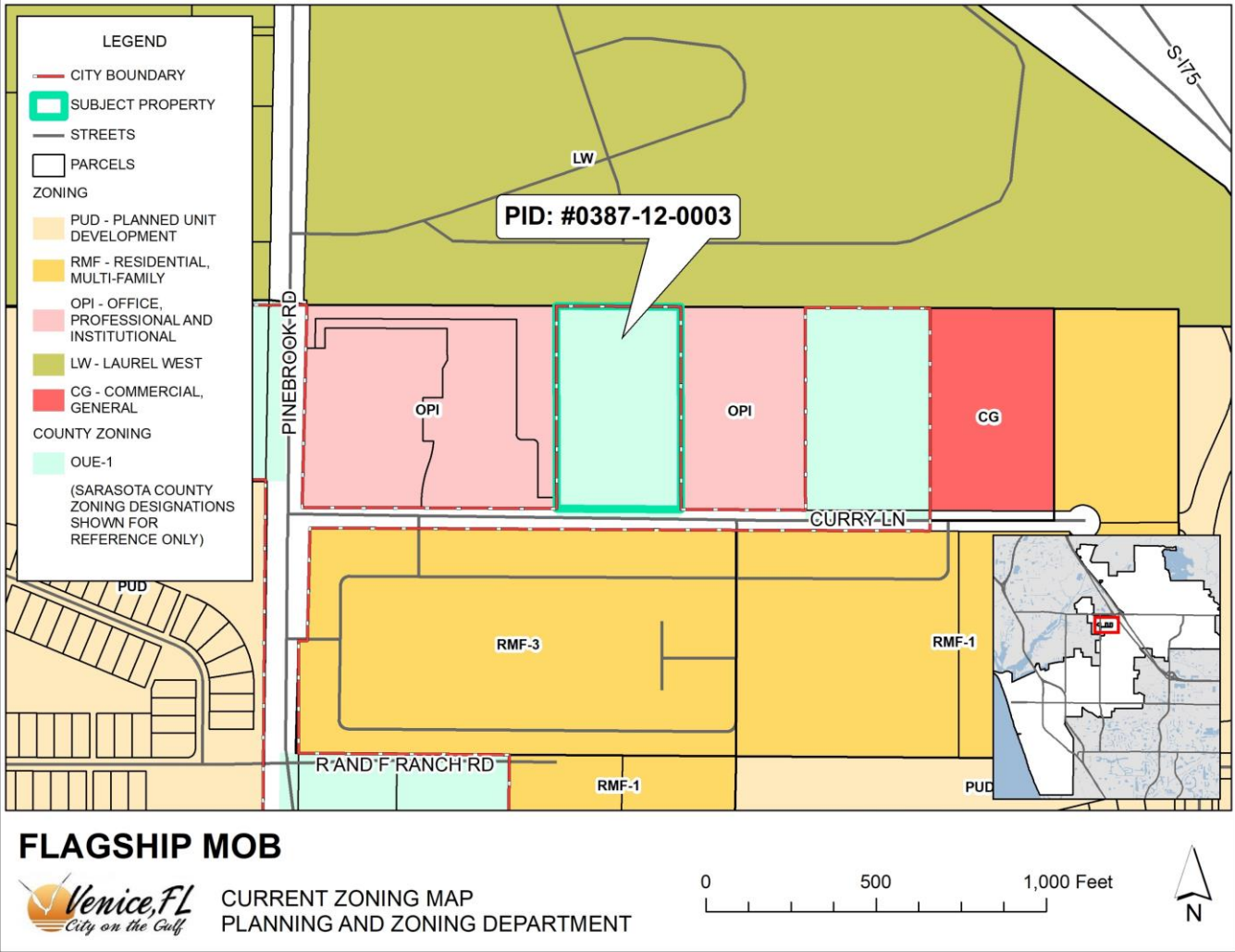
Existing Conditions

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

Florida Statutes, Comprehensive Plan, Land Development Code

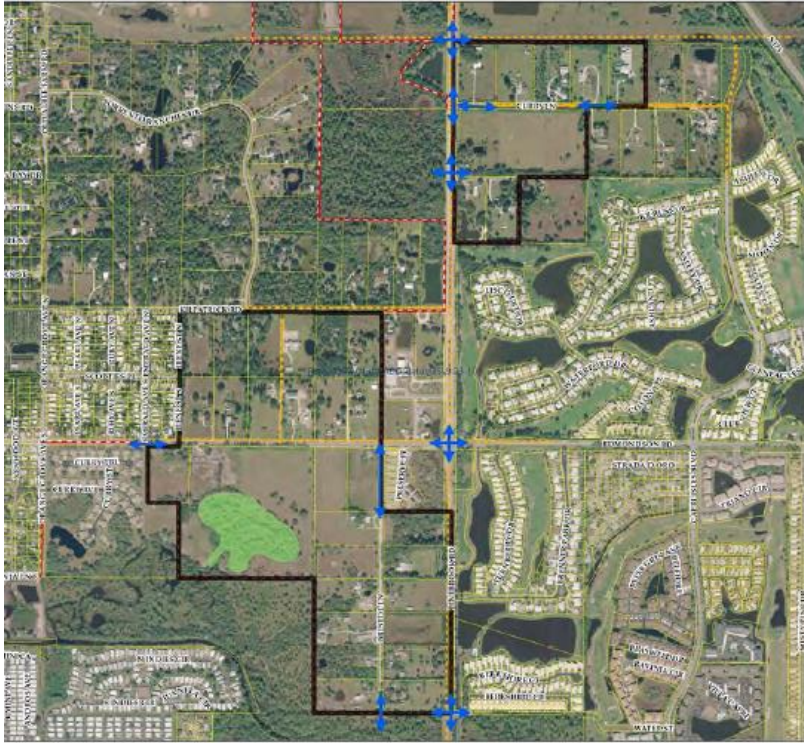
Chapters 163 and 171, Florida Statutes

Provides for the adoption of joint planning agreements and interlocal service boundaries

The JPA/ILSBA:

- identifies lands that are logical candidates for future annexations,
- defines the appropriate land uses and infrastructure needs and providers,
- ensures protection of natural resources, and
- establishes procedures for timely review and processing of development proposals

Consistent with these statutes, the JPA/ILSBA provides procedure for annexation of land into the City





City of Venice

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

Joint Planning Area
 Venice City Limits, 2010
 Parcels

◆◆◆ Utility Corridor*
■ Conservation/Open Space*
↔ Pedestrian/Bicyclist Connectivity*

*Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 16.13 AND POLICY 16.14 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 10/26/10 (ORD. No. 2013-21)
ASMD No. City of Venice 19410E

Source: City of Venice GIS, 2008; City of Venice Planning & Zoning Department, 2010.



0 0.05 0.1 0.2 0.3 Miles





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.

JPA Area 6



Comprehensive Plan includes the JPA/ILSBA



JPA Area 6 indicates an intensity limit for non-residential uses



Property will be served by City water and sewer



Further analysis of consistency with subsequent petitions

Consistency
with the
Comprehensive
Plan

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

- Analysis has been provided to determine consistency with the Chapters 163 and 171 of the Florida Statutes, the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

- The City's LDC in Code Section 87-1.4.2 provides instruction regarding annexation of land, indicating that in order to approve a petition for annexation, the Planning Commission and City Council must find that an application for annexation demonstrates:
 1. Consistency with state statute regarding annexation;
 2. Contiguosness and compactness of the property;
 3. That the annexation does not create an enclave;
 4. That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
 5. That the property has access to a public right-of-way; and
 6. That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

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

- The subject petition complies with all applicable Land Development Code requirements.
- The pre-annexation agreement was executed on March 26, 2024

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 Annexation Petition No. 24-01AN.