



## **COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-33 for submittal requirements.

<b>Project Name:</b> Venice M.O.B.	
<b>Brief Project Description:</b> Development of two adjacent parcels for office, professional, and institutional use.	
<b>Address/Location:</b> 2501 and 2601 Curry Lane, Nokomis, FL 34275	
<b>Parcel Identification No.(s):</b> 0387-12-0001 and 0387-12-0002	<b>Parcel Size:</b> 10.1 (+/-) acres combined; 5.1 and 5 acres individually
<b>Current FLUM Designation(s):</b> County MODR--JPA/ILSBA Annexation Area	<b>Proposed FLUM Designation(s):</b> Institutional Professional
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	<b>Current Zoning Designation(s):</b> County OUE
<b>Fees:</b> The Zoning Administrator will determine if a project is a small or large scale then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>	
<input type="checkbox"/> Application Fee (Small Scale) \$5,100	<input type="checkbox"/> Review Fee \$2000 OR
<input type="checkbox"/> Application Fee (Large Scale) \$6,366	<input type="checkbox"/> Review Fee \$1500
<b>Applicant/Property Owner Name:</b> Applicant: Casto Southeast Realty, LLC (See attached "Applicant and Property Owners" for property owner information)	
<b>Address:</b> 5391 Lakewood Ranch, Blvd, Suite 100, Sarasota, Florida 34240	
<b>Email:</b>	<b>Phone:</b>
<b>Design Professional or Attorney:</b> Jeffery A. Boone, Esq.	
<b>Address:</b> 1001 Avenida Del Circo	
<b>Email:</b> jboone@boone-law.com	<b>Phone:</b> 941-488-6716
<b>Authorized Agent (1 person to be the point of contact):</b> Jeffery A. Boone	
<b>Address:</b> see above	
<b>Email:</b> see above	<b>Phone:</b> see above

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness within 3 business days. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

<input checked="" type="checkbox"/> <b>Application:</b> (1 copy)	Pre-Application Date: October 16, 2019
<input checked="" type="checkbox"/> <b>Narrative:</b> Provide A statement describing in detail the proposed changes, in addition to the short description on page one of the application (1 copy).	
<input checked="" type="checkbox"/> <b>Comprehensive Plan Compliance Report:</b> Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan (1 copy).	
<input checked="" type="checkbox"/> <b>Strikethrough/Underline Revisions:</b> Prepare a report listing individually each proposed Map, Section, Table, or Figure change of the Comprehensive Plan in strikethrough/underline format (1 copy).	
<input checked="" type="checkbox"/> <b>Location Map:</b> A map or aerial that delineates every parcel included in rezone and indicate each parcel's current & proposed FLUM on the map in callouts (1 copy).	
<input checked="" type="checkbox"/> <b>Land Use Map:</b> A map or aerial that may include existing conditions, aerial photographs, natural communities and transportation network (1 copy).	
<input checked="" type="checkbox"/> <b>Base Analysis:</b> may include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation and open space), special studies, etc. in support of proposed amendment. (1 copy).	
<input checked="" type="checkbox"/> <b>School Concurrency (RESIDENTIAL ONLY):</b> School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A	
<input checked="" type="checkbox"/> <b>Agent Authorization Letter:</b> A signed letter from the property owner, authorizing <u>one</u> individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy).	
<input checked="" type="checkbox"/> <b>Statement of Ownership and Control:</b> Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy).	
<input checked="" type="checkbox"/> <b>Public Workshop Requirements:</b> (Section 86-41) <input checked="" type="checkbox"/> Newspaper advertisement <input checked="" type="checkbox"/> Notice to property owners <input checked="" type="checkbox"/> Sign-in sheet <input type="checkbox"/> Written summary of public workshop <input checked="" type="checkbox"/> Mailing List of Notified Parties (1 copy)	
<input checked="" type="checkbox"/> <b>Survey of the Property:</b> Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) <b>Date of Survey:</b> 12/12/19	
<input checked="" type="checkbox"/> <b>CD with Electronic Files:</b> Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. All PDF's of site & development plans need to be signed and sealed. Submit each document or set of plans as one pdf- not each sheet in individual pdf's. <b>Provide a separate document with the legal description.</b>	

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent **MUST** be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date: <u>JEREMY A. BOONIE</u>	Applicant Name & Date:
Authorized Agent Signature: <u>3-26-2020</u>	Applicant Signature:

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# VENICE M.O.B. COMPREHENSIVE PLAN AMENDMENT

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## PROJECT NARRATIVE

The subject property consists of two (2) adjacent parcels located at 2501 and 2601 Curry Lane, Nokomis, Sarasota County, Florida (the “Property”). Parcel 2501 Curry Lane is approximately 5.1 acres and parcel 2601 Curry Lane is approximately 5 acres, making the Property 10.1 (+/-) acres. The Property has frontage to Pinebrook Road and Curry Lane.

The applicant previously submitted a JPA/ILSBA Amendment and Petition for Annexation of the Property. Additionally, the applicant has submitted its Zoning Map Amendment application simultaneously with this Comprehensive Plan Amendment application for concurrent review and processing.

The Property is located within the Pinebrook Road Neighborhood (Area No. 6) of the JPA/ILSBA, as incorporated in the Comprehensive Plan. In conjunction with its JPA/ILSBA Amendment and Petition for Annexation, the applicant is proposing the City Future Land Use (“FLU”) designation of Institutional Professional in order to permit the City Office Professional & Institutional (OPI) use on the property.

The applicant anticipates developing the Property for medical office use, as such use would support and complement the adjacent Sarasota Memorial hospital under construction.

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# VENICE M.O.B. COMPREHENSIVE PLAN AMENDMENT

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## COMPREHENSIVE PLAN COMPLIANCE REPORT

Together with the applicant's previously submitted JPA/ILSBA Amendment and Petition for Annexation of the Property, the proposed City Future Land Use ("FLU") designation of Institutional Professional is consistent with the City's comprehensive plan.

The Property is identified in the JPA/ILSBA as a Potential Annexation Area located within Area No. 6/the Pinebrook Neighborhood. The City's Comprehensive Plan incorporates the JPA/ILSBA and uses the term "JPA/ILSBA Planning Areas" to describe these lands collectively.

The City may annex JPA/ILSBA Planning Area properties upon receipt of the property owner's petition for annexation. Annexation of these properties is performed in accordance with the JPA/ILSBA terms, whereby a comprehensive plan amendment is required following annexation to provide the property with a City Future Land Use designation.

As mentioned above, the applicant has petitioned for the Property to be annexed and has submitted a JPA/ILSBA amendment. The applicant's text amendment to the JPA/ILSBA provides for office, professional, and institutional (OPI) use in Area No. 6, with such use limited to the Property. City OPI zoning is an implementing zoning district for the Institutional Professional Future Land Use designation. Therefore, the applicant's proposed comprehensive plan amendment, together with its JPA/ILSBA amendment and petition for annexation, brings the Property into compliance with comprehensive plan requirements.

Amendments proposing to change property's FLU designation require review in relation to adjacent properties' existing FLU designations to evaluate compatibility between use categories. Mitigating techniques may be implemented to establish compatibility between potentially incompatible uses. The Property is surrounded on its east, south, and west by properties within future land use JPA/ILSBA Area No. 6. To the north of the Property is the SMH hospital site, which has an existing FLU designation of Mixed Use Corridor and zoning designation of Planned Community Development (PCD), a sub-category of Commercial use. The City's comprehensive plan considers Institutional Professional and Commercial uses to be compatible. Therefore, the Property's FLU designation will provide compatibility with adjacent properties.

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# VENICE M.O.B. COMPREHENSIVE PLAN AMENDMENT

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## BASE ANALYSIS

The subject property consists of two (2) adjacent parcels located at 2501 and 2601 Curry Lane, Nokomis, Sarasota County, Florida (the “Property”), for a total 10.1 (+/-) acres. The Comprehensive Plan recognizes the Property as located within the JPA/ILSBA Planning Area No. 6, the Pinebrook Neighborhood. The JPA/ILSBA and its terms are incorporated into the City’s Comprehensive Plan.

The applicant previously submitted a JPA/ILSBA Amendment and Petition for Annexation of the Property, together which necessitate a comprehensive plan amendment to provide the annexed JPA/ILSBA property with a City Future Land Use (“FLU”) designation. Through its Comprehensive Plan Amendment, the applicant has proposed the FLU designation of Institutional Professional.

Together with its JPA/ILSBA Amendment and Petition for Annexation, the applicant’s proposed Comprehensive Plan Amendment shall facilitate development of the property in a manner that supports the objectives, intents, and policies of the City’s Comprehensive Plan.

### Pinebrook Neighborhood:

This neighborhood’s “Area for Future Consideration” section specifically notes that as conditions change, the Joint Planning Areas may need revisions in response to change. Subsequent to adoption of the current Comprehensive Plan, the new Sarasota Memorial Hospital along Pinebrook Rd. and Laurel Rd. has received approval and begun construction. This site is adjacent to the Property’s north and adjacent to the Pinebrook Neighborhood. The addition of this hospital provides opportunity and need for complimentary land uses to support its patients, staff, and greater community. The applicant’s proposed Institutional Professional FLU designation will allow for complimentary land uses, such as applicant’s anticipated development for medical office space.

### Transportation, Public Service and Utilities:

Annexation and development of the Property will provide new infrastructure and impact fees to support the City’s existing infrastructure and provision of services. Moreover, development of the Property under this proposed FLU designation will facilitate harmony between provision of public services to it and the adjacent hospital site. As discussed with and directed by Staff, the applicant will schedule its transportation methodology meeting required for this application upon submittal.



# VENICE M.O.B. COMPREHENSIVE PLAN AMENDMENT

## LAND USE MAP Sarasota County Property Appraiser

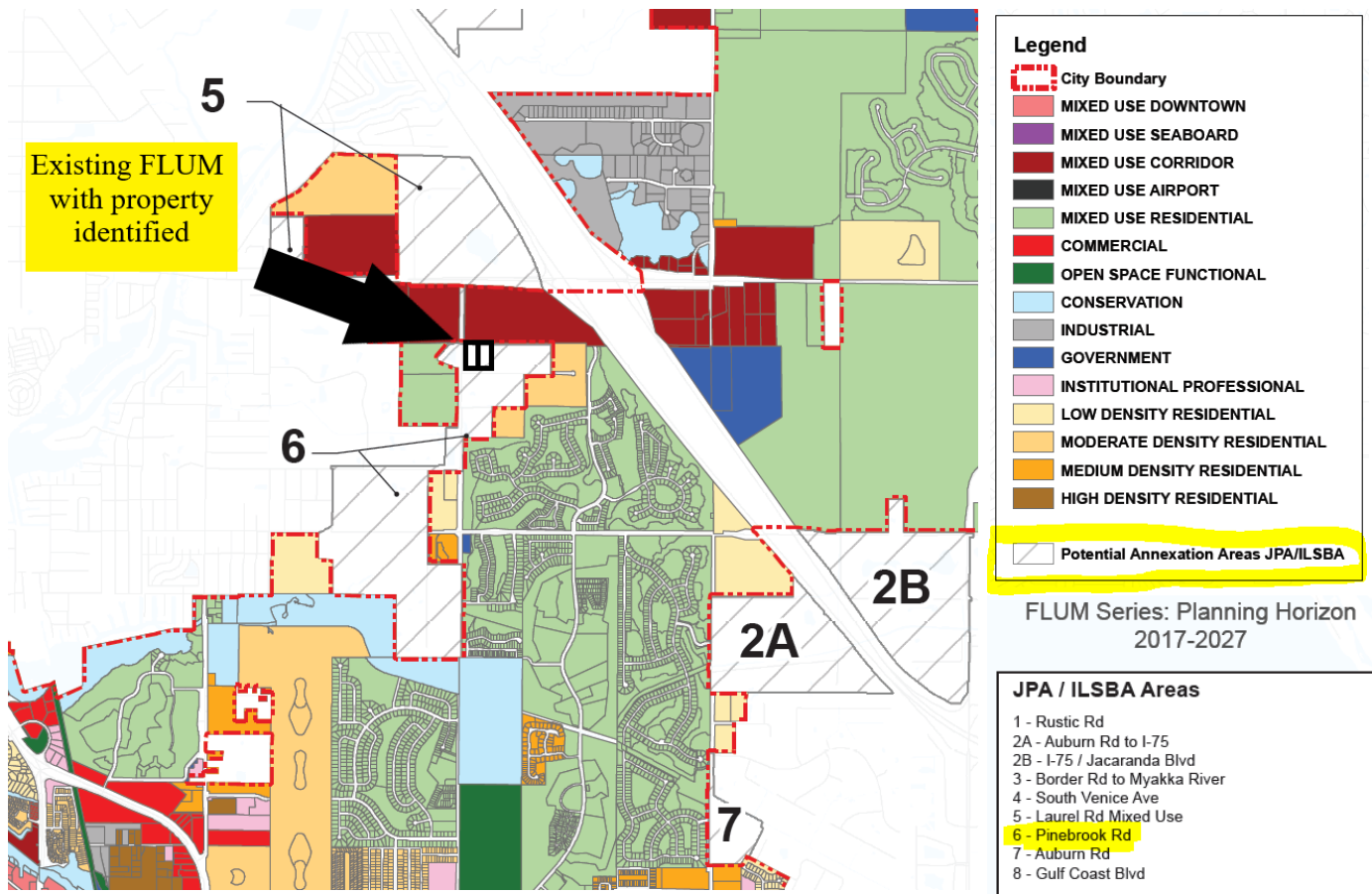


Land Use Map

Property identified in **blue**

# VENICE M.O.B. COMPREHENSIVE PLAN AMENDMENT

## LOCATION MAP



**Current FLUM:** Potential Annexation Area JPA/ILSBA Area 6 – Pinebrook Rd.

**Proposed FLUM:** Institutional Professional

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# VENICE M.O.B. COMPREHENSIVE PLAN AMENDMENT

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## STRIKETHROUGH/UNDERLINE REVISIONS

The following strikethrough/underline revisions to the text of the Comprehensive Plan are required, as detailed below:

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"><li>Residential</li><li><u>PID #'s 0387-12-0001 and 0387-12-0002: Office, Professional and Institutional</u></li></ul>	Up to 3 units per acre, calculated on a gross area basis	<del>None Permitted</del> <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

2. **Table in Section V – Appendices on page A41 (same as above)**

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"><li>Residential</li><li><u>PID #'s 0387-12-0001 and 0387-12-0002: Office, Professional and Institutional</u></li></ul>	Up to 3 units per acre, calculated on a gross area basis	<del>None Permitted</del> <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

3. **Section 6.B.(7) of the JPA/ILSBA, page A-10 thereof, shall be amended as follows:**

- (7) 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, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except for office, professional and institutional uses limited to Parcel Identification Numbers 0387-12-0001 and 0387-12-0002. The square footage of any such office, professional and institutional uses shall not exceed a FAR of 2.0. Development shall be served by City water and sewer. The Party with jurisdiction over the development application shall require dedication of right of way for 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.

For purposes of accurately portraying the current form of the JPA/ILSBA in its entirety, the resolution through which the above amendment is adopted should be incorporated into the Comprehensive Plan, or alternatively, a notation that recites all amendments occurring to the JPA/ILSBA since adoption of the present Comprehensive Plan.



4. **Section IV - Elements - Pinebrook Neighborhood - “Existing Land Use & Development” paragraph (page 147)**

***Existing Land Use & Development***

The Pinebrook Neighborhood encompasses approximately ~~2,366~~ 2,376 acres (gross acreage) or approximately 23 percent of the total City size (area) including roads/rights-of-way. Based on information obtained in 2016 from the Sarasota County Property Appraiser’s Office, there are approximately (within the City):

- 6,941 residential units (single family detached, single family attached, multifamily/ condominium)
  - Includes the Bay Indies Mobile Home Park and Ridgewood Mobile Home Park
- 362,628 square feet of non-residential uses (commercial, office, civic, professional)

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	<del>42</del> <del>52</del>	696,960	0	<del>106</del> <del>96</del>	<del>2,000,880</del>	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
Areas of Unique Concern				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
	<del>2,149</del> <del>2,159</del>	2,279,930	10,879	<del>9,418</del> <del>9,400</del>	<del>70,000,057</del>	39,735
ROW	227			887		
Total City Boundary	<u>2,376</u> <del>2,386</del>		<u>10,305</u> <del>10,295</del>		<u>76,220,635</u>	

6. Section IV – Elements – “City-Wide” Column of each Neighborhood Future Land Use Tables (pages 120, 132, 142, 158, 168, 178)

		City-Wide			
	Intensity	Density	Acreages	Intensity	Density
1	479,160	0	184	8,015,040	0
4	0	0	608	0	0
2	0	0	634	0	0
4	0	72	134	0	2,412
0	0	0	523	45,563,760	0
2	696,960	0	106	<del>96</del>	<del>2,000,880</del>
9	0	595	1,021	0	5,105
7	0	871	244	0	3,172
0	0	0	617	11,116,512	3,436
			49		0
0	0	0	84	1,902,701	756
0	0	0	67	1,970,001	422
0	0	0	127	1,936,242	0
7	1,103,810	6,335	3,909	3,405,521	19,545
4	0	3,006	543	0	4,887
9	0	0	568	0	0
9	2,279,930	10,879	9,418	<del>9,400</del>	<del>70,000,057</del>
7			887		
8			10,295		

7. For purposes of showing the Property as incorporated within the City of Venice municipal boundaries, the following Maps should be amended:

- a. LU-1 (page 22)
- b. LU-2 (page 23)
- c. LU-11 (page 24)
- d. LU-12 (page 39)
- e. TR-1 (page 51)
- f. TR-2 (page 22)
- g. TR-8 (page 67)
- h. OS-1 (page 85)
- i. OS-2 (page 86)
- j. **Pinebrook Neighborhood Map** (p. 147)
- k. LU-PB-1 (page 152)
- l. LU-PB-2 (page 153)
- m. LU-PB-3 (page 154)
- n. LU-PB-4 (page 155)
- o. **Laurel Road Neighborhood Map** (p. 157)
- p. LU-LR-1 (p. 163)
- q. LU-LR-2 (p. 164)
- r. LU-LR-3 (p. 165)
- s. LU-LR-4 (p. 166)
- t. LU-KT-1 (p. 182)
- u. LU-KT-2 (p. 183)