



To: City of Venice – Planning & Zoning Department
401 W. Venice Avenue
Venice, FL 34285

Date: 11/30/2023

Memorandum

VHB Project #: 66548.00

From: Neale Stralow, PLA, AICP, ENV SP
Cameron Langerman, PE
Jared Jones, AICP, ENV SP

Re: Flagship Venice Medical Office Building
2695 Currey Ln., Nokomis, FL 34275
Parcel #: 038712003

Introduction

Project Overview

The Flagship Venice MOB is a Medical Office Building designed to enhance healthcare services in Nokomis, Venice and the surrounding areas. The facility will address the growing demand for outpatient services, intensified by the expansion of the Venice location of Sarasota Memorial Health System, and is estimated to create approximately 100 healthcare jobs. Located at 2695 Curry Lane in Nokomis, the project will occupy a 5-acre parcel (“Project Site”) and is currently under review for annexation into the City of Venice.

To align with local planning and zoning requirements, the project is undergoing several concurrent processes, including Annexation into the City of Venice, a Comprehensive Plan Map Amendment, and this Zoning Map Amendment.

Zoning Map Amendment Justification

The proposed zoning map amendment from the Sarasota County *Open Use Estate (OUE-1)* district to the City of Venice *Office, Professional, and Institutional (OPI)* zoning district is aligned with the City of Venice’s development objectives. This transition supports the enhancement of local healthcare infrastructure by introducing the Flagship Venice Medical Office Building, thereby increasing accessibility to medical services. Furthermore, this change harmonizes with the adjacent land uses, including existing medical facilities and residential areas, fostering a cohesive urban landscape. The amendment facilitates a balanced development that respects the character of the surrounding neighborhood while adhering to the comprehensive plan and zoning requirements of the City of Venice.

Potential Requests

The project intends to request a design alternative and height exception at the Site and Development Plan review stage or at the appropriate time identified by City Staff. The design alternative will request alternative parking stall dimensions for a portion of the proposed stalls to enable the preservation of additional existing trees on the Project Site. The height exception will request a height above the OPI districts 35’ max height, but below the Building Height Exception max of 46’. The requests will follow the procedure established in the City’s LDRs and guidance provided by Staff.

The conceptual site plan and initial building elevations are included in this application for Staff reference. These are still preliminary and may change through the Site and Development Plan review process.

Rezoning Decision Criteria (Section 1.7.4)

1. Compatibility with Existing Development & Zoning

The proposed project is compatible with the surrounding development and zoning districts. All applicable sections of the LDR will be met, including the relevant sections of Section 4 – Compatibility.

Direction	Use	Zoning District
North	Sarasota Memorial Hospital	Laurel West (LW)
East	Medical Office Building	OPI
South	Medium Density Residential	Residential, Multifamily (RMF-1)
West	Medical Office Building	OPI

2. Changes in Original Zoning Conditions

The change proposes a change from the county's OUE district to the OP district. No conditions were tied to the previous county zoning designation were identified.

3. Comprehensive Plan Alignment

The proposed OPI zoning district is listed in the Comprehensive Plan as an implementing district of the proposed Institutional Professional (IP) future land district defined in Strategy LU 1.2.4.b of the Comprehensive Plan.

Additionally, the proposed rezoning is consistent with all applicable elements of the Comprehensive Plan including **Policy 8.2** as described below.

Land use density and intensity.

The proposed rezoning is compatible with the existing neighborhood and consistent with the requirements of the City's Comprehensive Plan and the JPA/ILSBA which sets the maximum FAR for Institutional-Professional uses at 0.5.

Building heights and setbacks.

Building heights and setbacks will be compatible with the existing neighborhood and adhere to all relevant land development codes.

Character or type of use proposed.

The character and type of the proposed use is compatible with the surrounding neighborhood. Two existing medical office buildings about the project to the east and west and are similar in character to the proposed project.

Site and architectural mitigation design techniques.

The site and architectural design will be compatible with the surrounding neighborhood. Mitigation techniques, if necessary, will be established through the site development plan process.

Protection of single-family neighborhoods from the intrusion of incompatible uses.

The proposed project occurs within JPA Zone 6, which identifies this area for incorporation into the city and appropriate for office-professional uses.

Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

The proposed project does not include commercial or industrial uses.

The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

The proposed medical office building will replace a single-family residence that is surrounded by more intense uses, including two other medical office buildings. While not necessarily phasing out a nonconforming use, the project proposes a more consistent mixture of uses in the immediate area.

Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The intensity of the proposed use shall be consistent with surrounding institutional-professional uses per the set for the area in the JPA/ILSBA.

Potential Incompatibility Mitigation Techniques

The proposed project is compatible with its surrounding uses and specific mitigation factors will be addressed through site and development plan review process unless otherwise determined by reviewing parties. Mitigation techniques may include but are not limited to the following:

- A. Providing open space, perimeter buffers, landscaping, and berms.
- B. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery, and storage areas.
- C. Locating road access to minimize adverse impacts.
- D. Adjusting building setbacks to transition between different uses.
- E. Applying step-down or tiered building heights to transition between different uses.
- F. Lowering density or intensity of land uses to transition between different uses.

4. Conflicts with Public Improvements

The proposed project does not present any conflicts with existing or planned public improvements.

5. Public Facility Availability

a. Traffic Impact

Adequate transportation facilities are available for the proposed rezoning considering the site's traffic characteristics. Refer to the attached Traffic Impact Assessment.

b. Demand on Public Services

Adequate public facilities, such as sewer and potable water infrastructure, are available to support the proposed rezoning. Please refer to the Level of Service Analysis within the concurrent Annexation application for additional information.

c. Impact on Funded Public Facilities

The proposed rezoning does not adversely impact any currently planned or funded public facilities.

6. Community Health, Safety, and Welfare

The proposed medical office use will enhance the health and safety of the neighborhood and city through the services provided by the future tenants of the project.

7. Conformance with LDR Requirements

The proposed project will conform to all applicable Land Development Regulations. Specific site development criteria will be reviewed through the site and development plan process.

8. Adjacent Zoning Expansion

The proposed OPI zoning district is set to extend, linking the existing OPI-zoned properties to its west and east.

9. Environmental Assessment / Pollutants and Hazardous Substances Review

The Project Site is currently used as a residential property. No evidence has been found that indicates previous agricultural uses involving chemicals, industrial sites that may have produced or harbored hazardous waste, or sites where potentially contaminated fill or underground storage or facilities which were regulated as hazardous waste generators under the Resource Conservation Recovery Act (RCRA). Additionally, The JPA/ILSBA identified no environmental issues within Zone 6.

Soil sampling will be conducted at the Site and Development Plan review process (Sec. 2.11.2.B.3).

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

The proposed rezoning will comply with other relevant stipulations of the Land Development Code and the Comprehensive Plan. No conflicts with existing regulations or laws have been identified.