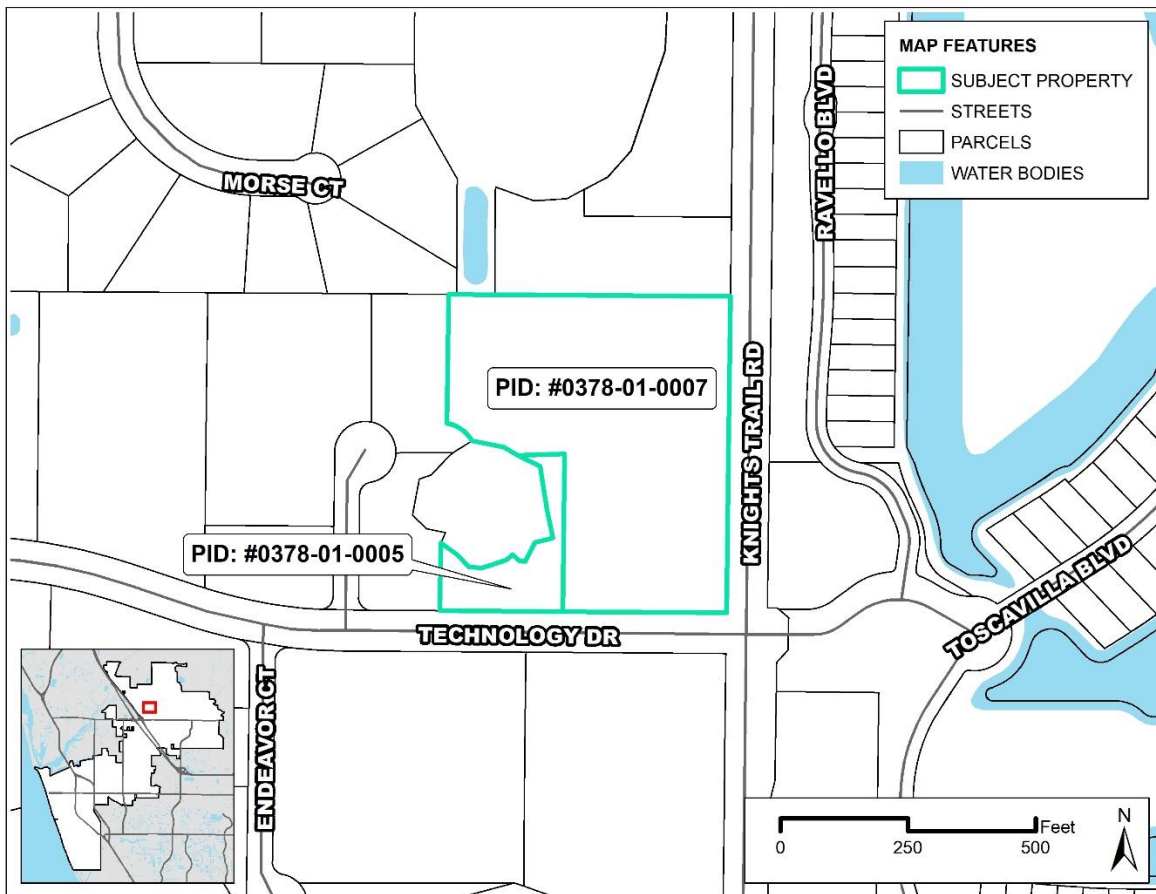


22-25CP– Knights Trail Medical Complex

Staff Report



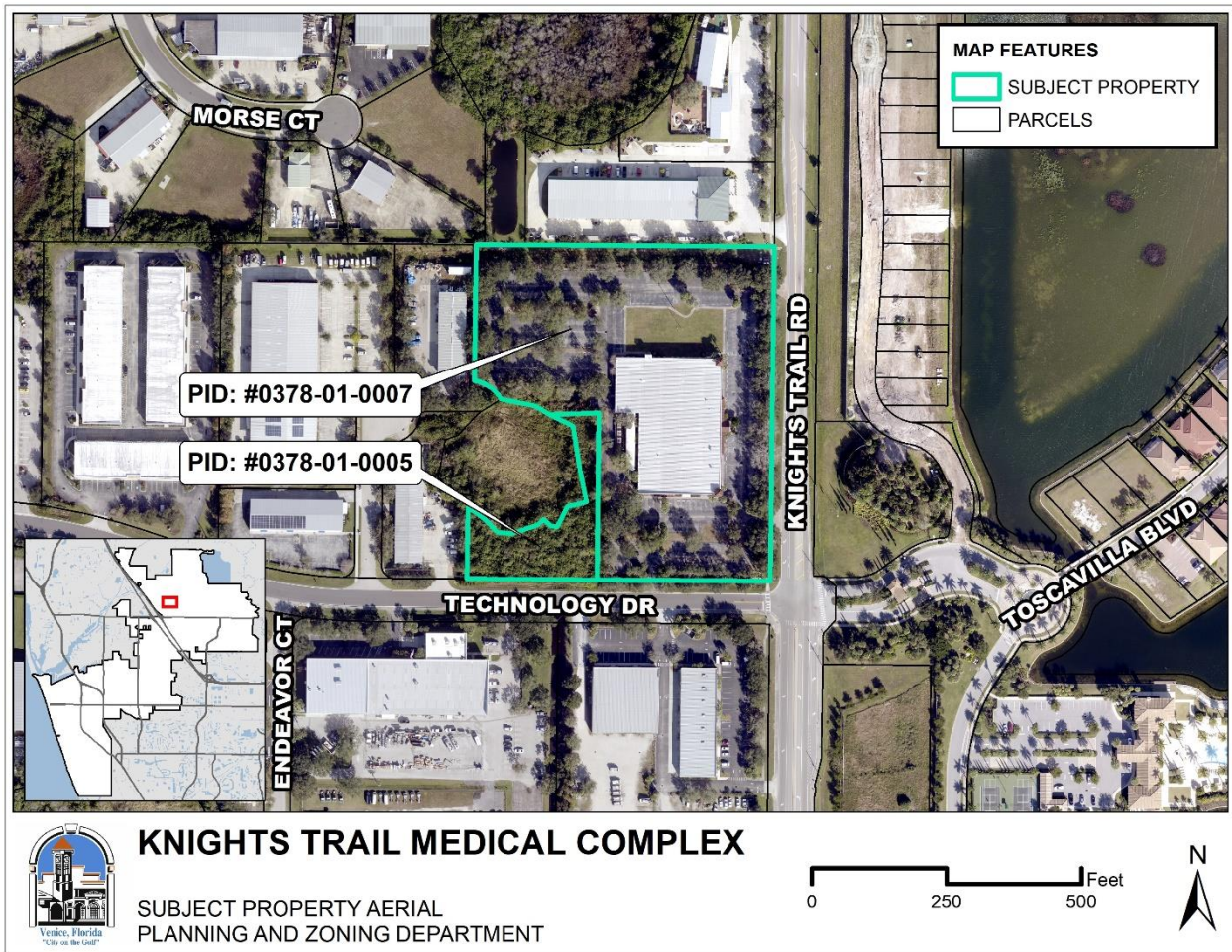
GENERAL INFORMATION

Address:	1080 Knights Trail Rd and 3485 Technology Dr
Request:	To change the subject parcels from Industrial to Institutional - Professional
Owners:	Edward L. Kalin (TTEE) & Alyce W. Kalin (TTEE)
Applicant/ Contract Purchaser:	Sarasota County Public Hospital District
Agent:	Charles D. (Dan) Bailey, Jr., Esq., Williams Parker Attorneys at Law
Parcel ID:	0378010007, 0378010005
Parcel Size:	7.14 ± acres
Future Land Use:	Industrial
Proposed Future Land Use:	Institutional-Professional
Zoning:	PID
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	April 7, 2022
Related Application:	Zoning Map Amendment Petition No. 22-24RZ

I. SUBJECT PROPERTY AND PROJECT DESCRIPTION

One of the subject properties is the former Nielsen Ratings building, now vacant. That parcel has an approximately 45,000 square foot building and associated parking and landscaping. The second subject property is adjacent to the former Nielsen property and is unimproved land. Both properties are part of the Laurel Interchange Business Center (LIBC).

The request is for a change in Comprehensive Plan designation from Industrial to Institutional - Professional for a medical office and clinic associated with Sarasota Memorial Hospital (SMH).



Site Photographs



Intersection of Knights Trail Rd and Technology Dr



South along Technology Dr

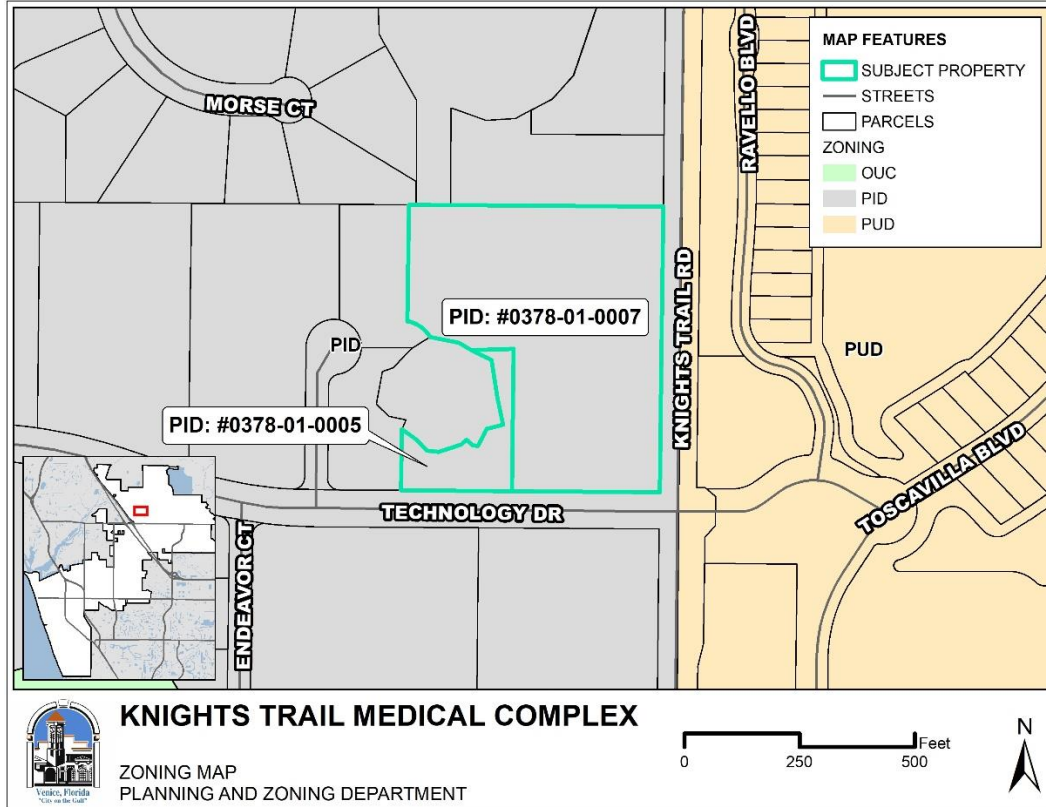


North along Knights Trail Rd

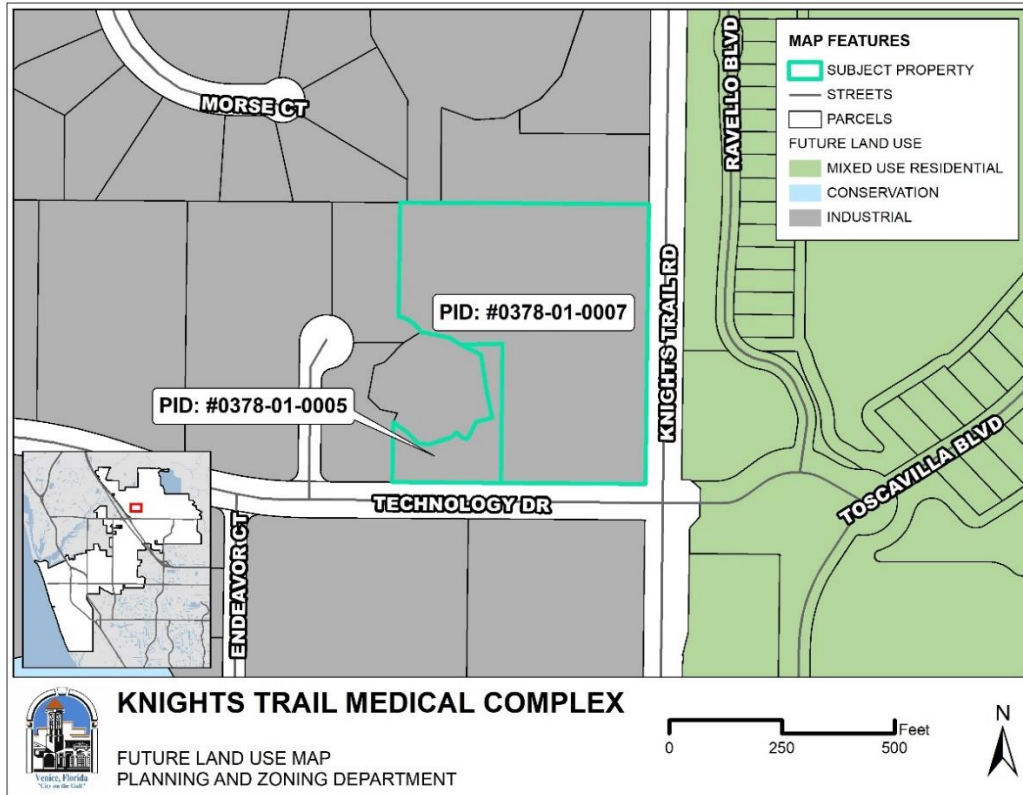
Future Land Use and Zoning

The proposal for this application is to change Future Land Use designations for the subject properties from Industrial to Institutional-Professional. A related proposal is to change the Zoning district from Planned Industrial Development (PID) to Office, Professional and Institutional (OPI), as shown on the maps below.

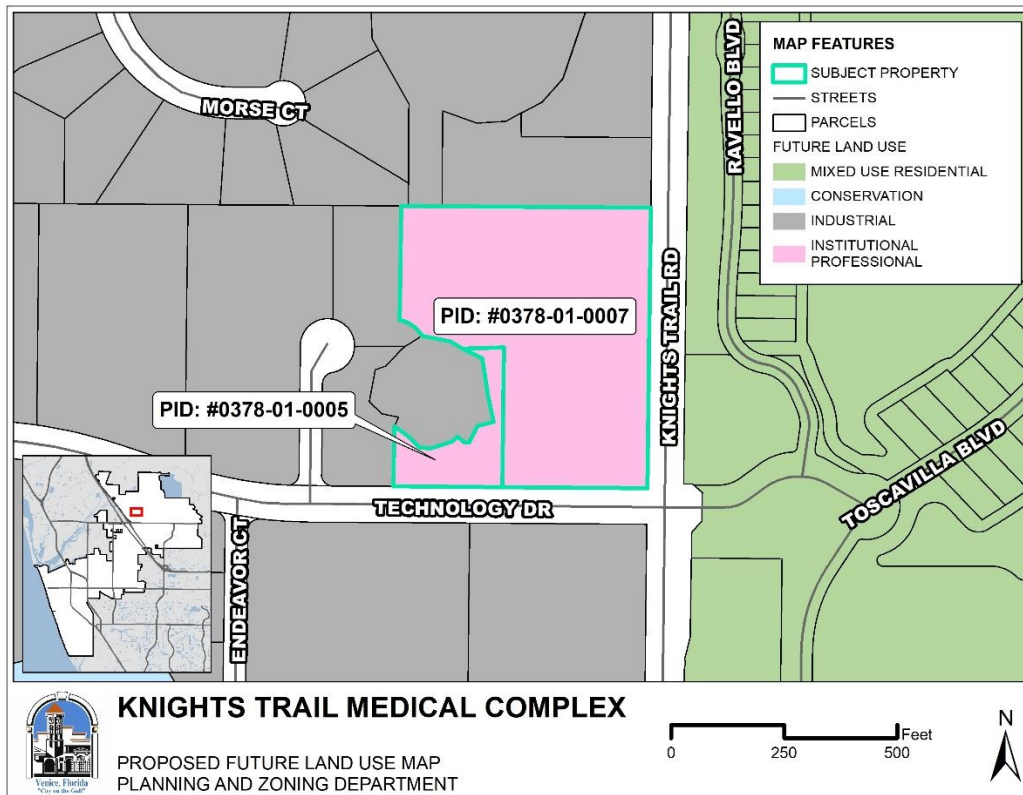
Existing Zoning



Existing Future Land Use



Proposed Future Land Use



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial common areas/elements (Knights Trail Business Suites, Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
South	Warehouse and office, Light manufacturing (Laurel Interchange Business Center (LIBC))	PID	Industrial
East	Residential (Toscana Isles)	PUD	Mixed Use Residential (MUR)
West	Industrial common areas/elements, Warehouse and office, Light manufacturing (LIBC)	PID	Industrial

II. PLANNING ANALYSIS

Land Development Code

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.

Comprehensive Plan

Strategy LU 1.2.8 – Compatibility Between Land Uses

This petition requests to amend the Future Land Use from Industrial to Institutional-Professional. This designation is listed as potentially incompatible with some single-family residential and with industrial. However, the same can be said of industrial (the existing future land use) and its potential incompatibility with all forms of residential and with Institutional-Professional.

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										
	MODR										
	MEDR										
	HDR										
	IP										
	COMM										
	GOVT										
	IND										
	OS-F										
	OS-C										

	Presumed Compatible
	Potentially Incompatible

Knights Trail Neighborhood, Strategy LU-KT 1.1.3

This strategy discourages retail uses in Industrial designations to protect those industrial areas. It does not prevent supporting uses, such as retail, office, etc. A medical office and clinic could see patients who work in the industrial area, but not exclusively. The area of the City proposed for these uses is undergoing changes and increases in population and commercial, which may provide a demand for the medical use proposed.

Knights Trail Neighborhood, Strategy LU-KT 1.1.4

This strategy discourages retail uses in industrial designations to protect those industrial areas, but does not prevent supporting uses, such as retail, office, etc. supporting industrial. The area of the City proposed for these uses is undergoing changes and increases in population and commercial, which may provide a demand for the medical use proposed. The property is planned to be a support facility for the new SMH Venice. In addition, this property was originally developed for office, not industrial.

Other Relevant City ordinances, resolutions or agreements

Staff is not aware of any city ordinance, resolution or agreement that is directly relevant to the proposed Comprehensive Plan Amendment. No changes to the property are intended at this time, maintaining the existing amount of open space in the LIBC which exceeds the required twenty percent.

Florida Statutes

The size of the subject property indicates that the proposed Comprehensive Plan Amendment will be processed through the State’s small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report will respond to each with staff comments.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

Staff Response: The Comprehensive Plan addresses the need for non-residential uses in this neighborhood that will support residential growth in the area.

b. The projected permanent and seasonal population of the area.

Staff Response: Not applicable.

c. The character of undeveloped land.

Staff Response: The property at 1080 Knights Trail Road is currently developed but vacant. The property at 3485 Technology Drive is wooded, unimproved vacant land.

d. The availability of water supplies, public facilities, and services.

Staff Response: The project has been reviewed by the City's Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. There is no new construction proposed at this time.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Staff Response: There are no nonconforming uses on the site that staff is aware of.

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Staff Response: Not applicable, as there are no military installations near the subject property.

g. The compatibility of uses on lands adjacent to an airport.

Staff Response: Not applicable, as the subject property is not adjacent to an airport.

h. The discouragement of urban sprawl.

Staff Response: The subject property was previously developed and is already within the City of Venice.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

Staff Response: The proposal is to utilize an existing building that is currently idle. Additional jobs may be generated by the facility, both now and in the future.

j. The need to modify land uses and development patterns within antiquated subdivisions.

Staff Response: The subject property is not part of an antiquated subdivision.

Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)2, provided in this section. A staff response is provided for each of the three considerations.

8. Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).

Staff Response: The City of Venice Comprehensive Plan establishes Level of Service standards for the following public facilities:

- Potable water
- Wastewater

- Parks and public spaces
- Stormwater
- Solid Waste
- Transportation/Roadways
- Schools

See answer to “d” above. Availability of public facilities and services will be accomplished and the adopted level of service standards for each of the above public facilities is required to be maintained.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Staff Response: There are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Staff Response: The size of the property involved should be sufficient to accomplish the goals and requirements of this section. The proposed land use designation of Institutional- Professional, along with an appropriate rezoning of the land involved in the request, will allow reuse of this property.

Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant was asked to determine four indicators that relate to their project, but has not responded to the request. Staff has identified the following four indicators that could apply to the subject petition, along with responses:

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.

Staff Response: The proposed land use designation of Institutional-Professional, along with an appropriate rezoning of the land involved in the request, will allow for redevelopment of the property. These actions may direct economic growth and protect natural resources by utilization of property that has already been improved.

II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Staff Response: The project has been reviewed by the City’s Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. The property will not require extension of public infrastructure and services, as it has been in this location for many years.

III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Staff Response: The future land use requested for the property would allow for the potential multimodal access by nearby residential, commercial and industrial development. Transit already passes by this property.

IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Staff Response: The land use being requested for the property is Institutional-Professional for a medical office and clinic. These are uses that would potentially serve the area, the city, and beyond.

Finding 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.

III. 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 Zoning Map Amendment Petition No. 22-25CP.