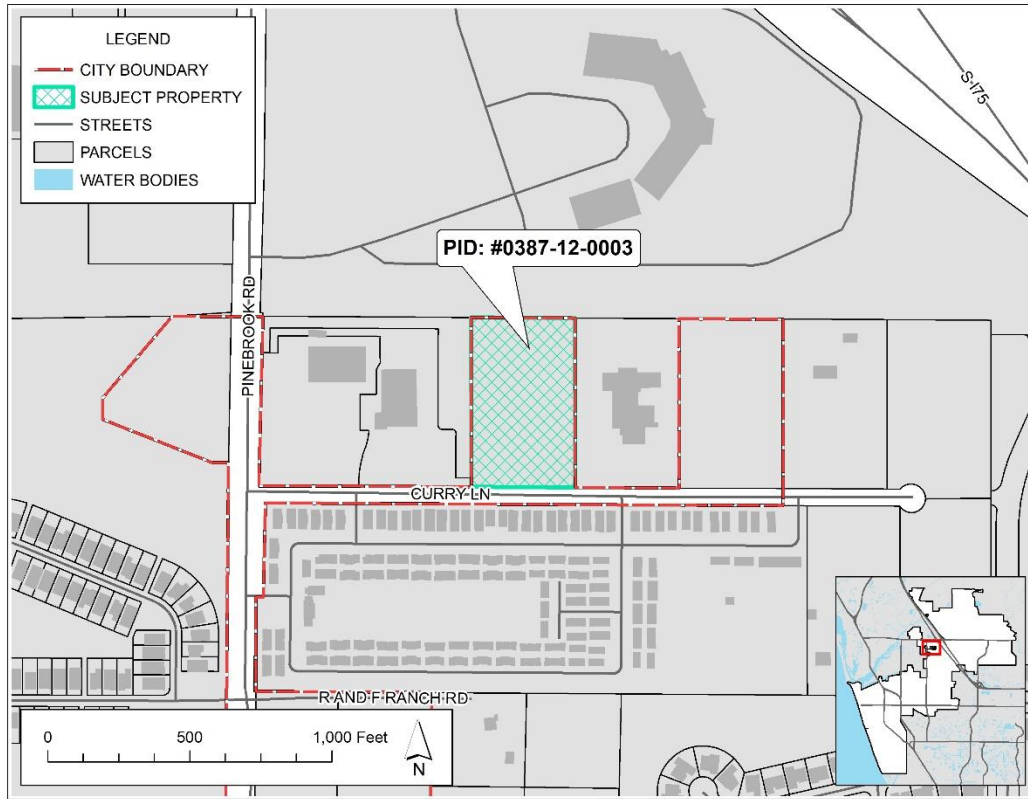


24-03RZ – Flagship MOB Zoning Map Amendment Staff Report



GENERAL INFORMATION

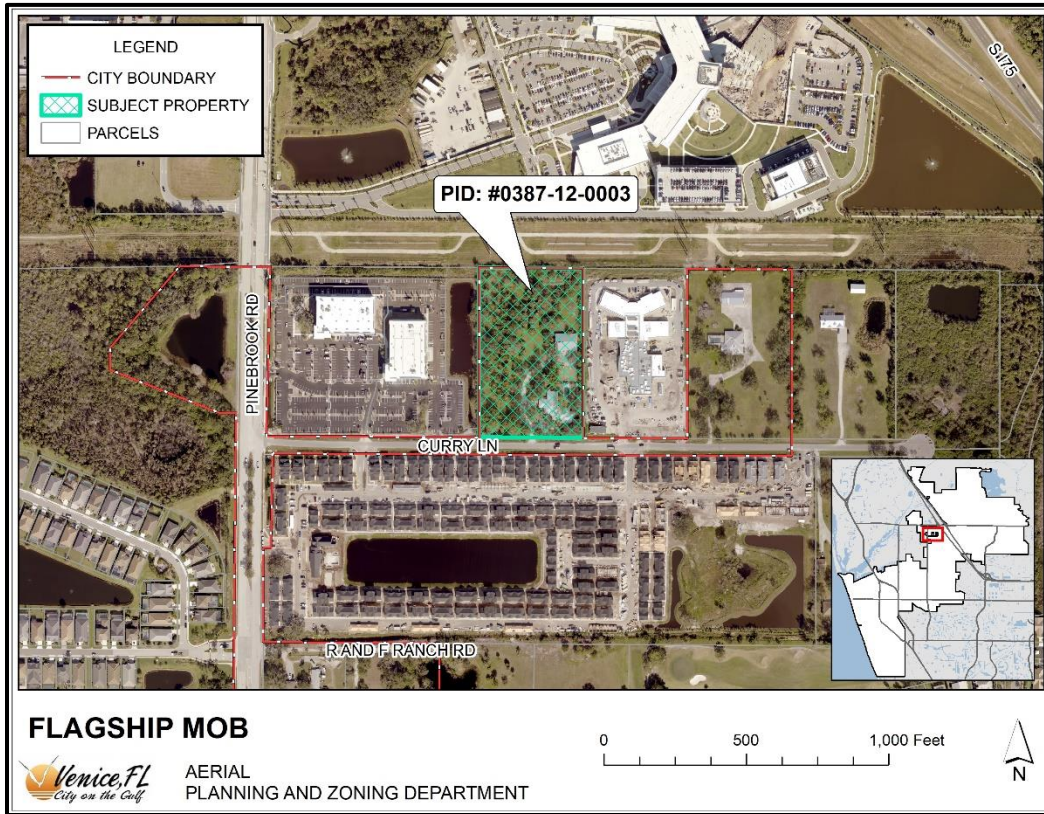
Address:	2695 Curry Lane
Request:	Assigning a City of Venice Office, Professional and Institutional (OPI) zoning district to the subject property
Owner:	Ayyad Abdelrahman
Agent:	Neale Stralow, PLA, AICP, ENV SP, VHB
Parcel ID:	0387120003
Parcel Size:	5.0 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	January 4, 2024
Associated Petitions:	24-01AN, 24-02CP

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal seeks to assign a City of Venice zoning district of Office, Professional and Institutional (OPI) to a parcel located on the north side of Curry Lane for development of a medical office building project. The property is the subject of concurrent annexation and comprehensive plan amendment petitions and must receive a City zoning designation before development can be pursued. This property is part of Joint Planning Agreement (JPA) Area 6 and is subject to the intensity restrictions specified for that area, which limits development to 0.5 FAR.

The request for OPI zoning is consistent with the concurrently proposed Future Land Use designation of Institutional Professional. Future development of an OPI use on this property would be subject to the site and development plan process. Although the applicant has submitted a conceptual plan for consideration with their request, this site plan has not been reviewed for technical compliance with the Land Development Code.

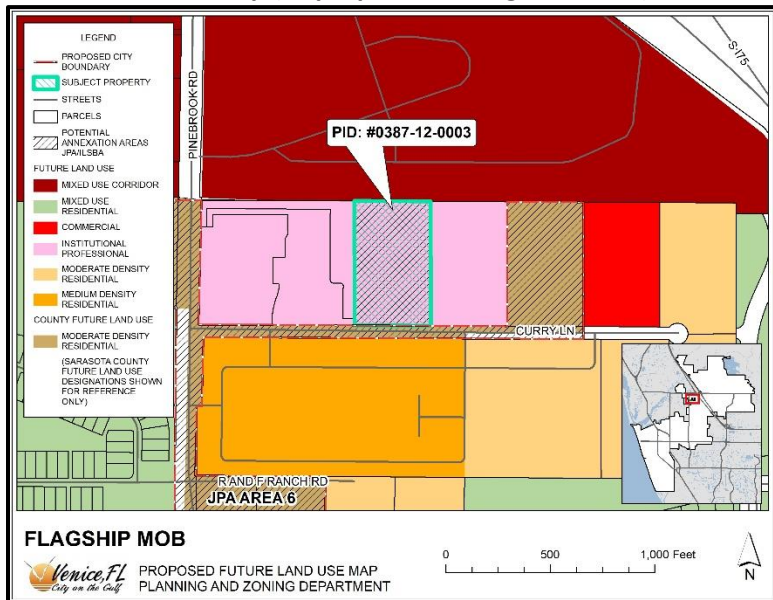
Aerial Map



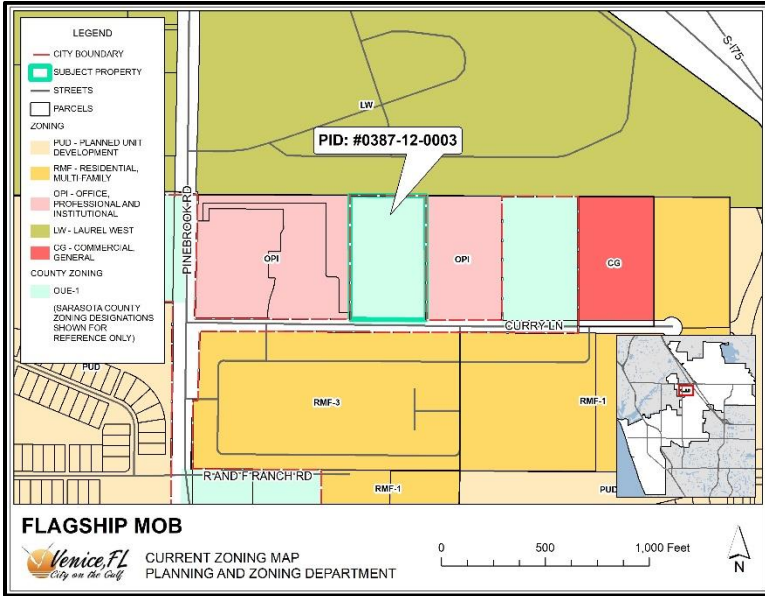
Site Photograph



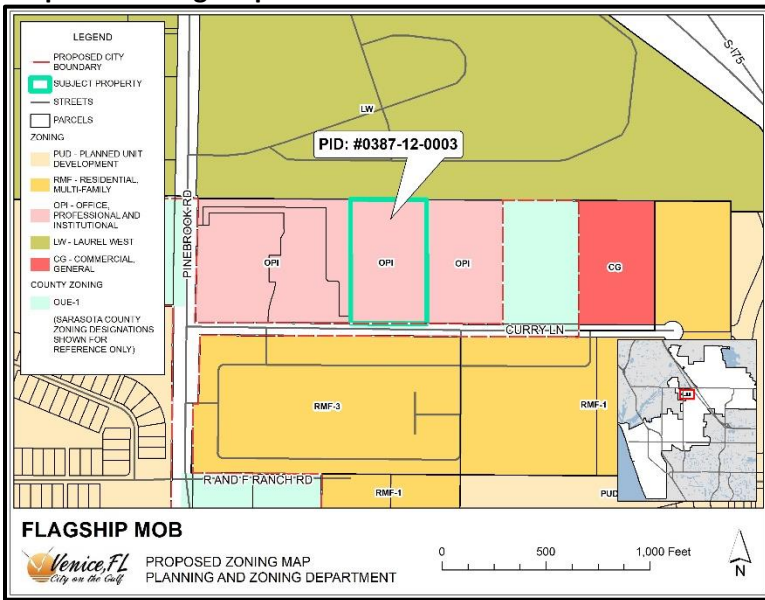
Future Land Use Map (as proposed through 24-02CP)



Existing Zoning Map



Proposed Zoning Map



Surrounding Property Information

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

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject rezone petition evaluates A) how the existing County OUE zoning district compares to the proposed City OPI zoning with regard to allowed uses and development standards, B) consistency with the Comprehensive Plan, C) compliance with the Land Development Code, and D) compliance with the City’s concurrency management and transportation mobility regulations and the project’s expected impacts on public facilities.

Comparison of Existing County Zoning and Proposed City Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from County Open Use Estate to City Office, Professional and Institutional.

The table below provides a comparison of the districts’ development standards and permitted uses.

Standards	Existing Zoning – OUE-1	Proposed Zoning – OPI
Density Limit	1 du/5 ac	N/A (intensity limit of 0.5 FAR)
Maximum Dwelling Units on 5.0 acres	1 unit	None (max square footage 108,900SF)
Height	35 feet	35 feet by right 46 feet with height exception
Lot Coverage	20%	40%
Principal Uses*	Residential, Agriculture, Animal Boarding, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Assisted Living Facility, Community Care Facility, Essential Services (Minor), Place of Assembly, Cultural Facility, School, Artist Studio, Professional Office, Personal and Financial Services, Medical/Dental Office, Hospital

*Not an exhaustive list of district uses

Consistency with the Comprehensive Plan

The property is located in the Pinebrook Avenue Neighborhood and proposed for a FLU designation of Institutional Professional through petition 24-02CP.

Joint Planning Agreement

The subject property is located within Joint Planning Agreement (JPA) Area 6. This area limits institutional professional uses to the properties east of Pinebrook Road and caps nonresidential intensity at 0.5 FAR. Development in this area is served by City water and sewer.

Strategy LU 1.2.4.b - Institutional-Professional:

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses.

This rezoning petition will not authorize development, but the Future Land Use (FLU) designation and OPI zoning district will dictate the type of development that may occur. OPI is an implementing zoning district of Institutional Professional, so the request is consistent with the concurrently proposed FLU map amendment. The applicant’s stated intent for medical office use is appropriate for this designation and consistent with the text of Strategy LU 1.2.4.b explaining the Institutional Professional future land use.

No other strategies in the Land Use Element, any other elements, or the Pinebrook neighborhood have been found to relate directly to the subject proposal.

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

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Institutional Professional future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

Land Development Code Compliance

The subject petition has been processed with the procedural requirements contained in Section 87-1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Section 87-1.7.4 of the Land Development Code provides the following decision criteria for Planning Commission and City Council. Applicant responses are included in the agenda package for this petition.

1.7.4. Decision Criteria

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
3. Consistency with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
6. Effect on health, safety and welfare of the neighborhood and City.
7. Conformance with all applicable requirements of this LDR.
8. Potential expansion of adjacent zoning districts.
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Section 87-1.2.8.C – Land Use Compatibility Analysis

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

Applicant Response: 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.

- ii. Building heights and setbacks.

Applicant Response: Building heights and setbacks will be compatible with the existing neighborhood and

adhere to all relevant land development codes.

- iii. Character or type of use proposed.

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

- iv. Site and architectural mitigation design techniques.

Applicant Response: 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.

Summary Staff Comment: The conceptual plan demonstrates that the applicant is aware of intensity, height, and setback limits, and the type of use is comparable to other properties along the north side of Curry Lane. Uses other than medical along this road are residential, both single and multi-family. Compatibility with these properties should be considered in site design.

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

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

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

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

Applicant Response: The site has been designated as appropriate for Institutional-Professional uses through the JPA/ILSBA.

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

Applicant Response: 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.

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

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

Summary Staff Comment: If the subject property is annexed through petition 24-01AN, it must receive a City zoning designation, and the proposed OPI zoning is consistent with surrounding uses and the text of the JPA. It is not the only potential zoning district for this area, but it is the only implementing zoning for the proposed Institutional Professional FLU, and the Comprehensive Plan has considered this type of use on this property through its inclusion in JPA area 6 and the approved text for that area.

Section 4 – Compatibility includes a section for “special considerations” (Sec. 87-4.4.B), which apply to this property based on two of the listed conditions: property subject to the JPA/ILSBA and property adjacent to properties having Sarasota County designations. When any of these conditions are met, the Planning Commission and City Council should consider additional mitigation techniques and may deem any of these techniques necessary for compatibility with surrounding properties (Sec. 87-4.4.B.1-7, see below). The current petition is a zoning map amendment application, so no development can be authorized through its approval, but the applicant has presented a conceptual site plan for consideration.

The following are suggested techniques for mitigation in Sec. 87-4 of the code:

1. Lowering density and intensity;

2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

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

The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

Concurrency/ Mobility

The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with a development proposal, and a full review will be provided at that time. However, the proposed zoning map amendment was reviewed by the City’s Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

A traffic impact statement was prepared for the project based on potential development of medical offices. While the rezoning application would not permit development of this use, the study was completed according to the agreed-upon methodology and has been deemed compliant by the City’s transportation consultant. Additional review of traffic impacts will occur when a preliminary plat proposal is filed for the property.

Conclusions/Findings of Fact (Concurrency): As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City’s Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusions/Findings of Fact (Mobility):

Although no development has been proposed through this application, the submitted traffic study for medical office buildings has been deemed compliant, and transportation impacts will be analyzed further with the submittal of a development proposal.

III. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, 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 Zoning Map Amendment Petition No. 24-03RZ.