

COMPREHENSIVE PLAN AMENDMENT
PETITION NO. 20-53CP
CATALYST HRE

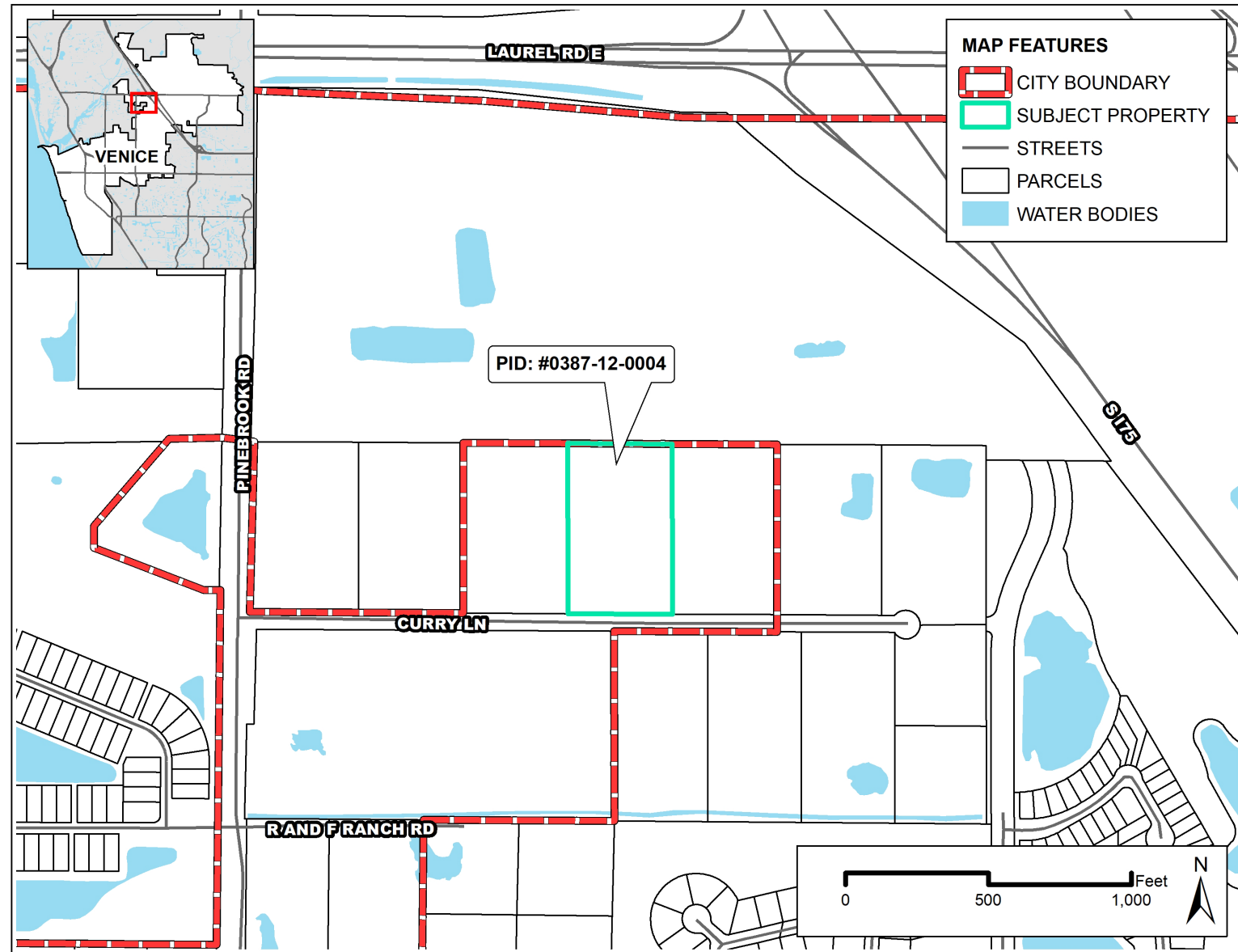
Owner: Peter Tomich

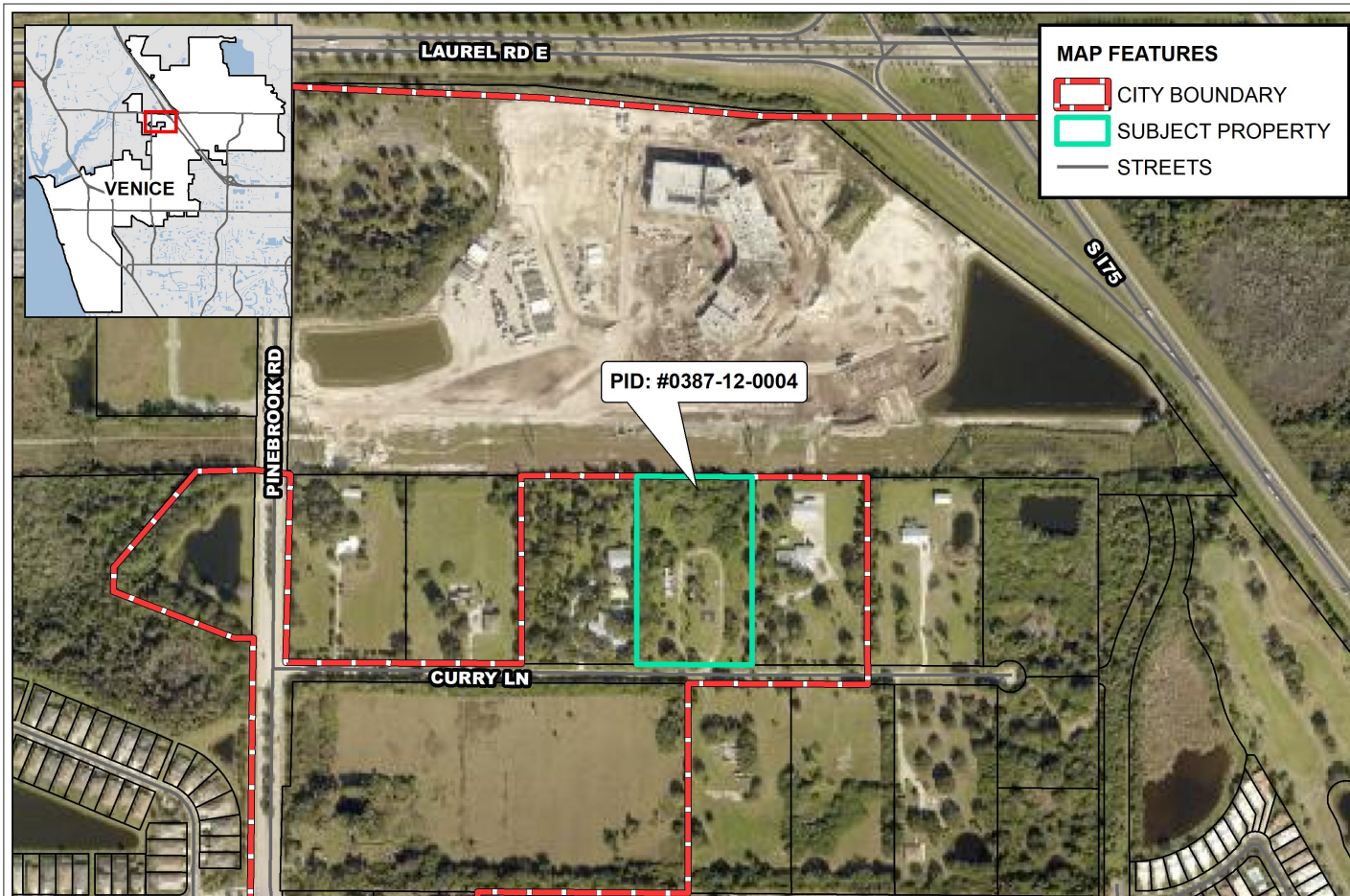
Applicant: Catalyst Healthcare Real Estate

Agent: Jeffery Boone, Esq., Boone Law Firm

General Information	
Address:	0 Curry Lane
Request:	To change the existing Sarasota County Moderate Density Residential (MODR) future land use designation of the property to City of Venice Institutional Professional (IP), to include applicable text in the Pinebrook Neighborhood section of the Plan, and to revise all affected maps and graphics in the Plan.
Owner:	Peter Tomich
Applicant:	Catalyst Healthcare Real Estate
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel ID:	0387-12-0004
Property Size:	5 ± acres
Future Land Use:	Sarasota County Moderate Density Residential (MODR)
Existing Zoning:	Sarasota County Open Use Estate I (OUE-I)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Received:	October 14, 2020

LOCATION MAP





CATALYST HRE

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION

0 500 1,000 Feet

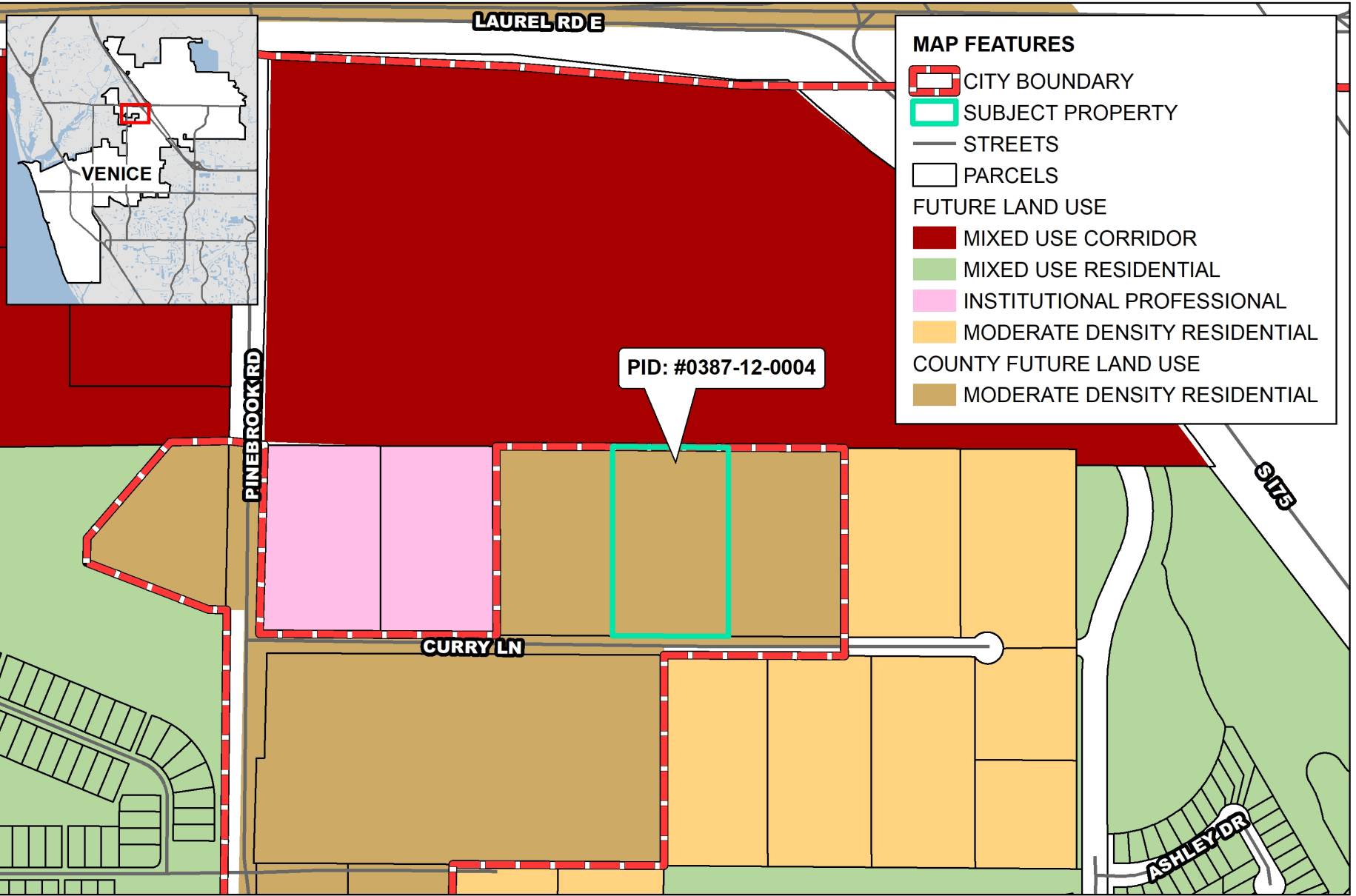


AERIAL MAP

EXISTING CONDITIONS

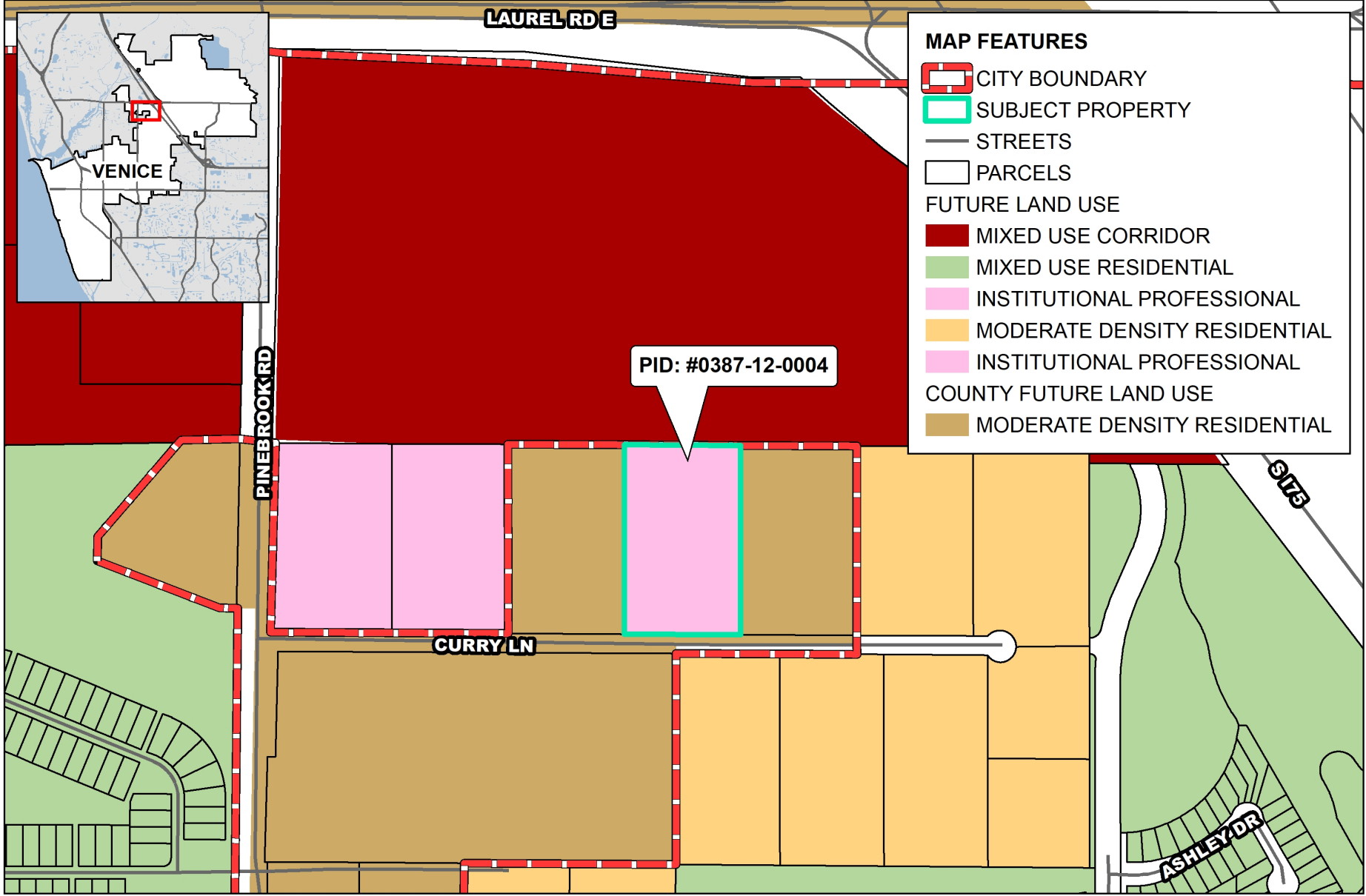
Site photos, Zoning and Future Land Use
Maps, Surrounding Land Uses





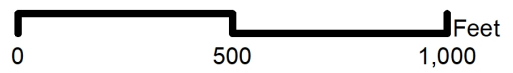
EXISTING FUTURE LAND USE MAP

PROPOSED FUTURE LAND USE MAP

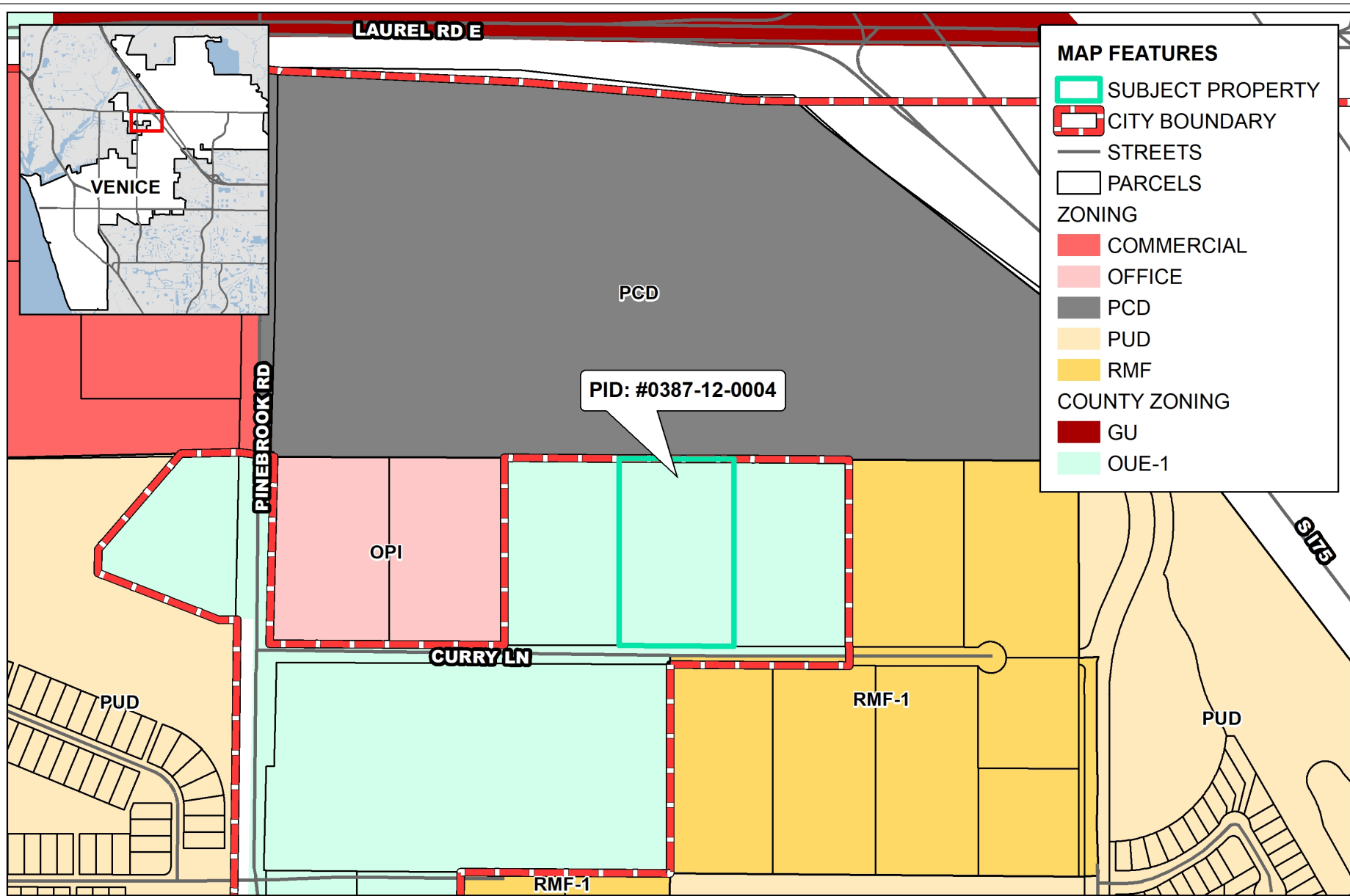


CATALYST HRE

PROPOSED FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION

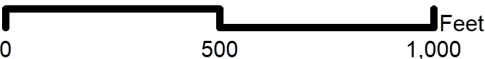


EXISTING ZONING MAP



CATALYST HRE

ZONING MAP
PLANNING AND ZONING DIVISION



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Sarasota Memorial Hospital	PCD	MUC
West	Residential	Sarasota County OUE-I	Sarasota County MODR (JPA Area 6)
South	Residential	Sarasota County OUE-I (pending City RMF-3), City RMF-I	Sarasota County MODR (JPA Area 6) – (pending City MEDR), City MODR
East	Residential	Sarasota County OUE-I	Sarasota County MODR (JPA Area 6)

COMPREHENSIVE PLAN REQUEST

- 1. Add the subject properties to the Comprehensive Plan's Pinebrook Neighborhood
- 2. Assign a City of Venice future land use of Institutional Professional (IP) to the subject property
- 3. Revise all impacted maps, graphics, text, and data throughout the Comprehensive Plan

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	32	696,960	0	96	2,090,880	0
LOW DENSITY RESIDENTIAL	119	0	595	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	67 87	0	874 1,131	244 264	0	3,172 3,432
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				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
	2,139 2,159	2,279,930	10,879 11,139	9,412 9,432	76,079,065	38,774 40,034
ROW	227			887		
	2,366			10,299		
Total City Boundary	2,386			10,319		

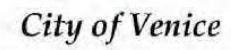
Proposed Neighborhood Revisions

PLANNING ANALYSIS

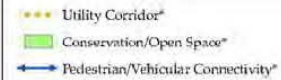
Comprehensive Plan, JPA/ILSBA, Florida Statutes,
Land Development Code

COMPREHENSIVE PLAN CONSISTENCY – JPA/ILSBA

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.



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



*Conceptual features based on JPA Maps, April 2007.

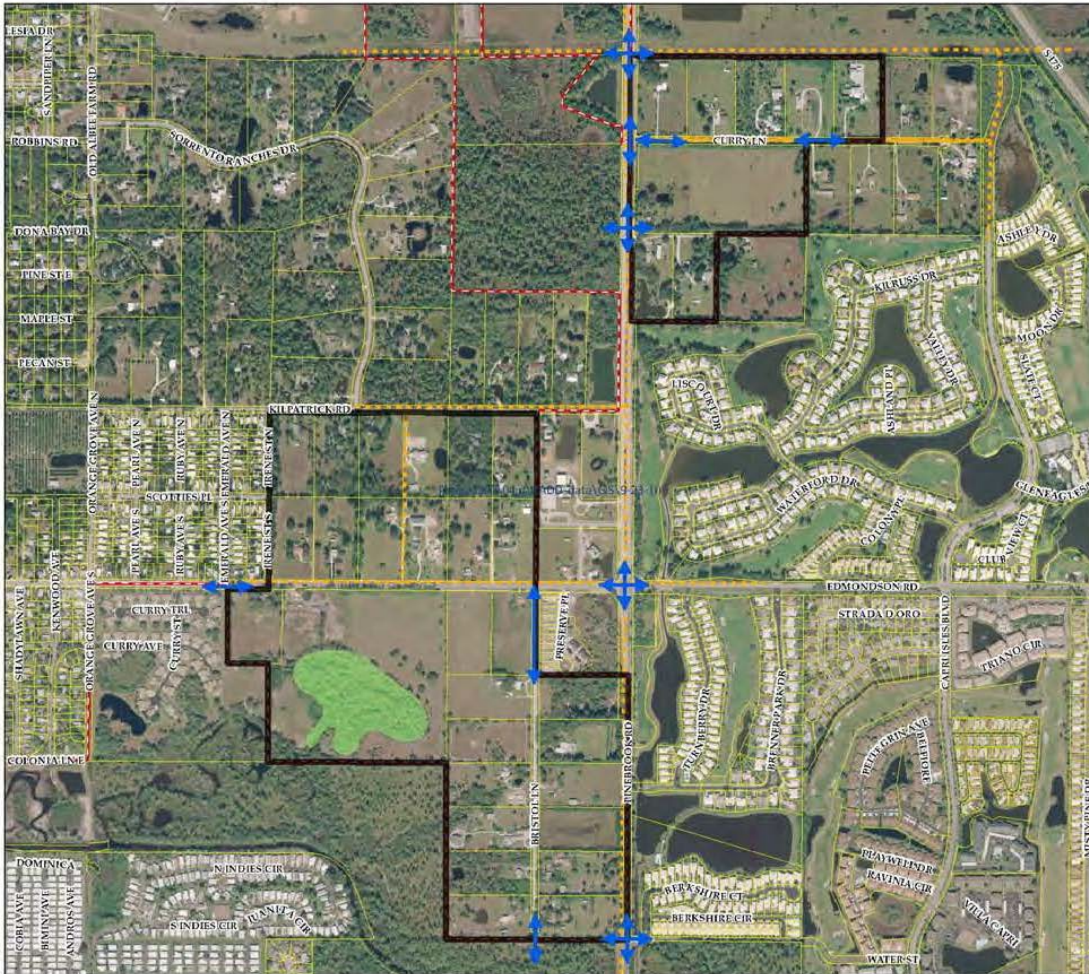
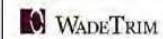
FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 18.13 AND POLICY 18.14 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 10/26/10 | ORD. No. 2010-21
AMD No. City of Venice 10-1ER

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



A scale bar for miles, ranging from 0 to 0.3. The bar is divided into segments: 0 to 0.05 (white), 0.05 to 0.1 (black), 0.1 to 0.2 (white), and 0.2 to 0.3 (black). The word "Miles" is written at the right end.



JPA AREA 6



COMPREHENSIVE
PLAN
CONSISTENCY -
CHAPTER 163,
FLORIDA STATUTES

- Project size and scope allows for the State's expedited review process (Fla. Stat. § 163.3187)
- Ten criteria for evaluating future land use plan amendments (Fla. Stat. § 163.3177(6)(a)2)
 - See staff comments in report
 - Some direct and indirect economic impacts, potential for co-location of residential and employment, possible multimodal opportunities
- Basis for analysis (Fla. Stat. § 163.3177(6)(a)2)
 - Adequate amount of land (based on inclusion in JPA Area 6)

COMPREHENSIVE PLAN CONSISTENCY - COMPATIBILITY

Figure LU-8: FLU Compatibility Review Matrix

FLU Proposed	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
	LDR									
	MODR									
	MEDR									
	HDR									
	IP									
	COMM									
	GOVT									
	IND									
	OS-F									
	OS-C									

 Presumed Compatible
  Potentially Incompatible

LAND DEVELOPMENT CODE CONSISTENCY

- Section 86-33(5) 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.*

CONCLUSIONS /FINDINGS 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 the applicant regarding impact on the financial feasibility of the Comprehensive Plan, and 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.

PLANNING COMMISSION REPORT AND RECOMMENDATION

- Pursuant to Section 86-33(7), the Planning Commission, sitting as the local planning agency, shall hold an advertised public hearing on a proposed comprehensive plan amendment to review the amendment and provide recommendations to city council.
- The Planning Commission's recommendation shall be based, in part, on staff's planning analysis and findings related to the proposed comprehensive plan amendment. The staff report includes a review of factors required by Section 86-33(5) of the Land Development Code and Florida Statutes Section 163.3177(6)(a) and provides the Planning Commission with competent and substantial evidence to support a recommendation to City Council.