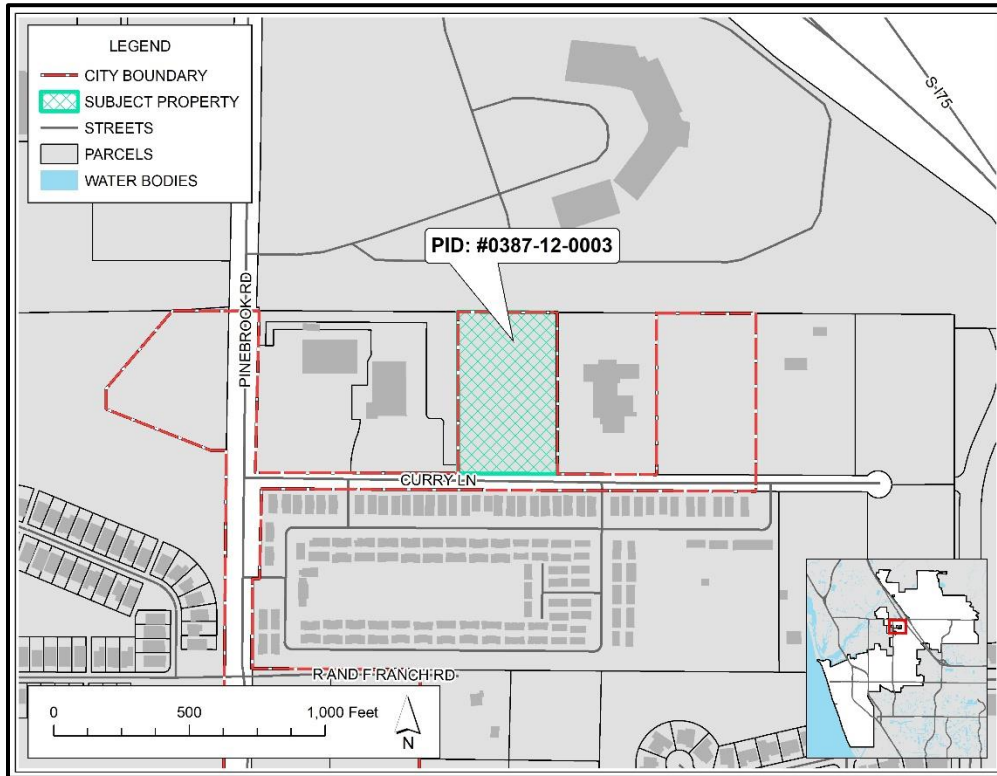


24-02CP – Flagship MOB Future Land Use Map Amendment Staff Report



GENERAL INFORMATION

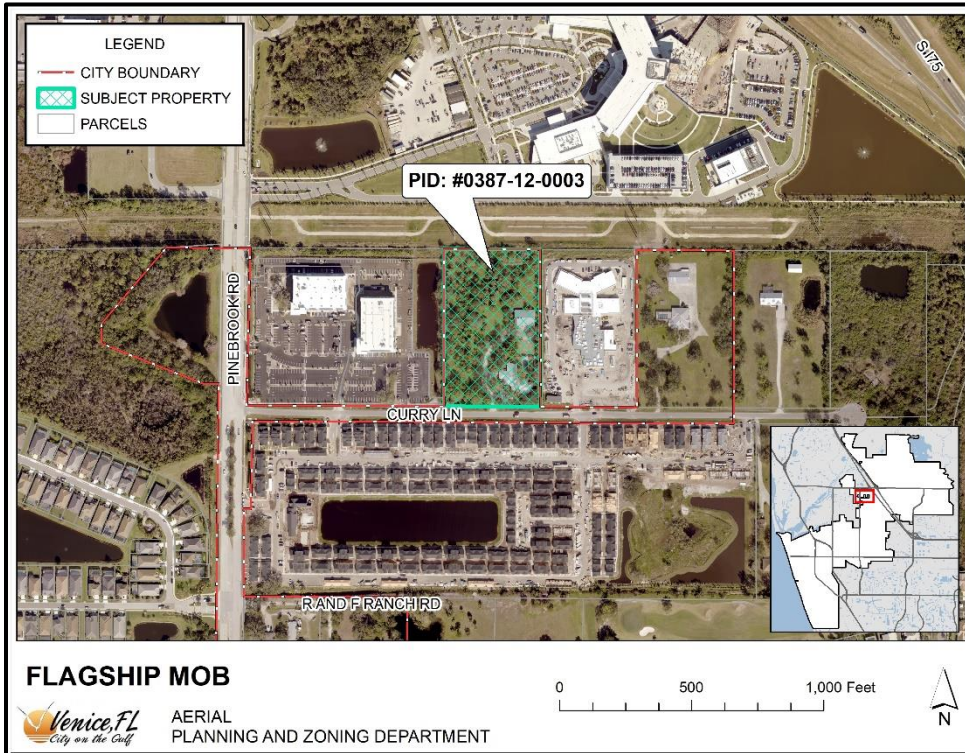
Address:	2695 Curry Lane
Request:	Assigning a City of Venice Institutional Professional future land use designation to the subject property
Owner:	Ayyad Abdelrahman
Agent:	Neale Stralow, PLA, AICP, ENV SP, VHB
Parcel ID:	0387120003
Parcel Size:	5.0 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	East Venice Avenue
Application Date:	January 4, 2024
Associated Petitions:	24-01AN, 24-03RZ

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This petition seeks to assign a City of Venice Future Land Use designation of Institutional Professional to the subject property for development of medical office buildings.

Associated Annexation Petition 24-01AN and Rezoning Petition 24-03RZ have been filed concurrently with the subject petition. The associated Zoning Map Amendment petition requests the appropriate implementing district of Office, Professional and Institutional (OPI) to correspond with this Future Land Use map amendment request. The subject property currently has a Sarasota County Future Land Use designation of Moderate Density Residential and Sarasota County zoning designation of Open Use Estate 1.

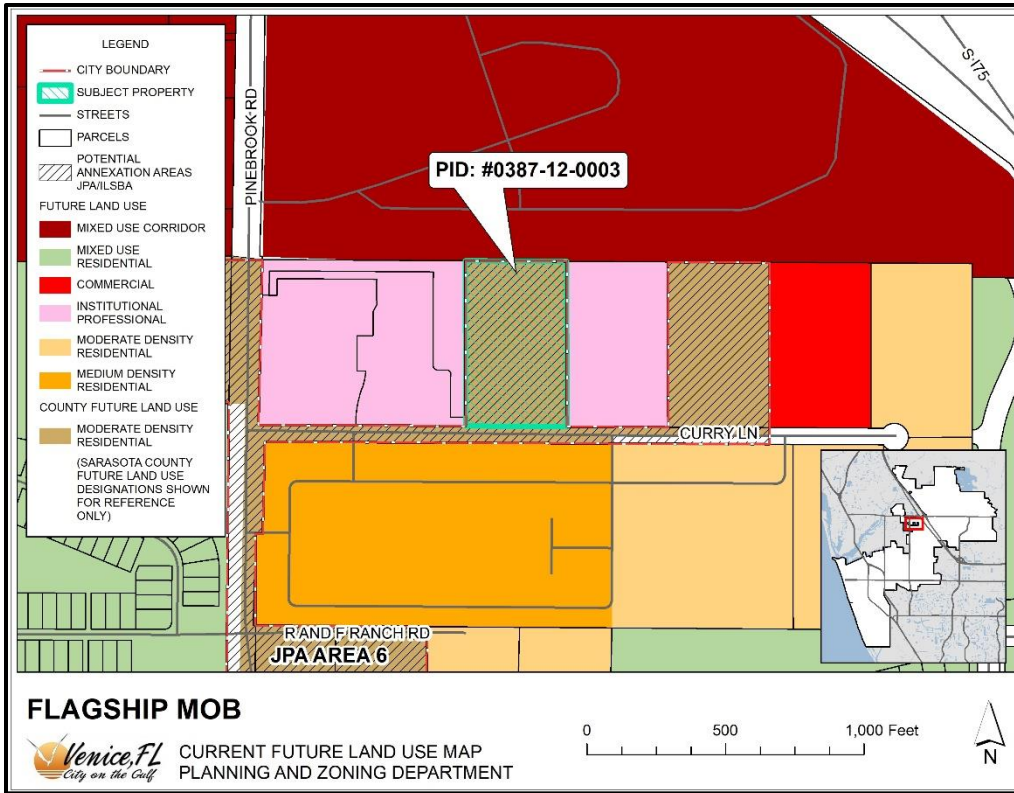
Aerial Map



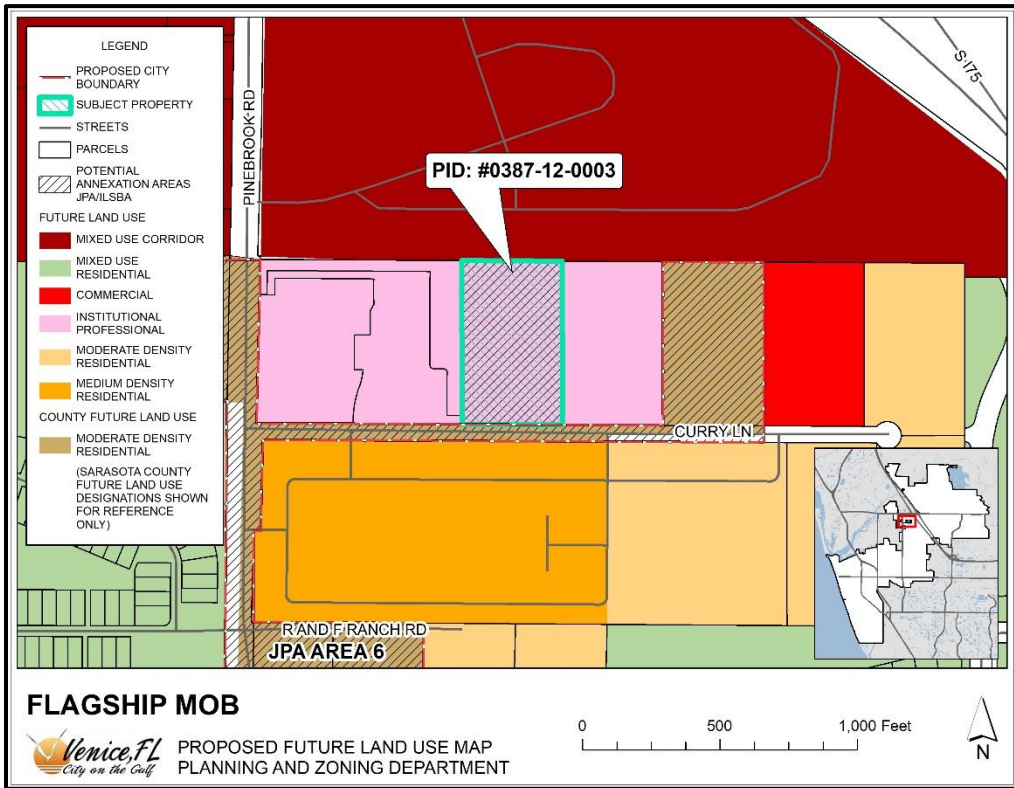
Site Photograph



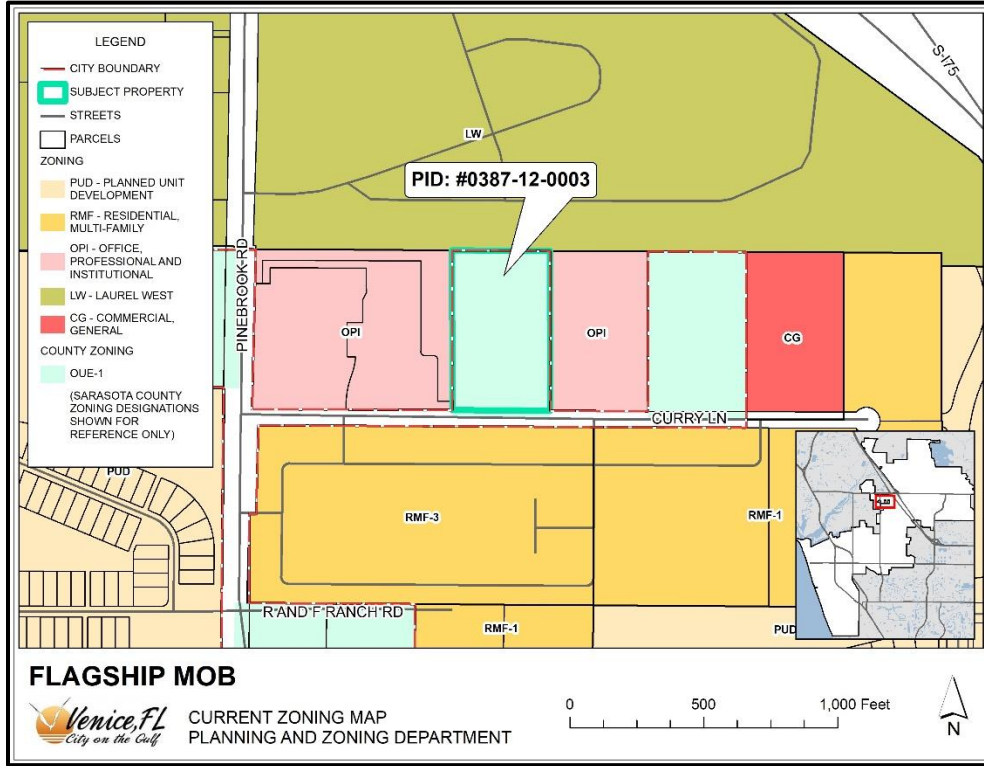
Existing Future Land Use Map



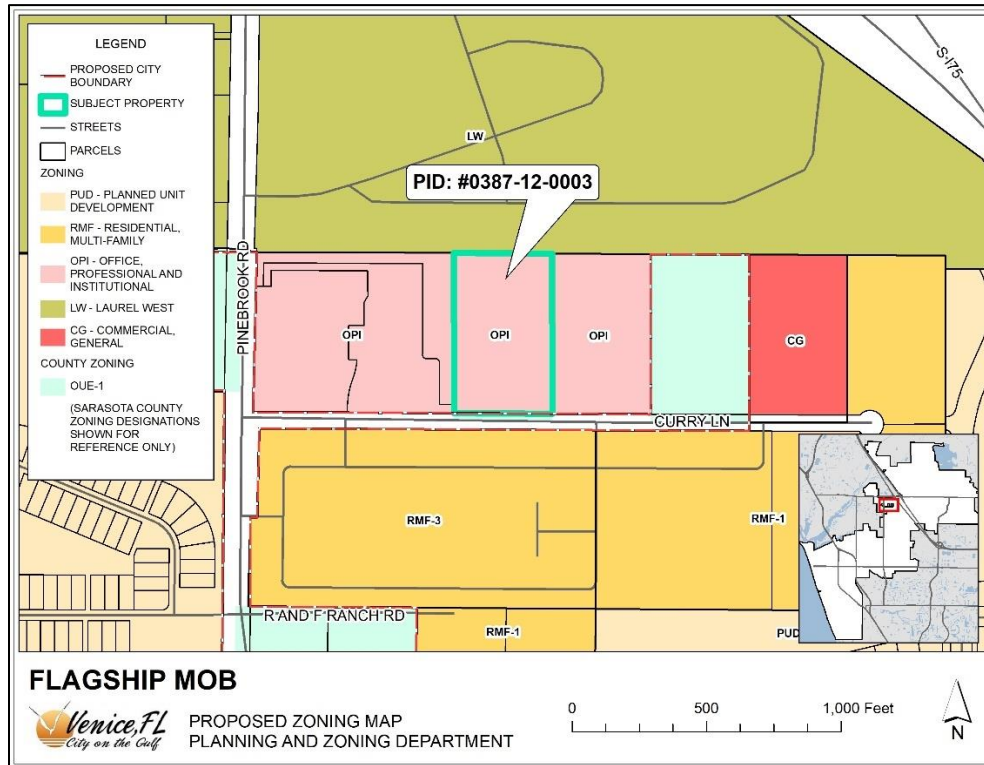
Proposed Future Land Use Map



Existing Zoning



Proposed Zoning



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

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application, including Future Land Use Map amendments. The Code includes the following decision criteria:

- A. *The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- B. *The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- C. *The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*

A transportation impact analysis has been provided according to the requirements of Section 87-1.5, and a further review of traffic impacts will be conducted with any subsequent development applications.

Consistency with the Comprehensive Plan

This petition seeks to apply an Institutional Professional (IP) Future Land Use designation to the subject property, which is located in the Pinebrook Neighborhood, home to a variety of land uses, including residential, office, commercial, and civic.

Strategy LU 1.2.4.b - Institutional-Professional:

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

The applicant's stated use of medical office buildings is appropriate for this designation.

Strategy LU 1.2.8 – Compatibility Between Land Uses provides a compatibility review matrix, which demonstrates that the proposed IP designation is to be presumed compatible with adjacent FLU designations.

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

Florida Statutes

The size of the subject property indicates that the proposed Future Land Use Map 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.

- I. 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 includes applicant and staff responses to each.

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.*

Applicant Response: The proposed Comprehensive Plan Amendment of the five-acre Project Site would help accommodate the City of Venice’s projected population growth. According to the Population Project Summary in the Venice Water System Master Plan, the city could grow by 5,687 (or 16%) by 2040. The proposed medical office building will accommodate the growing medical needs of the population.

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

Applicant Response: The City of Venice regularly develops population projections based on a combination University of Florida’s Bureau of Economic and Business Research (BEBR) population projections for Sarasota County, Future Land Use Map densities, and concurrency requests for development. According to the 2019 Venice 10-Year Water Supply Plan, the city’s population is projected to grow by 3,440 by 2030. These population projects account for the expected annexation of JPA Areas. The rezoning would have minimal impact on the overall growth of the city but would provide important medical services for the growing population, especially in the northeast portion of the city.

c. *The character of undeveloped land.*

Applicant Response: The existing conditions of the Project Site include one single family house on a five-acre lot. The proposed rezoning of the Project Site would allow for a use that better serves the surrounding medical-oriented uses that have developed in the area.

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

Applicant Response: All necessary public facilities and services are available at the Project Site.

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.*

Applicant Response: While the Project Site cannot be considered a blighted area, the surrounding area has developed into a medical district and the existing single-family home that was once surrounded by similar uses and undeveloped land is now enveloped by a hospital to the north, medical office buildings to the west and east, and a 260-unit rental community to the south. Redevelopment of the Project Site as a medical office building makes the property consistent with the surrounding uses.

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

Applicant Response: The Project Site is not adjacent to or closely proximate to any military installations.

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

Applicant Response: The Project site is not adjacent to any airport.

h. *The discouragement of urban sprawl.*

Applicant Response: The Project Site, in addition to this Comprehensive Plan Amendment, is undergoing annexation into the City of Venice and is part of the Pinebrook Road JPA/ILSBA Area Number 6. These JPA/ILSBA areas were established by the City of Venice and Sarasota County to guide the growth and development of the city in a way where the development practices, land use, infrastructure, public services, and facilities can be coordinated. The proposed development discourages urban sprawl by providing medical office space in an area with compatible uses and adequate facilities.

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

Applicant Response: The proposed 54,228 sq ft medical office building serves multiple community objectives. It is projected to create about 100 healthcare jobs, adding employment opportunities for local community members. By providing services that complement those at Sarasota Memorial Hospital and other nearby facilities, the project not only contributes to economic diversification but also enhances the overall local health system by diversifying available services. Additionally, the expanded local healthcare options reduce the need for community members to travel to distant providers. The proposed development will strengthen the community's economy by bolstering the healthcare industry hub forming in this area.

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

Applicant Response: The proposed project modifies the land use from residential to office-institutional. The development pattern and parcel configuration are unchanged.

II. 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)8, provided in this section. Applicant responses and a summary staff comment are provided for these 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).*

Applicant Response:

Potable Water Facilities

According to the City of Venice Utilities Map, a city-maintained 8" Polyvinyl Chloride potable water main is located to the south of Project Site along Curry Lane. According to the 2019 Venice Water System Master Plan's Water Supply Capacity Assessment, the City has sufficient water supply capacity through 2045.

Sanitary Sewer Facilities

According to the City of Venice Utilities Map, a city maintained 8" polyvinyl chloride gravity main is located to the south of Project Site along Curry Lane.

The City of Venice Wastewater Master Plan contains estimated wastewater flow projections for JPA Area Six (Table 3-11). It projects a growth in the average daily wastewater flow of 101,094 by 2040, with an increase of 33,698 gpd in 2030, 2035, and 2040 and did not identify concerns meeting this demand increase.

Reclaimed Water Facilities

A city maintained 6" polyvinyl chloride reclaimed water main is located to the south of Project Site along Curry Lane.

Solid Waste Services

The Project Site is within the City of Venice's solid waste service area. The proposed project will comply with all solid waste regulations set by the City, as detailed in Chapter 54 of the Code of Ordinances.

Transportation Facilities

Adequate transportation facilities are available at the Project Site. Please refer to the attached Transportation Impact Analysis.

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.*

Applicant Response:

Undeveloped Lands

The Project Site is developed as a single-family residence. Development of this site will better align its use to be compatible with the surrounding development pattern.

Soils

According to NRCS, the site is primarily comprised of EauGallie – Myakka fine sands. It should be noted that further geotechnical analysis will be required to confirm the suitability of the existing soil on site.

Topography

The existing topography of the site slopes to the north and south, with roughly half of the runoff making its way south to the Curry Lane roadside ditch while the other half makes its way north to an existing drainage swale. There is ± 2 feet of existing grade change across the site and ± 1 feet across the building footprint. As such, a minimal grading effort is anticipated. The most significant portion of the grading effort would be the stormwater pond. The desired configuration of the pond is shown in the Conceptual Site Plan. The proposed pond is ± 2.34 ac-ft (3,775 cubic yards). It should be noted that this sizing is conceptual, and a stormwater analysis is needed to determine the required retention area. Assuming the pond soils are suitable, the site should balance and not require import material.

Natural Resources

The site features a total of seventeen trees, as identified in a tree survey conducted by a certified arborist. Notably, two of the trees are classified as Heritage trees according to Venice code, and ten are deemed suitable for preservation due to their species, structural integrity, and health. The conceptual site plan was developed to preserve these two trees and the greatest number of the remaining trees while providing adequate on-site parking. The development will meet the Tree Preservation, Protection, and Replacement requirements established in the City's of Venice Land Development Regulations.

Historic Resources

No record of historic resources – national or local - was identified on or in the immediate vicinity of the Project Site.

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

Applicant Response: The amount of land included in the application is appropriate to meet the goals and requirements of the Florida statute, as well as local development goals as the land is identified for annexation within the JPA agreement.

Staff Response: The applicant has provided analysis regarding the suitability and availability of facilities for the project, and the Technical Review Committee has no issues with the provided information. Additional environmental review will be required when a site and development plan petition is filed.

III. 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.*

Applicant Response: The Project Site is part of the Pinebrook Road JPA/ILSBA Area Number 6. These JPA/ILSBA areas were established by the City of Venice and Sarasota County to guide the growth and development of the city in a way where the development practices, land use, infrastructure, public services, and facilities can be coordinated. The proposed development discourages urban sprawl by providing medical office space in an area with complimentary medical uses, compatible surrounding uses, and adequate public facilities.

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 has identified the following four indicators that could apply to the

subject petition, and both the applicant and staff have provided response to these:

- (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.*

Applicant Response: The proposed project promotes economic growth through the location of medical office space in an area with a large hospital, other medical office buildings, and a growing population. It does not present adverse impacts to the community and protects natural resources and ecosystems by directing growth to an appropriate area.

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

Applicant Response: The Project Site is located in an area with existing public infrastructure and services without creating the need for costly extensions.

- (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.*

Applicant Response: The proposed project includes a 5' sidewalk that will fill a gap in the existing sidewalk network along Curry Lane. This will connect not only the proposed Project Site, but also the adjacent medical office building to the east to the sidewalk along Pinebrook Road. The project will be connected by sidewalk and within walking distance to the Sarasota Memorial Hospital to the north and to the surrounding medical office buildings.

- (VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Applicant Response: The proposed use provides additional medical office space for the needs of the growing residential population of northeast Venice and surrounding areas.

Summary Staff Comment: The project includes an annexation to bring in a property surrounded by City jurisdiction, filling in a disjointed area. This will not create sprawl and could contribute to an economic cluster in the healthcare sector in this neighborhood. Any concept plan offered at this stage is not binding unless City Council includes such a stipulation in ordinances for this or related petitions, but a site and development plan on the project will require sidewalk connectivity to be provided and environmental impact studies to be undertaken and reviewed by the City.

Conclusions/Findings of Fact: Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, 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 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 Future Land Use Map Amendment Petition No. 24-02CP.