# ZONING MAP AMENDMENT PETITION NO. 20-54RZ CATALYST HRE

Owner: Peter Tomich

Applicant: Catalyst Healthcare Real Estate

Agent: Jeffery Boone, Esq., Boone Law Firm

### Address: 0 Curry Lane

o Curry Lane
Zoning map amendment to change the existing Sarasota County Open Use
Estate zoning designation to City of Venice Office, Professional and
Institutional.
Peter Tomich
Catalyst Healthcare Real Estate
Jeffery Boone, Esq., Boone Law Firm
0387-12-0004
5 <u>+</u> acres

# Property Size: 5 ± acres Future Land Use: Sarasota County Moderate Density Residential (MODR) Existing Zoning: Sarasota County Open Use Estate I (OUE-I)

Plan Pinebrook Neighborhood

Comprehensive

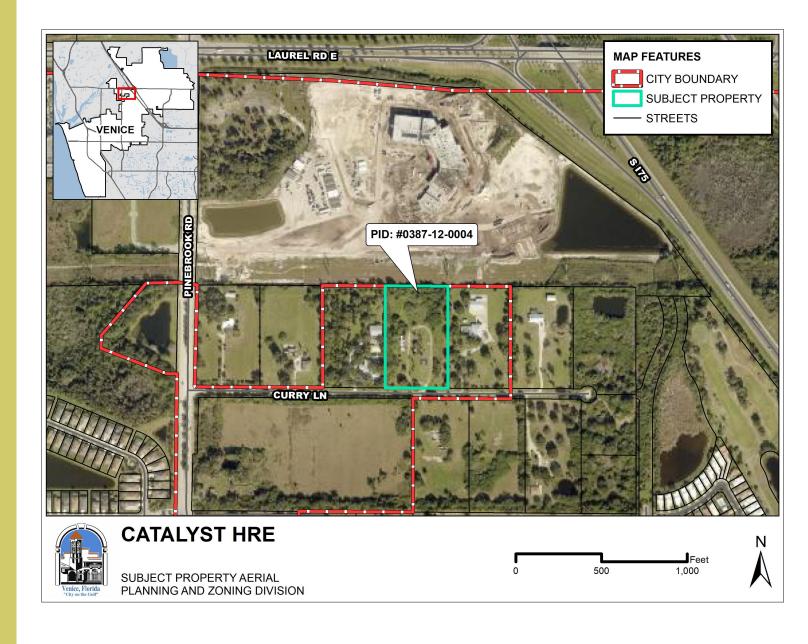
**Neighborhood:** 

Application Date: 10/14/2020

#### MAP FEATURES CITY BOUNDARY SUBJECT PROPERTY STREETS VENICE PARCELS WATER BODIES PID: #0387-12-0004 CURRY LN RANDFRANCHRD Feet 1,000 500

#### LOCATION MAP

#### **AERIAL MAP**



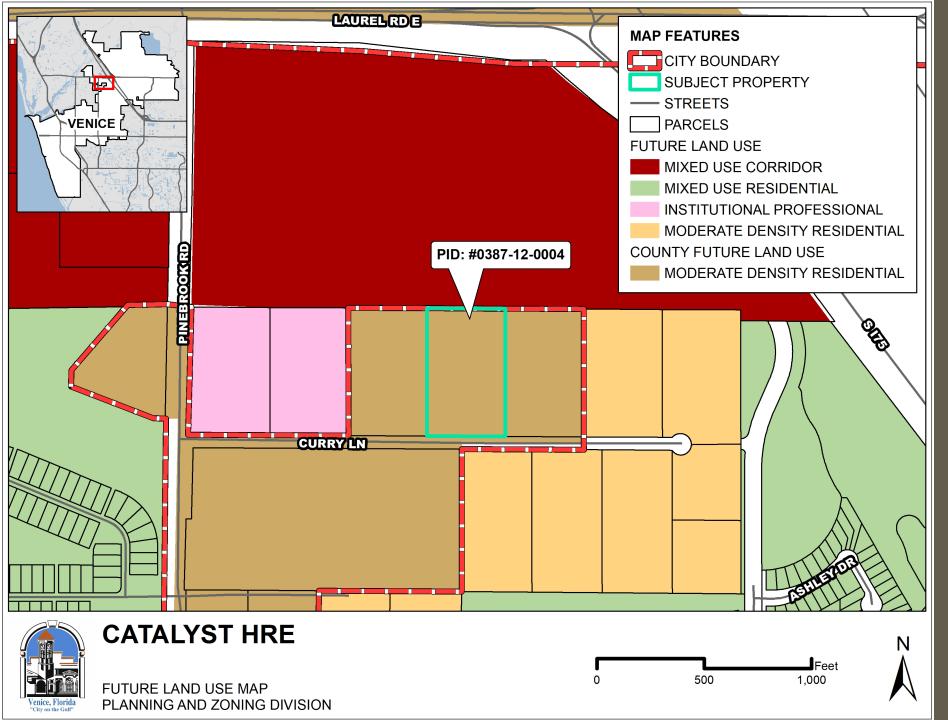
#### **EXISTING CONDITIONS**

Site photos, Zoning and Future Land Use maps, Surrounding land uses

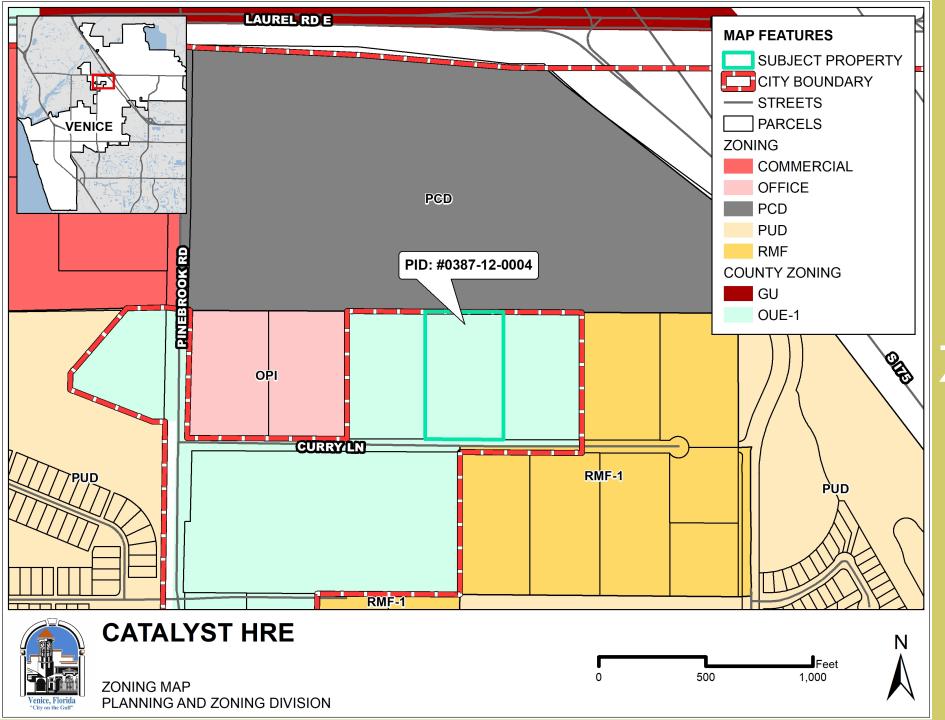






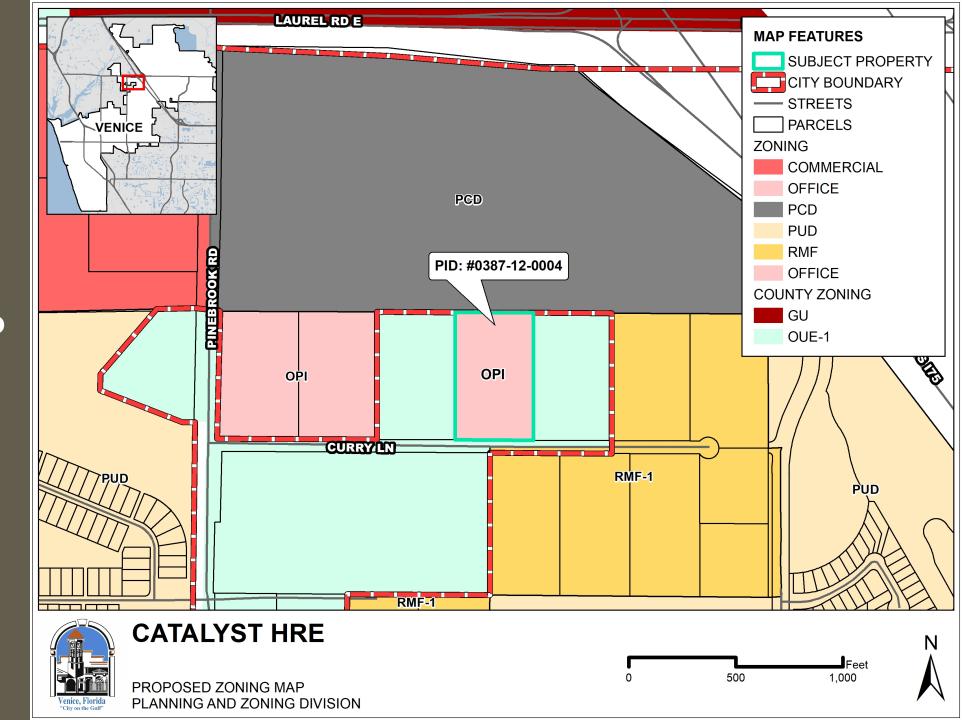


### FUTURE LAND USE MAP



# EXISTING ZONING MAP

## PROPOSED ZONING MAP



#### SURROUNDING LAND USES

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-	Sarasota County MODR (JPA Area 6)
South	Residential	Sarasota County OUE-I (pending City RMF-I),	Sarasota County MODR (JPA Area 6) – (pending City MEDR), City MODR
East	Residential	Sarasota County OUE-	Sarasota County MODR (JPA Area 6)

#### PLANNING ANALYSIS

Comprehensive Plan, Land Development Code, Concurrency & Mobility



- Strategy LU 1.2.4 Non-Residential lists OPI as an implementing zoning district for the FLU designation sought (Institutional Professional)
- Applicant has provided responses to Policy 8.2 – Compatibility
  - Summary Staff Comment: Mitigating factors will be more specifically addressed at the time of site and development plan review. However, the Planning Commission may use its discretion to require mitigation during the zoning map amendment process as well.

#### CONCLUSIONS/FINDINGS OF FACT

 Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Institutional Professional future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Pinebrook Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# LAND DEVELOPMENT CODE CONSISTENCY

- Section 86-47(f)
   provides review
   criteria for a zoning
   map amendment
- Applicant has provided responses; reproduced in staff report

## COMPARISON OF EXISTING VS. PROPOSED ZONING

<b>EXISTING</b>	ZONING –
O	UE

#### PROPOSED ZONING - OPI

9 du/ac for townhouses or multifamily

Density Limit	I du/5 acres	Varies for adult congregate living facilities  (No single-family allowed)
Intensity Limit	N/A	None
Maximum No. of Dwelling Units	3	N/A – healthcare use proposed
Height	35 feet	35 feet*

Principal Uses

Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium\*\* Professional offices, hospitals, nursing homes, housing for the aged, medical and dental clinics and laboratories, townhouses, art galleries, libraries, museums, community centers, houses of worship\*\*

#### CONCLUSIONS/FINDINGS OF FACT

• The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.



- Public facilities concurrency will be confirmed through the site and development plan process
- TRC has reviewed the petition and identified no issues
- A Traffic Impact Analysis has been submitted
- An analysis of transportation concurrency is being performed by the City's traffic consultant

#### 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.

#### **Mobility**

• The applicant has provided traffic analysis that is being reviewed by the City's transportation consultant. No additional issues have been identified.

## PLANNING COMMISSION REPORT AND RECOMMENDATION

 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 the Planning Commission to make a recommendation to City Council on Zoning Amendment Petition No. 20-54RZ.