

# 24-03RZ Flagship MOB

Owner: Ayyad Abdelrahman

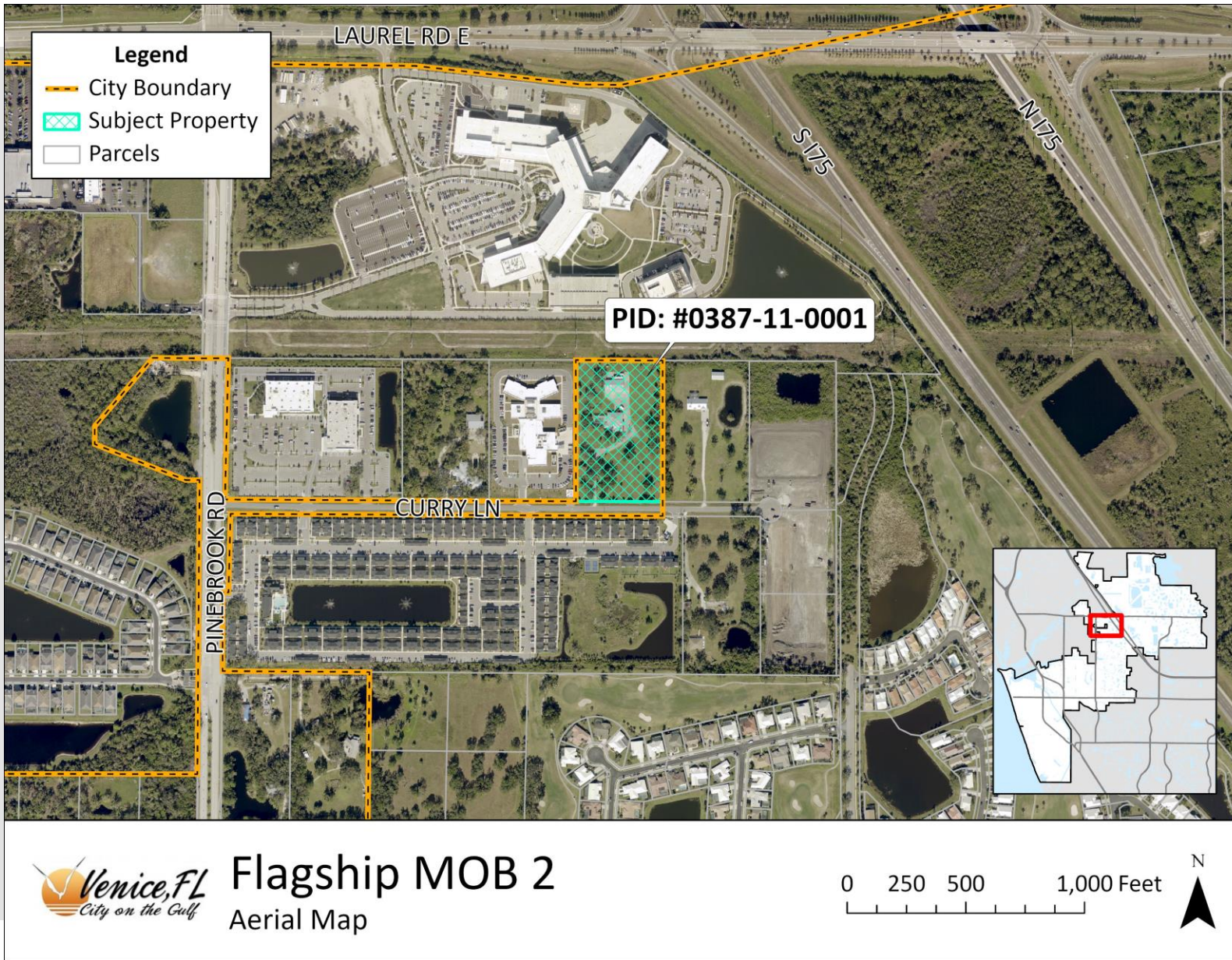
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB

# General Information

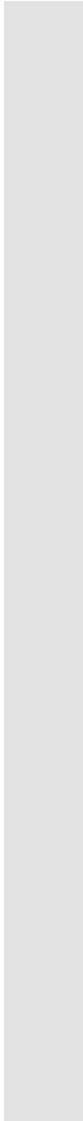

<b>Address:</b>	2805 Curry Lane
<b>Request:</b>	Assigning a City of Venice Office, Professional and Institutional (OPI) zoning district to the subject property
<b>Owner:</b>	Ayyad Abdelrahman
<b>Agent:</b>	Neale Stralow, PLA, AICP, ENV SP, VHB
<b>Parcel ID:</b>	0387110001
<b>Parcel Size:</b>	5.0 ± acres
<b>Future Land Use:</b>	Sarasota County Moderate Density Residential
<b>Zoning:</b>	Sarasota County Open Use Estate 1
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook
<b>Application Date:</b>	June 2, 2025
<b>Associated Petitions:</b>	25-29AN, 25-31CP

## Project Description

- Assigning a City of Venice Office, Professional and Institutional (OPI) zoning designation on the subject property
  - Applicant intends to develop a medical office building project
- Petitions 25-29AN and 25-30CP and filed concurrently



# Aerial Map

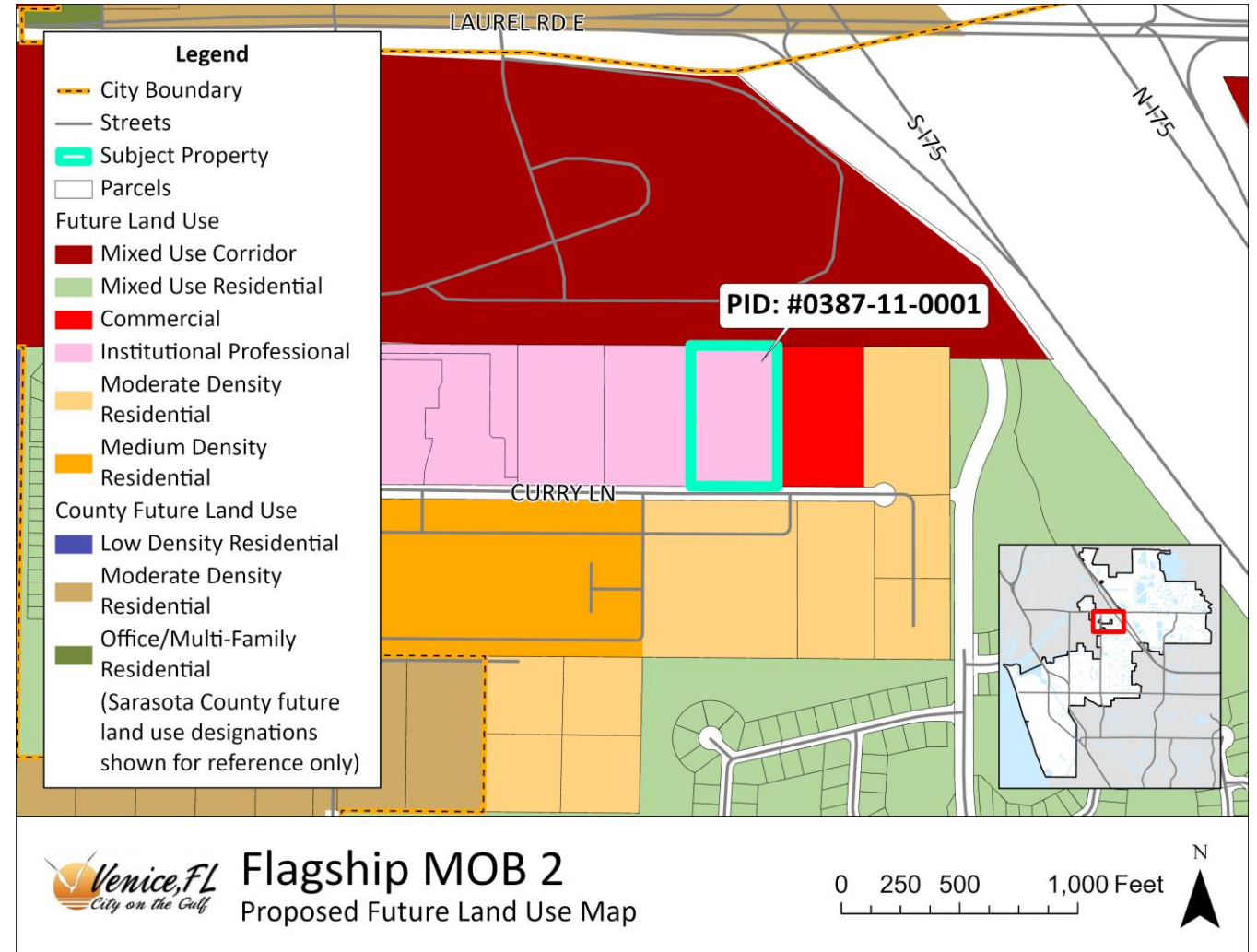


# Existing Conditions

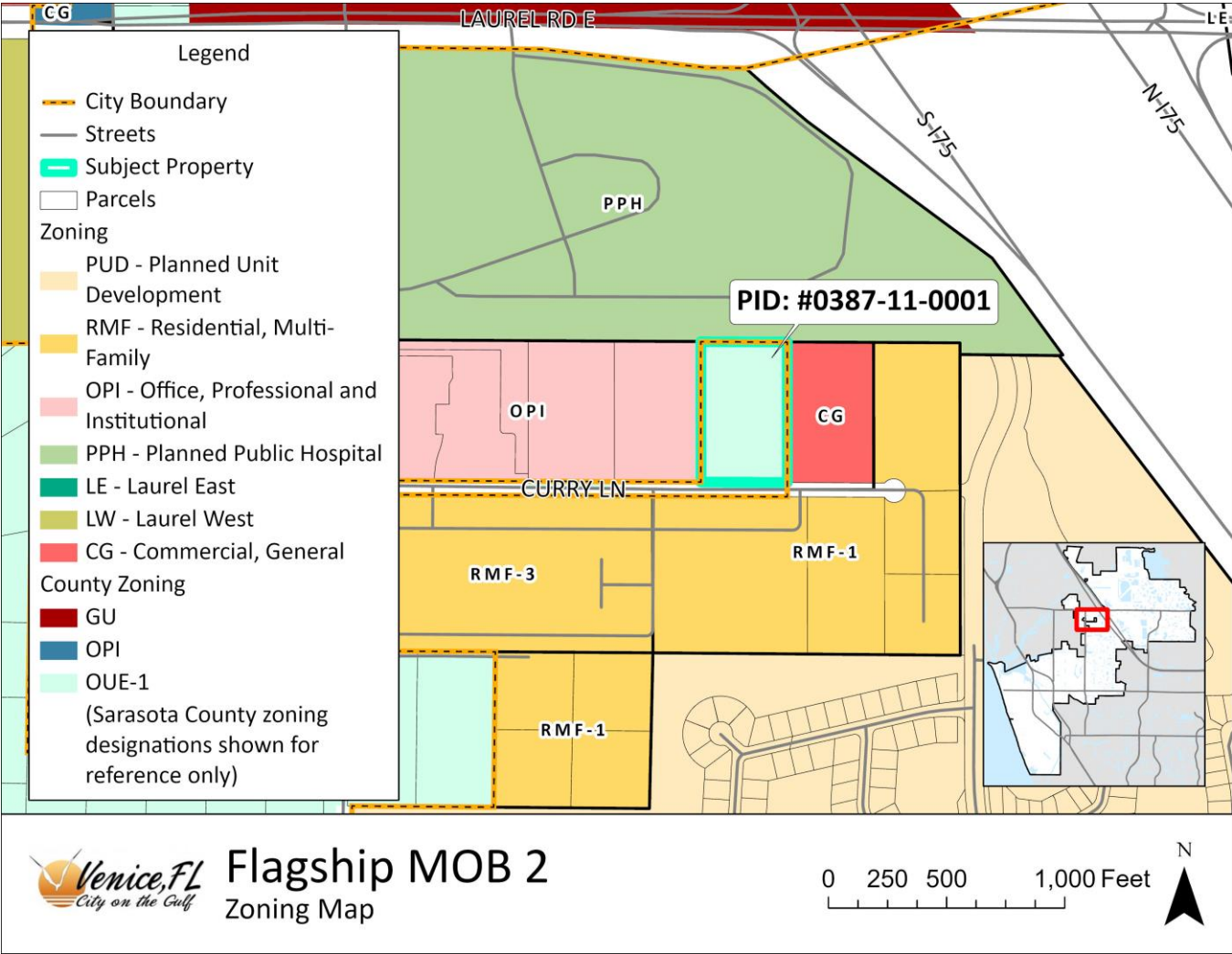
Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses



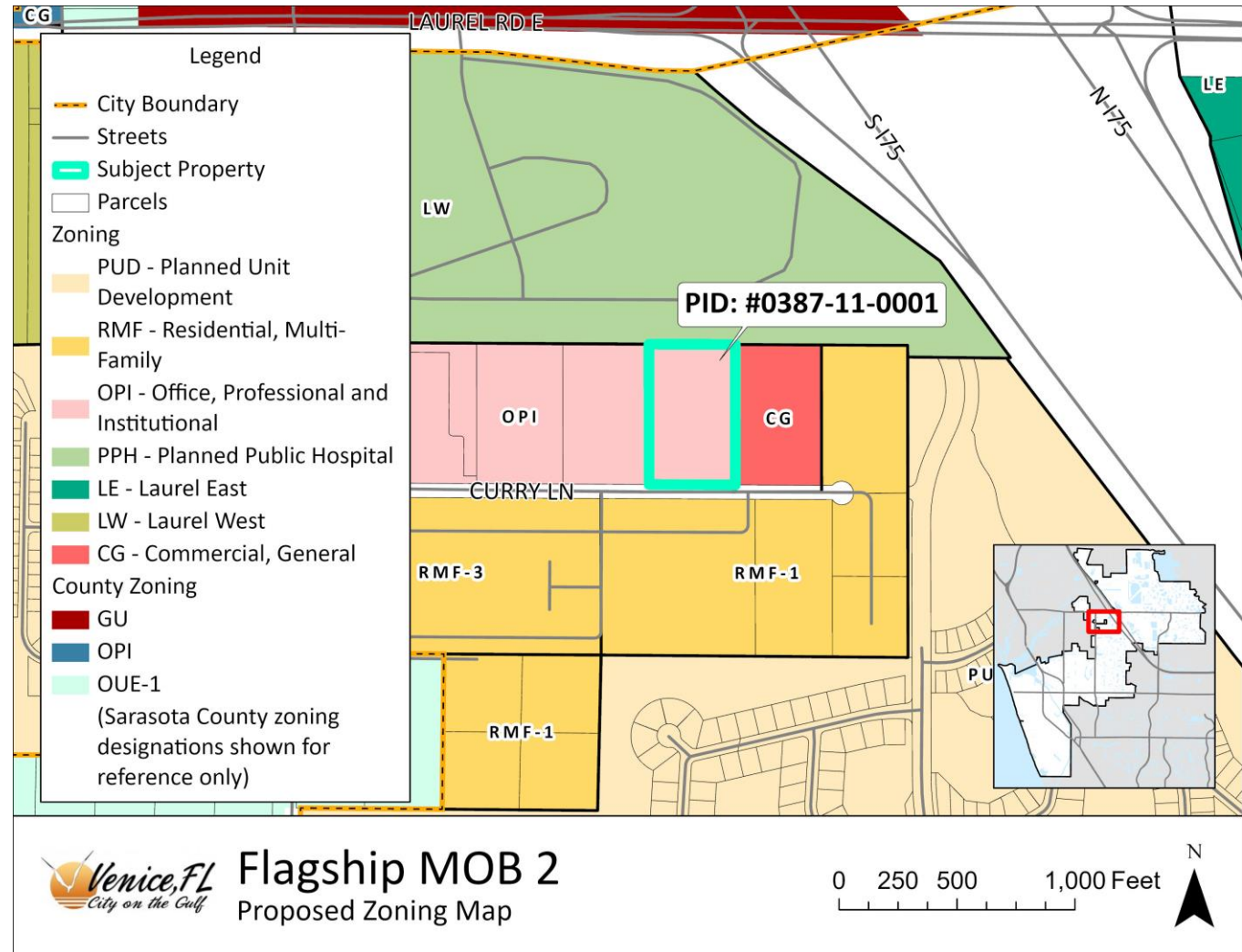
# Proposed Future Land Use Map



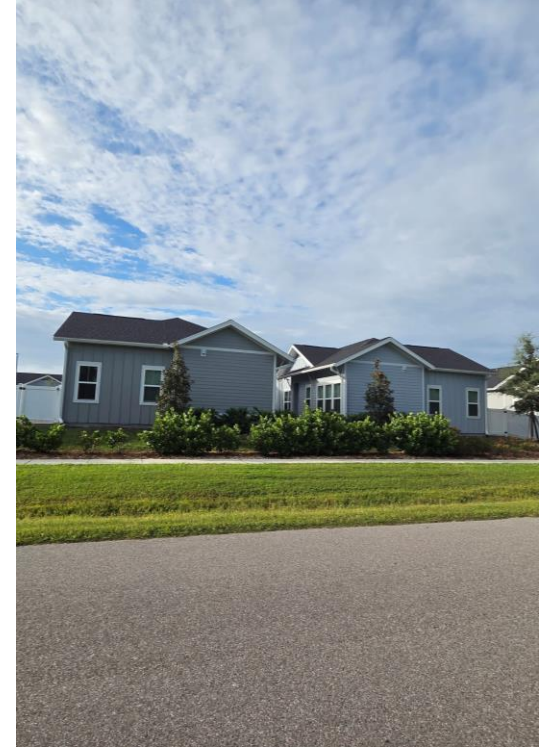
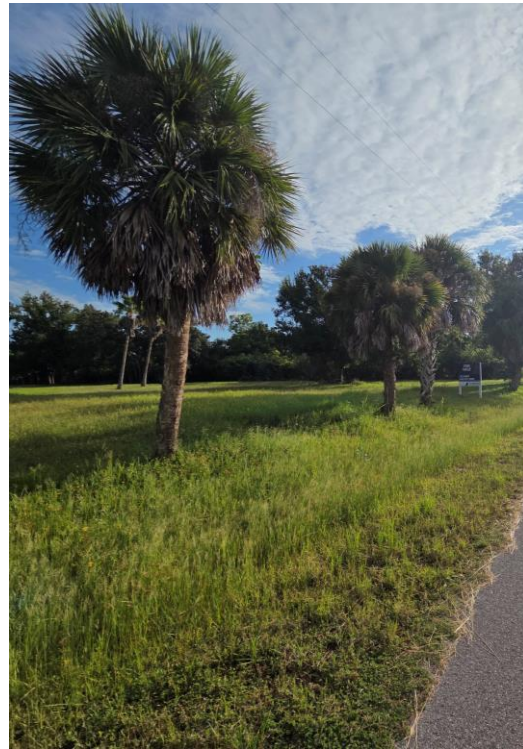
# Existing Zoning Map



# Proposed Zoning Map







# Site Photos

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Sarasota Memorial Hospital	Planned Public Hospital	Mixed Use Corridor
South	Residential	Residential, Multifamily 1	Moderate Density Residential
East	Single family (approved for event venue)	Commercial, General (CG)	Institutional Professional
West	Medical offices	Office, Professional and Institutional (OPI)	Institutional Professional

# Surrounding Land Uses



# Planning Analysis

Comparison of Districts, Comprehensive Plan Consistency, Land Development Code Compliance, Concurrency/Mobility

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 uses

# Comparison of Existing and Proposed Zoning

## **JPA Area 6**

- Limits IP uses to properties east of Pinebrook Road
- Nonresidential intensity maximum of 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.

- OPI is an implementing zoning district of Institutional Professional
  - Request is consistent with the request in 25-30CP
  - Intent for medical office use appropriate for this designation
- 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.

Consistency  
with the  
Comprehensive  
Plan



## 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.

## Compliance with the Land Development Code

- Processed according to procedures in Sec. 87-1.7
  - No issues identified by the TRC
- Decision Criteria contained in Sec. 87-1.7.4
  - Applicant responses in agenda packet
- Sec. 87-1.2.8.C – Land Use Compatibility Analysis
  - Responses in staff report and agenda packet
- Special considerations in Sec. 4 apply
  - Property subject to the JPA

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.

## Conclusion

- Upon review of the petition, Florida Statutes, the 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. 25-31RZ.