

24-02CP Flagship MOB

Owner: Ayyad Abdelrahman

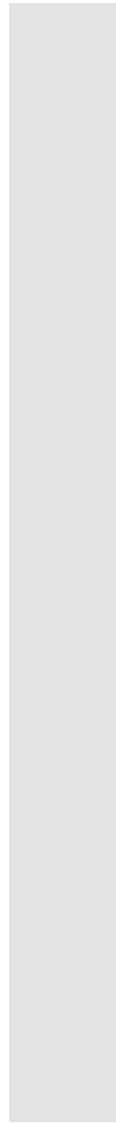
Agent: Neale Stralow, PLA, AICP, ENV SP, VHB

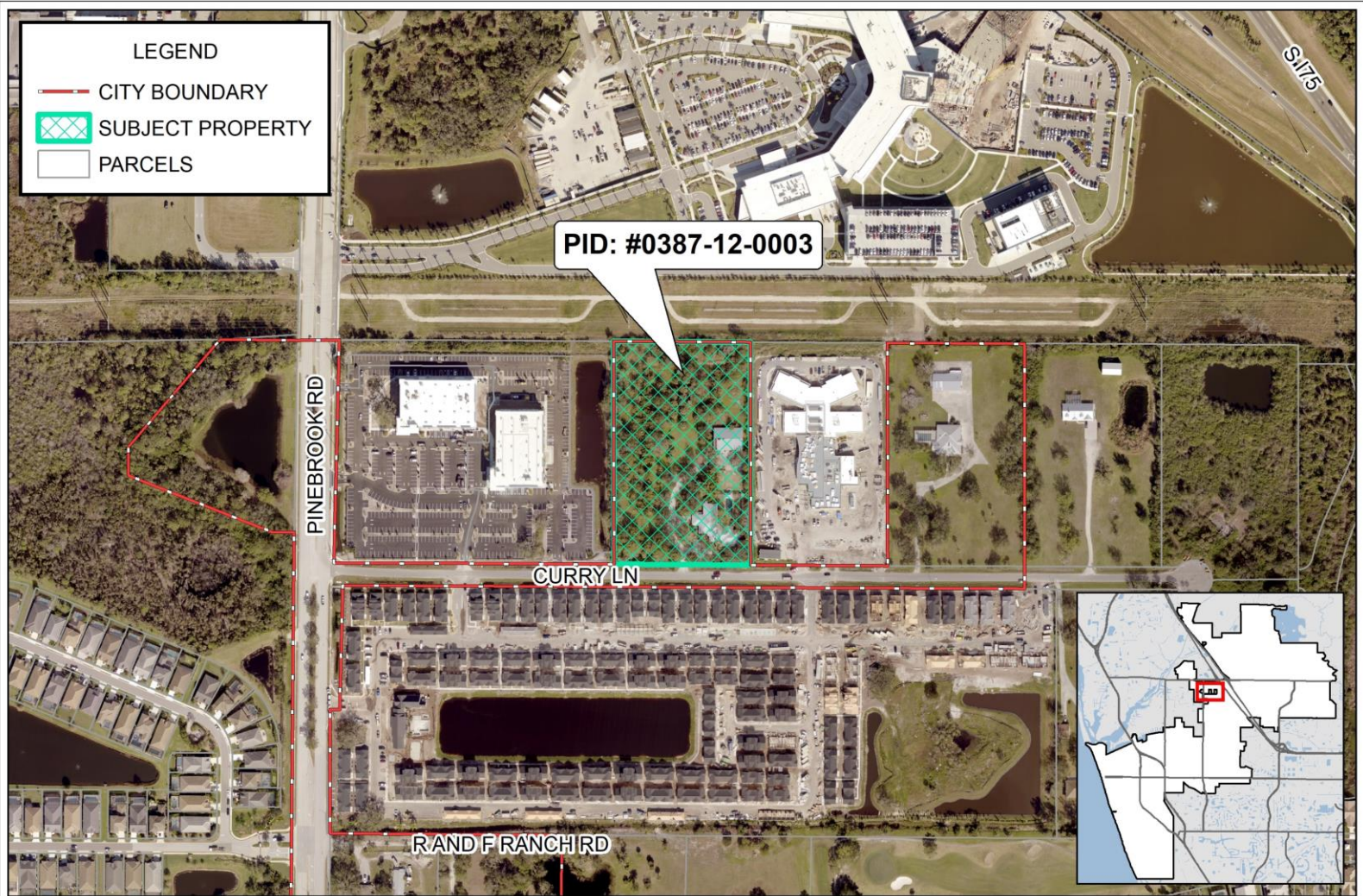
General Information

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



Project Description

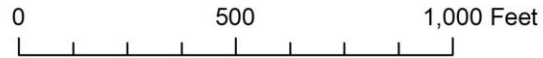
- Request for a Future Land Use (FLU) designation of Institutional Professional
 - Property currently has a Sarasota County FLU of Moderate Density Residential
 - Petitions 24-01AN and 24-03RZ filed concurrently
- 



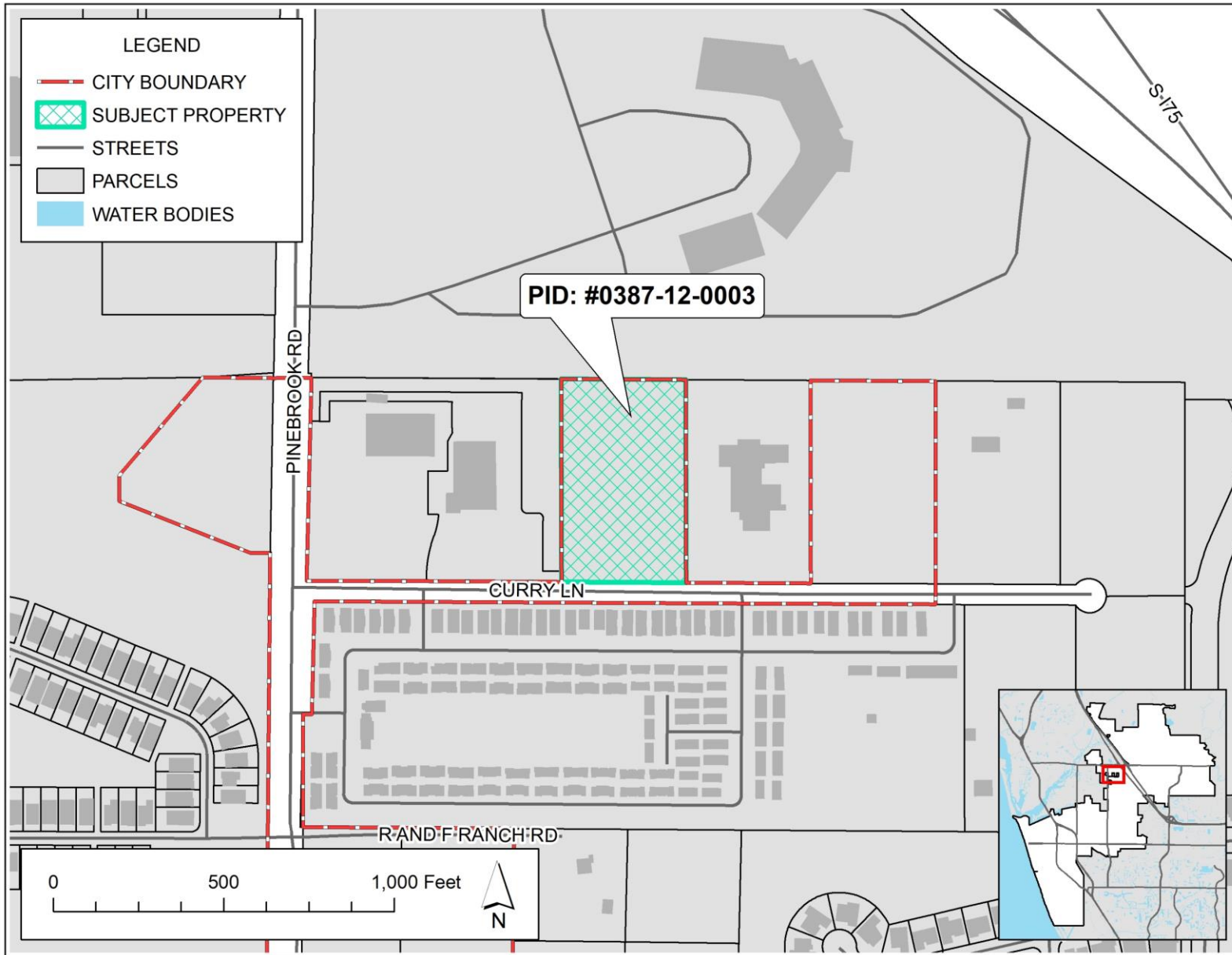
FLAGSHIP MOB



AERIAL
PLANNING AND ZONING DEPARTMENT



Aerial Map

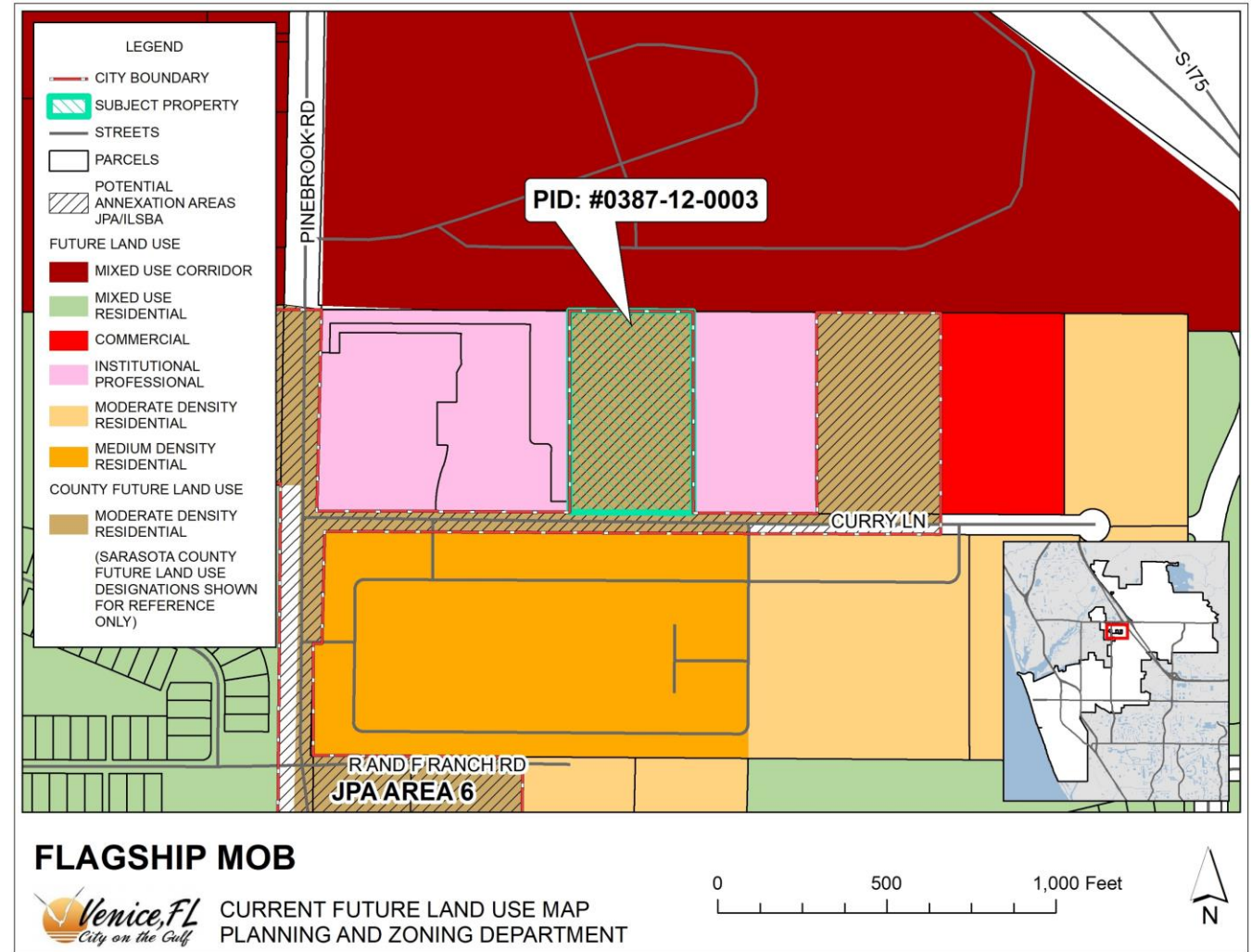


Location Map

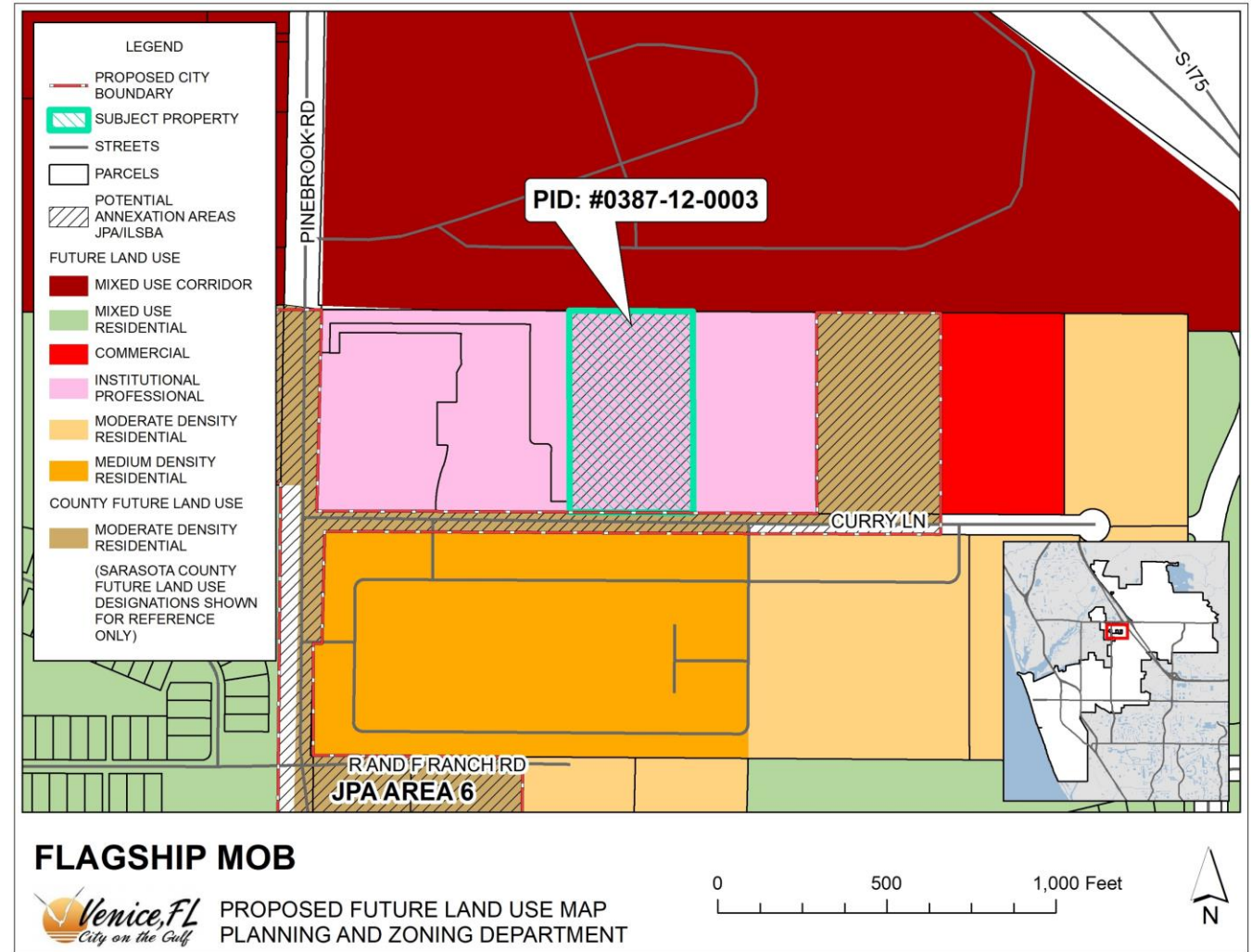
Existing Conditions

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

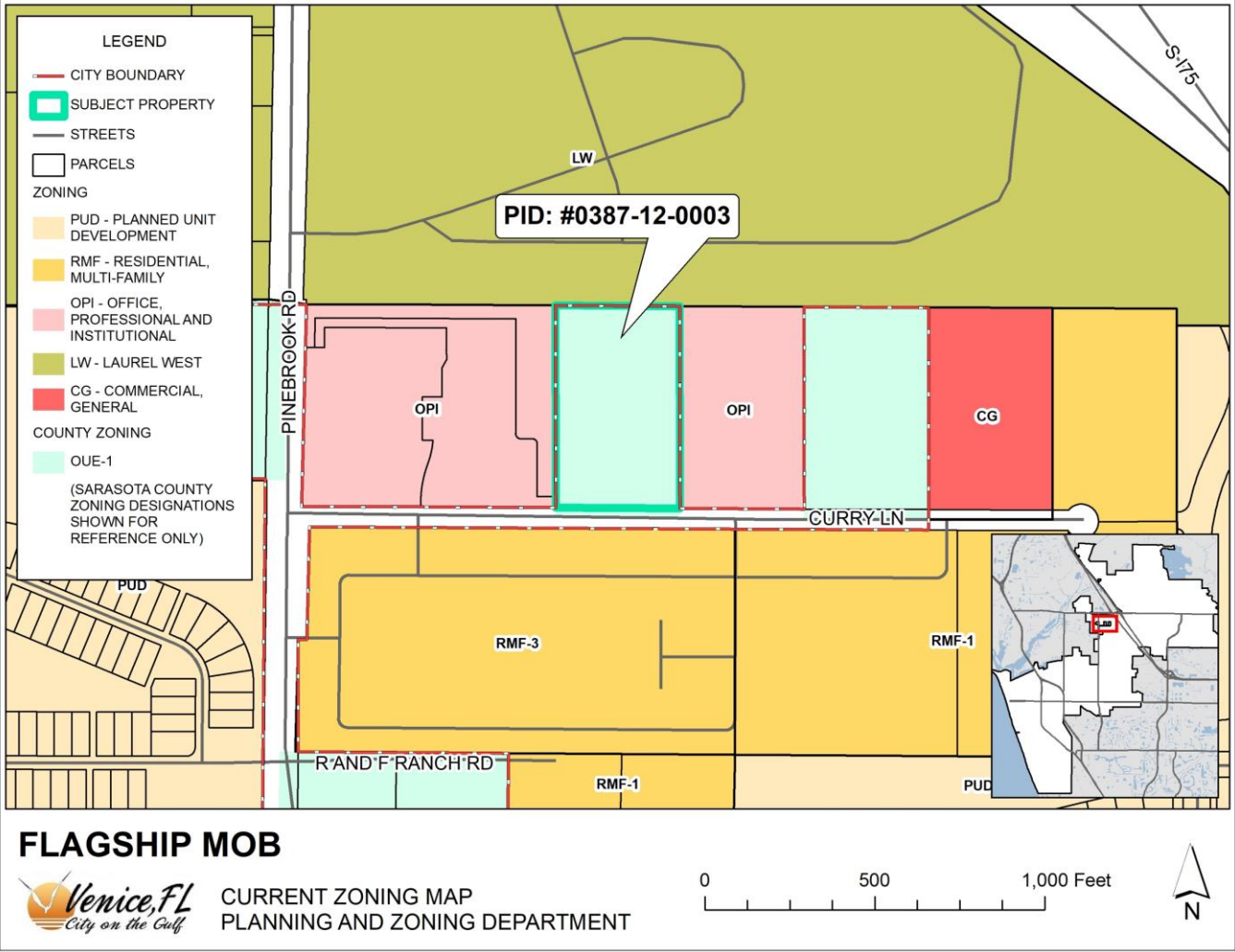
Existing Future Land Use Map



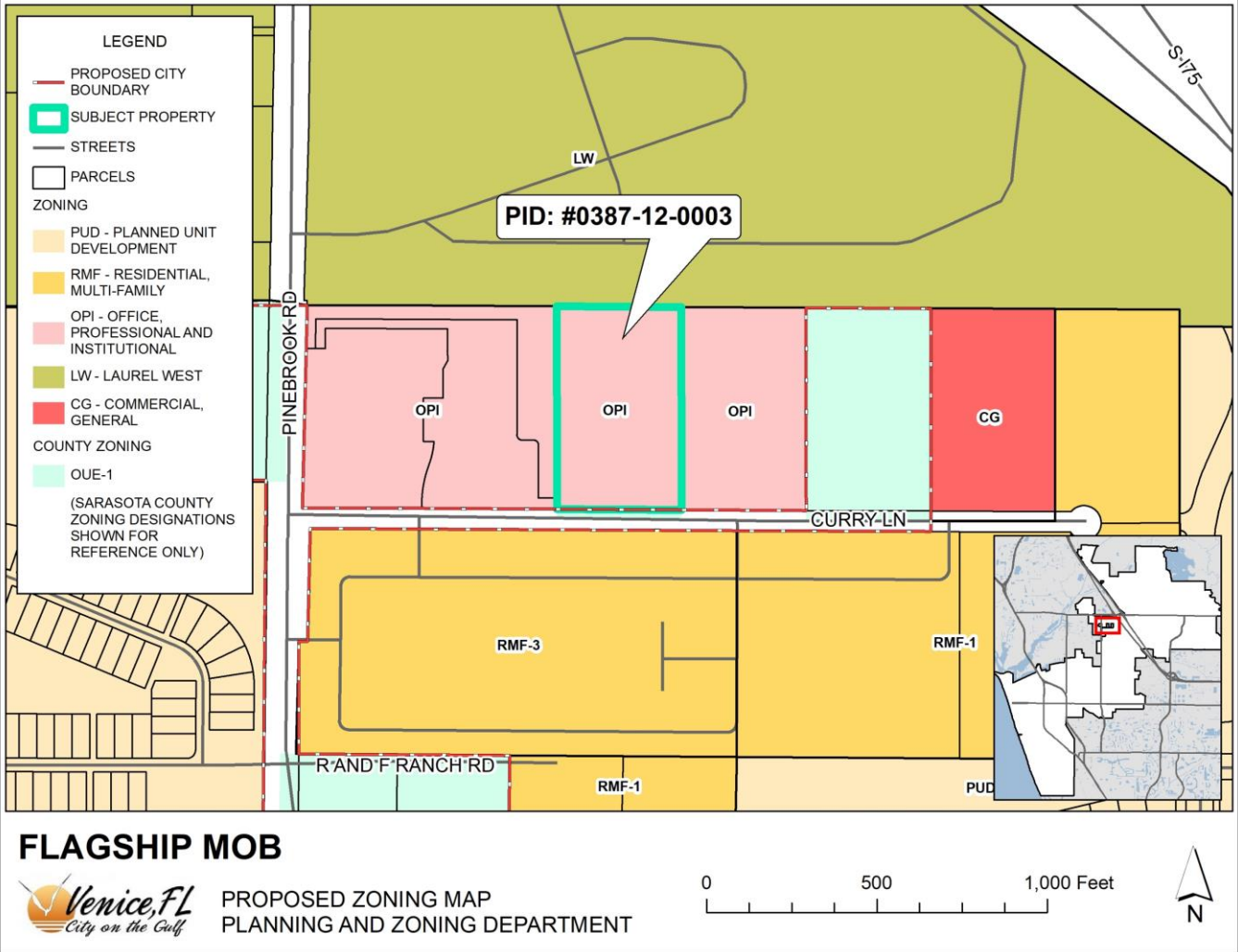
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map





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

Surrounding Land Uses



Planning Analysis

Land Development Code Compliance, Comprehensive Plan
Consistency, Florida Statute Compliance



Compliance with the Land Development Code

- Section 87-1.5.3 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; further review will be conducted with any subsequent development applications

Consistency with the Comprehensive Plan

Strategy LU 1.2.4.b - Institutional-Professional:

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

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	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible
	MODR	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible
	MEDR	Presumed Compatible	Presumed Compatible	Presumed Compatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
	HDR	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible
	IP	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
	COMM	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible
	GOVT	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
	IND	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible
	OS-F	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible
	OS-C	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible	Presumed Compatible

Presumed Compatible
 Potentially Incompatible

Florida Statutes §163.3177(6)(a)

- Small-scale amendment review process
- Fla. Stat. § 163.3177(6)(a)2 contains ten criteria/types of data that should be used to develop the FLU map and any amendment
- Fla. Stat. § 163.3177(6)(a)8 describes what analysis the amendment should be based on
- Fla. Stat. § 163.3177(6)(a)9 provides nine indicators of urban sprawl and requires that at least four indicators against sprawl be met by a proposed amendment
 - Four chosen by applicant and confirmed by staff:
 - 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.*
 - ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
 - 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.*
 - vii. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

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 Future Land Use Map Amendment.

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 Future Land Use Map Amendment Petition No. 24-02CP.