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# COMPREHENSIVE PLAN AMENDMENT

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## COMPREHENSIVE PLAN COMPLIANCE REPORT

The proposed City Future Land Use (“FLU”) designation of Commercial for the Property is consistent with the City’s Comprehensive Plan. As the recent development of the Sarasota Memorial Hospital in the neighborhood has influenced a trend of increased and intensified development of the area, the Applicant’s proposed Commercial FLU for the Property would allow for uses to support and complement the current and future needs of the area.

### **Strategy LU 1.2.8 - Compatibility Between Land Uses**

Comprehensive Plan Amendments seeking to change a FLU designation require review of the adjacent properties’ existing FLU designations to evaluate compatibility between the character of development. This requirement is only established for property located in the City, and therefore does not apply to properties under County jurisdiction. Mitigating techniques may be implemented to address potential incompatibility between FLU designations, if necessary.

The Property is bordered on its north by the Sarasota Memorial Hospital site, which has an existing FLU designation of Mixed Use Corridor and zoning designation of Planned Community Development (PCD), a sub-category of Commercial use. The Comprehensive Plan’s FLU Compatibility Review Matrix does not compare Mixed-Use FLU categories with non-Mixed Use FLU categories, such as the Applicant’s proposed Commercial FLU. However, CG is an implementing zoning district under both the Mixed Use Corridor FLU (*see*, Strategy LU 1.2.9) and the Commercial FLU, which suggests that these FLU would be considered compatible as the same ultimate land uses could be implemented under either FLU category.

The Property is bordered on its south by property currently under development in the City as a large-scale multi-family project, which has the FLU designation of Moderate Density Residential (MODR) and zoning designation of RMF-3. Pursuant to the Comprehensive Plan’s FLU Compatibility Review Matrix, the MODR and Commercial FLU categories are considered “potentially incompatible.” However, this MODR development is located across Curry Lane from the Property, and the development itself is well designed and more than adequately buffered for the future residents who will be living on-site. Therefore, the Applicant does not believe the Property’s proposed FLU and development will be incompatible with this property to its south. Nonetheless, any concerns as to potential incompatibility can be addressed at the zoning and site and development plan stages of development.

Also to the Property’s south is a parcel with an existing residence on-site, which has a FLU designation of MODR and zoning designation of RMF-1. As noted above, the Comprehensive Plan’s FLU Compatibility Review Matrix, the MODR and Commercial FLU categories are considered “potentially incompatible.” However, this MODR property is also located across Curry Lane from the Property, and the existing residence on-site it located toward the southernmost end of the parcel, which positions it about as far away from the Property as possible. Similarly, the Applicant does not believe the Property’s proposed FLU and development will be incompatible with this property to its south; and moreover, concerns as to potential incompatibility may be appropriately addresses at the zoning and site and development stage.

To the Property's east is a parcel with an apparently vacant/abandoned structure, which has a FLU designation of MODR and zoning designation of RMF-1. Although MODR and Commercial FLU categories are considered to be "potentially incompatible" under the Comprehensive Plan, the Applicant believes that the proposed Commercial FLU will be compatible with this adjacent parcel. At present, no compatibility issues are found as this east-adjacent property is vacant or abandoned. Legitimate concerns over potential incompatibility may be properly addressed at the rezone and/or site and development stages.

The other parcels adjacent to the Property are located in the County and therefore do not require an evaluation of FLU categories as performed above.

The Applicant will comply with all other applicable requirements under the Comprehensive Plan, as part of the subsequent development review and approval process.