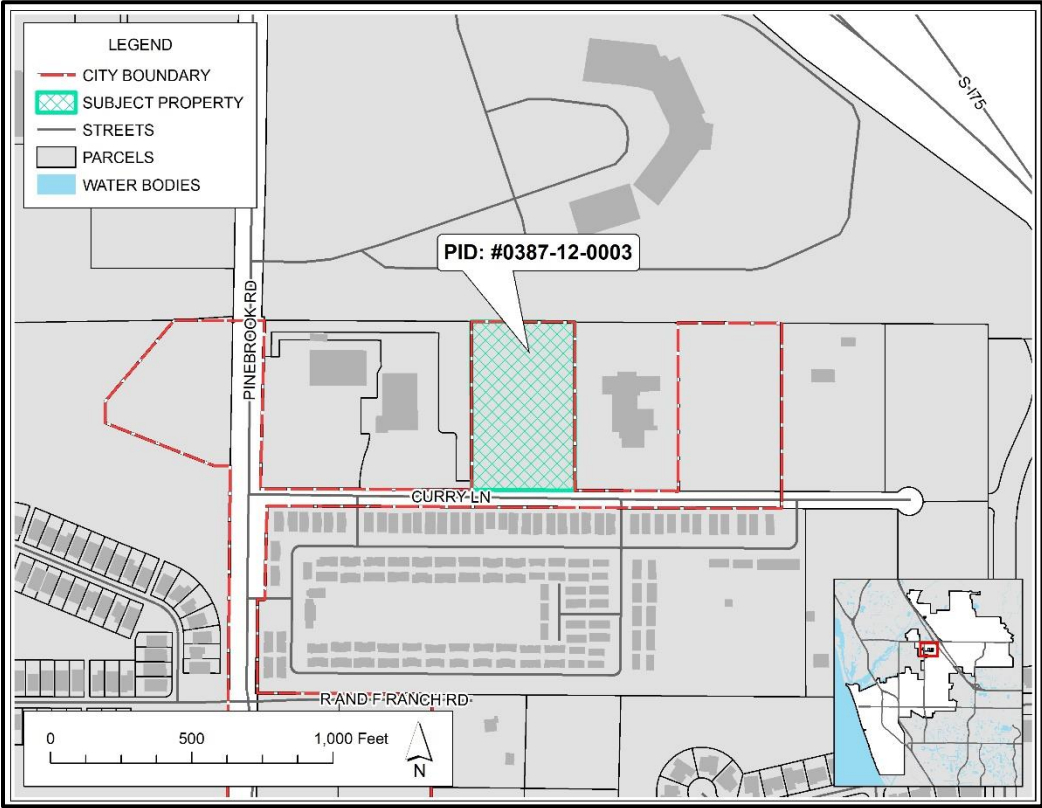


24-01AN - Flagship MOB Annexation

Staff Report



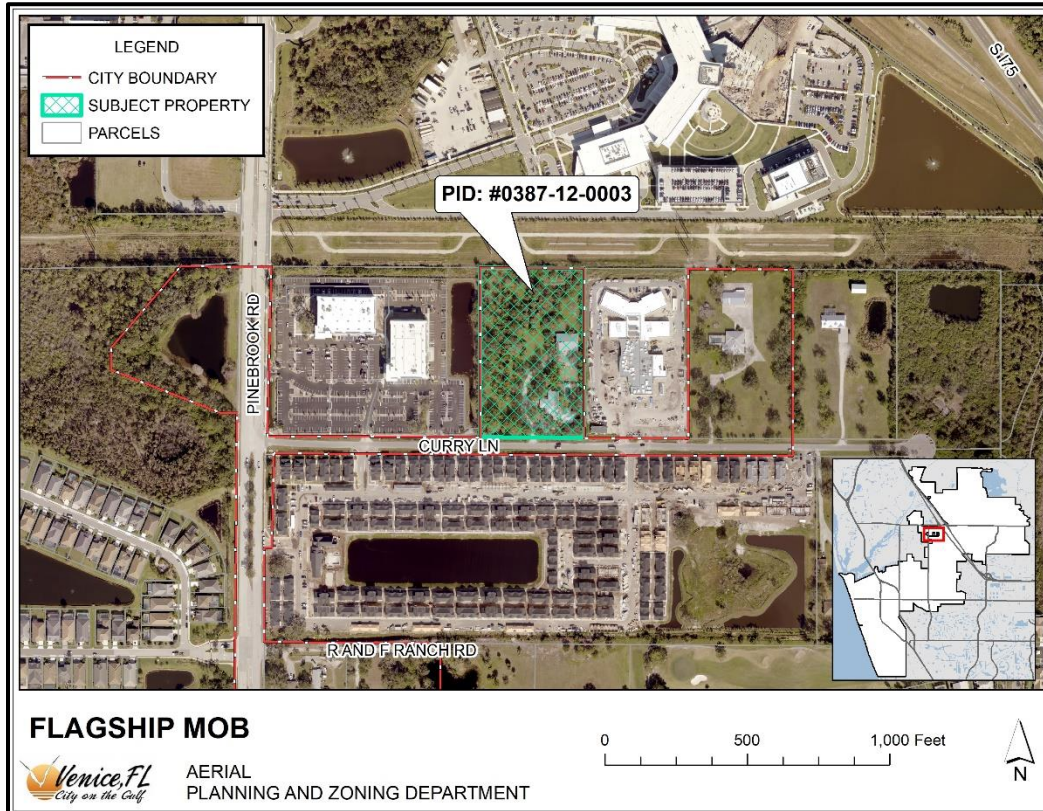
GENERAL INFORMATION

Address:	2695 Curry Lane
Request:	Annexation of 5.0 ± acres into the City’s jurisdiction
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:	24-02CP, 24-03RZ

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal seeks to annex approximately 5 acres located within JPA area 6 for development of medical office buildings. Associated Future Land Use Map Amendment Petition 24-01CP and Zoning Map Amendment Petition 24-02RZ have been filed concurrently with the subject annexation petition.

Aerial Map



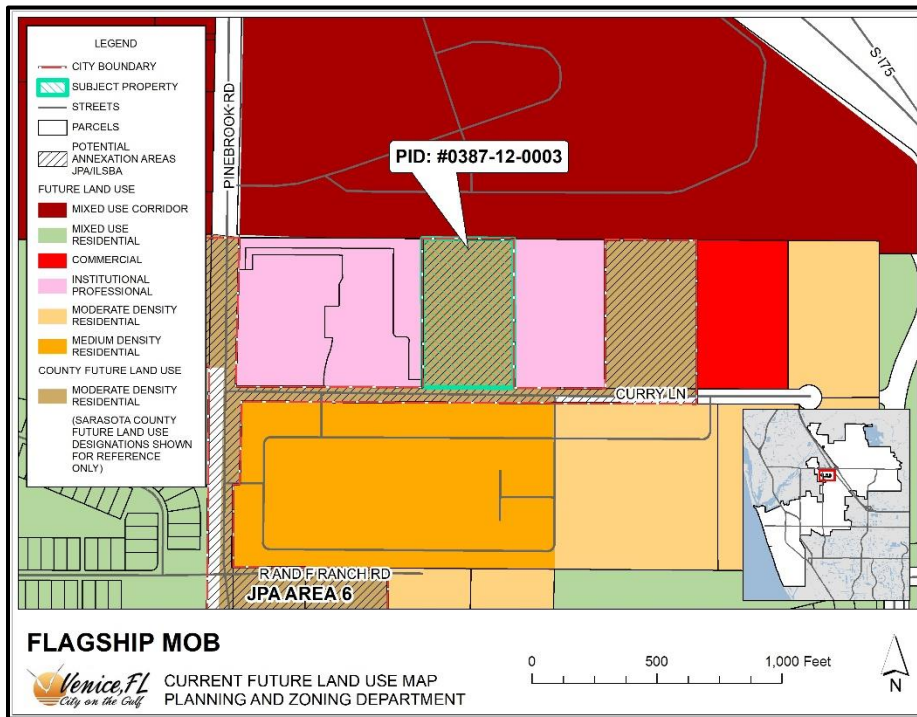
Site Photograph



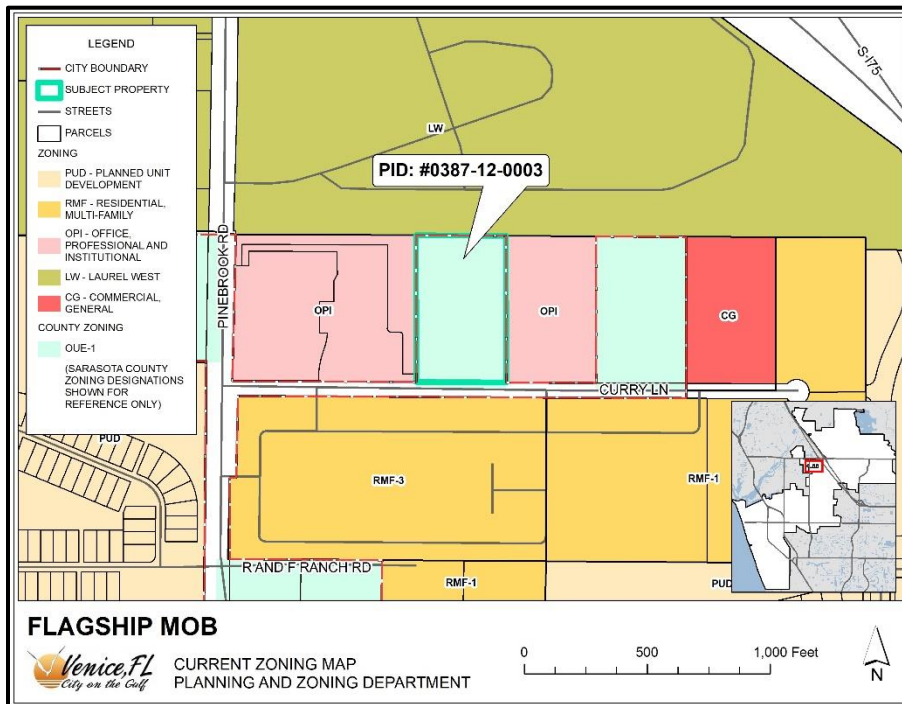
Zoning and Future Land Use

The subject property currently has a Sarasota County Future Land Use designation of Moderate Density Residential and a Sarasota County zoning designation of Open Use Estate 1. The Subject Property is located within Area 6 of the JPA/ILSBA.

Existing Future Land Use Map



Existing Zoning Map



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. NOTIFICATION OF POTENTIAL ANNEXATION TO SARASOTA COUNTY

The JPA/ILSBA provides that the City will not annex any lands other than those designated as Potential Annexation Areas identified in the agreement and that these areas consist of land likely to be developed for urban purposes.

The subject property lies within Area 6 of the JPA/ILSBA, and provision of water and sewer service by the City is indicated for this area. The JPA/ILSBA indicates that the “County will not challenge, administratively, judicially, or otherwise, any annexations by the City that annex lands within the Potential Annexation Areas unless the annexed property is not contiguous, as defined in Chapter 171, Florida Statutes, to a City boundary, not compact, or cannot be adequately and reasonably served by police and fire services, or is inconsistent with this Agreement.”

The County has been notified of this and the related petitions and has indicated that there are no comments to address.

III. PLANNING ANALYSIS

This section of the report provides planning analysis on consistency with Chapters 163 and 171 Florida Statutes, consistency with the City’s Comprehensive Plan, and compliance with the land development code.

Consistency with Chapters 163 and 171 Florida Statutes and the City’s Comprehensive Plan

Chapters 163 and 171 Florida Statutes

The applicant has submitted a petition for annexation of the subject property from the jurisdiction of Sarasota County into the jurisdiction of the City of Venice. The property is eligible for annexation into the City due to its inclusion in the JPA/ILSBA. Chapters 163 and 171 of the Florida Statutes provide for the adoption of joint planning agreements and interlocal service boundaries.

The City and County executed the JPA/ILSBA originally in 2008 and have agreed to amendments of the document multiple times, with the most recent amendment in 2021. The agreement was executed in order to identify lands that are logical candidates for future annexations, to determine the appropriate land uses and infrastructure needs and provider for such lands, to ensure protection of natural resources, and to agree on certain procedures for the timely review and processing of development proposals within those areas. Consistent with the identified statutes, the JPA/ILSBA provides the procedure for coordination of the annexation of land into the City.

Consistency with the Comprehensive Plan

The Comprehensive Plan includes the JPA/ILSBA; therefore, the majority of the analysis for Comprehensive Plan consistency is related to this agreement. As indicated above, the subject petition has been processed consistent with the procedures identified in the JPA/ILSBA including notification of the potential annexation to Sarasota County. The applicant is proposing medical office uses for the subject property, which will be limited to an intensity of 0.5 FAR

based on its inclusion in JPA/ILSBA Area 6. Approval of the annexation does not extend to any proposed uses. Uses will be determined based on the associated future land use and zoning map amendment petitions.

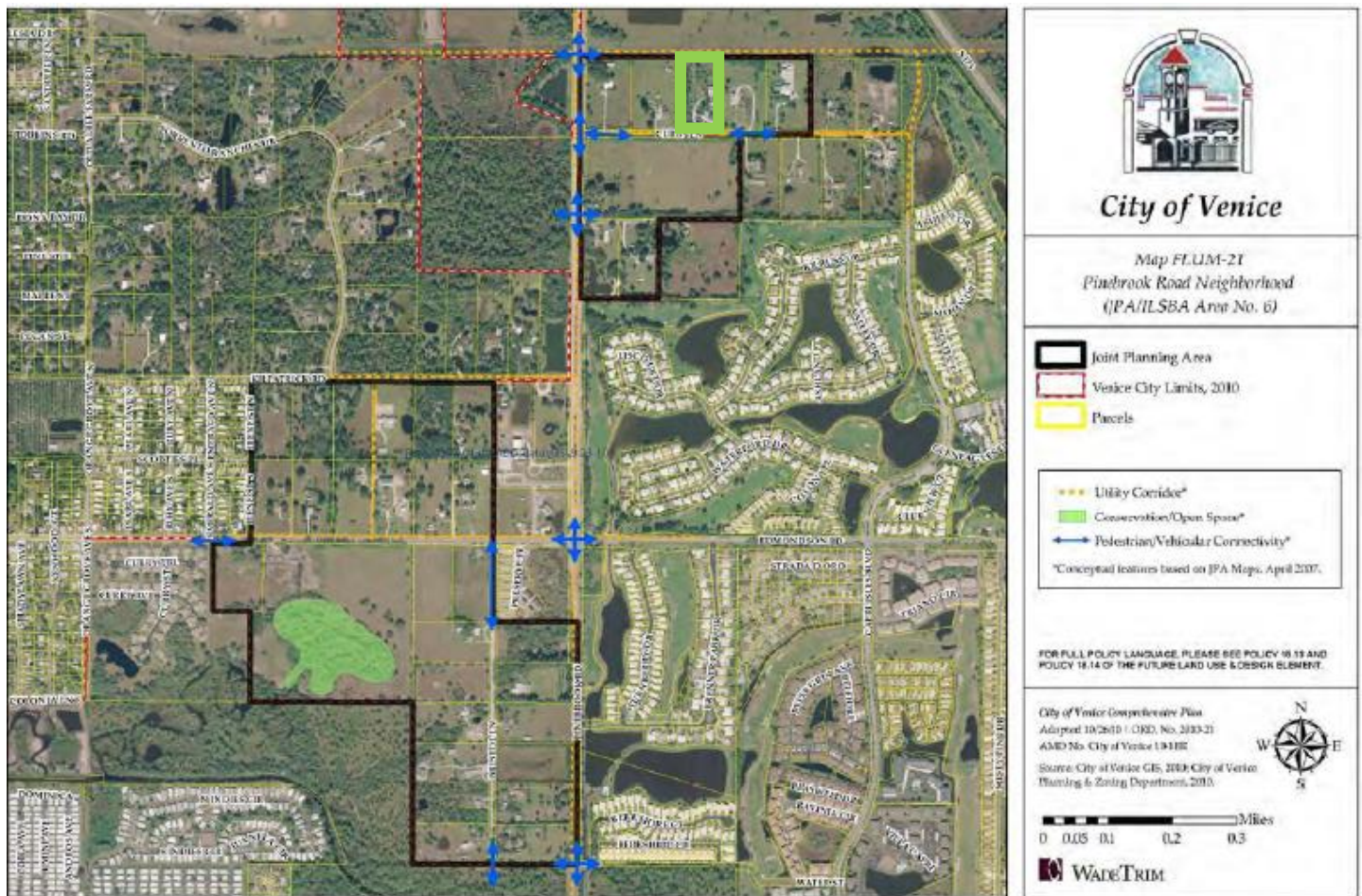
The JPA/ILSBA indicates that the City may annex lands as long as the land is contiguous to the municipal boundaries of the City, as defined in Chapter 171, Florida Statutes. The area to be annexed should also be compact.

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The subject property is contiguous to the City boundary along the entirety of its southern and western borders.

“Compactness” means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.

The subject property is reasonably compact and rectangular-shaped.

JPA/ILSBA Area No. 6 Map (subject property highlighted in green)



Following is the full text provided in the JPA/ILSBA for Area 6 (as amended on August 26, 2020):

Area 6 – Pinebrook Road Neighborhood: The land use ~~adopted in the Venice Comprehensive Plan~~ for this Area is a maximum of 3 units per acre for all properties West of Pinebrook Road and 13 units per acre for all properties East of Pinebrook Road, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except Institutional-Professional uses are permitted for all properties East of Pinebrook Road. The square footage of any such Institutional-Professional uses shall not exceed a FAR of 0.5. Development shall be served by City water and sewer. The Party having jurisdiction over the development application shall require dedication of right of way for the future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.

The future land use (FLU) at this time is a Sarasota County designation. The existing single family use on the property is addressed by the pre-annexation agreement and would become nonconforming; however, the proposed development for the property would be a conforming use. Further analysis of Comprehensive Plan consistency will be included in subsequent petitions.

Summary Staff Comment: *This is an annexation petition and does not propose development or a change in future land use. Subsequent petitions will be reviewed regarding development and consistency with the Plan.*

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to help Planning Commission determine consistency with the Chapters 163 and 171 of the Florida Statutes, the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County.

B. Compliance with the Land Development Code (LDC)

The City's LDC in Code Section 87-1.4.2 provides instruction regarding annexation of land, indicating that in order to approve a petition for annexation, the Planning Commission and City Council must find that an application for annexation demonstrates:

1. Consistency with state statute regarding annexation;
2. Contiguousness and compactness of the property;
3. That the annexation does not create an enclave;
4. That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
5. That the property has access to a public right-of-way; and
6. That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

Note: the pre-annexation agreement for this property was executed on March 26, 2024.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code requirements.

IV. CONCLUSION

Planning Commission Report and Action

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 Annexation Petition No. 24-01AN.