
ZONING MAP AMENDMENT PETITION NO. 20-06RZ

250I & 260I CURRY LANE

OWNER: MARILYN JOHNSON & BRIAN MCMURPHY

AGENT: JEFFERY BOONE, ESQ.

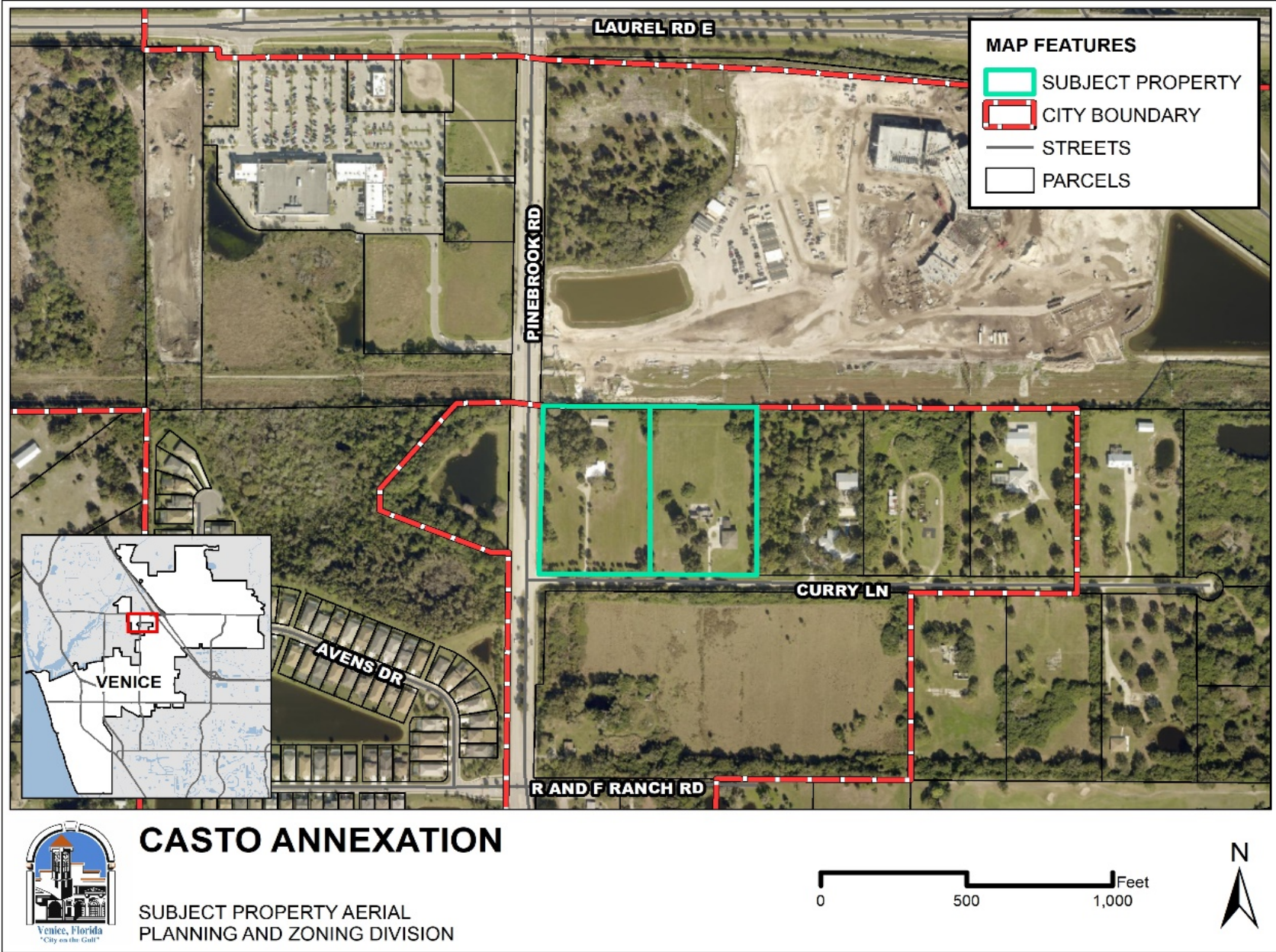
APPLICANT: CASTO SOUTHEAST REALTY, LLC



SUMMARY OF GENERAL INFORMATION

GENERAL INFORMATION

Address:	2501 & 2601 Curry Lane
Request:	Zoning map amendment to change the existing Sarasota County Open Use Estate zoning designation of the property to City of Venice Office, Institutional and Professional (OPI).
Owner:	Marilyn Johnson & Brian McMurphy
Applicant:	Casto Southeast Realty, LLC
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel IDs:	0387-12-0001 & 0387-12-0002
Property Size:	10.1 ± acres
Future Land Use:	Sarasota County MODR
Neighborhood:	Pinebrook Neighborhood
Existing Zoning:	Sarasota County Open Use Estate I (OUE-I)

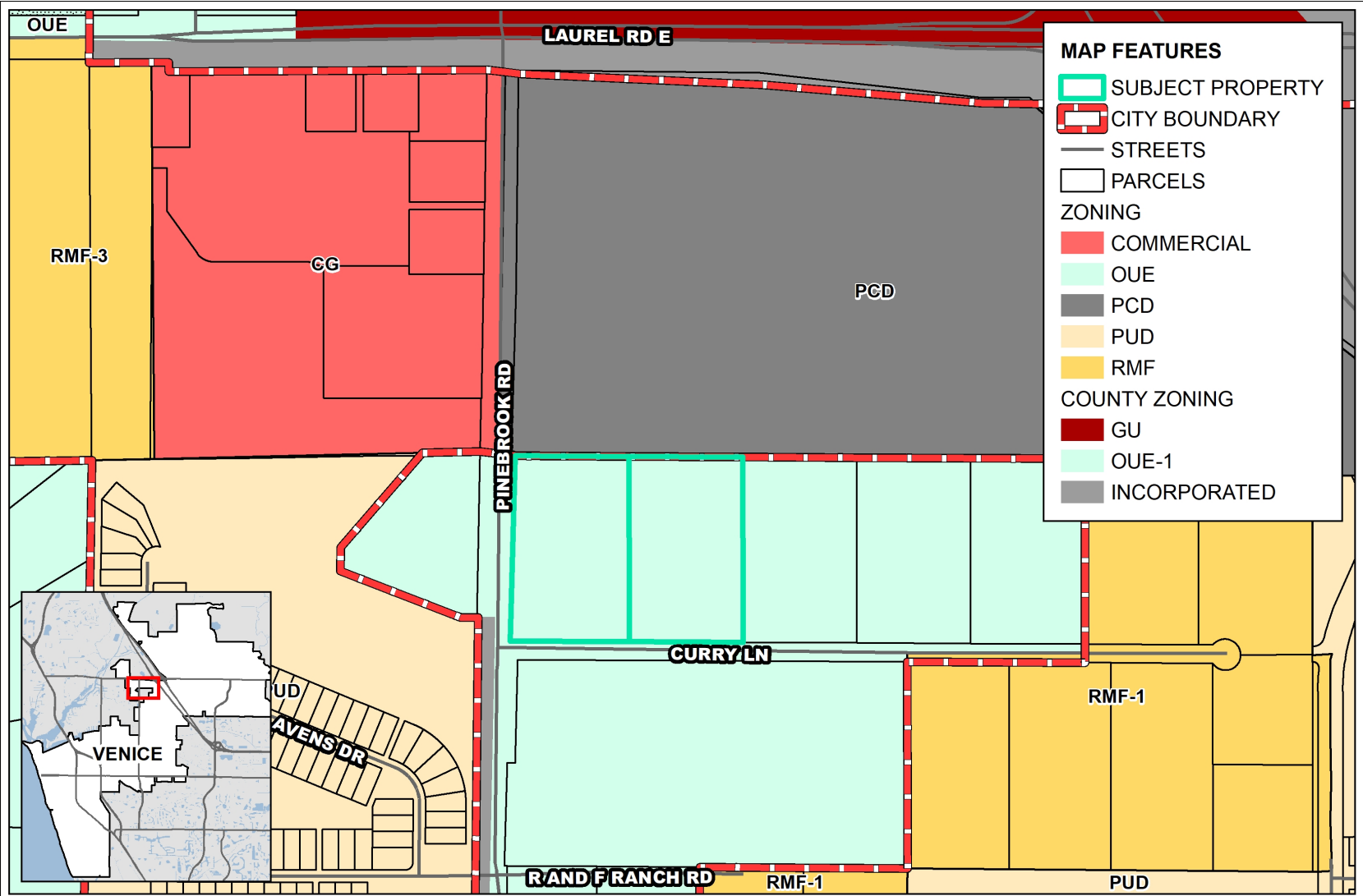


AERIAL PHOTOGRAPH



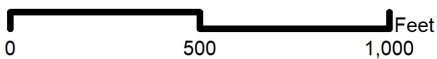
SITE PHOTOGRAPHS

ZONING MAP

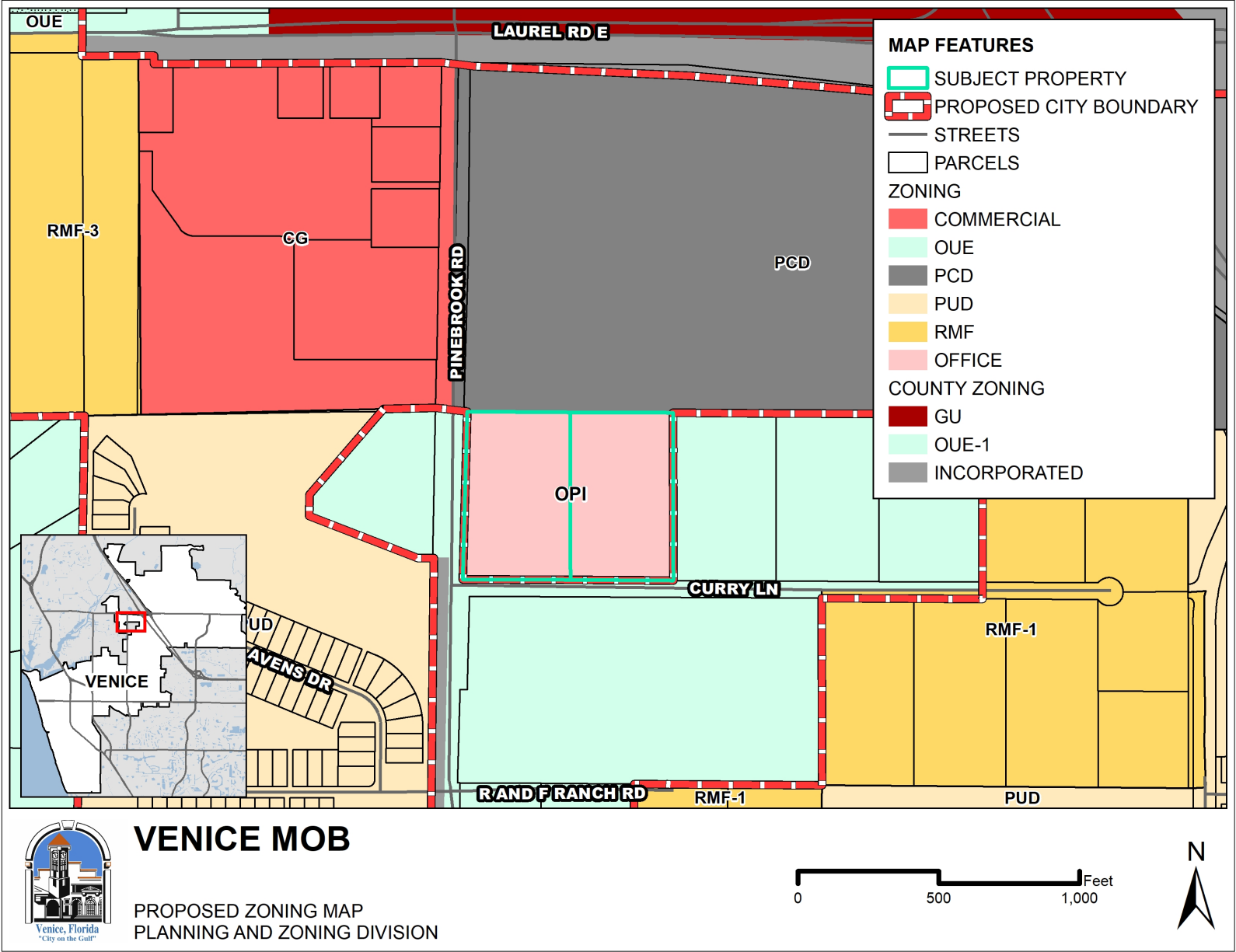


VENICE M.O.B.

ZONING MAP
PLANNING AND ZONING DIVISION



PROPOSED ZONING MAP



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Medical (Sarasota Memorial Hospital – Under Construction)	Planned Commercial Development	Mixed Use Corridor
West	Drainage reservoir	Sarasota County OUE-I	Sarasota County Moderate Density Residential
South	Agricultural	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)
East	Residential	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)

SUMMARY OF SURROUNDING LAND USES



PLANNING ANALYSIS

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE, MOBILITY & CONCURRENCY



COMPREHENSIVE PLAN CONSISTENCY

- Policy 8.2 – Land Use Compatibility Review Procedures
- Applicant responses:
 - A-D: compatible or not applicable
 - E-H: not applicable; no threat or potential incompatibility
 - I-N: no potential incompatibilities
- Summary staff comment:
 - Mitigating factors are difficult to evaluate until the time of site and development plan review, at which point these criteria will be more specifically addressed.

LAND DEVELOPMENT CODE CONSISTENCY

- Sec. 86-47(f) – See applicant responses and staff comments in report:
 - Rezoning is a requirement of annexation
 - OPI is an implementing district of the Institutional Professional future land use
 - Proposed zoning may serve as transition between existing uses
 - This zoning may encourage nonresidential use
 - The subject property is well-suited to the proposed zoning district
 - Environmental information will be required through site development

LAND DEVELOPMENT CODE CONSISTENCY

	Existing Zoning – OUE	Proposed Zoning – OPI
Density	0.2 du/acre	9 du/acre*
Intensity	N/A	0.5 FAR
Dwelling Units	2	90*
Height	35 feet	35 feet**
Principal Uses	Residential, agriculture, borrow pits, family daycare, parks, utilities, crematoriums***	Professional and business offices, hospitals, medical and dental clinics and laboratories, townhouses, libraries, art studios, funeral homes, private clubs, animal hospitals, financial institutions***

*Proposed Institutional Professional FLU designation will not allow for residential uses

**Conditional Use available for additional height

***Not an exhaustive list of district uses

CONCLUSIONS/FINDINGS OF FACT

■ **Comprehensive Plan Consistency**

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 Compliance**

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.

CONCLUSIONS/FINDINGS OF FACT

■ **Concurrency**

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**

A preliminary review of transportation mobility has been performed and no issues have been identified. Further development of the site will require review of any specific transportation impacts, and mobility fees will be required with any Certificate of Occupancy requested.

PLANNING COMMISSION 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 on Zoning Amendment Petition No. 20-06RZ.