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# COMPREHENSIVE PLAN AMENDMENT

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## COMPREHENSIVE PLAN COMPLIANCE REPORT

Together with the Applicant's Petition for Annexation of the Property and Zoning Map Amendment application for the Office, Professional and Institutional ("OPI") zoning designation, the proposed City Future Land Use ("FLU") designation of Institutional Professional ("IP") is consistent with the City's Comprehensive Plan.

The Property is identified in the JPA/ISLBA as a Potential Annexation Area located within Area No. 6/the Pinebrook Neighborhood. The City's Comprehensive Plan incorporates the JPA/ILSBA and uses the term "JPA/ILSBA Planning Areas" to describe these lands collectively.

The City may annex JPA/ILSBA Planning Area properties upon receipt of the property owner's petition for annexation. Annexation of these properties is performed in accordance with the JPA/ILSBA terms, whereby a Comprehensive Plan Amendment is required following annexation to provide the property with a City Future Land Use designation.

As mentioned above, the Applicant has petitioned for the Property to be annexed and is proposing an OPI zoning designation through its concurrent Zoning Map Amendment application. City OPI zoning is an implementing zoning district for the IP FLU designation. Therefore, the Applicant's proposed Comprehensive Plan Amendment, Zoning Map Amendment, and Petition for Annexation would bring the Property into compliance with Comprehensive Plan requirements.

Amendments proposing to change property's FLU designation require review in relation to adjacent properties' existing FLU designations to evaluate compatibility between use categories. Mitigating techniques may be implemented to establish compatibility between potentially incompatible uses. The Property is bordered on its west, east, and south by County OUE parcels within future land use JPA/ISLBA Area No. 6. Also to the Property's south is a County OUE parcel that has petitioned the City of Venice for annexation and development for a FLU designation of Medium Density Residential (MEDR) and zoning designation of RMF-3 use. Pursuant to the City's Comprehensive Plan, compatibility is presumed for adjacent properties with MEDR FLU designations. To the north of the Property is the SMH 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 City's comprehensive plan considers Institutional Professional and Commercial uses to be compatible. Therefore, the Property's FLU designation will provide compatibility with adjacent properties.

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