
ZONING MAP AMENDMENT

PROJECT NARRATIVE

Laurel Road Assemblage

The subject property consists of five (5) parcels with the addresses of 1651 Laurel Road E. (“Parcel 1”), 1881 Laurel Road E. (“Parcel 2”), 1101 Twin Laurel Blvd. (“Parcel 3”), 1099 Twin Laurel Blvd. (“Parcel 4”), and 2399 Laurel Road E. (“Parcel 5”), all located in Nokomis, Sarasota County, Florida 34275 (collectively referred to as the “Property”). The Property totals 22.97 (+/-) acres.

The Applicant has submitted concurrent Annexation and Comprehensive Plan Amendment (“CPA”) applications with this Zoning Map Amendment (“ZMA”) application. The Applicant is proposing a FLU designation of Mixed-Use Corridor for the Property per its CPA application and zoning designation of Commercial General (CG) through this ZMA application.

The Property is located within the JPA/ILSBA Laurel Road Mixed Use (Area No. 5). The proposed FLU designation of MUC is consistent with the JPA/ILSBA terms. The CG zoning designation is an implementing zoning district for the MUC FLU designation; consequently, this zoning designation proposal is consistent with the Comprehensive Plan.

The Applicant anticipates developing the Property, together with the interlinking 60 (+/-) acre parcel, for a mixture of potential office/professional and institutional, commercial, and/or residential uses that would support and complement the area.

The proposed Zoning Map Amendment for the Property satisfies Policy 8.2 of the City’s Comprehensive Plan, as detailed below with the Applicant’s responses provided in **blue bold text**:

Policy 8.2 Land Use Compatibility Review Procedures.

Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.

The CG zoning designation sought through this proposed zoning map amendment permits a land use density and intensity that is compatible with the existing neighborhood. Moreover, the MUC FLU designation and JPA neighborhood further regulate the land use density and intensity in a way that facilitates compatibility.

B. Building heights and setbacks.

The building heights and setbacks permitted via CG zoning designation are of a scale that is compatible with the existing neighborhood.

C. Character or type of use proposed.

The character or type of use permitted under the proposed CG zoning designation are of a scale that is compatible with the existing neighborhood.

- D. Site and architectural mitigation design techniques.
N/A.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The uses permitted under the proposed CG zoning designation, if implemented on the property at the time of development, would not create incompatibility with existing single-family neighborhood and thereby intrude upon such neighborhoods.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The proposed CG zoning designation for the Property would not allow the location of commercial or industrial uses in areas where such uses would be incompatible with the existing uses in the area.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
N/A.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The densities and intensities permitted under the proposed CG zoning designation are compatible with the densities and intensities of existing uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
K. Locating road access to minimize adverse impacts.
L. Adjusting building setbacks to transition between different uses.
M. Applying step-down or tiered building heights to transition between different uses.
N. Lowering density or intensity of land uses to transition between different uses.

In response to items I.-N.: The considerations set forth in items I.-N. are not all materially applicable to the zoning map amendment stage; however, the proposed zoning map amendment complies with the JPA/ILSBA and Comprehensive Plan, and therefore development of the Property will proceed in a manner that ensures compatibility with the existing neighborhood. All such considerations will be further evaluated and appropriately addressed at the time of development plan proposal.