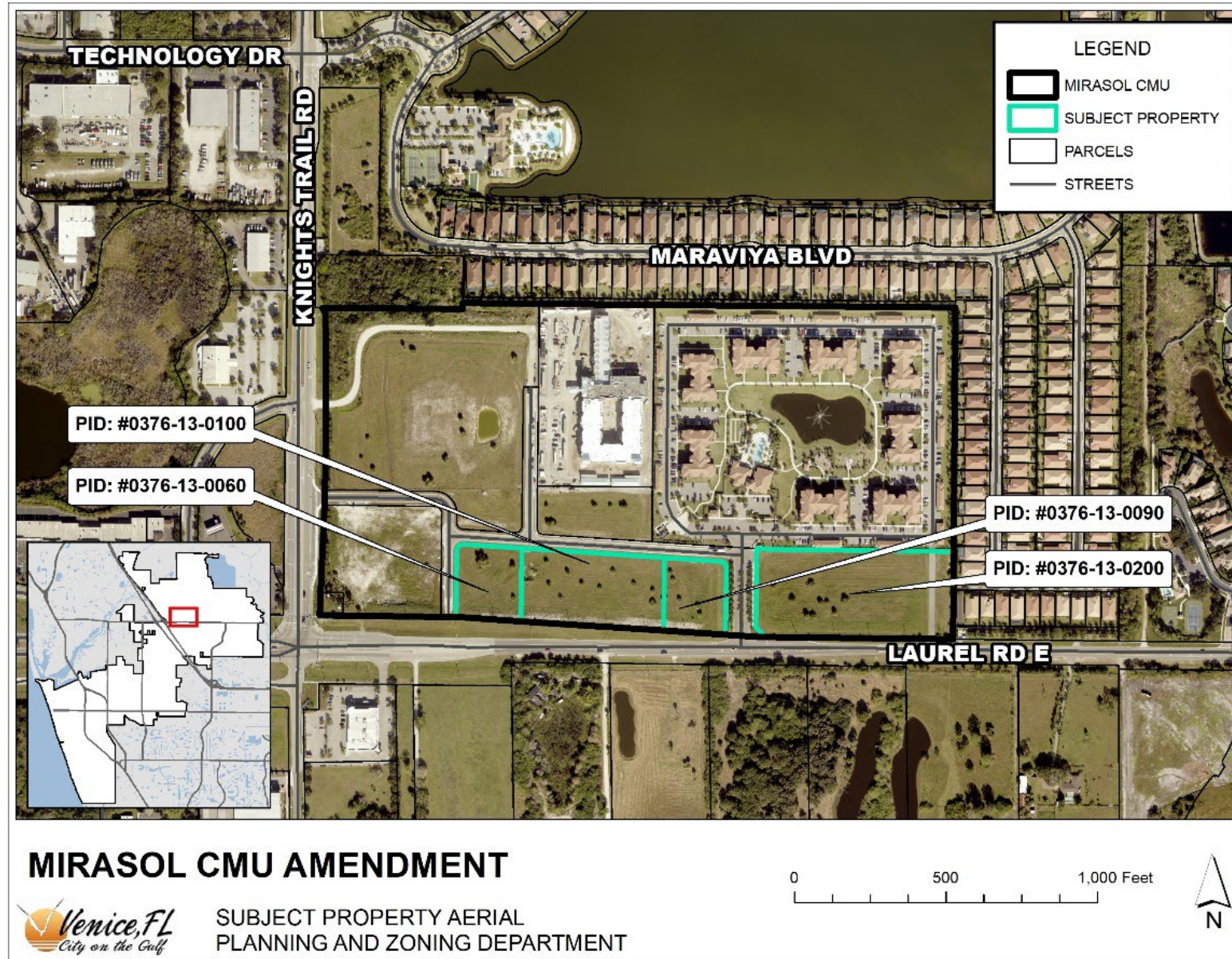


# PORTOFINO CMU (MIRASOL)

## Preliminary Plat Amendment

Petition No. 22-41PP

# Aerial Photograph



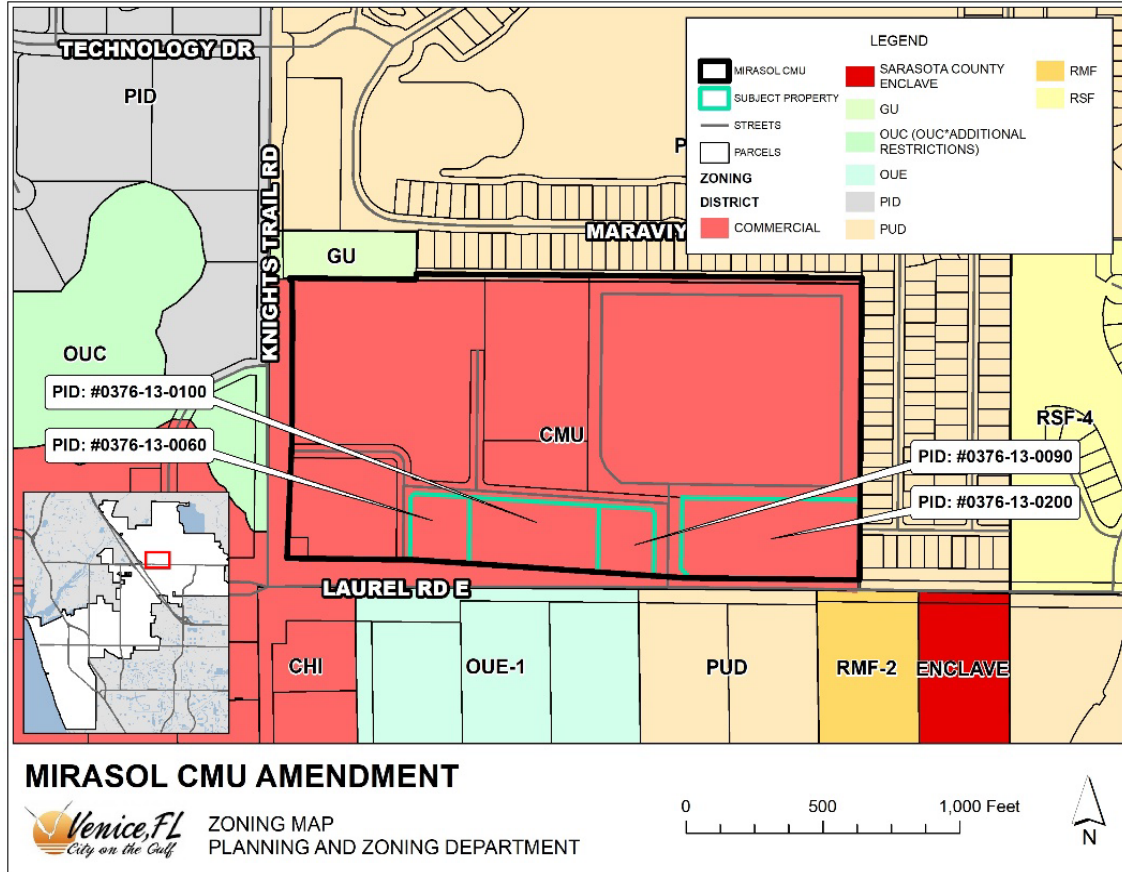
# Project Information

<b>Address:</b>	Northeast quadrant intersection of Laurel Rd. and Knights Trail Rd.
<b>Request:</b>	An amendment to the Portofino CMU (Mirasol)
<b>Applicant:</b>	Laurel Road Development, LLC
<b>Agent:</b>	Bobbi Claybrooke, P.E., AM Engineering, LLC
<b>Parcel ID:</b>	0376130060, 0376130100, 0376130090, 0376130200
<b>Parcel Size:</b>	9.22± acres (50.7± overall development)
<b>Future Land Use:</b>	Mixed Use Corridor (MUC)
<b>Zoning:</b>	Commercial Mixed Use (CMU)
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Neighborhood
<b>Application Date:</b>	July 8, 2022 ( <i>due to date received, this was reviewed under previous Code</i> )

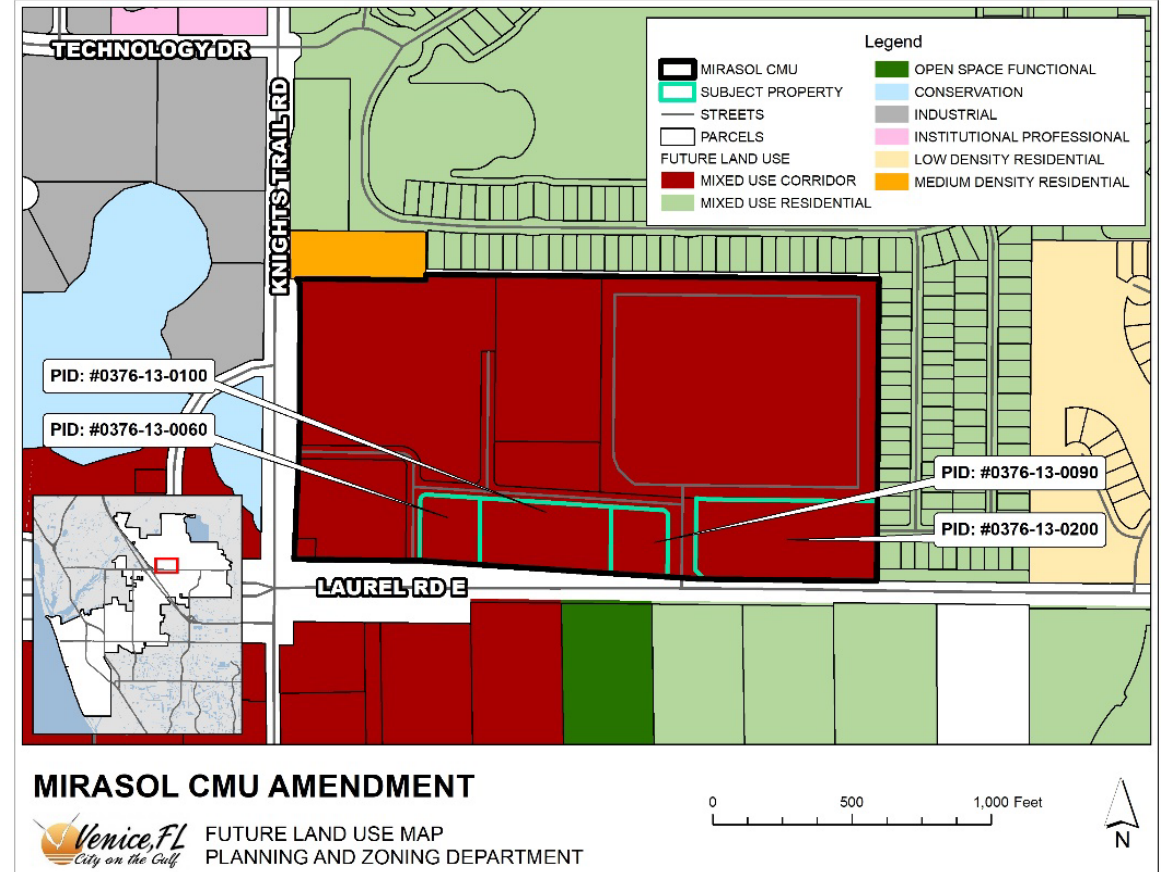
# Site Photos



# Zoning Map and Future Land Use Map



Commercial Mixed Use (CMU)

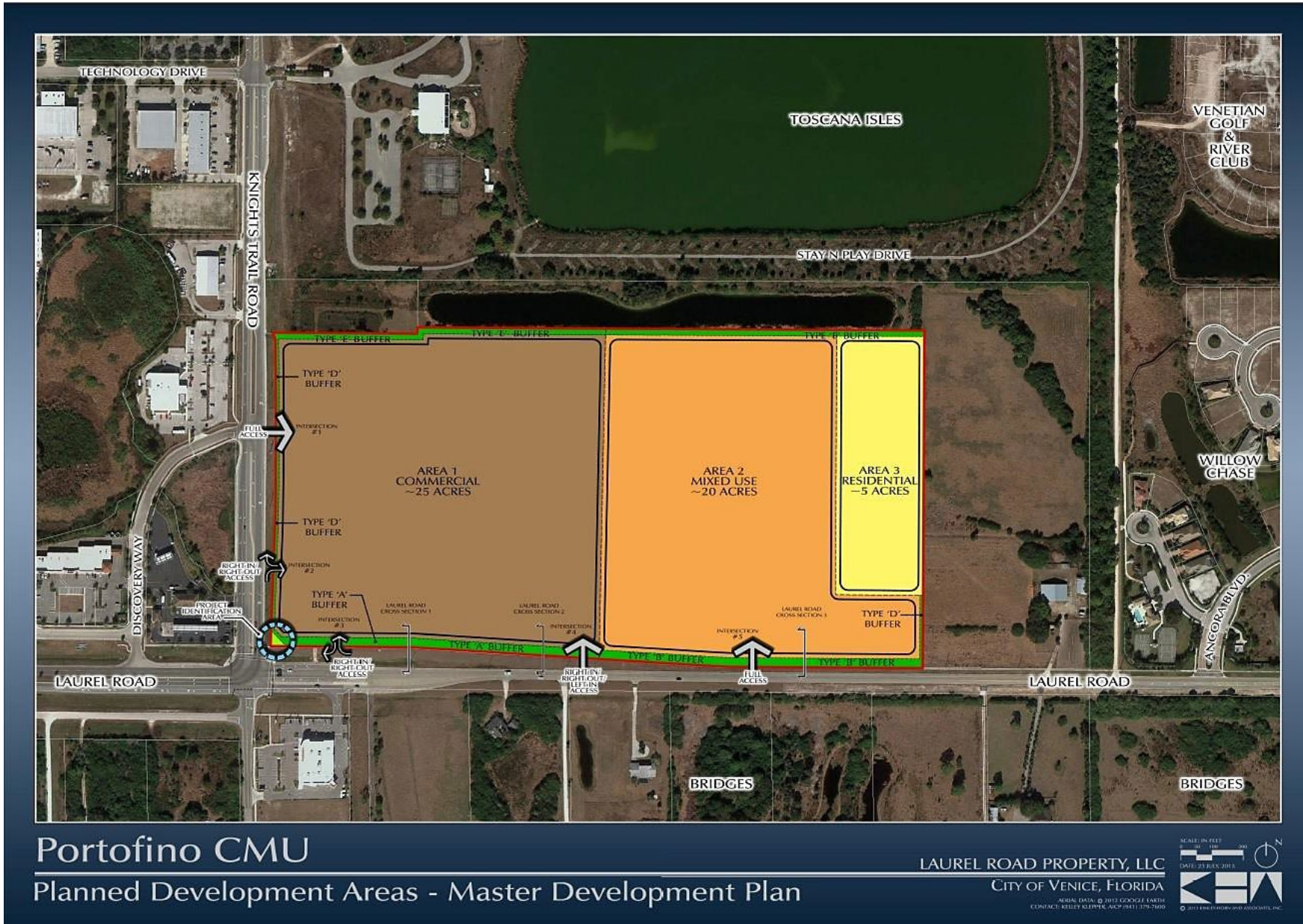


Mixed Use Corridor (MUC)

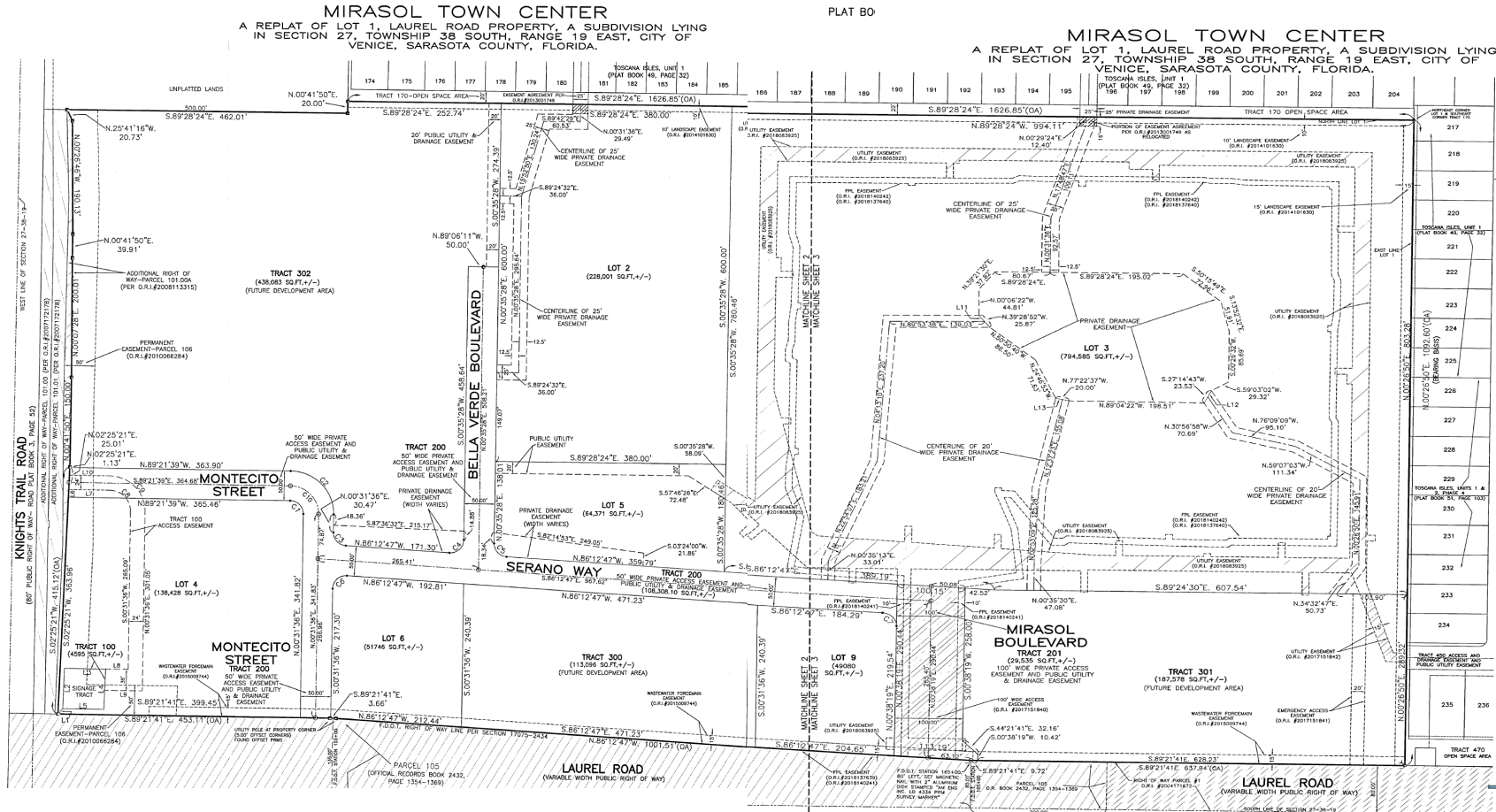
# Surrounding Area

Direction	Existing Land Uses	Current Zoning Districts	Existing Future Land Use Map Designations
North	Residential (Toscana Isles), vacant land (Habitat for Humanity)	Government Use (GU), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Medium Density Residential
South	Residential, agricultural, retail	Commercial Highway Interchange (CHI), Residential Multi-family (RMF-2), PUD, Sarasota County Open Use Estate (OUE-1)	MUR, Mixed Use Corridor (MUC), Open Space Functional
East	Residential (Toscana Isles)	PUD	MUR
West	Marshland, service club, convenience store with gas	Commercial Intensive (CI), Planned Industrial Development (PID), Sarasota County Open Use Conservation (OUC)	MUC, Conservation, Industrial

# Master Development Plan Areas

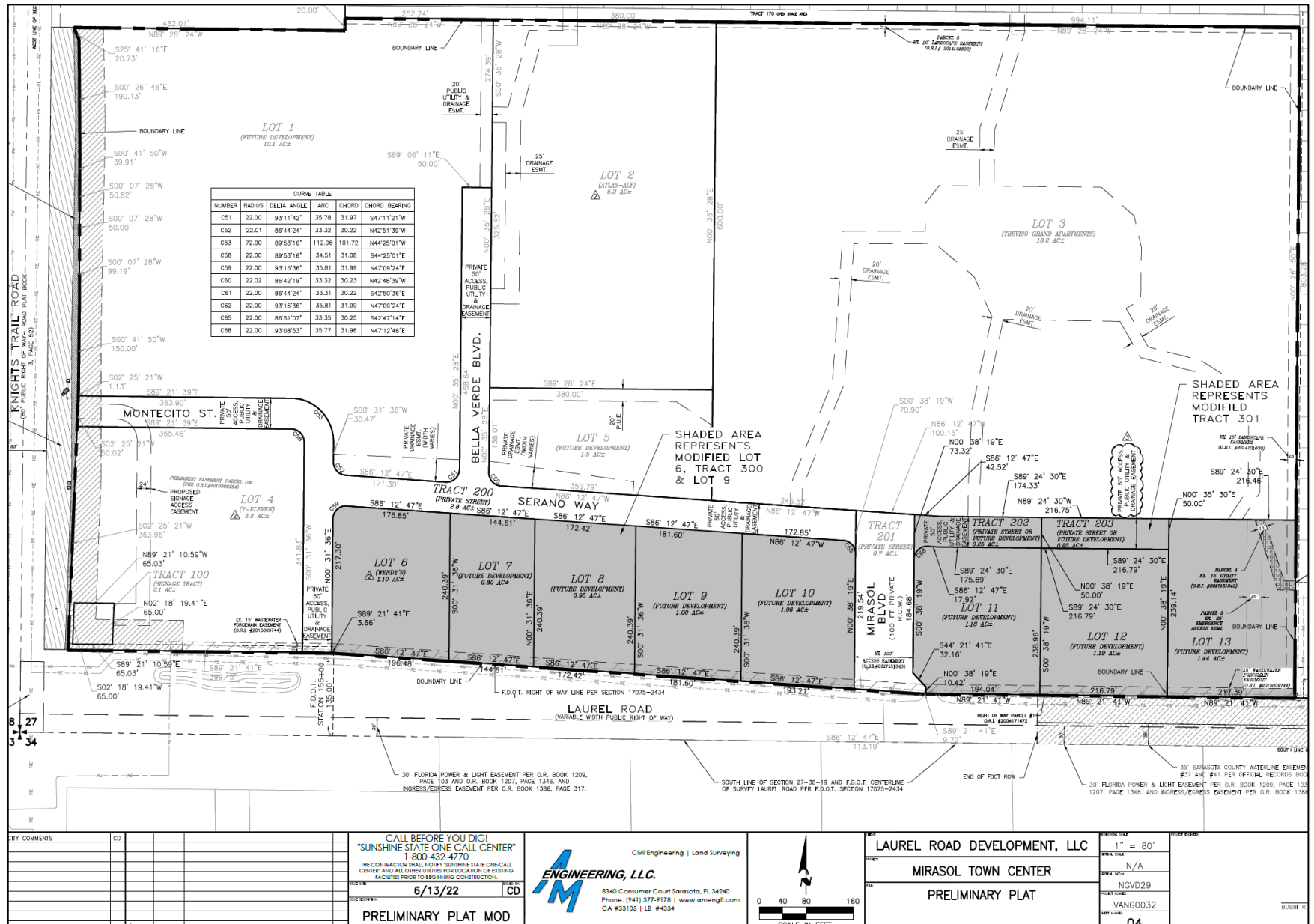


# Existing Recorded Plat





# Proposed Preliminary Plat Amendment



# Planning Analysis

Consistency with the City's Comprehensive Plan, Land Development Regulations and the Portofino CMU master plan was confirmed during review of the initial preliminary plat. No changes are being proposed that result in any inconsistencies with the regulatory standards provided in these documents. Regarding concurrency and mobility, after review by the applicable agencies, it has been determined that the applicant is within their originally approved concurrency and required level of service is being maintained for all facilities.

# Conclusion

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 to take action on Preliminary Plat Amendment Petition No. 22-41PP.