

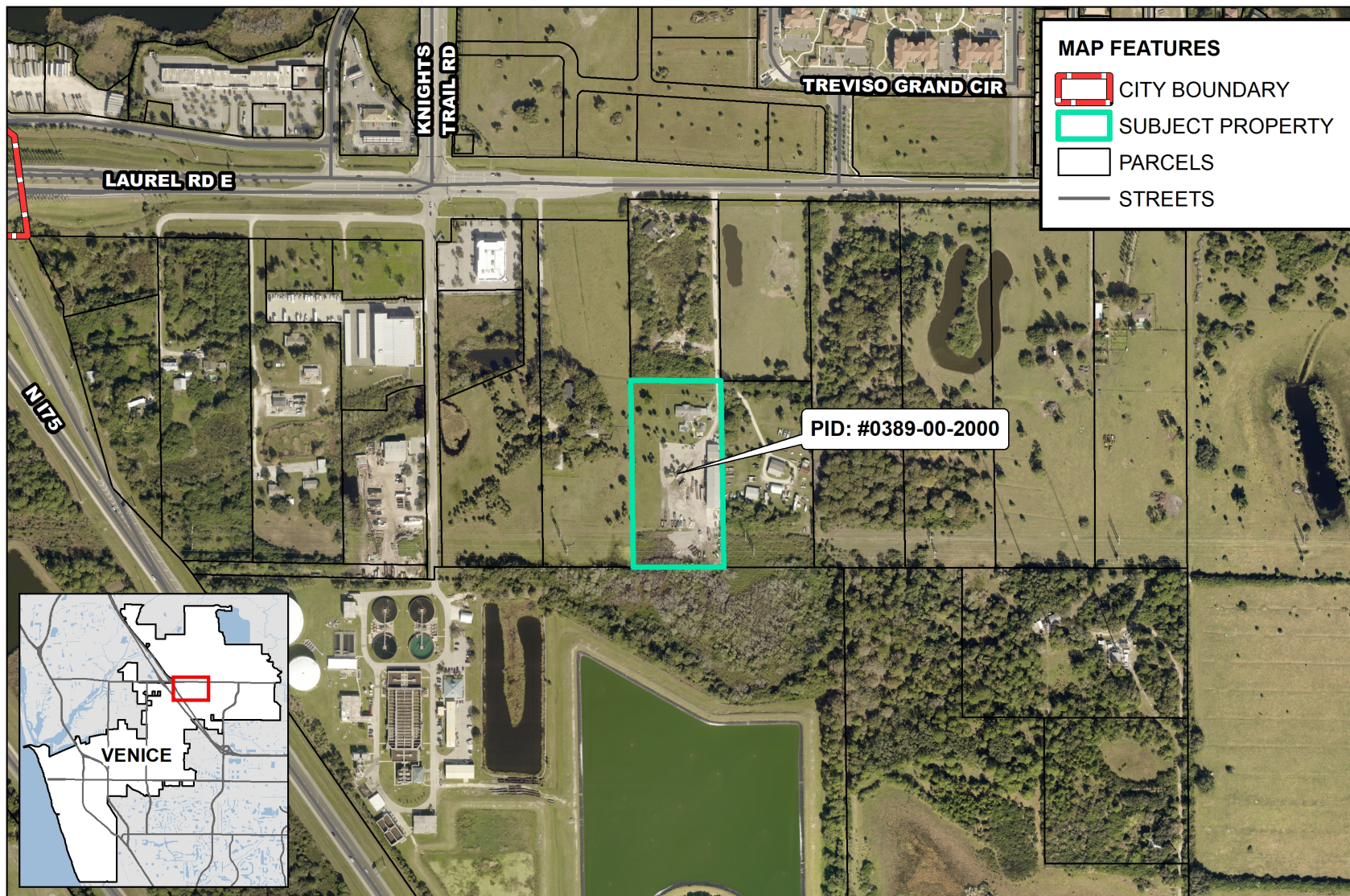
FARO PROPERTY

21-32CP

Owner: Thomas & Beatrice Faro

Agent: Jackson Boone, Esq.

General Information	
Address:	3530 Laurel Road East
Request:	To amend the text of the Comprehensive Plan to allow properties with industrial uses existing prior to 2017 in the East Venice Avenue Neighborhood with a Mixed Use Corridor designation to rezone said properties to Industrial, Light and Warehousing.
Owner:	Thomas and Beatrice Faro
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0389002000
Property Size:	5 ± acres
Future Land Use:	Mixed Use Corridor
Existing Zoning:	Sarasota County Open Use Estate (OUE)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	July 22, 2021



FARO PROPERTY

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Background & Project Description

- The property owner operates an industrial business offering welding, fabricating, and maintenance
 - In operation since before the property was annexed into the city in 2006
- The property was not assigned a City zoning district upon annexation
 - Owner wishes to rezone to City Industrial, Light and Warehousing (ILW); currently inconsistent with the Mixed Use Corridor (MUC) future land use designation
 - One existing property with MUC designation + ILW zoning
 - Another industrial property in the Laurel Road MUC zoned Planned Industrial Development (PID)

Strategy LU 1.2.9.c - Corridor (MUC)

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
2. Supports mixed use (horizontal and vertical).
3. Moderate to Medium Density Residential uses are permitted; low density/single family uses are not permitted.
4. Non-Residential uses are limited to Commercial and Institutional-Professional.
5. Industrial Uses are not permitted except as noted below.
6. Designation Total Development (Min/Max Percentages) as follows:
 - a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
 - b) Residential: See Specific Neighborhood for Min/Max Percentages
7. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property
 - b) Residential Density: 5.1 - 13.0
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used.
9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation.
10. Within the Laurel Road Corridor existing ILW Zoned properties shall be permitted to remain as "grandfathered".

Proposed Change:

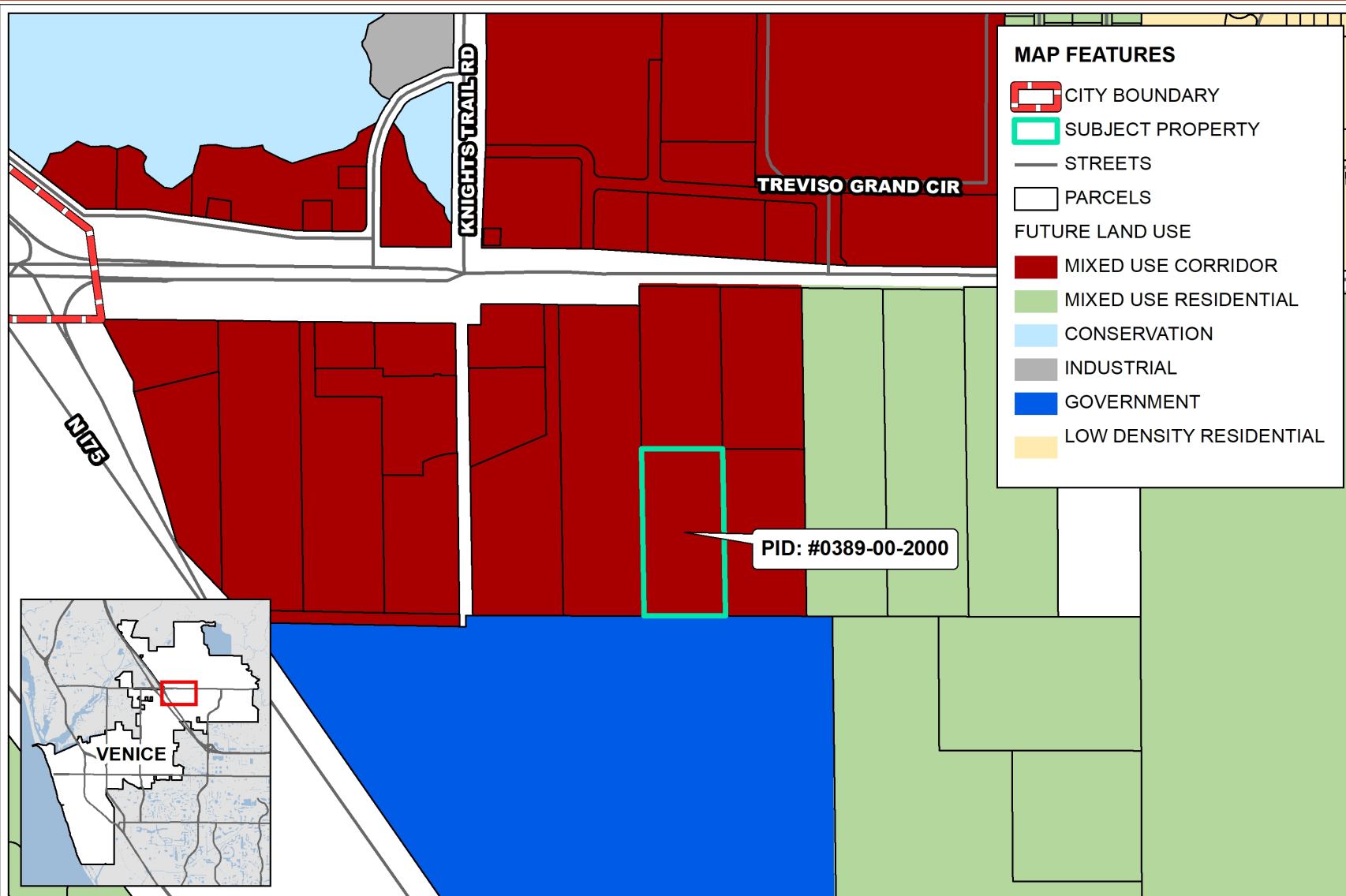
Strategy LU 1.2.9.c - Corridor (MUC)

10. Within the Laurel Road Corridor existing ILW Zoned properties shall be permitted to remain as "grandfathered" ~~-,~~ and properties with existing industrial uses at the time of adoption of the 2017 Comprehensive Plan shall be permitted to be rezoned to the ILW zoning district.

EXISTING CONDITIONS

Site Photos, Future Land Use and Zoning, Surrounding Land Uses



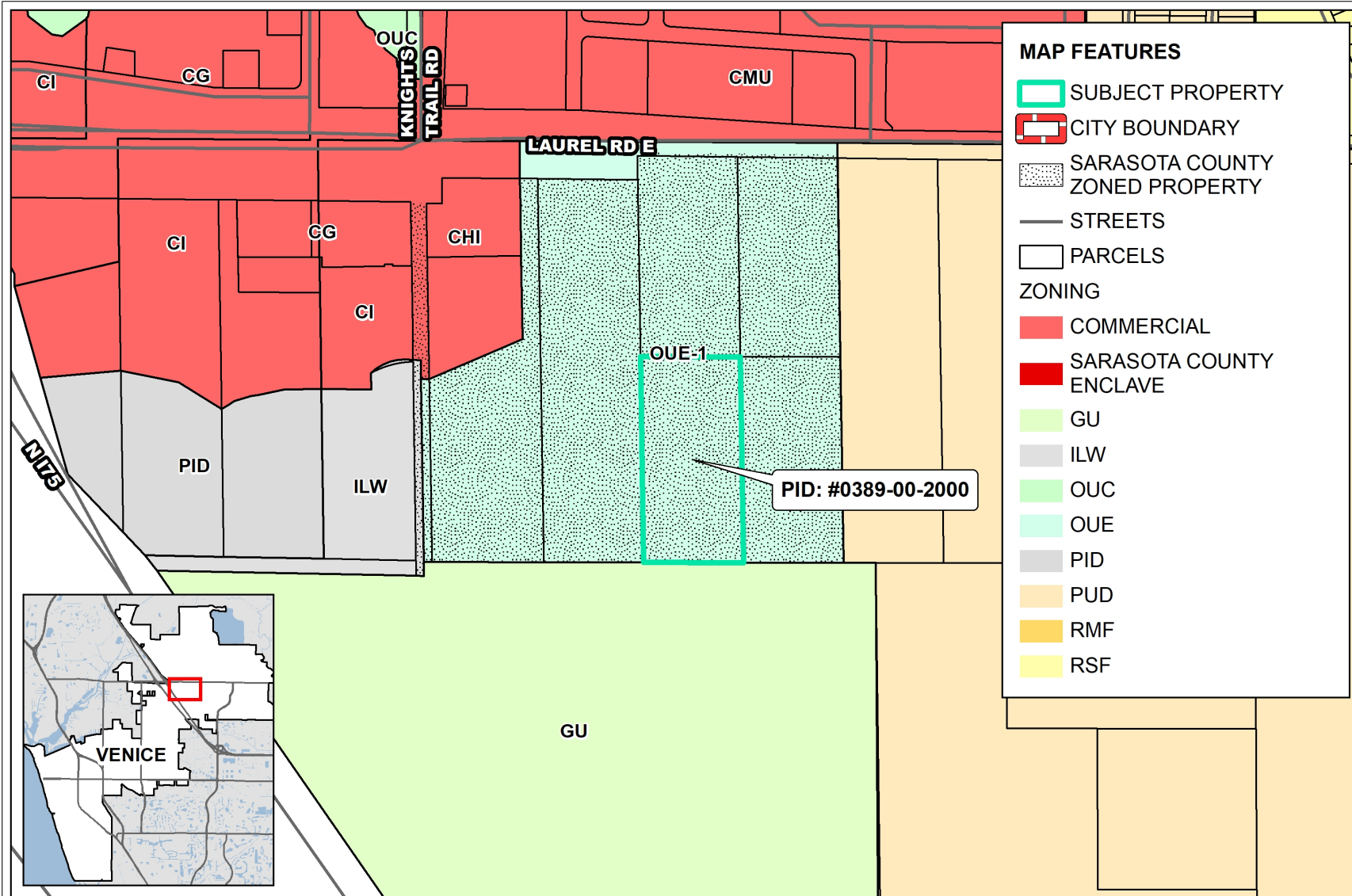


FARO PROPERTY

FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION

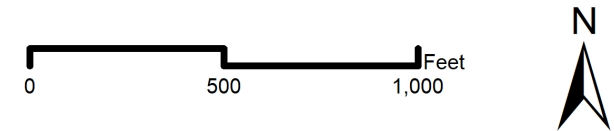
0 500 1,000 Feet





FARO PROPERTY

ZONING MAP
PLANNING AND ZONING DIVISION



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (single-family)/vacant	Sarasota County Open Use Estate (OUE-1)	Mixed Use Corridor
West	Residential (single-family)	Sarasota County OUE-1	Mixed Use Corridor
South	Public Utilities	Government Use (GU)	Government
East	Residential (single-family)	Sarasota County OUE-1	Mixed Use Corridor

PLANNING ANALYSIS

Florida Statutes, Comprehensive Plan, Land Development Code

Florida Statutes

- Fla. Stat. § 163.3184(3) explains expedited review process
- Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments
 - The Comprehensive Plan addresses the need for non-residential uses in this neighborhood that will support residential growth in the area.
 - The project has been reviewed by the City's Technical Review Committee and no issues have been raised regarding the ability to provide services to the site. There is no development proposed at this time.
 - The applicant is proposing a text amendment that would allow a zoning change to make the existing use conforming.
 - The proposed text amendment would allow industrial uses to be formalized or made conforming, which is not likely to contribute to the economy as it addresses existing businesses. If existing businesses were to use this change to rezone and expand their properties, it could contribute to the city's economy, albeit with uses currently discouraged in the area by the Comprehensive Plan.

Comprehensive Plan

Strategy LU 1.2.9c

- MUC designation does not allow industrial uses except where properties were already zoned ILW
- The designation supports horizontal and vertical mixed use, permits moderate to medium density residential + commercial and institutional professional uses.
- Low density residential/single-family development is not permitted

Laurel Road Neighborhood

- No impact on intensity is expected
- Intent to make the Laurel Road neighborhood a visual gateway to the City, for the neighborhood to support new residential development with non-residential uses

Land Development Code

Section 86-33(5):

- *This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch.163.*

Conclusion/Findings of Fact

- *Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.*