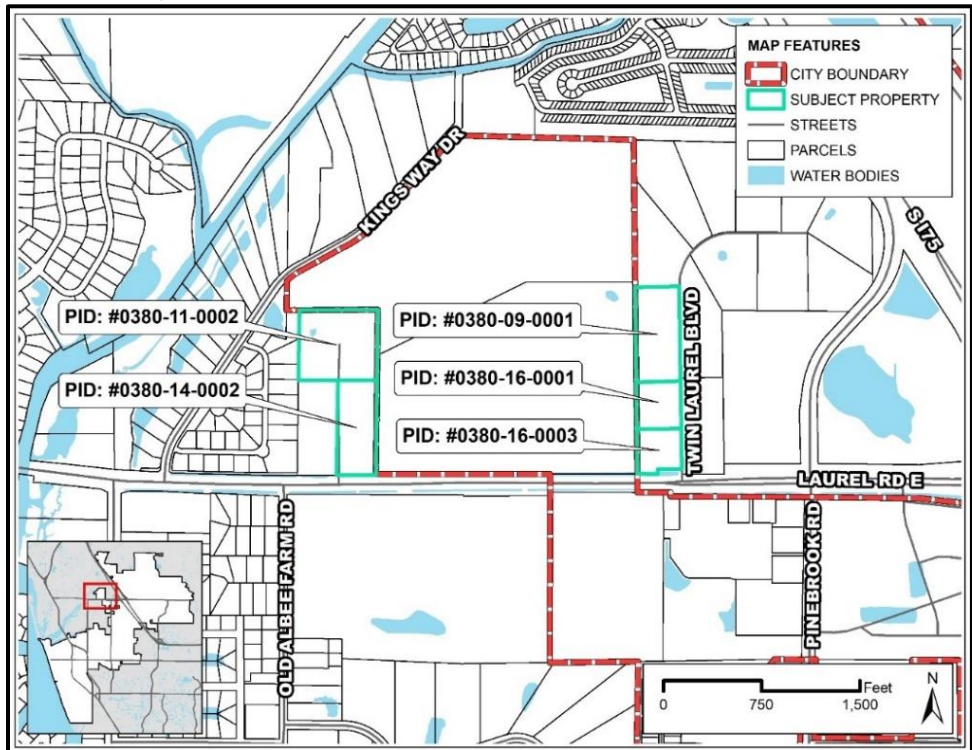


22-45CP – Laurel Road Assemblage Comprehensive Plan Amendment Staff Report



GENERAL INFORMATION

Address:	1651 Laurel Road E.; 1881 Laurel Road E.; 1101 Twin Laurel Blvd.; 1099 Twin Laurel Blvd.; 2399 Laurel Road E.
Request:	Assigning the Mixed Use Corridor (MUC) Future Land Use to the subject properties
Owner/Applicant:	2001 Laurel LLC
Agent:	Annette M. Boone, Esq., Boone Law Firm
Parcel ID:	0380110002;0380140002;0380090001;0380160001;0380160003
Parcel Size:	22.97 ± acres
Future Land Use:	East: Sarasota County Moderate Density Residential and Office/Multi-Family Residential; West: Sarasota County Medium Density Residential
Zoning:	East: Sarasota County Open Use Estate 1 and Office, Professional, and Institutional; West: Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	June 30, 2022

I. BACKGROUND

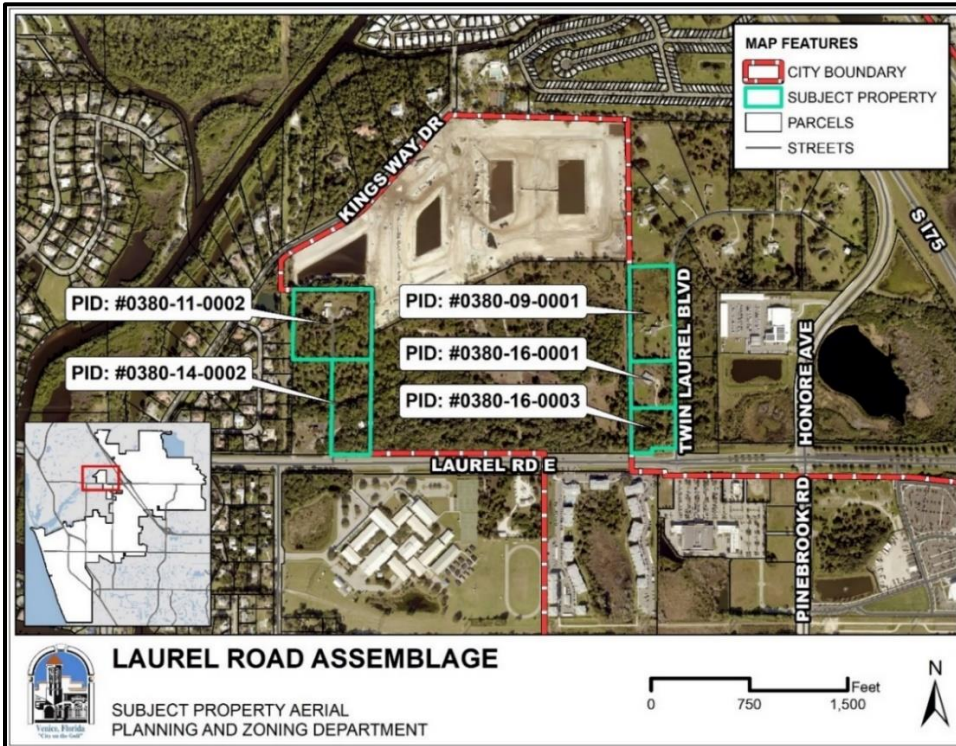
This petition was applied for under the former Chapter 86 of the Land Development Code, and therefore references to the old LDRs are within this staff report. The subject property consists of five (5) parcels all located in Nokomis, Sarasota County, Florida 34275 (collectively referred to as the “Subject Property”). The subject property totals 22.97 ± acres. The Applicant has submitted concurrent Annexation and Zoning Map Amendment (“ZMA”) applications with this Comprehensive Plan Amendment (“CPA”) application. The Applicant is proposing a Future Land Use (FLU) designation of Mixed-Use Corridor (MUC) and zoning designation of Commercial General (CG). The Applicant anticipates developing the subject 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.

II. EXISTING CONDITIONS

As indicated above, the West subject property currently has Sarasota County zoning designations of Open Use Estate 1 and Office, Professional, and Institutional, and Sarasota County the Future Land Use designations of Moderate Density Residential and Office/Multi-Family Residential. The East subject property currently has Sarasota County zoning designations of Open Use Estate 1 and Office, Professional, and Institutional, and the Sarasota County Future Land Use designations of Moderate Density Residential and Office/Multi-Family Residential. Both the western and eastern components of the subject property is located within Area 5 of the JPA/ILSBA.

The request is for a Comprehensive Plan amendment to change the Future Land Use (FLU) designation from various County FLUs to City of Venice Mixed Use Corridor (MUC). A related proposal is to change the Zoning district to Commercial General (CG), as shown on maps later in this staff report.

Aerial Photo



Site Photographs

Drone Imagery-Facing North side of East Parcels



Drone Imagery-Facing West Parcels



Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with the designations of Zone X: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, and Zone A: Without Base Flood Elevation.

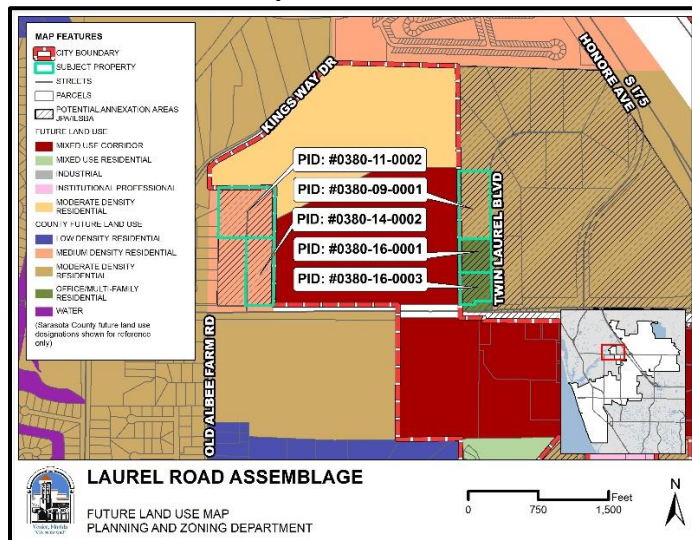
Surrounding Property Information for East Subject Property

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Sarasota County Open Use Estate, 1 unit/5 acres (OUE-1)	Sarasota County Mixed Use Corridor (MUC)
South	Multifamily housing and School	Residential Multi Family 3 (RMF-3)	MUC
East	Vacant land	Sarasota County OUE-1	Sarasota County Moderate Density Residential (MODR)
West	Vacant land	CG	MUC

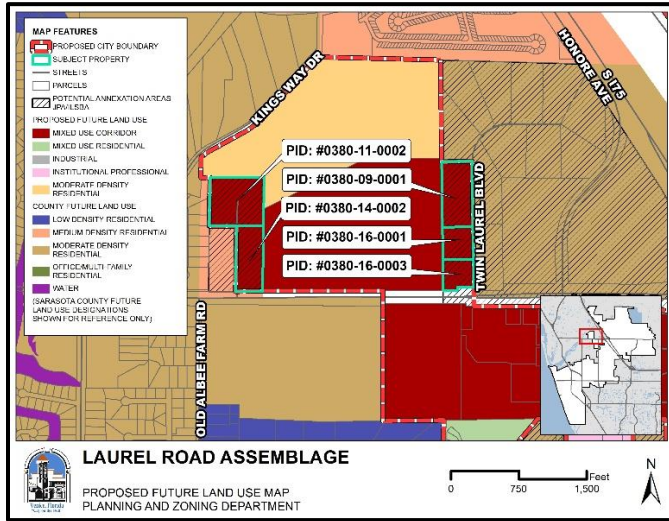
Surrounding Property Information for West Subject Property

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Cassada Lakes)	Residential Single Family 4 (RSF-4)	Moderate Density Residential
South	School (Laurel Nokomis Elementary)	Sarasota County Government Use (GU)	Sarasota County Moderate Density Residential
East	Vacant land and residential development	Commercial General (CG) and Residential Single Family 4 (RSF-4)	Mixed Use Corridor and Moderate Density Residential
West	Residential	Sarasota County Residential, Single Family, 2.5 units/ acre (RSF-1) and Residential, Estate, 1 unit/ acres (RE-1)	Sarasota County Moderate Density Residential

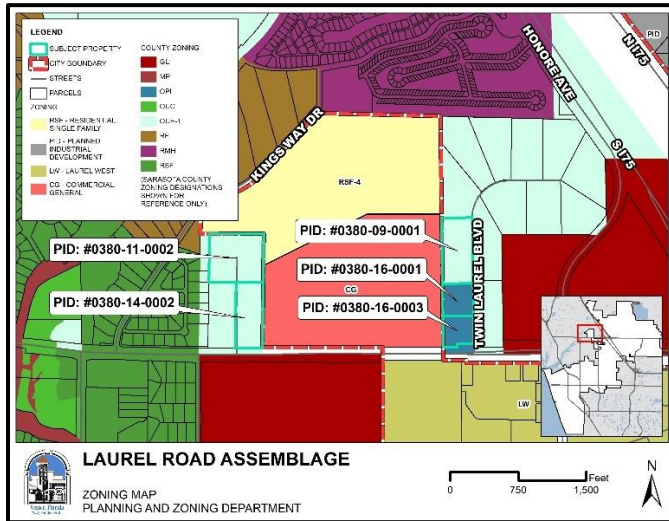
Future Land Use Map



Proposed Future Land Use



Zoning Map



III. PLANNING ANALYSIS

Land Development Code

Section 86-33(5) of the Land Development Code directs Planning and Zoning staff in their review of a Comprehensive Plan Amendment application. The Code provision specifies that:

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.

Consistency with the Comprehensive Plan

The subject property has the Future Land Use designation of Mixed Use Corridor. The subject property is located in the Laurel Road Neighborhood, which is home to a variety of land uses, including residential, office, commercial, parks, and government.

The Subject Property is adjacent to a mixture of JPA Area 5-Laurel Road Mixed Use and single-family residential subdivisions. JPA Area 5-Laurel Road Mixed Use is compatible with the Future Land Use of Mixed Use Corridor (MUC) and the proposed CG Zoning based on Strategy LU 1.2.13. Also consistent with this strategy, perimeter compatibility standards in the Land Development Code will be applied during development. Those areas next to single family will be addressed further at the time of Site and Development or Preliminary Plat application submittal, which would be processed under the new Land Development Code and subject to the same compatibility standards previously included in the Comprehensive Plan as Policy 8.2. **Strategy LU 1.2.9.c-Corridor (MUC)**. Envisioned to be located in and support Laurel Road Corridor, supports mixed use, moderate to medium density residential permitted, low density single family residential is not permitted. Large scale commercial, single use commercial buildings are allowable in the Laurel Road Corridor.

The Applicant anticipates developing the subject 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 which is consistent with this strategy.

Strategy LU-LR 1.1.1-Mixed Use Corridor. The MUC within the Laurel Road Neighborhood comprises approximately 298.8 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:							
Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/21	
MUC	299	13	10%	25%	389	972	565
B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUC is:							
Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/21	
MUC	299	0.50	75%	90%	4,884,165	5,860,998	361,262

The MUC designation permits a maximum FAR of 0.5 designation-wide and 1.0 for individual sites, as well as a maximum residential density of 13 units per gross acre. The JPA guidelines for Area No. 5 allow a maximum FAR of 2.0 and a maximum residential density of 13 units per gross acre, although the stricter limit will apply at the time of development.

Strategies LU-LR 1.1.2- Horizontal Mixed-Use and LU-LR 1.1.3.-Multifamily Focus. Support mixed-use development in the Laurel Road neighborhood, which the MUC FLU designation provides.

Florida Statutes

The size of the subject property indicates that the proposed Comprehensive Plan Amendment will be processed through the State’s small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this

section of the report will respond to each with staff comments.

2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*

a. *The amount of land required to accommodate anticipated growth.*

Staff Response: The Comprehensive Plan addresses the need for non-residential uses and mixed use in this neighborhood that will support anticipated growth.

b. *The projected permanent and seasonal population of the area.*

Staff Response: Not applicable.

c. *The character of undeveloped land.*

Staff Response: The properties are either single family residential or unimproved vacant land.

d. *The availability of water supplies, public facilities, and services.*

Staff Response: The project has been reviewed by the City's Technical Review Committee and no issues have been raised. Water and sewer services will be maintained by the County. There is no new construction proposed at this time.

e. *The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*

Staff Response: There are no nonconforming uses on the site that staff is aware of.

f. *The compatibility of uses on lands adjacent to or closely proximate to military installations.*

Staff Response: Not applicable, as there are no military installations near the subject property.

g. *The compatibility of uses on lands adjacent to an airport.*

Staff Response: Not applicable, as the subject property is not adjacent to an airport.

h. *The discouragement of urban sprawl.*

Staff Response: The subject property was previously developed as large lot single family residential. The property is in close proximity to Commercial development, school and hospital.

i. *The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*

Staff Response: Long term plans for the subject property would promote growth. Additional jobs may be generated by development in the future.

j. *The need to modify land uses and development patterns within antiquated subdivisions.*

Staff Response: The subject property is not part of an antiquated subdivision.

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)2, provided in this section. A staff response is provided for each of the three considerations.

8. *Future land use map amendments shall be based upon the following analyses:*

a. *An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

Staff Response: The City of Venice Comprehensive Plan establishes Level of Service standards for the following public facilities:

- Potable water
- Wastewater
- Parks and public spaces
- Stormwater
- Solid Waste
- Transportation/Roadways
- Schools

See answer to “d” above. Availability of public facilities and services will be accomplished and the adopted level of service standards for each of the above public facilities is required to be maintained.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

Staff Response: There are no structures on the property listed on either the City of Venice Local Register of Historical Resources or the National Register of Historic Places.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Staff Response: The size of the property involved should be sufficient to accomplish the goals and requirements of this section. The proposed land use designation of Commercial General, along with an appropriate rezoning of the land involved in the request, will allow reuse of this property.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. *The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant was asked to determine four indicators that relate to their project but has not responded to the request. Staff has identified the following four indicators that could apply to the subject petition, along with responses:

IV. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Staff Response: The proposed land use designation of Commercial General, along with an appropriate rezoning of the land involved in the request, will allow for redevelopment of the subject property. These actions may direct economic growth and at the time of development there are requirements in place for additional assessments to ensure protection of natural resources.

V. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Staff Response: 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. The subject property is centrally located to preexisting planned road projects for the area.

VI. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Staff Response: The future land use requested for the subject property would allow for the potential multimodal access by nearby residential, commercial, and industrial development. Transit already passes by this property.

VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Staff Response: The land use being requested for the subject property is Mixed Use, which would allow for uses that would potentially serve the area, the city, and beyond.

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.*

IV. 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 Site and Development Plan Petition No. 22-45CP.