

# Zoning Map Amendment Petition No. 22-03RZ

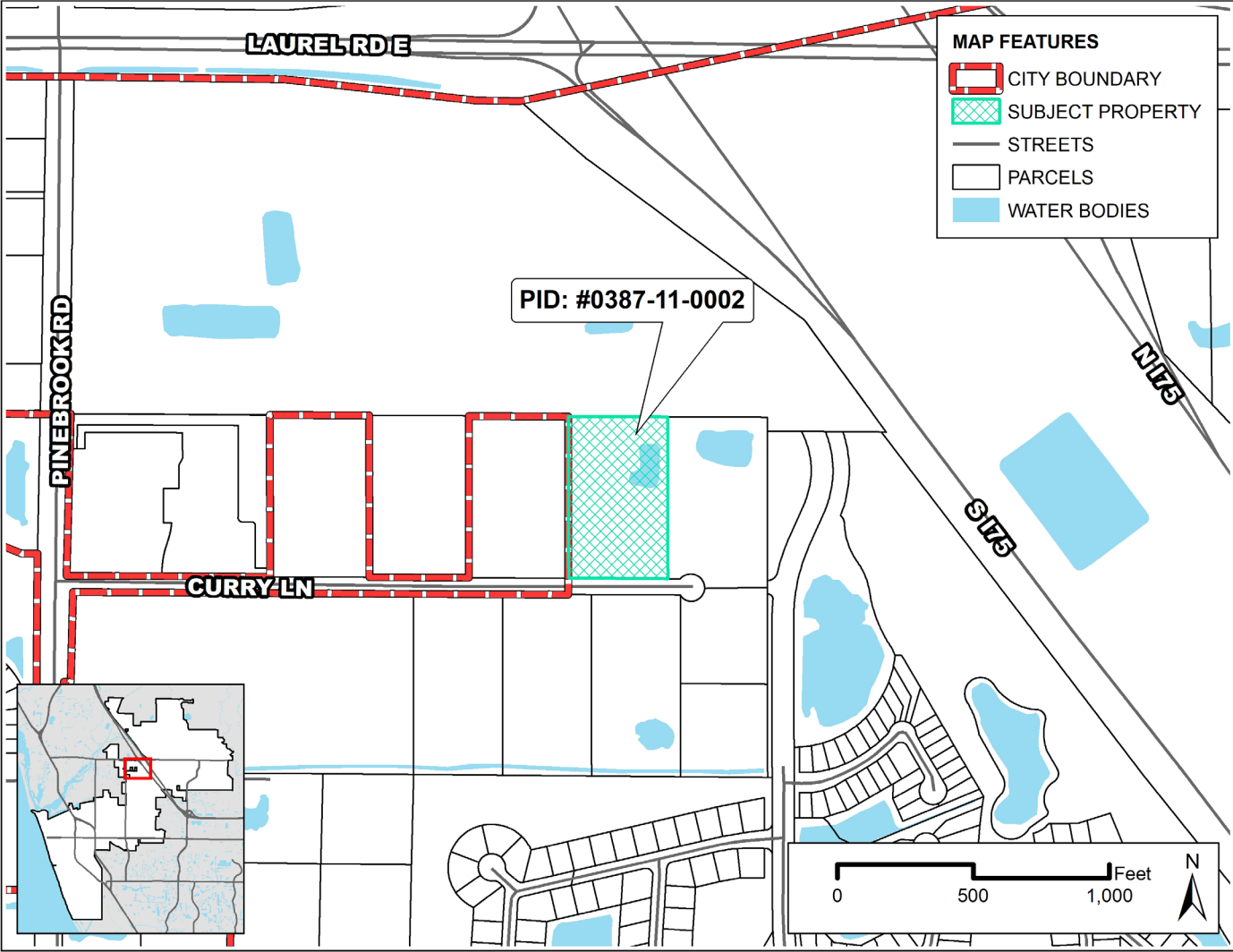
2901 Curry Lane

General Information	
Address:	2901 Curry Lane
Request:	To rezone the subject parcel from Residential, Multifamily 1 (RMF-1) to Commercial, General (CG)
Owner:	Amber Morse
Agent:	Jeffrey A. Boone, Esq. – Boone Law Firm
Parcel ID:	0387110002
Parcel Size:	5± acres
Future Land Use:	Moderate Density Residential
Existing Zoning:	RMF-1
Proposed Zoning:	CG
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	January 13, 2022

# Project Description

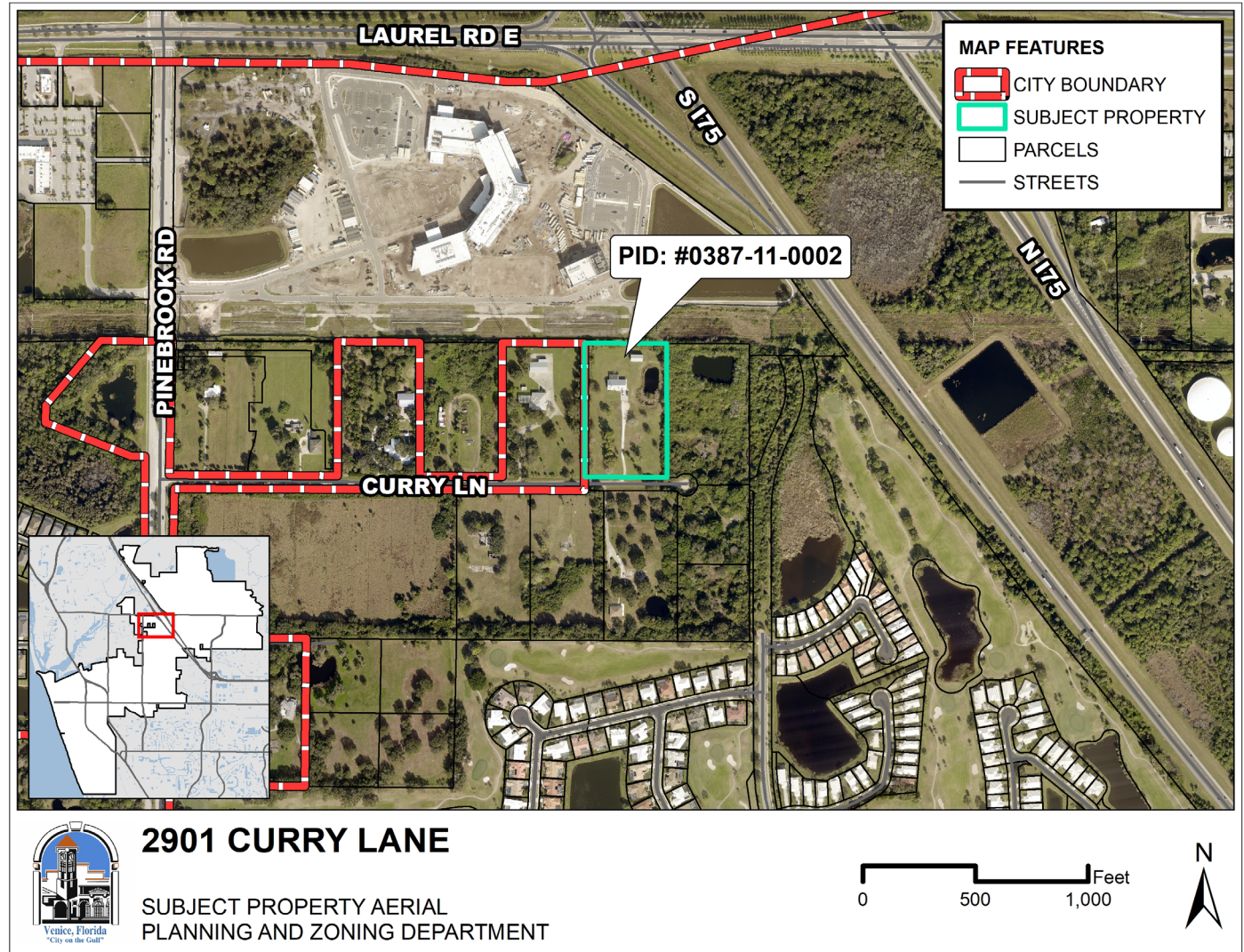
- Applied for under the previous Land Development Regulations, Chapter 86
- Desired uses include keeping the existing single family residential and adding commercial uses such as salon, medical office, and retail
- In the new code, CG is no longer a zoning district in the City
  - At the time of application in January 2022, the new districts were not available
  - The applicant is requesting a Commercial Future Land Use through concurrent Comprehensive Plan Petition No. 22-04CP

# Location Map





# Aerial Map



# Existing Conditions

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

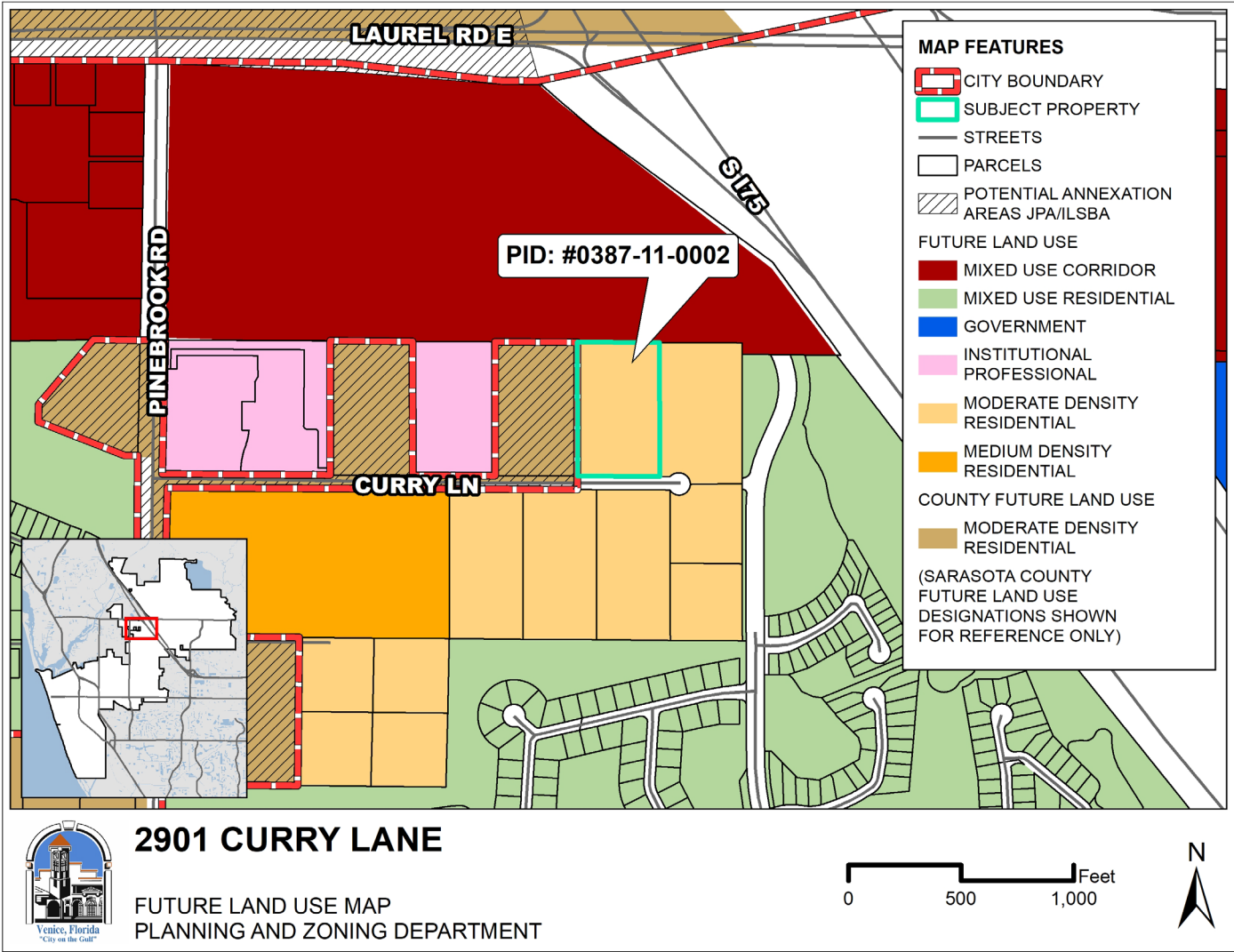


# Site Photograph

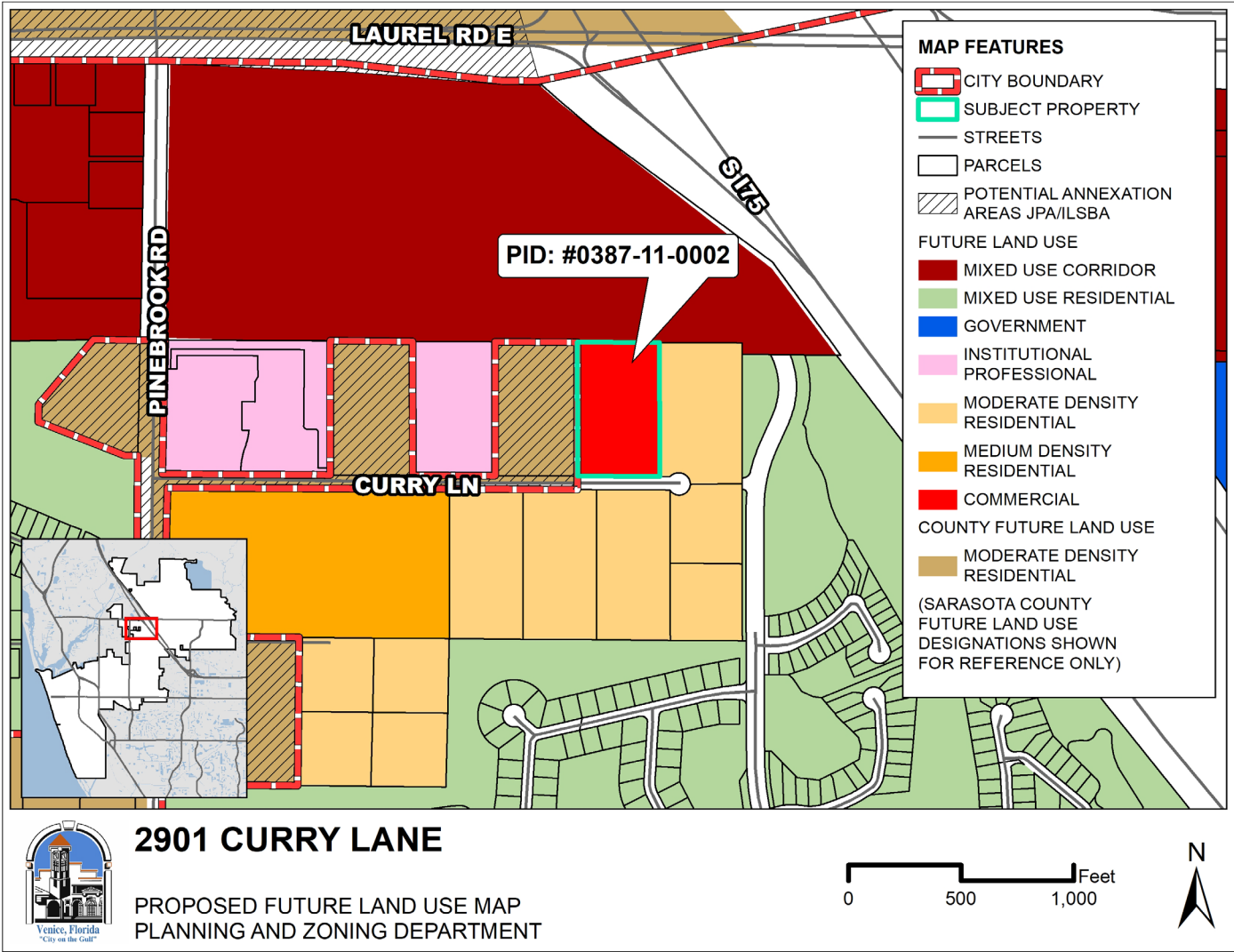




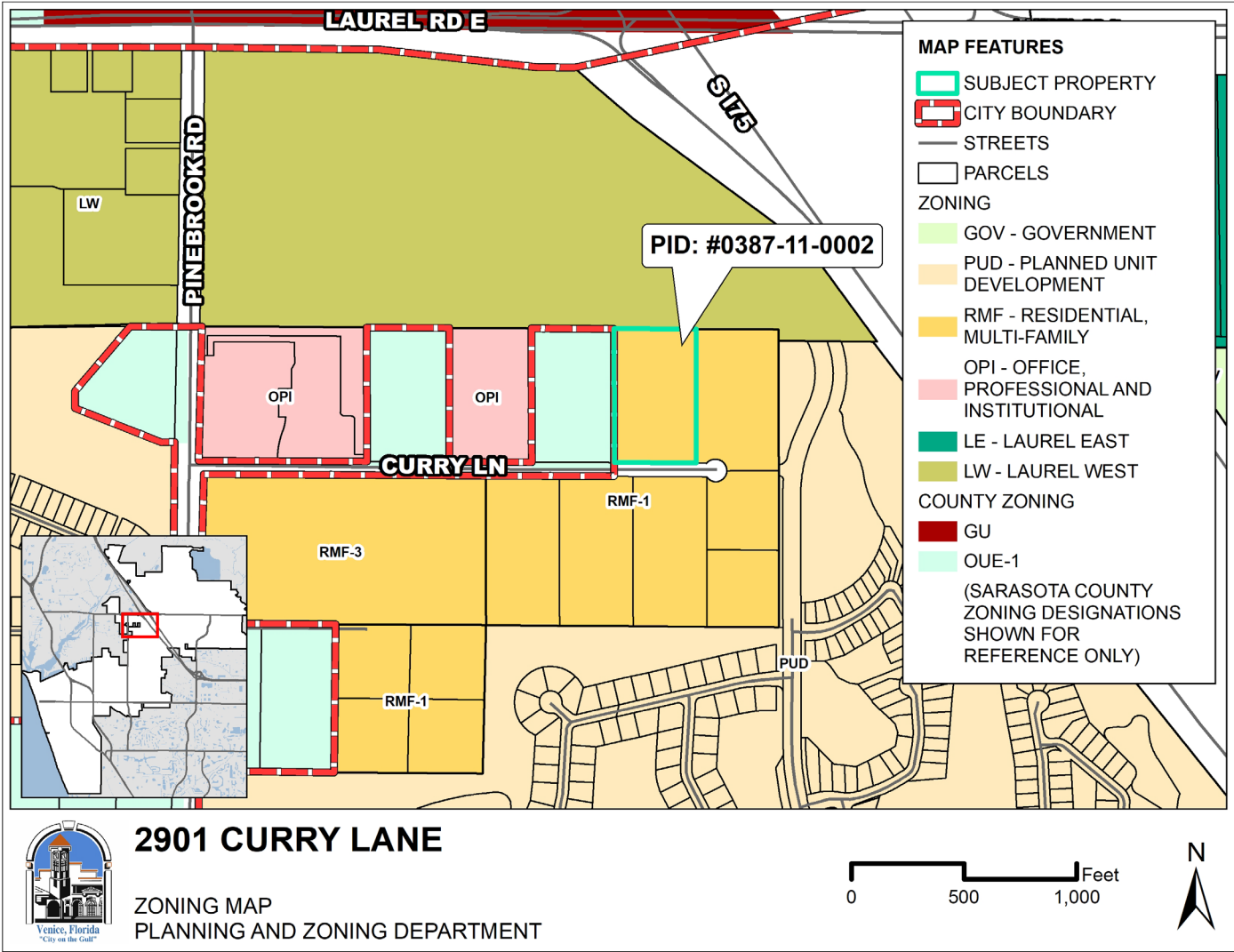
# Existing Future Land Use Map



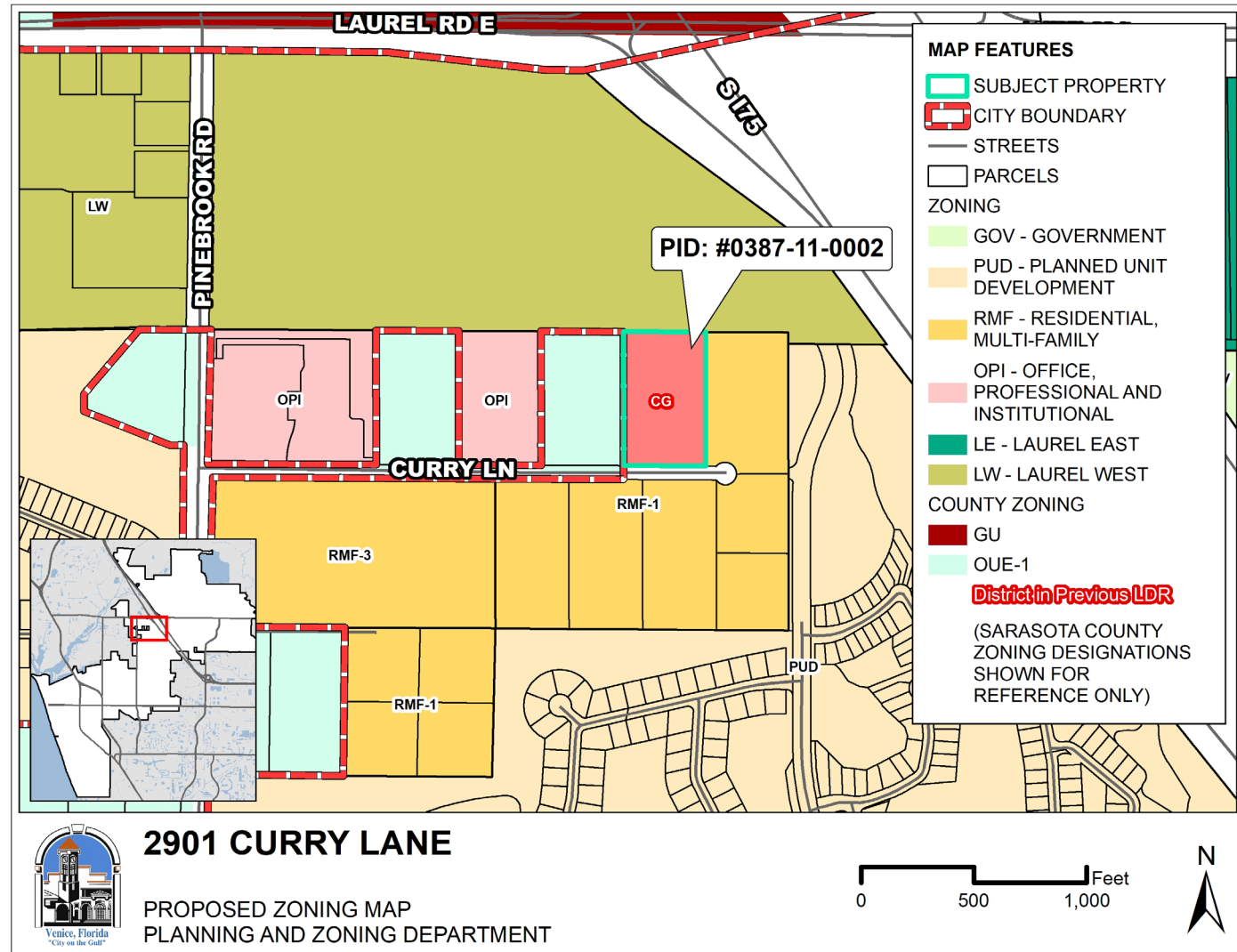
# Proposed Future Land Use Map



# Existing Zoning Map



# Proposed Zoning Map



# Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Sarasota Memorial Hospital	Laurel West (previously PCD at the time of application)	Mixed Use Corridor (MUC)
South	Residential	RMF-1	Moderate Density Residential (MODR)
East	Residential	RMF-1	MODR
West	Residential	County Open Use Estate (OUE-1)	County MODR



# Planning Analysis

Comparison of Zoning Districts, Comprehensive Plan, Land Development Code, Concurrency/Mobility

# Comparison of RMF-1 and CG Zoning Districts

Zoning Standard	Existing Zoning – (Previous) RMF-1	Proposed Zoning – CG
Density Limit	6 dwelling units per acre (du/ac)	18 du/ac
Intensity Limit	None listed	None Listed, Regulated by Comp Plan
Height	35' + 10' devoted to parking Additional height up to 65' with height exception	35' + 10' devoted to parking Additional height up to 85' with height exception
Lot Dimensions (min)	7,500 square feet	2,420 square feet
Lot Coverage (max)	35% for single and two family, 30% for multifamily up to 35' in height	Unrestricted, except for multifamily (30%)
Principal Uses*	Multiple-family dwellings, patio houses, two-family dwellings, townhouses or cluster houses, houses of worship, community residential homes, bed and breakfast inn, one single-family dwelling per lot, public elementary and high schools, parks, playgrounds, playfields and city buildings, essential services, existing railroad rights-of-way	Retail; automotive convenience centers; personal and business services; commercial recreation and entertainment (indoor); professional, medical, and business offices; bank and financial institutions; eating establishments; vocational, trade, business schools; marinas, dock, and piers; institutions; civic, service organizations; commercial parking; existing single and two family dwellings

# Comprehensive Plan Consistency

- Strategy LU 1.2.4 – Non-Residential
  - Intensity limit of 1.0 Floor Area Ratio for the Commercial Future Land Use
  - Implementing districts for Commercial do not include CG, although it was an option at the time of filing
- No elements or strategies in the Pinebrook Neighborhood Element were identified as relevant to the subject proposal
- Former Transitional Strategy LU 4.1.1 – Land Use Compatibility Review Procedures required a review of Policy 8.2
  - Applicant responses and staff comments in staff report

Conclusions/  
Findings of Fact  
(Comprehensive  
Plan  
Consistency)

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor land use designation, strategies found in the Pinebrook Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# Land Development Code Compliance

- The subject petition has been processed with the procedural requirements contained in Section 86-47 of the LDC
- The petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified
- Future development of the subject property will require confirmation of continued compliance with all applicable LDC standards
- Section 86-47(f) criteria responses available in staff report

Conclusions/  
Findings of  
Fact  
(Land  
Development  
Code  
Compliance)

- The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

## Concurrency/ Mobility

- **Concurrency**
  - The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with any development proposal submitted in the future, and a full review will be provided at that time.
- **Transportation Mobility**
  - The applicant has submitted a traffic impact analysis, which has been reviewed by the City's transportation consultant and has been deemed compliant.

Conclusions/  
Findings of  
Fact  
(Concurrency/  
Mobility)

- ***Concurrency:***

- As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

- ***Mobility:***

- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.



## Conclusion

- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 22-03RZ.