

Zoning Map Amendment Petition No. 25-46RZ Car Wash (Venice Crossing)

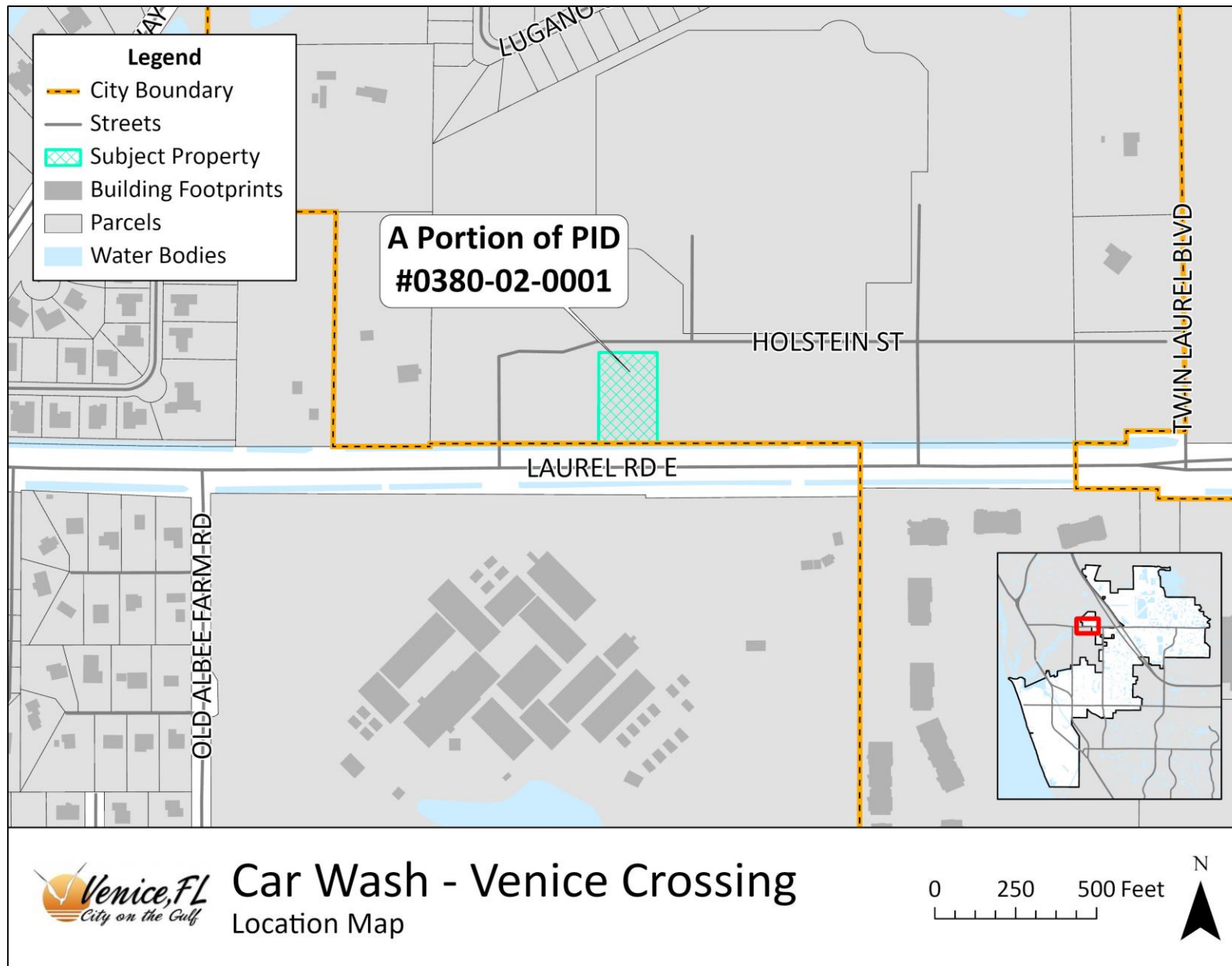
Agent: Jackson R. Boone, Esq. , Boone Law Firm
Owner: 2001 Laurel LLC

General Information

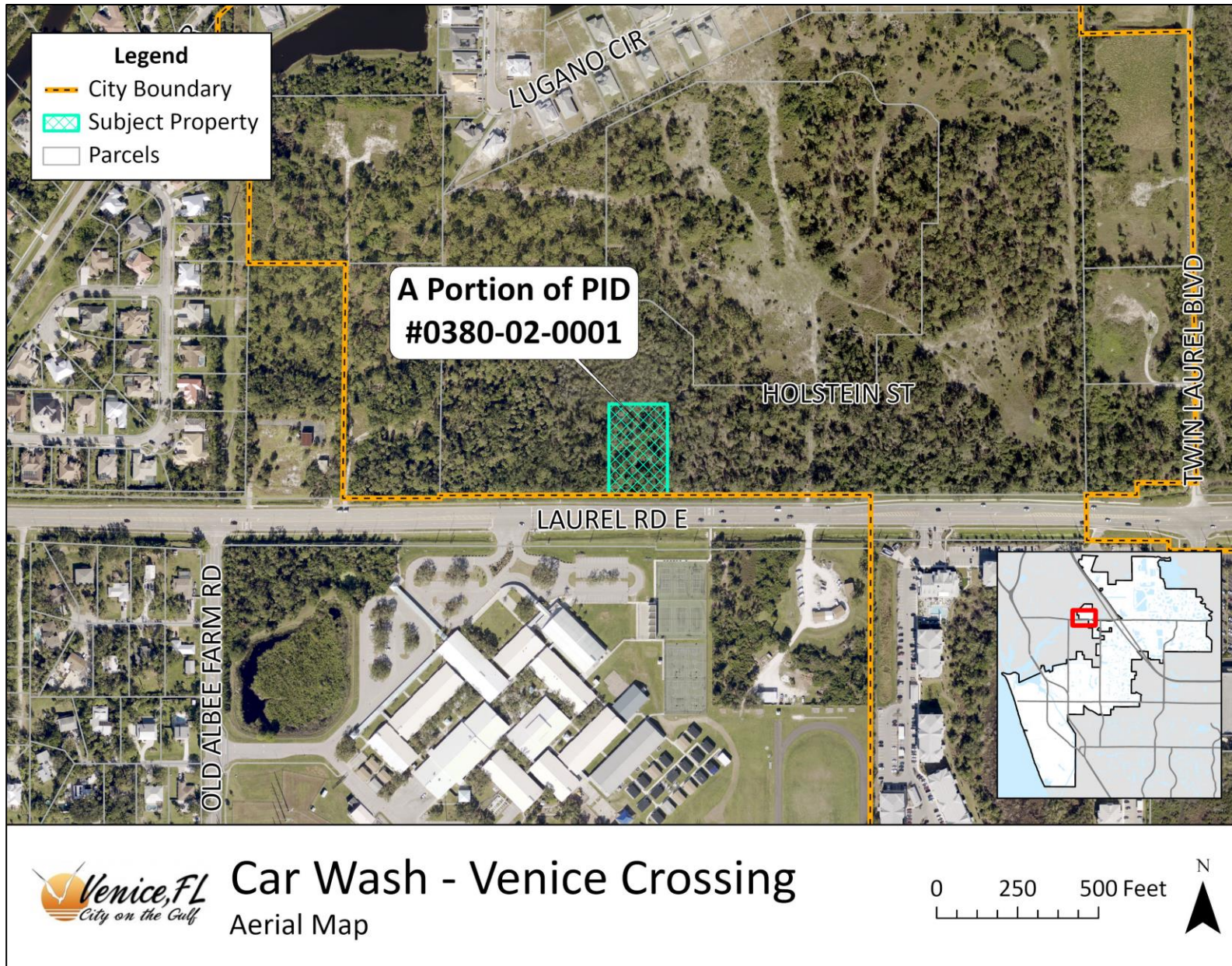
Address:	2001 Laurel Road
Request:	Changing the zoning from Commercial General to Laurel West (LW) for a parcel in Venice Crossings
Applicant:	2001 Laurel LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0380-02-0001
Parcel Size:	±1.15 acres
Existing Zoning:	Commercial General (CG)
Proposed Zoning:	Laurel West (LW)
Future Land Use	Mixed Use Corridor (MUC)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	July 15, 2025
Associated Petition:	25-47CU

Background & Project Description

- Request to change the zoning district from CG to LW to allow for concurrent Conditional Use application for *car wash* to be an allowable use
- Surrounding property will retain CG zoning



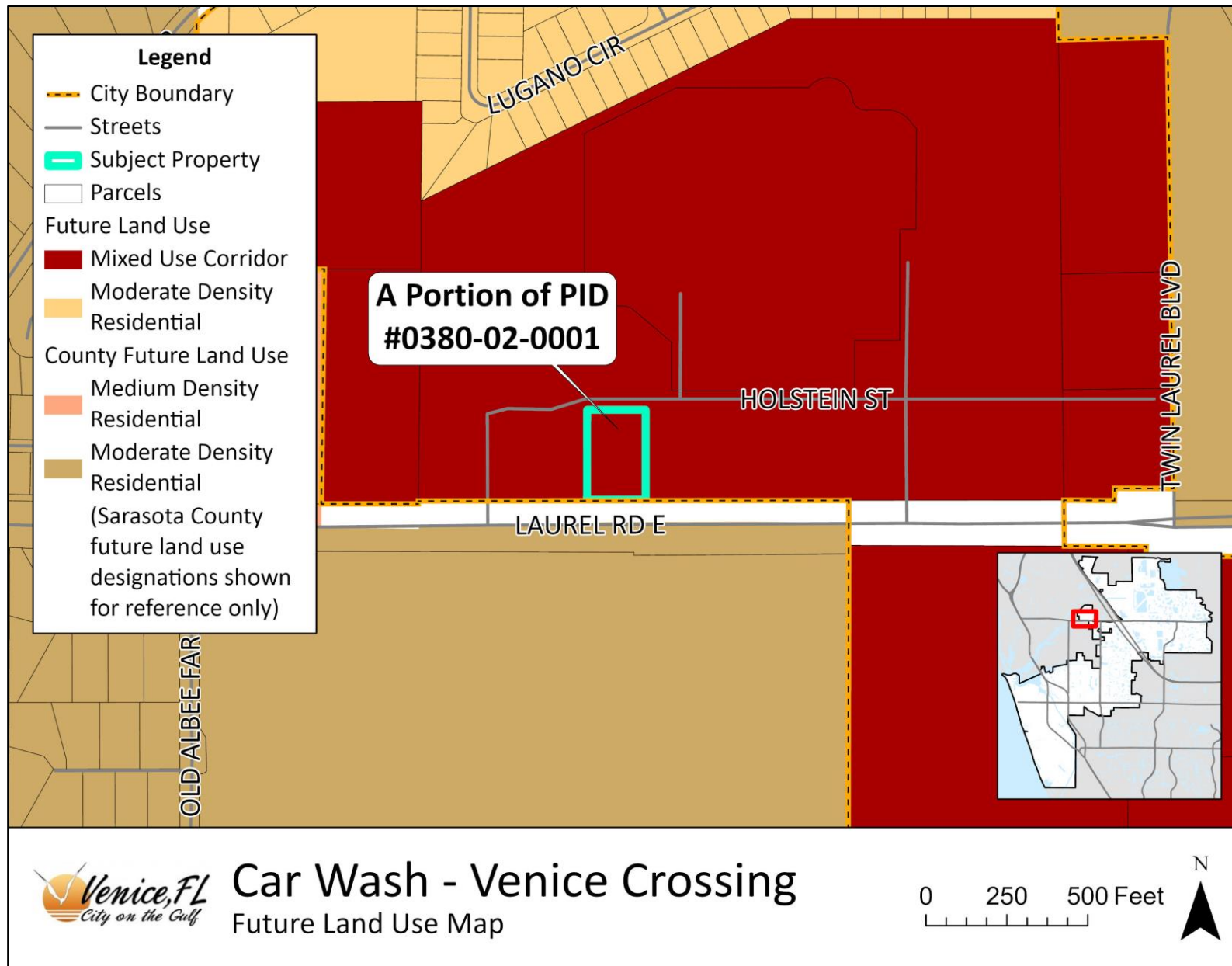
Location Map



Aerial Map

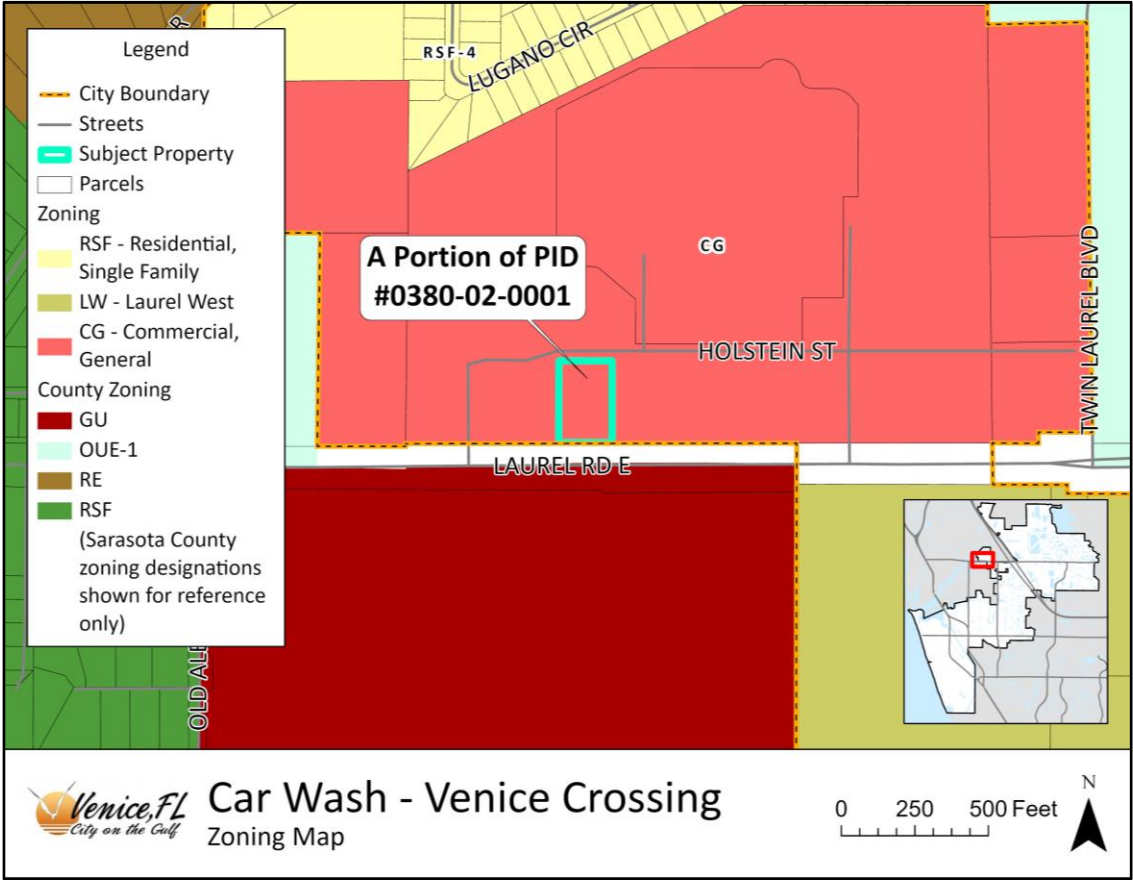
EXISTING CONDITIONS

FUTURE LAND USE MAP, ZONING MAP,
SURROUNDING LAND USES

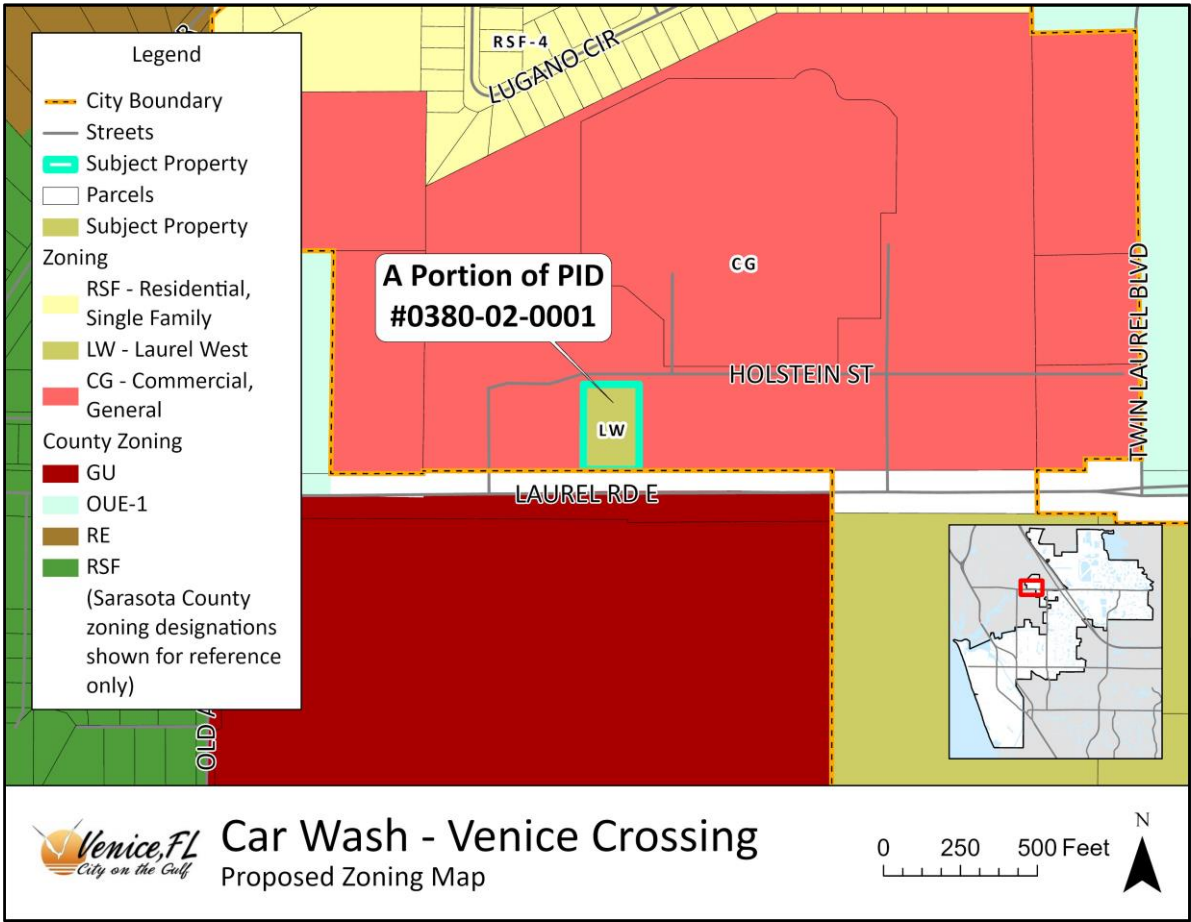


Future Land Use Map

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	Vacant Commercial	CG	Mixed Use Corridor (MUC)
South	Laurel Nokomis School	Sarasota County Government Use (GU)	Sarasota County Moderate Density Residential
East	Vacant Commercial	CG	Mixed Use Corridor (MUC)
West	Vacant Commercial	CG	Mixed Use Corridor (MUC)

PLANNING ANALYSIS

COMPARISON OF EXISTING AND PROPOSED
ZONING, COMPREHENSIVE PLAN CONSISTENCY,
AND LAND DEVELOPMENT CODE COMPLIANCE

Zoning Standards Comparison Table

CG	LW
Uses: Retail commercial; personal and business services; indoor commercial recreation and entertainment; professional, medical, and business offices; banks; restaurants; vocational, trade, and business schools; marinas, docks, and piers; institutional; civic service organizations; commercial parking; and existing single- and two- family dwellings	Uses: Multi-family; Upper story residential; Assisted living facility; Independent living facility; Community care facility; Daycare, home; Group living; Essential Services; Cultural Facility; Lodge; Post office; University; Government use; Retail Services; Site down restaurant; quick service restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist studio; Hotel; Daycare center; Fitness club; Commercial parking lot; Commercial parking structure; Professional office; Personal & Financial services; Medical/Dental; Veterinarian; Research and Development; Warehouse Storage-indoor only; Flex
Density: 18 du/ac*	Density: 5.1-13 du per gross acre
Limited by MUC to 13 du/ac *Multi-family allowed through special exception	Intensity: 1.0 FAR
Intensity: 1.0 FAR	
Open Space: N/A	Open Space: N/A
Lot Area: None	Lot Area: None
Lot Width: 100' multi-family	Lot Width: 50'
Lot Length: N/A	Lot Length: 100'
Setbacks (min)	Setbacks (min/max)
Front: 20'	Front:15'/100'
Side: 8' (15' multi-family)	Side:10'/50'
Rear: 10' (15' multi-family)	Rear:10'/None
Buildings above 35' shall provide additional side and rear yards.	
Height: 35' + 10' for parking, additional height with conditional use	Height: 46' by right
	75' through Height Exception
Building Coverage: None; Multi-family 30% (max)	Building Coverage: 10%/75% (min/max)
Architectural: None	Architectural: The following Venice Historic Precedent standards are preferred:
	7.10.3 Facades and Exterior Walls
	7.10.5 Roofs
	7.10.7 Other Building Features (2 or more categories A-D)
Percentage of Minimum Parking Required: 100%	Percentage of Minimum Parking Required: 100%

Consistency with the Comprehensive Plan

Strategy LU 1.2.9.c- Corridor (MUC):

- *Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.*
- *Supports Mixed Use.*
- *Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus style” design may be used.*

Conclusions/ Findings of Fact (Comprehensive Plan):

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

Compliance with the Land Development Code

- Processed according to procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC)
- Reviewed by the Technical Review Committee and no issues were identified
- Responses to Compatibility Analysis and Decision Criteria are included in staff report and in the agenda attachments.

**Conclusions/
Findings of Fact
(Land
Development
Code):**

- Analysis has been provided by staff to determine consistency with the standards of the Land Development Code. The subject petition is consistent with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

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 for Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 25-46RZ.