
COMPREHENSIVE PLAN AMENDMENT

BASE ANALYSIS

The subject property consists of a 5 (+/-) acre parcel located at 2901 Curry Lane, Nokomis, Sarasota County, Florida (the "Property"). The Property is located within the Pinebrook Neighborhood of the Comprehensive Plan.

The Applicant has filed a concurrent Zoning Map Amendment application together with this Comprehensive Plan Amendment application. The Applicant is proposing the FLU designation of Commercial in order to rezone the Property to the Commercial General (CG) zoning designation and develop the property for business and commercial uses, which may include but not be limited to spa/salon, medical office, retail, and other complimentary uses to support the needs of the changing neighborhood.

Together with its proposed Zoning Map Amendment, the Applicant's proposed Comprehensive Plan Amendment shall facilitate development of the Property in a manner that supports the objectives, intents, and policies of the City's Comprehensive Plan.

Land Use

The Applicant's proposed Commercial FLU designation applies Comprehensive Plan Strategies LU 1.3.1 and 1.3.7 as it will allow for a mix of land uses in the area of varied non-residential intensity, all of which will relate to and support the changing character and use of the area. The Applicant's proposal and intended commercial land uses will provide services to residents and patrons living within or visiting the neighborhood.

Transportation and Mobility

This Comprehensive Plan Amendment will enable re-development of the Property, which will contribute mobility fees and facilitate construction of new and/or improved infrastructure in the area. As this area is rapidly changing and growing in intensity, such improvements and/or mobility fees will be beneficial for the City's provision of adequate and efficient infrastructure. As discussed with and directed by Staff, the applicant will schedule its transportation methodology meeting required for this Comprehensive Plan Amendment Application upon submittal.

Infrastructure

The Applicant's proposed Comprehensive Plan Amendment will enable redevelopment of the Property, and thereby support Strategy IN 1.2.5 as such redevelopment will help maximize the existing utility service of the area as well as and take advantage of the new force main currently under construction.

Miscellaneous

The Applicant's proposed Comprehensive Plan Amendment complies with all applicable portions of the Florida Statutes and the City's municipal code and land development regulations.