

23-19CP – Stiles Multi-Family

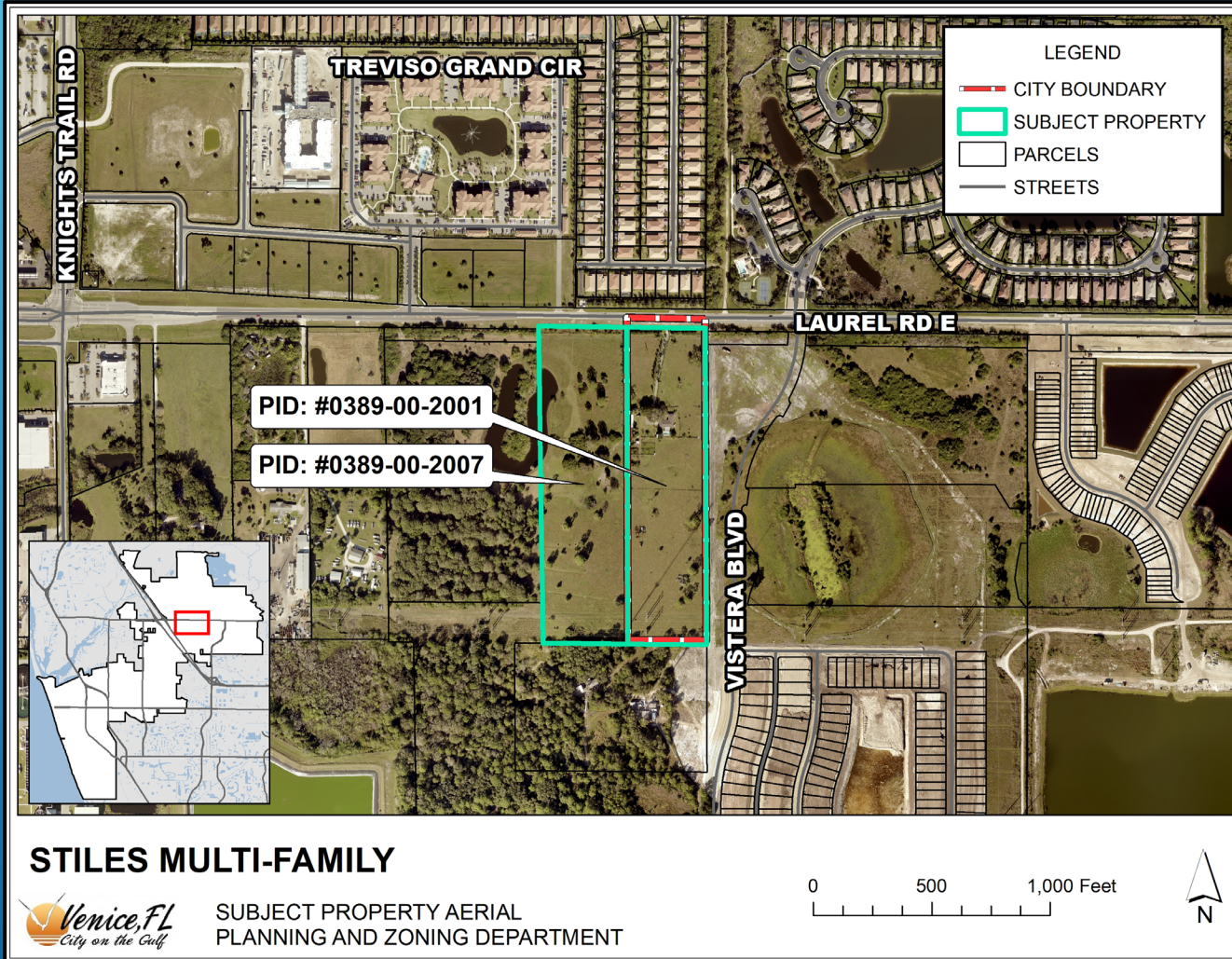
Owner: Stiles Corp.

Agent: Jackson R. Boone, ESQ. Boone Law Firm

GENERAL INFORMATION

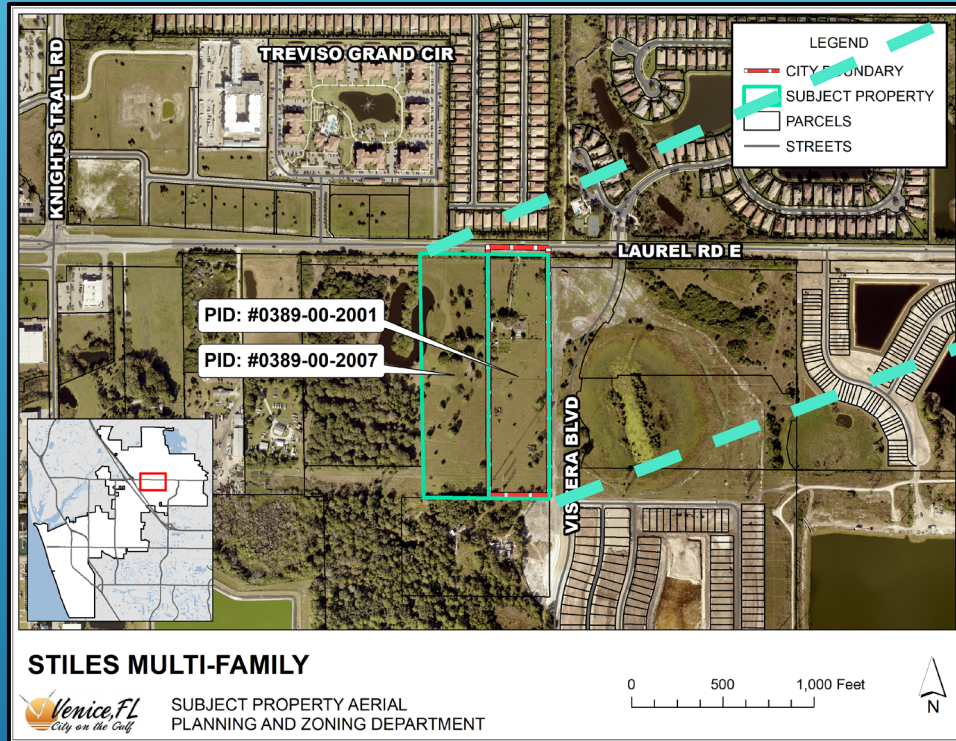
<u>Address:</u>	3590 and 3600 Laurel Road East
<u>Request:</u>	To change the Future Land Use Designation of two properties from Major Employment Center (MEC) and Mixed Use Residential (MUR), to Medium Density Residential (MEDR).
Owner:	Stiles Corp.
Agent:	Jackson R. Boone, ESQ. Boone Law Firm
Parcel ID:	0389002007 and 0389002001
<u>Parcel Size:</u>	21.34 ± acres combined
<u>Existing Future Land Use:</u>	Sarasota County Major Employment Center (MEC) and City of Venice Mixed Use Residential (MUR)
<u>Proposed Future Land Use:</u>	Medium Density Residential (MEDR)
<u>Current Zoning:</u>	RMF-2 and Sarasota County OUE
<u>Comprehensive Plan Neighborhood:</u>	Northeast Neighborhood
Application Date:	March 9, 2023
Related Applications:	23-18AN and 23-20RZ

AERIAL AND SURROUNDING PROPERTIES

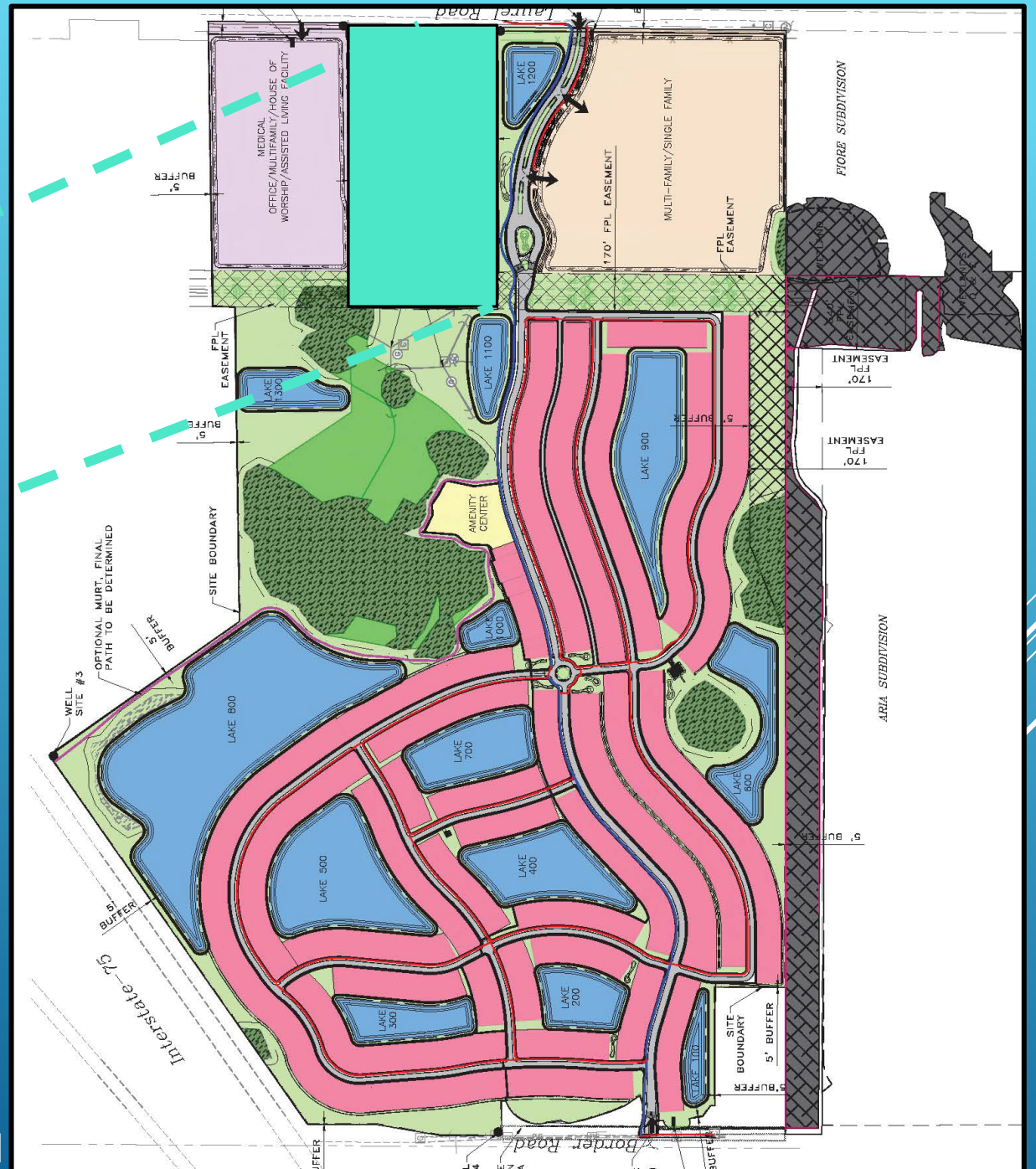


Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Toscana Isles), Commercial (Mirasol)	Laurel East (LE), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Mixed Use Corridor (MUR)
South	Residential (GCCF PUD)	PUD	MUR
East	Residential (GCCF PUD)	PUD	MUR
West	Residential (GCCF PUD)	PUD	MUR

AERIAL AND GCCF MASTER PLAN



- West: Medical Office/ Multi-Family/ Place of Worship/ Assisted Living
- East: Multi-Family/ Single-Family
- South: FPL Easement and Open Space



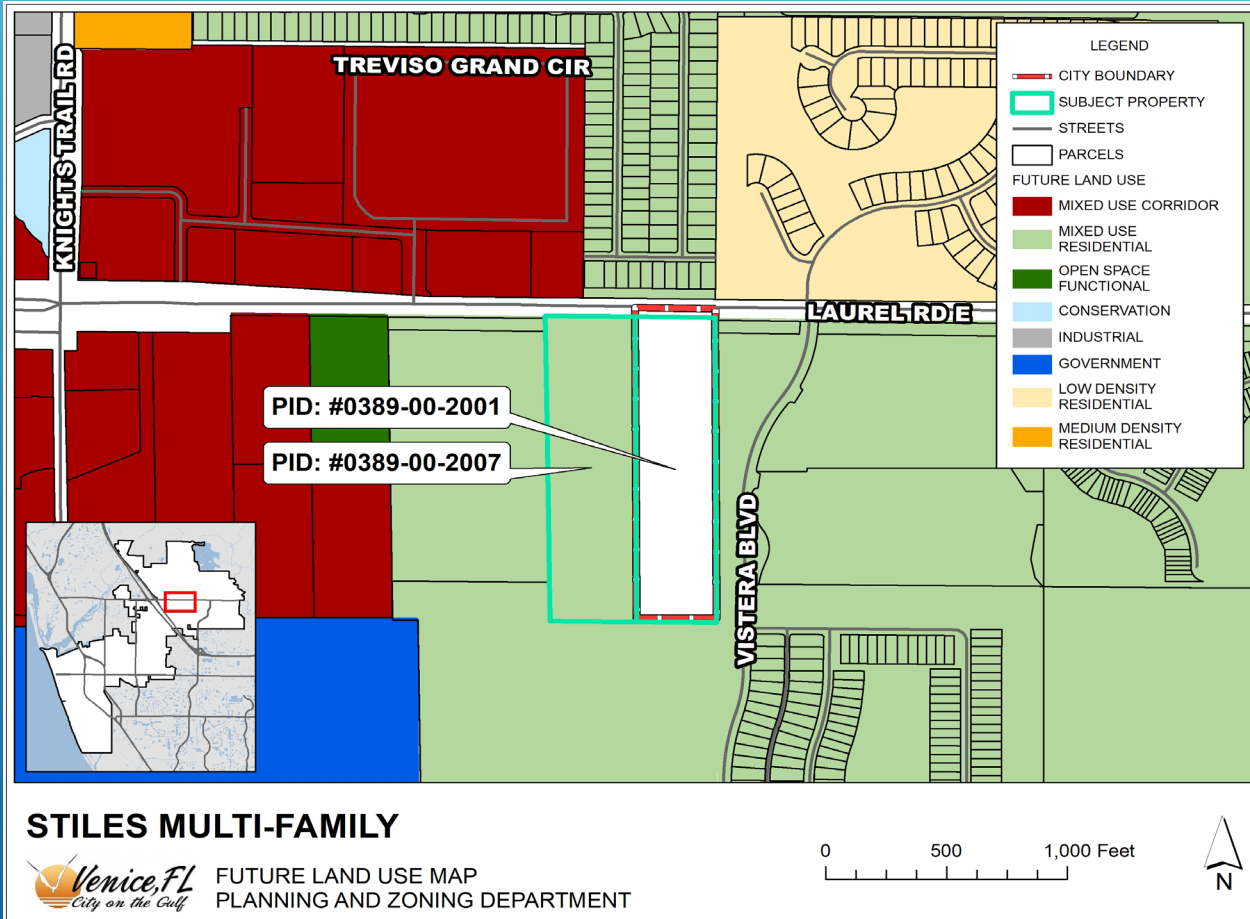
PROJECT DESCRIPTION

The project consists of **two parcels**, one located at **3590 Laurel Road East** within city limits, the other located at **3600 Laurel Road East**.

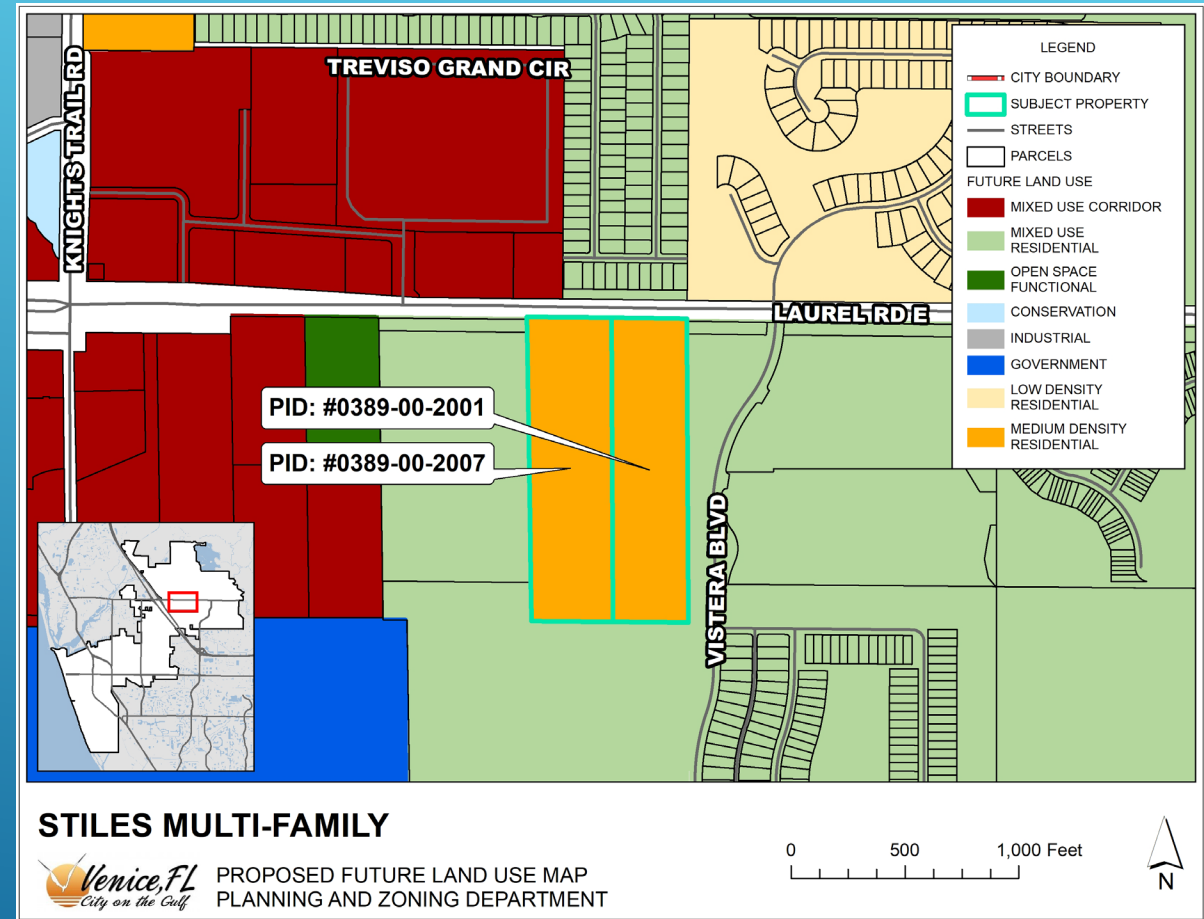
The proposed comprehensive plan amendment would bring both properties under the same future land use designation, Medium Density Residential (MEDR), which would allow up to thirteen (13) units per acre.



FUTURE LAND USE MAPS

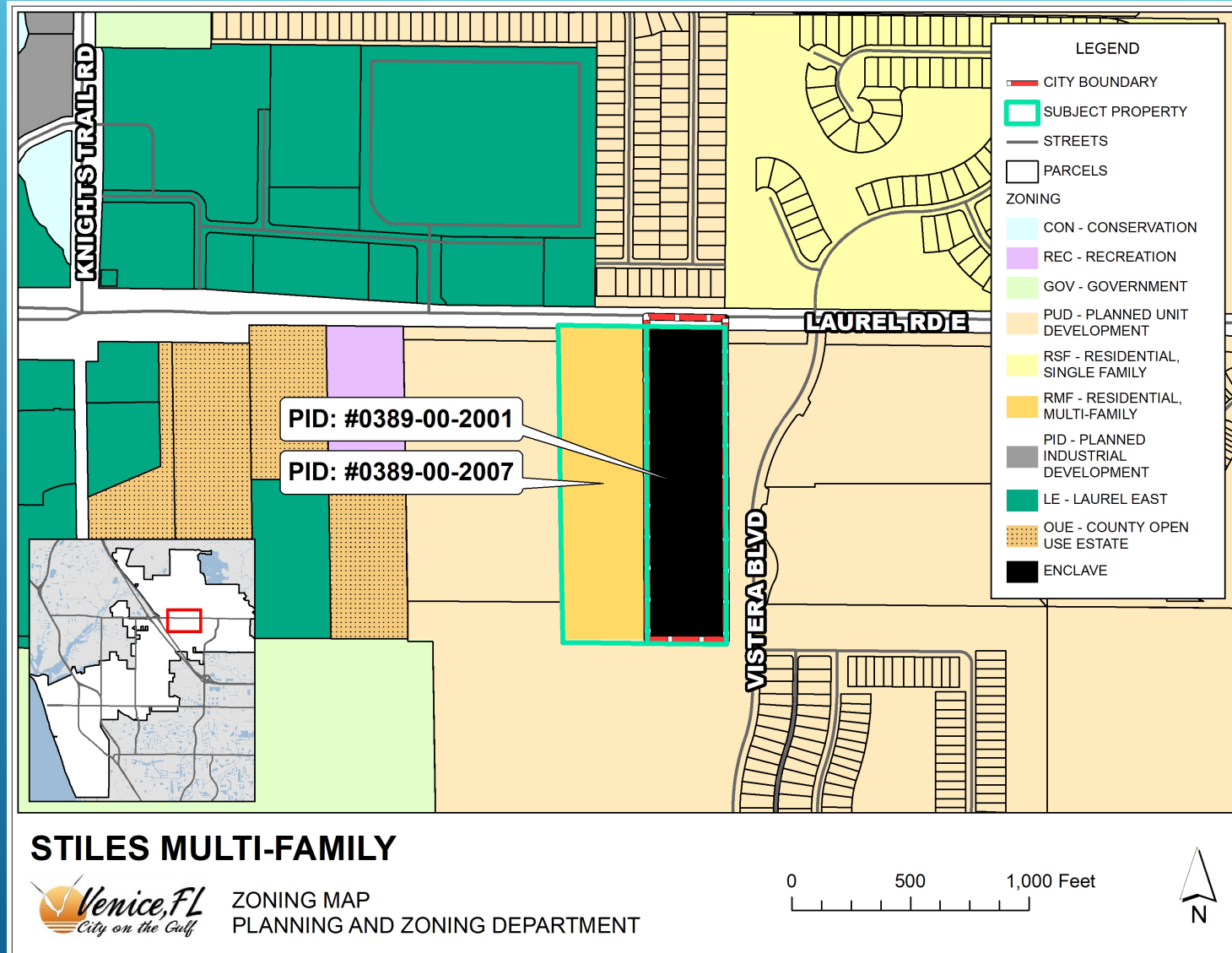


Existing FLU



Proposed FLU

CURRENT ZONING MAP



COMPATIBILITY AND COMPREHENSIVE PLAN

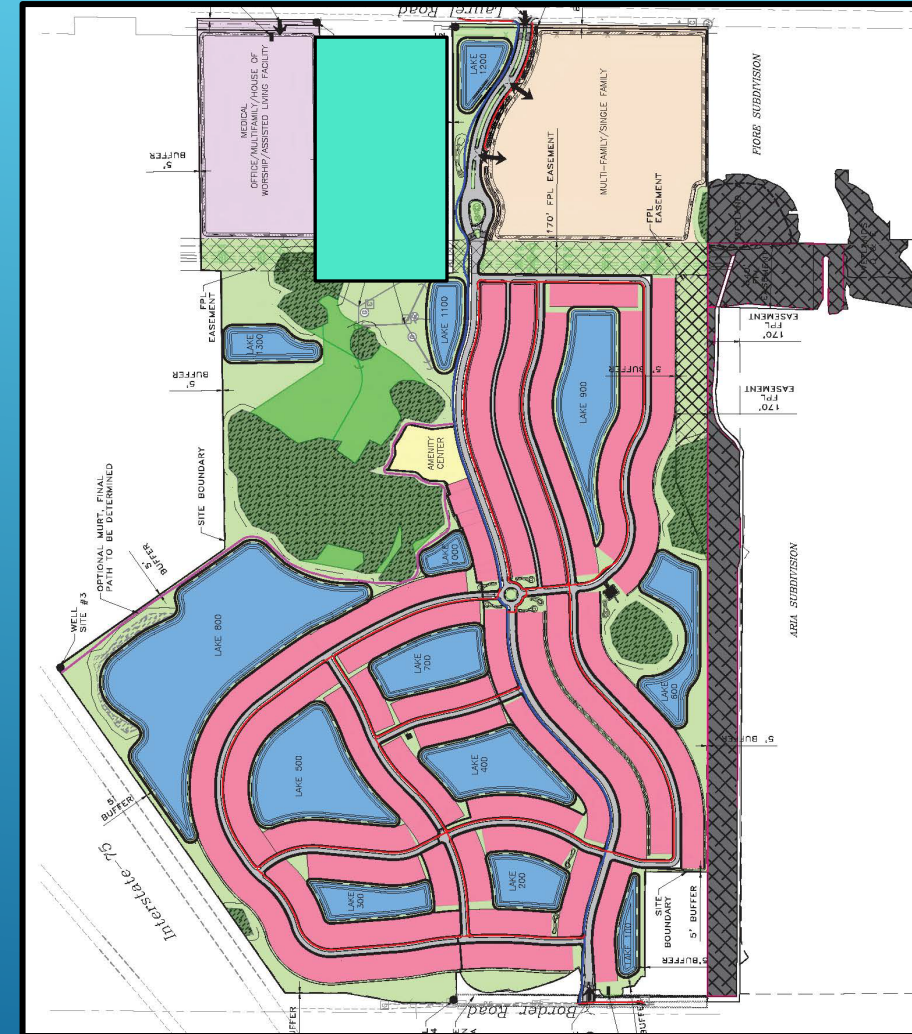
Strategy LU 1.2.8 – Compatibility Between Land Uses

Mixed Use Residential (MUR), Major Employment Center (MEC) to Medium Density Residential (MEDR).

The proposed MEDR designation is **listed as potentially incompatible with the surrounding MUR future land use**. The proposed **MEDR** allows for a density range from **9.1 to 13.0** units per acre. The **MUR Future Land Use** is envisioned that the overall density does not exceed **5.0 dwelling units per acre** gross acre for the subject project/property.

- ▶ West: Medical Office/ Multi-Family/ Place of Worship/ Assisted Living
- ▶ East: Multi-Family/ Single-Family
- ▶ South: FPL Easement and Open Space

These items may be more **easily addressed during site and development plan but can be discussed at the time of changing FLU or zoning designations as well.**



COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.3.- Residential: The allowed density of Medium Density Residential is between 9.1 and 13.0 units per acre. **RMF-3 is an implementing zoning district within the MEDR** future land use district.

Strategy LU 1.2.3.c- Medium Density Residential: Multifamily residential development is supported in MEDR.

LAND DEVELOPMENT CODE

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application.

Consistency with Florida Statute is detailed in the staff report

COMPREHENSIVE PLAN CONSISTENCY

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

- Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, 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.*

CONCURRENCY AND MOBILITY

Public Facilities Concurrency/Mobility

No development is being proposed through this request. Transportation impacts will be determined at the point of Site and Development Plan.

Findings of Fact (Public Facilities Concurrency/Mobility):

No issues were identified within that report and a more detailed transportation analysis will be provided at the time of Site and Development.

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 on Comprehensive Plan Amendment Petition No. 23-19CP.