

# **Hurt & Cassata Lakes**

## **Comprehensive Plan Amendment Petition 20-19CP**

**Applicant/Owner: Randall C. Hurt, Joseph W. Hurt,  
Mary McMullen and Carlton J. Hurt Trust and  
Cassata Properties, LLC**

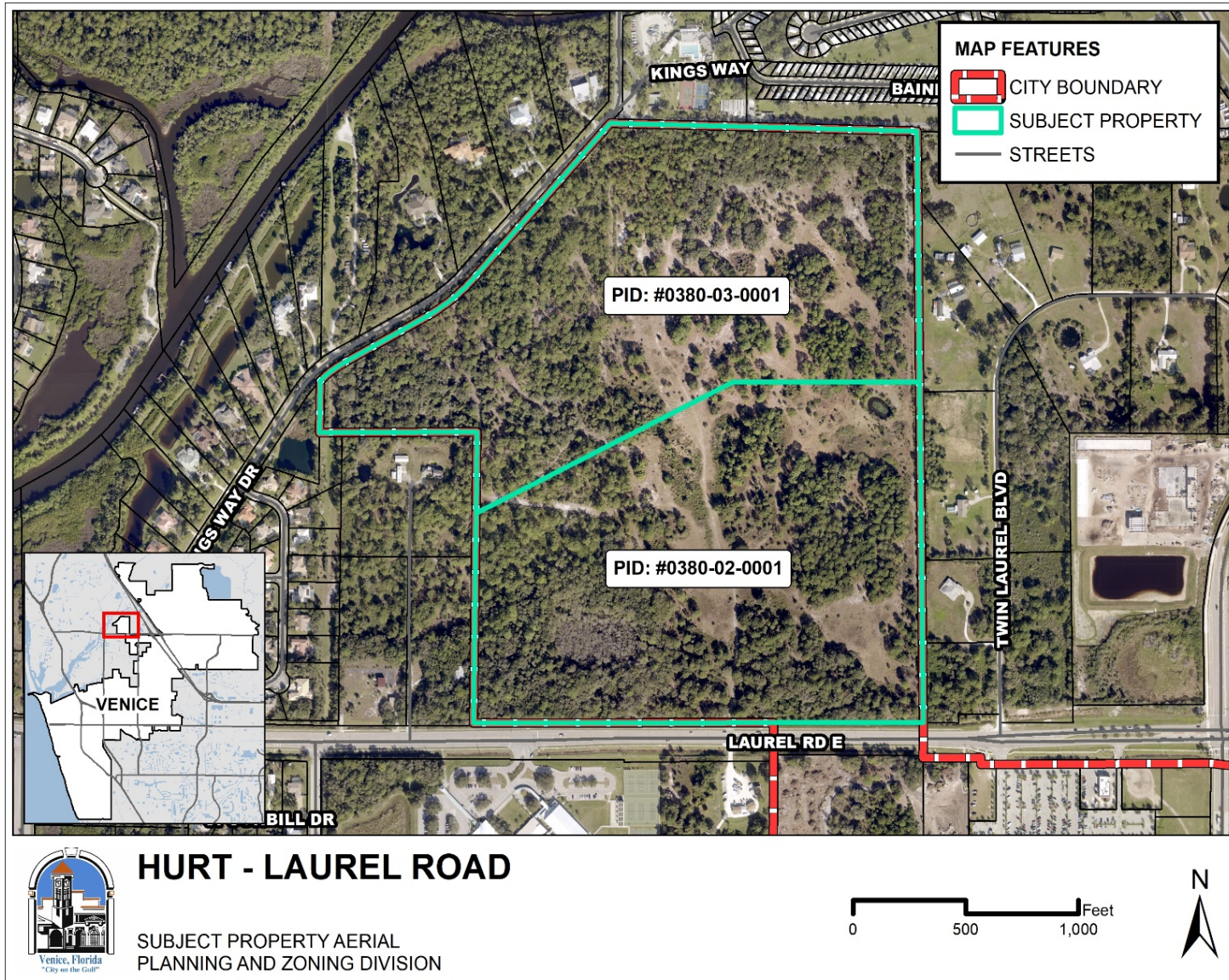
**Agent: Jeffery Boone, Esq., Boone Law Firm**



# Petition Summary Information

COMPREHENSIVE PLAN MAP AMENDMENT	
<b>Request:</b>	To amend the existing Comprehensive Plan Map to shift the existing land use line
<b>Applicant/Owner:</b>	Randall C. Hurt, Joseph W. Hurt, Mary McMullen and Carlton J. Hurt Trust and Cassata Properties, LLC
<b>Agent:</b>	Jeffery A. Boone, Esq.
<b>Location:</b>	2001 Laurel Road and 1200 Kings Way Drive
<b>Parcel ID:</b>	0380020001 and 0380030001
<b>Property Size:</b>	119.4 +/- acres
<b>Current Future Land Use:</b>	Mixed Use Commercial (MUC) and Moderate Density Residential
<b>Proposed Future Land Use:</b>	No change proposed to the future land use, only a shift in the line separating the two uses
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Corridor
<b>Current Zoning:</b>	OUE (County) and RSF-4

# Aerial View



# **Proposed Comprehensive Plan Amendment**

The request before you is to amend the existing Comprehensive Plan Map to shift the existing land use line to follow the parcel boundary.



# Site Photos



West along Laurel Road

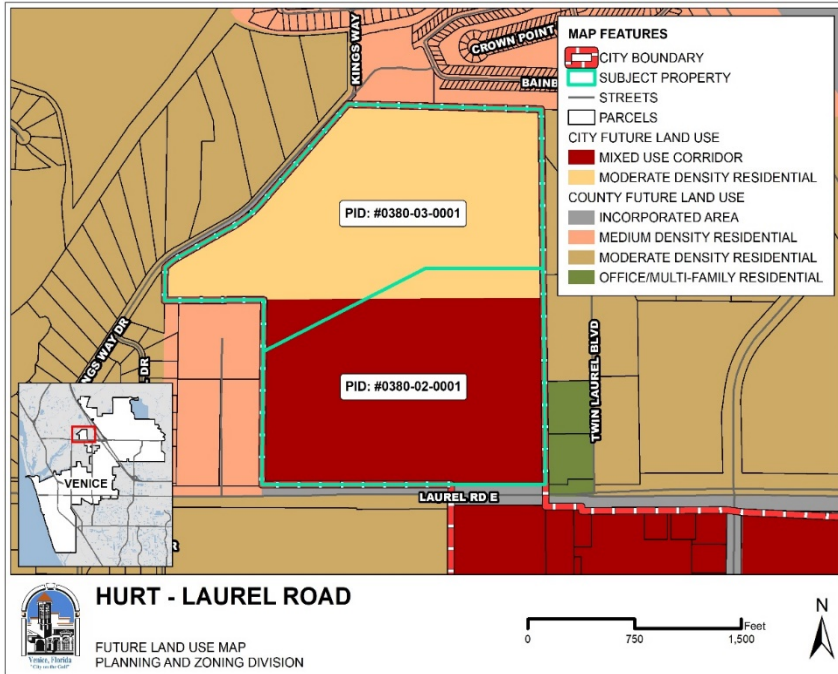


Looking east from Kings Way Drive

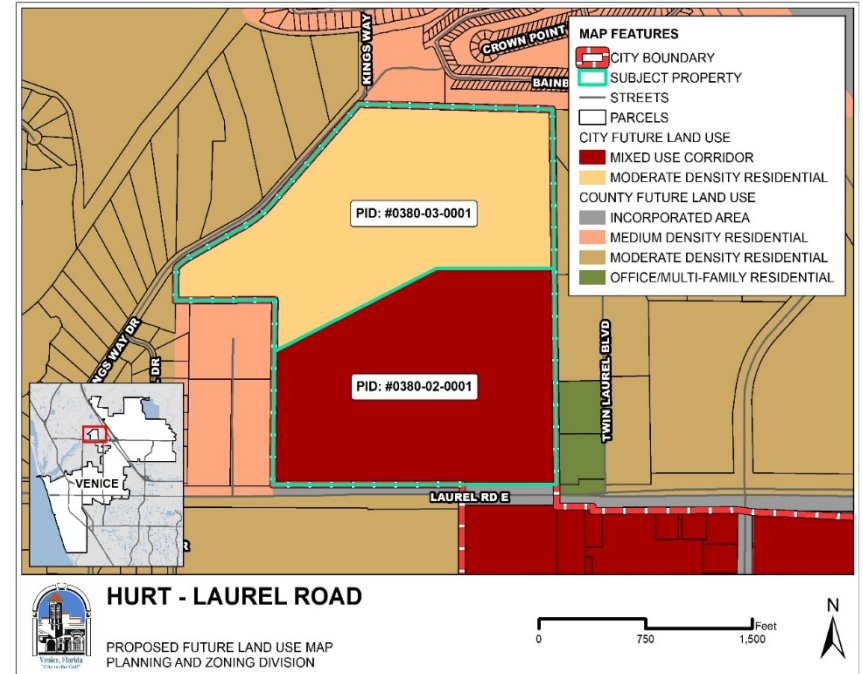
# Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
<b>North</b>	Residential common areas/elements, Single family detached	County Residential Mobil Home (RMH), County Residential Estate (RE-1)	County Medium Density Residential, County Moderate Density Residential
<b>South</b>	Public school, Multifamily housing	Residential Multifamily (RMF-3), County Government Use (GU)	Mixed Use Corridor (MUC), County Moderate Density Residential
<b>East</b>	Vacant commercial, Single family detached	County Open Use Estate (OUE-1), County Office Professional Institutional (OPI)	County Moderate Density Residential, County Office/ Multi-family Residential Area & Corridor
<b>West</b>	Single family detached, Residential common areas/elements	County RE-1, County OUE-1	County Moderate Density Residential, County Medium Density Residential

# Future Land Use Map



Existing



Proposed

# **Comprehensive Plan Designation**

There is no change in Comprehensive Plan designation involved in this request. This is a simple realignment of the existing line, which delineates the parcels that are currently Moderate Density Residential and MUC. The Comprehensive Plan Map will shift the line between the two subject properties to match the parcel line boundary between them.



# **Effect of Proposed Amendment on Financial Feasibility of the Comprehensive Plan for Infrastructure**

There is no anticipated impact on the financial feasibility of the Comprehensive Plan for infrastructure purposes, since adequate public facilities and services are preexisting. The developer is responsible for any necessary infrastructure on the subject property.

## **Consistency with Applicable Requirements of Florida Statutes Chapter 163**

Details on staff's review for compliance with the statutory provisions are provided in the staff report. Essentially, no land use changes are proposed through this petition, as it is a minor realignment of the existing line.

Based on staff's planning analysis, the proposed comprehensive plan amendment can be found in compliance with each of the three statutory provisions.

# **Findings of Fact**

## **Consistency with the Comprehensive Plan**

Staff has provided analysis of the proposed Comprehensive Plan Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Map Amendment.

## **Consistency with Florida Statutes**

Analysis has been provided to determine consistency with Chapters 163 and 171 of the Florida Statutes This analysis should be taken into consideration.

## **Provision of City Services**

Based on TRC review and analysis, no issues have been identified regarding provision of services.

## **Hurt & Cassata Lakes Comprehensive Plan Amendment Petition No. 20-19CP**

**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 Comprehensive Plan Amendment Petition No. 20-19CP.**