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# COMPREHENSIVE PLAN AMENDMENT

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## PROJECT NARRATIVE

### *Laurel Road Assemblage*

The subject property consists of five (5) parcels with the addresses of 1651 Laurel Road E. (“Parcel 1”), 1881 Laurel Road E. (“Parcel 2”), 1101 Twin Laurel Blvd. (“Parcel 3”), 1099 Twin Laurel Blvd. (“Parcel 4”), and 2399 Laurel Road E. (“Parcel 5”), all located in Nokomis, Sarasota County, Florida 34275 (collectively referred to as the “Property”). The Property totals 22.97 (+/-) acres.

The Applicant has submitted concurrent Annexation and Zoning Map Amendment (“ZMA”) applications with this Comprehensive Plan Amendment (“CPA”) application. The Applicant is proposing a FLU designation of Mixed-Use Corridor (MUC) and zoning designation of Commercial General (CG).

The Applicant anticipates developing the Property, together with the interlinking 60 (+/-) acre parcel, for a mixture of potential office/professional and institutional, commercial, and/or residential uses that would support and complement the area.

The Property is located within the JPA/ILSBA Laurel Road Mixed Use (Area No. 5) and identified therein as a potential annexation area. Upon annexation, the Property will be located within the Laurel Road (or “Laurel Road Corridor”) neighborhood per the Comprehensive Plan.

The JPA/ILSBA Laurel Road Mixed Use (Area No. 5) permits a mix of land uses with a maximum FAR of 2.0 and residential density of 13 units per acre on a gross basis. The City MUC FLU designation permits a maximum FAR of 0.5 designation wide and 1.0 for individual site, as well as a maximum residential density of 13 units per gross acre. The proposed FLU designation of MUC is consistent with the terms of the JPA/ILSBA for this Property.

As noted above, lying in between the five parcels comprising the Property is the approximately 60 acre parcel, which is presently undeveloped but anticipated for development along with the Property.

Bordering the Property otherwise is as follows:

- *Eastern perimeter:* Two vacant/undeveloped parcels located in the County and zoned OUE.
- *Northern perimeter:* A large tract of land located in the City, zoned RSF-4, and proposed to develop as a single-family project; a parcel located in the County, zoned OUE, with an existing single-family residence thereon.
- *Western perimeter:* Single-family residences located in the County and zoned RSF-1.
- *Southern perimeter:* (Across Laurel Road) Laurel Nokomis Middle School, located in the County and zoned GU; a residential multi-family development located in the City of Venice and zoned RMF-3; the Plaza Venezia Shopping Center parcels, located in the City of Venice and zoned CG.