

Hurt - Laurel Road

Zoning Map Amendment Petition 20-18RZ

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

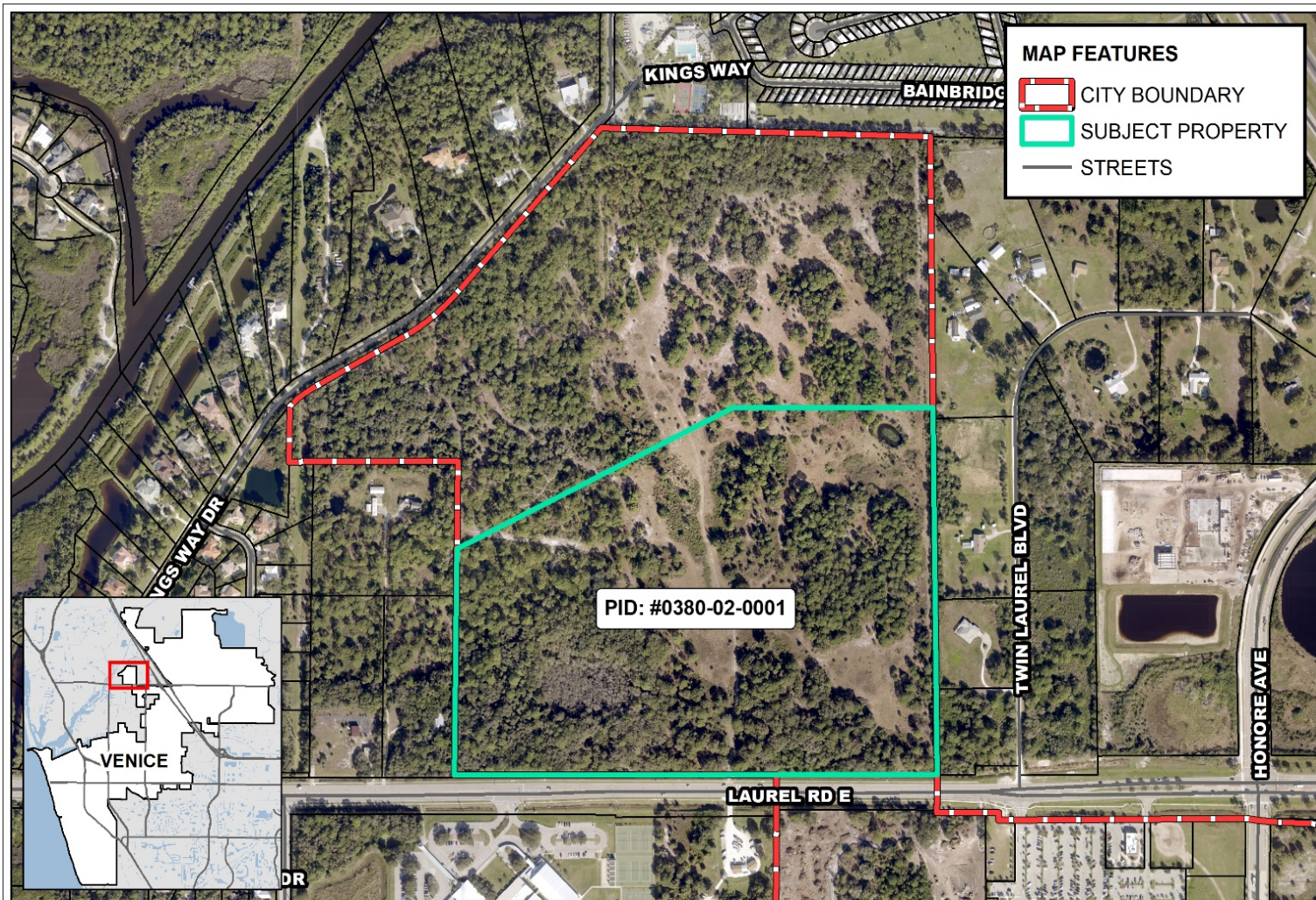
Agent: Jeffery Boone, Esq., Boone Law Firm



Petition Summary Information

ZONING MAP AMENDMENT	
Request:	To amend the existing zoning designation for the subject property from County Open Use Estate (OUE-1) to City Commercial, General (CG)
Applicant/Owner:	Randall C. Hurt, Joseph W. Hurt, Mary McMullen, & Carlton J. Hurt Trust
Agent:	Jeffery A. Boone, Esq., Boone Law Firm
Location:	2001 Laurel Road
Parcel ID:	0380020001
Property Size:	60 +/- acres
Current Future Land Use:	Mixed Use Corridor (MUC)
Proposed Future Land Use:	No Change
Comprehensive Plan Neighborhood:	Laurel Road
Current Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	City of Venice Commercial, General (CG)

Aerial View



HURT - LAUREL ROAD

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION

0 500 1,000 Feet



Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Agricultural grazing land (proposed Cassata Lakes)	City Residential Single Family (RSF-4)	City Moderate Density Residential
South	Laurel Nokomis school; multifamily housing (Reserves of Venice)	City Residential Multi-family (RMF-3); Sarasota County government	City Mixed Use Corridor (MUC); Sarasota County Moderate Density Residential
East	Vacant commercial; single family	Sarasota County Open Use Estate (OUE-1) and Office, Professional & Institutional	Sarasota County Moderate Density Residential and Office/ Multifamily Residential
West	Single family	Sarasota County Open Use Estate (OUE-1)	Sarasota County Medium Density Residential

Site Photos



West along Laurel Road



North from Laurel Road

Comparison of Existing & Proposed Zoning Districts

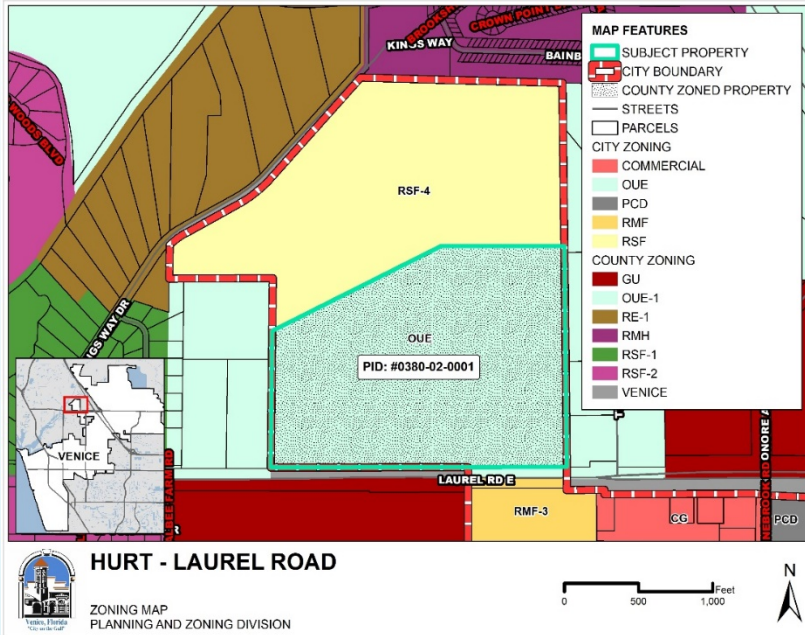
Zoning Comparison		
Comparison Areas	Existing OUE	City CG
Density	1 du/5 acres	18 du/acre (MUC limits to 13 du/acre)
Intensity (Floor Area Ratio)	N/A	1.0
Maximum Dwelling Units	12	780
Maximum Height*	35'	35'
Notes: *No portion of a structure shall exceed 35 feet in the CG district, except as permissible by conditional use. An additional ten feet for one story devoted primarily to parking within the structure may be added to the limit		

Comparison of Existing & Proposed Uses

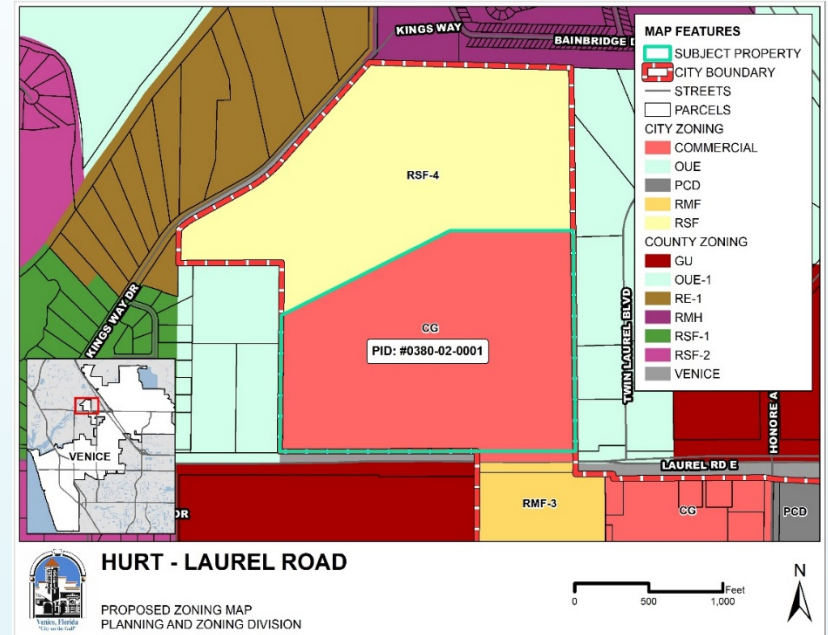
Comparison of Uses		
Type	Existing County OUE	City CG
Permitted	Single-family detached	Retail commercial: uses providing primarily for the display and sale of new and used merchandise at retail within an enclosed building
	Day care	Personal and business services: uses providing for one's personal care and for rendering professional services to individuals and businesses
	Parks and open areas	Commercial recreation, entertainment (completely indoors): uses providing primarily for private, indoor commercial recreation and entertainment
	Minor utilities	Professional, medical, and business offices: uses providing primarily for professional, medical, administrative or clerical occupations or services
	Limited agriculture	Bank, financial institutions: uses providing primarily for financial services
	Limited resource extraction	Eating establishments: uses providing primarily for the sale of food for consumption on the premises
	Limited guest house	Vocational, trade, and business schools: uses providing primarily for private education and training for professional, technical, and business occupations including those providing career employment skills
	Limited major utilities	Marinas, docks and piers

For an exhaustive list of uses, please see the staff report.

Zoning Map



Existing



Proposed

Comprehensive Plan Consistency

LU 1.2.4, Non-Residential:

Proposed CG district implements MUC through the Comprehensive Plan.

LU 1.2.9.c, Corridor (MUC):

A mix of uses are allowed in the MUC. Industrial is only through grandfathering and not applicable to this vacant site. Developments should utilize form-based code concepts and standards, or a “campus-style” design, and encourage walkability.

LU 4.1.1, Policy 8.2 Transitional Language:

Development is not proposed through the rezoning process. Mitigating factors are difficult to evaluate until the time of Site & Development Plan review, when those criteria will be more specifically addressed. The Planning Commission can consider mitigation techniques and recommend stipulations and safeguards at the point of rezoning.

Land Development Code Compliance

- The proposed CG is an implementing zoning district for MUC in the Comprehensive Plan.
- The request is compatible with the MUC designation and with properties elsewhere along the corridor that have similar zoning districts and/or land uses.
- The parcel needs to be rezoned to a City of Venice designation prior to consideration of site development.
- Based on preliminary analysis, no issues have been identified by staff regarding traffic. Transportation will be evaluated through any proposed development plan.

Concurrency / Mobility

Based on preliminary review, no issues have been identified. At the point of consideration of a Site & Development Plan petition, concurrency and mobility will be examined in detail.

Findings of Fact

Consistency with the Comprehensive Plan

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, Policy 8.2 regarding compatibility, strategies found in the Laurel Road Neighborhood, and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Consistency with the Land Development Code

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

Concurrency / Mobility

A preliminary review of concurrency/mobility has been performed and no issues have been identified. At the point of consideration of a Site & Development Plan, concurrency/mobility will be examined in detail. Mobility fees will be required with any Certificate of Occupancy requested.

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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 Zoning Map Amendment Petition No. 20-18RZ.