

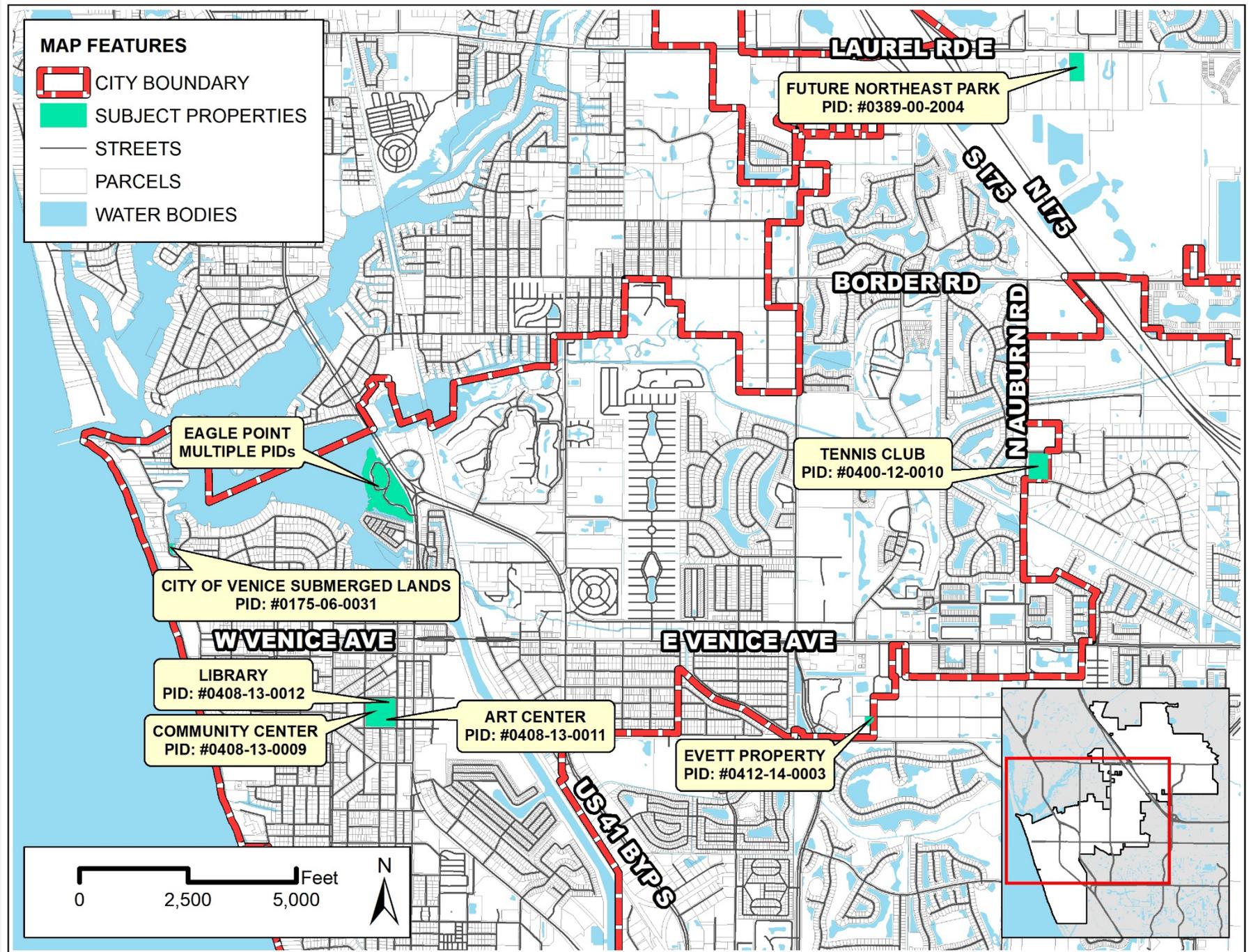
LDR Comprehensive Plan Map & Text Amendments

Petition No. 22-22CP

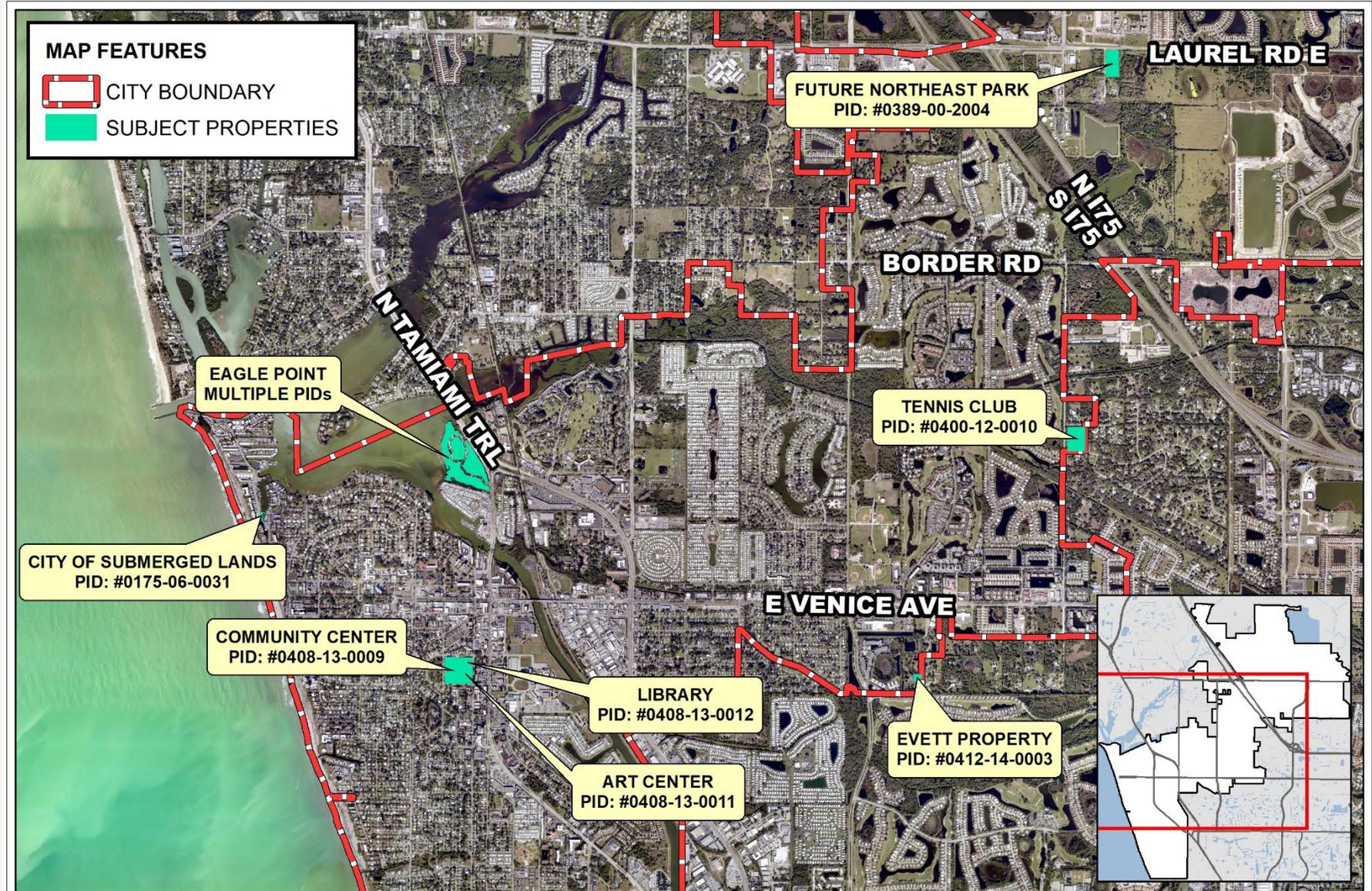
Site Information

LDR COMPREHENSIVE PLAN MAP AMENDMENTS				
Subject Property	Situs Address	PID	Current Land Use Designation	Proposed Land Use Designation
Library	300 Nokomis Ave., 34285	0408130012	Mixed Use Corridor	Government
Community Center	326 Nokomis Ave., 34285	0408130009	Mixed Use Corridor	Government
Art Center	390 Nokomis Ave., 34285	0408130011	Mixed Use Corridor	Government
Tennis Club	512 N. Auburn Rd., 34292	0400120010	Low Density Residential	Commercial
City of Venice Submerged Land	951 Tarpon Center Dr., 34285	0175060031	Commercial	Conservation
Eagle Point	Eagle Point subdivision	multiple numbers	Low Density Residential	Moderate Density Residential
Evelt Property	507 Ramsey Rd., 34292	0412140003	Mixed Use Residential	Moderate Density Residential
Future Northeast Park	3560 Laurel Road	0389002004	Mixed Use Corridor	Open Space Functional

Location Map



Aerial



LAND DEVELOPMENT REGULATIONS
COMPREHENSIVE PLAN AMENDMENTS

SUBJECT PROPERTIES AERIAL
PLANNING AND ZONING DEPARTMENT



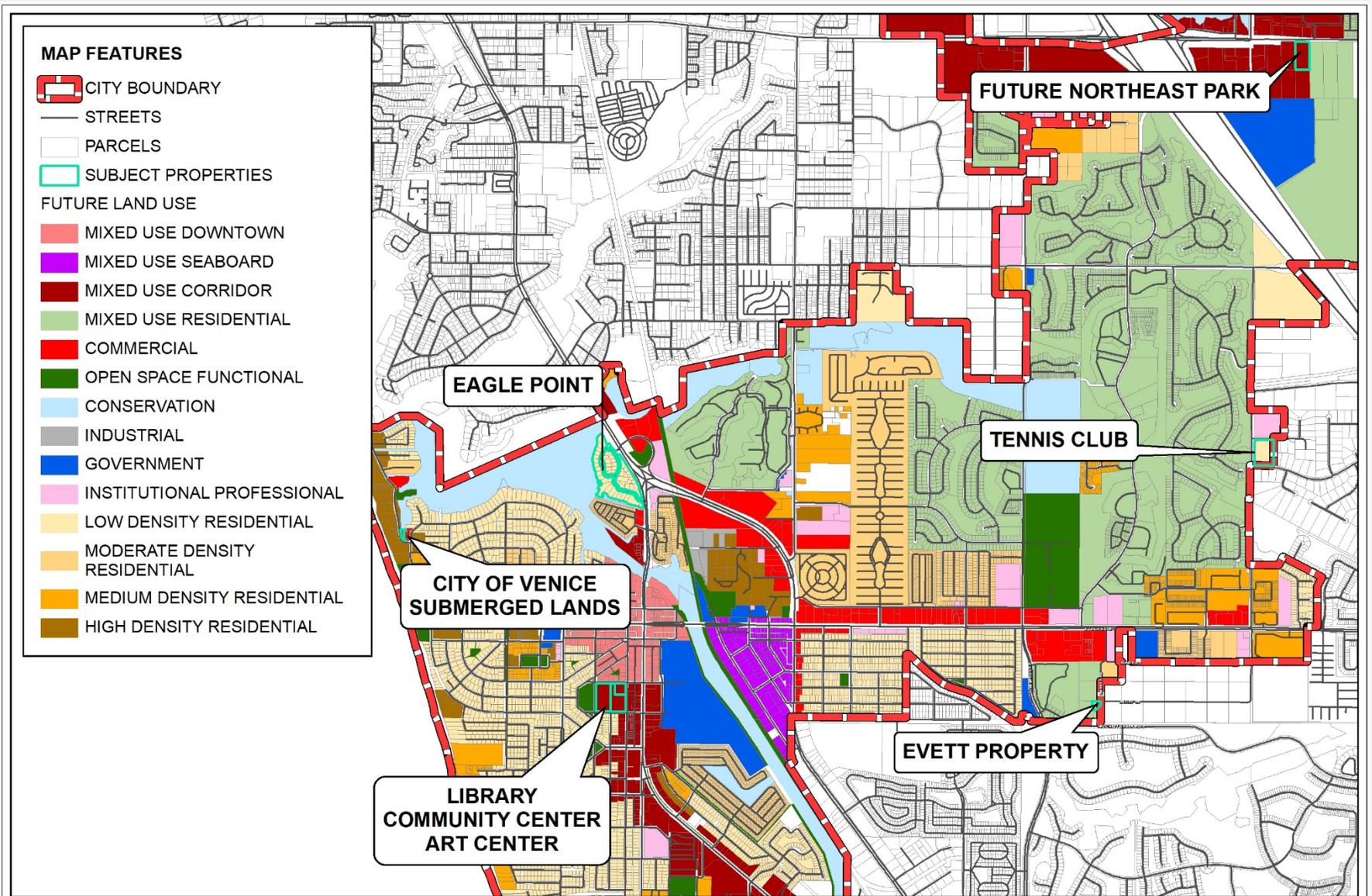
Project Description

This is an effort to provide consistency between the Comprehensive Plan, LDR, and the zoning map. No development is planned at this time for the subject properties listed and mapped.

The text changes are intended to:

- create consistency among future land use designations and implementing zoning districts
- remove transitional language planned to remain only until the LDRs were updated
- adjust land use percentages in certain neighborhoods due to changing conditions

Current Future Land Use Map

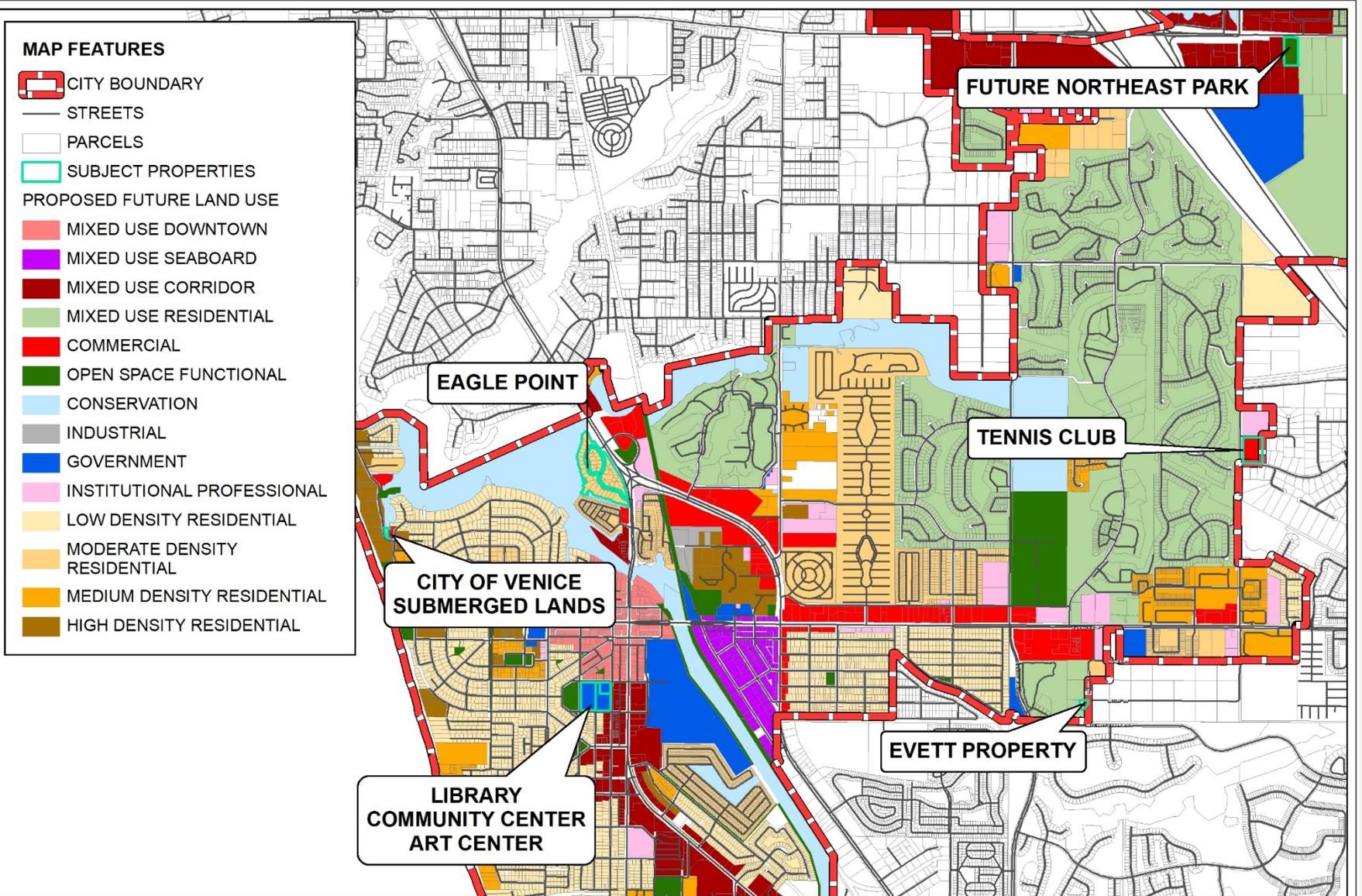


LAND DEVELOPMENT REGULATIONS COMPREHENSIVE PLAN AMENDMENTS

FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



Proposed Future Land Use Map

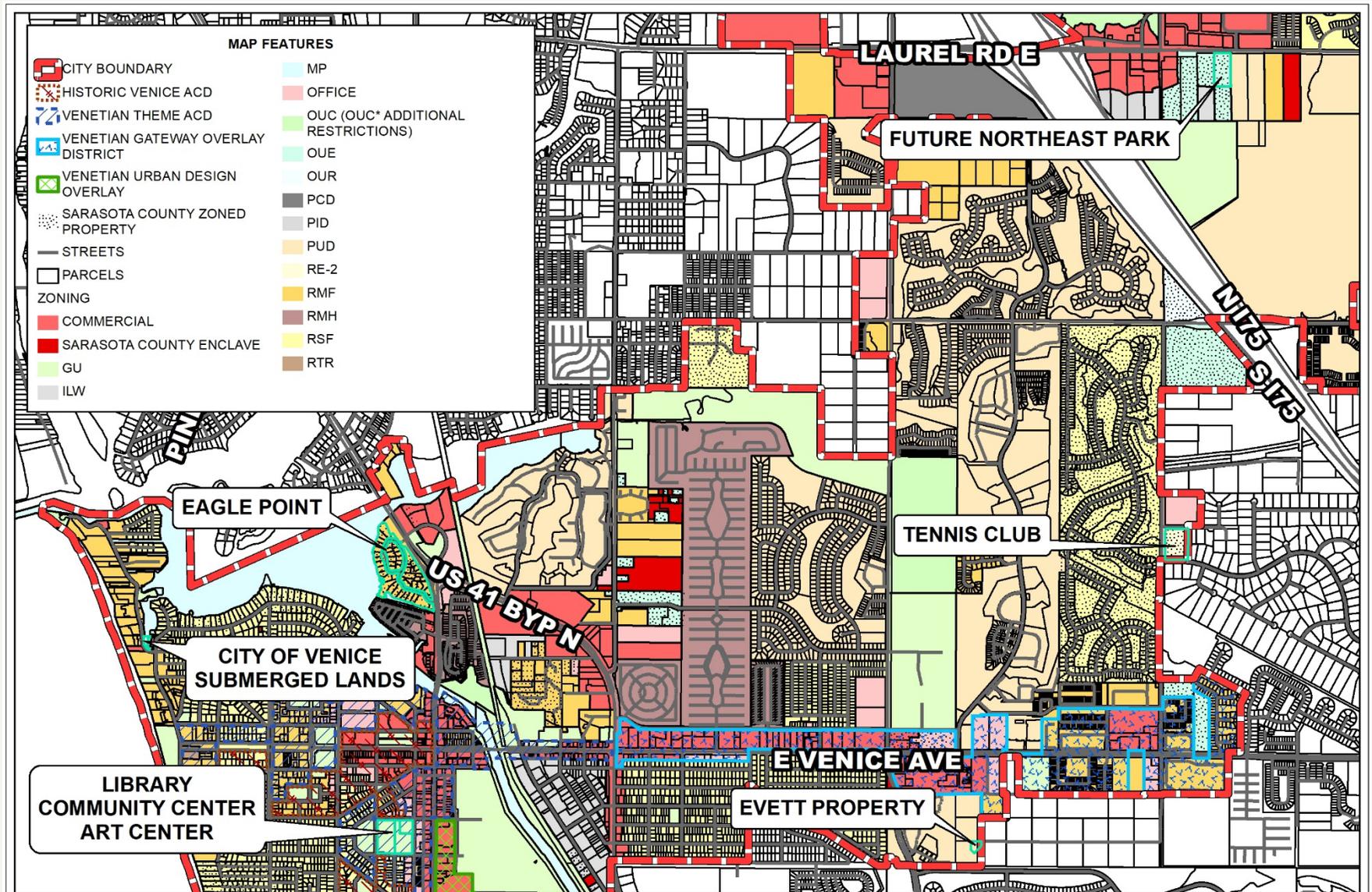


LAND DEVELOPMENT REGULATIONS COMPREHENSIVE PLAN AMENDMENTS

PROPOSED FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



Zoning



**LAND DEVELOPMENT REGULATIONS
COMPREHENSIVE PLAN AMENDMENTS**

ZONING MAP
PLANNING AND ZONING DEPARTMENT



Proposed Text Amendments

Introduction

- Change Development Services to Planning & Zoning

Land Use Element

- Remove “Planning Areas” and other transitional strategies
- “Special Exception” changing to “Conditional Use”
- Some districts are becoming inactive while others are changing to implement the newly-created mixed use districts
- Change the allocation of open space by type, increasing conservation to 20%

Housing Element

- Including Mixed Use Transitional in the areas available for the attainable housing density bonus

Neighborhood Elements Overall

- Change all neighborhood FLU tables for the city overall and for tables showing neighborhood-specific mixed use composition
- Correct a mapping error affecting two neighborhood tables splitting a PUD across those neighborhoods

Island Neighborhood Element

- The Commercial Business District is being replaced with mixed use zoning districts
- The name of the hospital on the island is being made neutral in the event of future ownership changes

Laurel Road Neighborhood

- Change in language to protect existing neighborhood uses

Knights Trail Neighborhood

- Due to land use changes, connections to mid-Sarasota County, large employers in the area that include Sarasota Memorial Hospital, and easy access to I-75, the needs in this neighborhood are shifting toward a higher mix of residential. The proposal is to change the percentages from a maximum of 50% residential and 50% non-residential to a maximum of 80% residential and 20% non-residential

Northeast Neighborhood Element

- Removal of transitional strategies and Planning Areas

Appendices

- Remove all Planning Area maps

Florida Statutes

Amendment procedure. The procedure for amendment of the Comprehensive Plan shall be by ordinance, in accordance with F.S. §§ 163.3184 and 163.3177, as amended.

These amendments were reviewed for compliance with applicable requirements of Florida Statutes chapter 163.

Comprehensive Plan

The Comprehensive Plan is proposed to be amended to achieve consistency with the new LDR. No development of existing parcels that are part of the amendment process is anticipated at this time. No inconsistencies have been identified with this proposal.

Land Development Regulations

Section 86-33(5):

This review will be done to determine consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, and assess the effect of the proposed amendment upon the financial feasibility of the comprehensive plan. This analysis shall also address the proposed amendment's consistency with the applicable requirements of F.S. ch.163.

Conclusion/Findings of Fact

Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Regulations (LDR), 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.

Conclusion

Upon review of the petition and associated documents, Florida Statutes, the Comprehensive Plan, Land Development Regulations, 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. 22-22CP.