

**Laurel Road Assemblage
Comprehensive Plan Amendment
Petition No. 22-45CP**

OWNER/APPLICANT: 2001 LAUREL, LLC
AGENTS: JEFFERY BOONE, ESQ., BOONE LAW FIRM
ANNETTE M. BOONE, ESQ., BOONE LAW FIRM

BACKGROUND

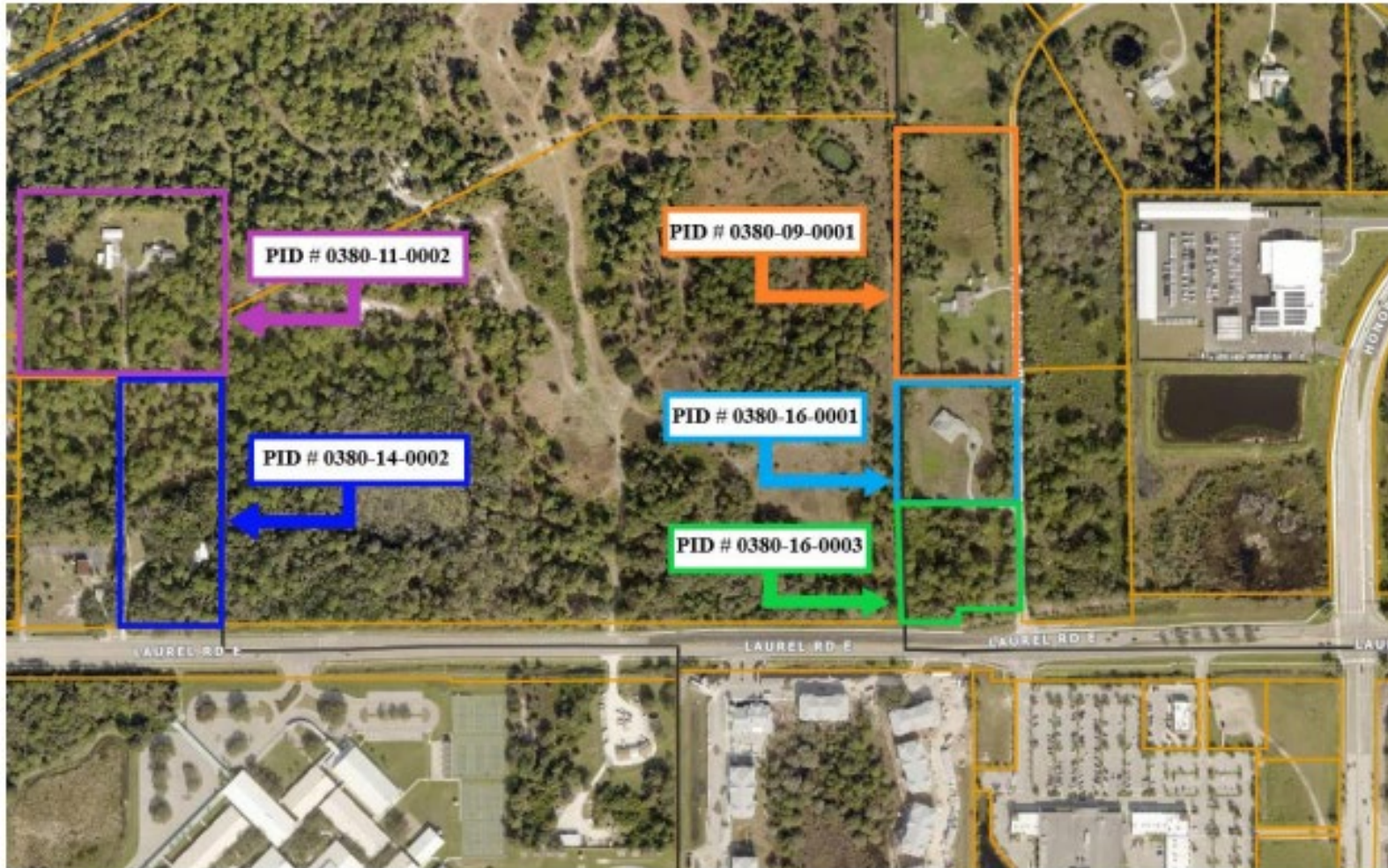
- ▶ The following petitions have been applied for under the former Chapter 86 of the Land Development Code.
- ▶ The subject property consists of five (5) parcels totaling 22.97 ± acres.
- ▶ The Applicant has submitted concurrent Annexation and Zoning Map Amendment (“ZMA”) applications with this Comprehensive Plan Amendment (“CPA”) application.
- ▶ The Applicant is proposing a Future Land Use (FLU) designation of Mixed-Use Corridor (MUC) and zoning designation of Commercial General (CG).
- ▶ The Applicant anticipates developing the subject 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.

General Information

Address:	1651 Laurel Road E.; 1881 Laurel Road E.; 1101 Twin Laurel Blvd.; 1099 Twin Laurel Blvd.; 2399 Laurel Road E.
Request:	Assigning the Mixed Use Corridor (MUC) Future Land Use to the subject properties
Owner/Applicant:	2001 Laurel LLC
Agent:	Annette M. Boone, Esq., Boone Law Firm
Parcel ID:	0380110002;0380140002;0380090001;0380160001;0380160003
Parcel Size:	22.97 ± acres
Future Land Use:	East: Sarasota County Moderate Density Residential and Office/Multi-Family Residential; West: Sarasota County Medium Density Residential
Zoning:	East: Sarasota County Open Use Estate 1 and Office, Professional, and Institutional; West: Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	June 30, 2022

LOCATION MAP

Laurel Road Assemblage



WEST



SITE PHOTOS



EAST



SURROUNDING PROPERTIES

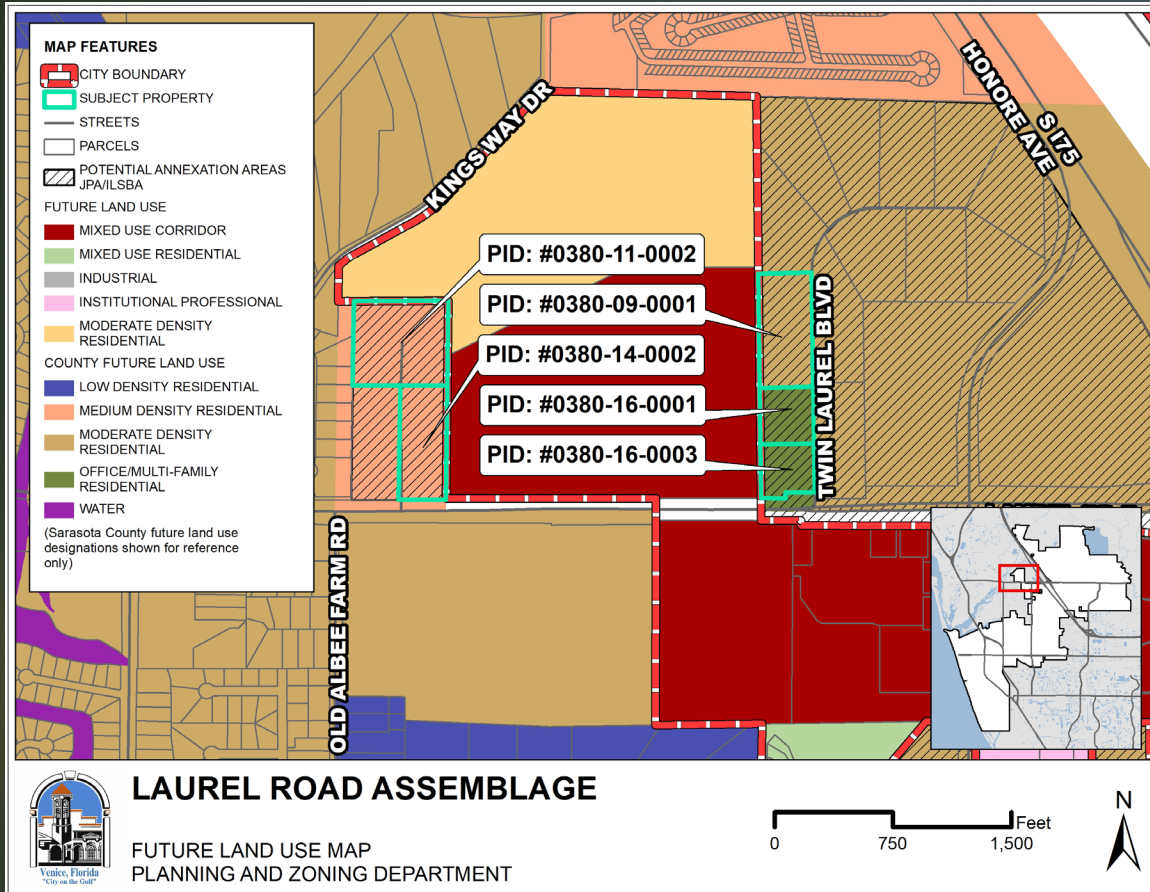
East

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Sarasota County Open Use Estate, 1 unit/5 acres (OUE-1)	Moderate Density Residential
South	Multifamily housing and School	Residential Multi Family 3 (RMF-3)	Mixed Use Corridor
East	Vacant land	Sarasota County OUE-1	Moderate Density Residential
West	Vacant land	CG	Mixed Use Corridor

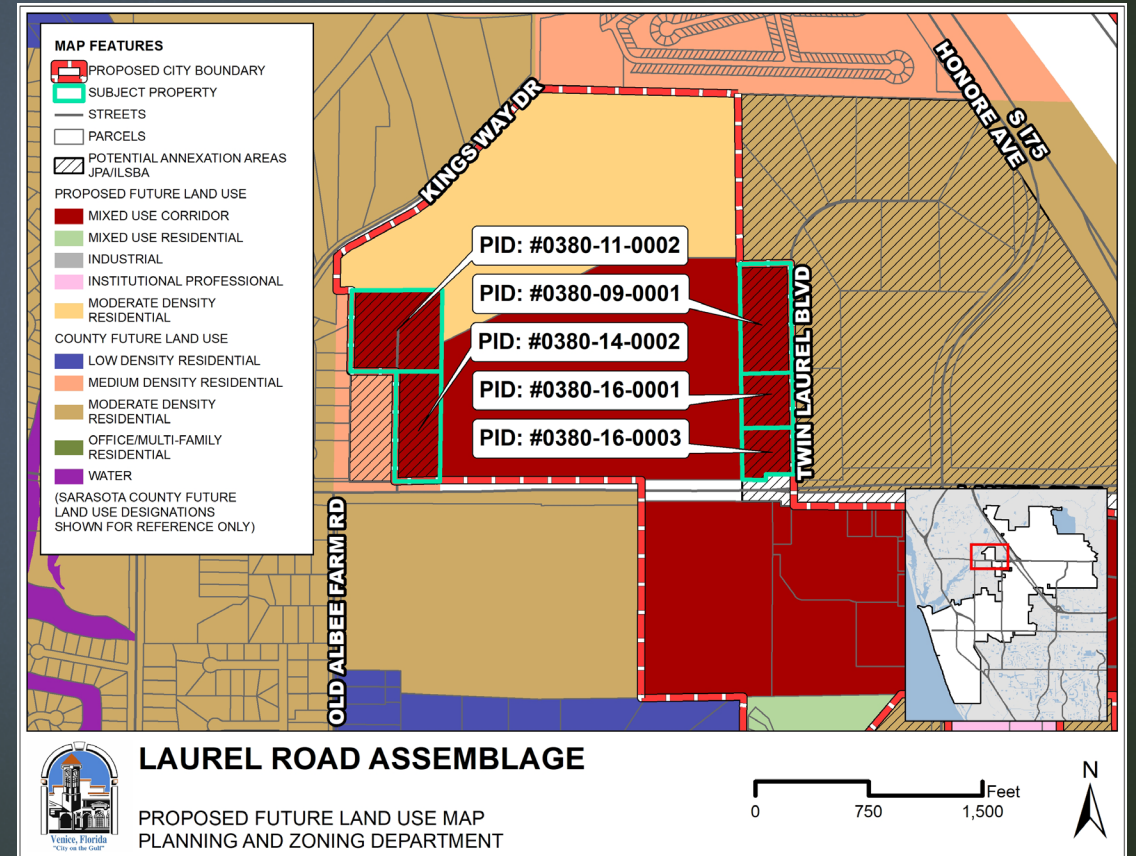
West

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Residential Single Family 4 (RSF-4)	Moderate Density Residential
South	School	Sarasota County Government Use (GU)	Moderate Density Residential
East	Vacant land and residential development	Commercial General (CG) and Residential Single Family 4 (RSF-4)	Mixed Use Corridor and Moderate Density Residential
West	Residential	Sarasota County Residential, Single Family, 2.5 units/ acre (RSF-1) and Residential, Estate, 1 unit/ acres (RE-1)	Moderate Density Residential

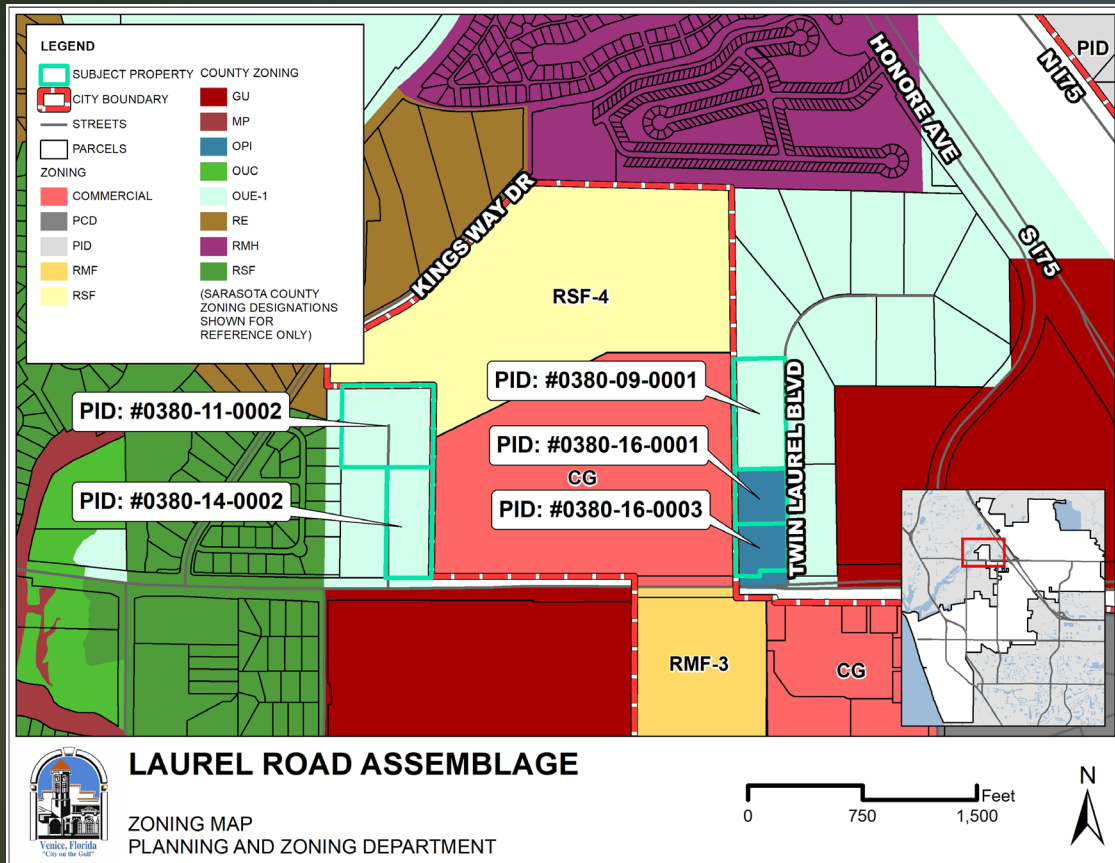
FUTURE LAND USE CURRENT



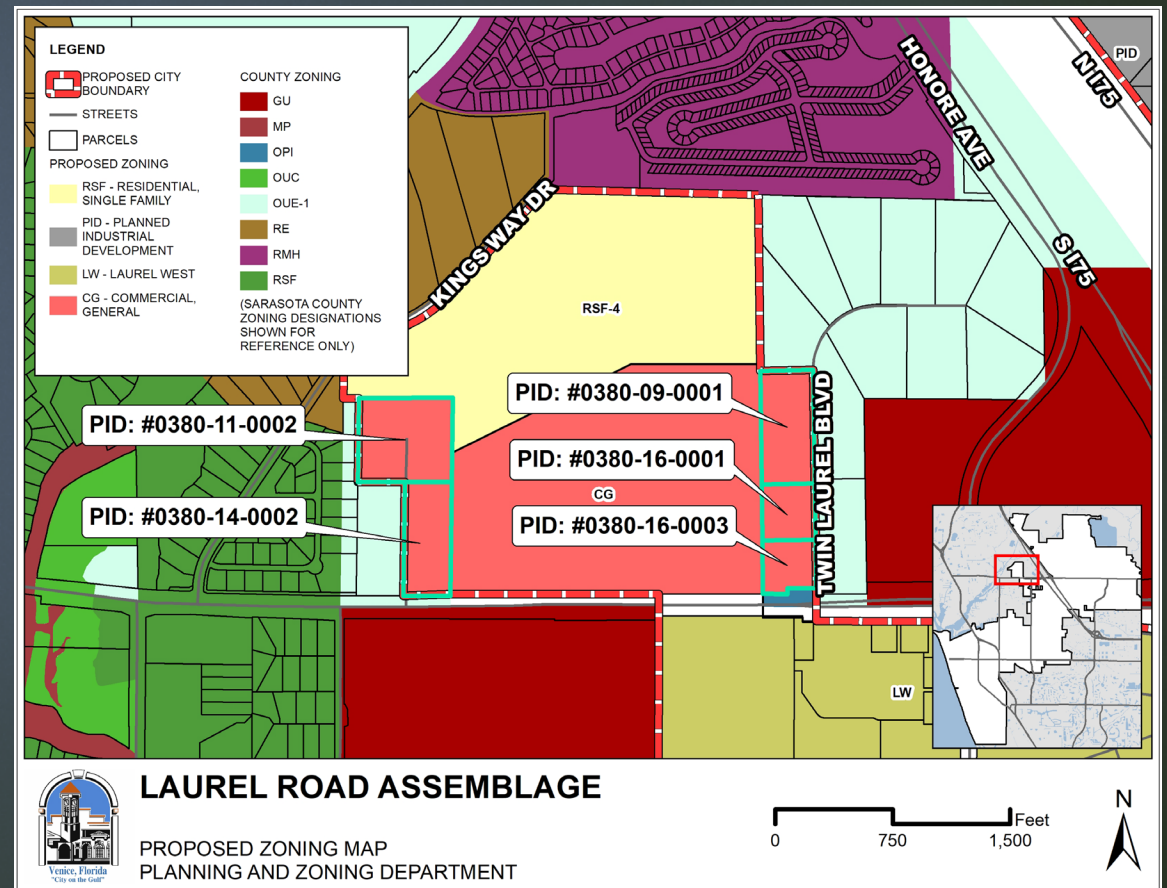
FUTURE LAND USE PROPOSED



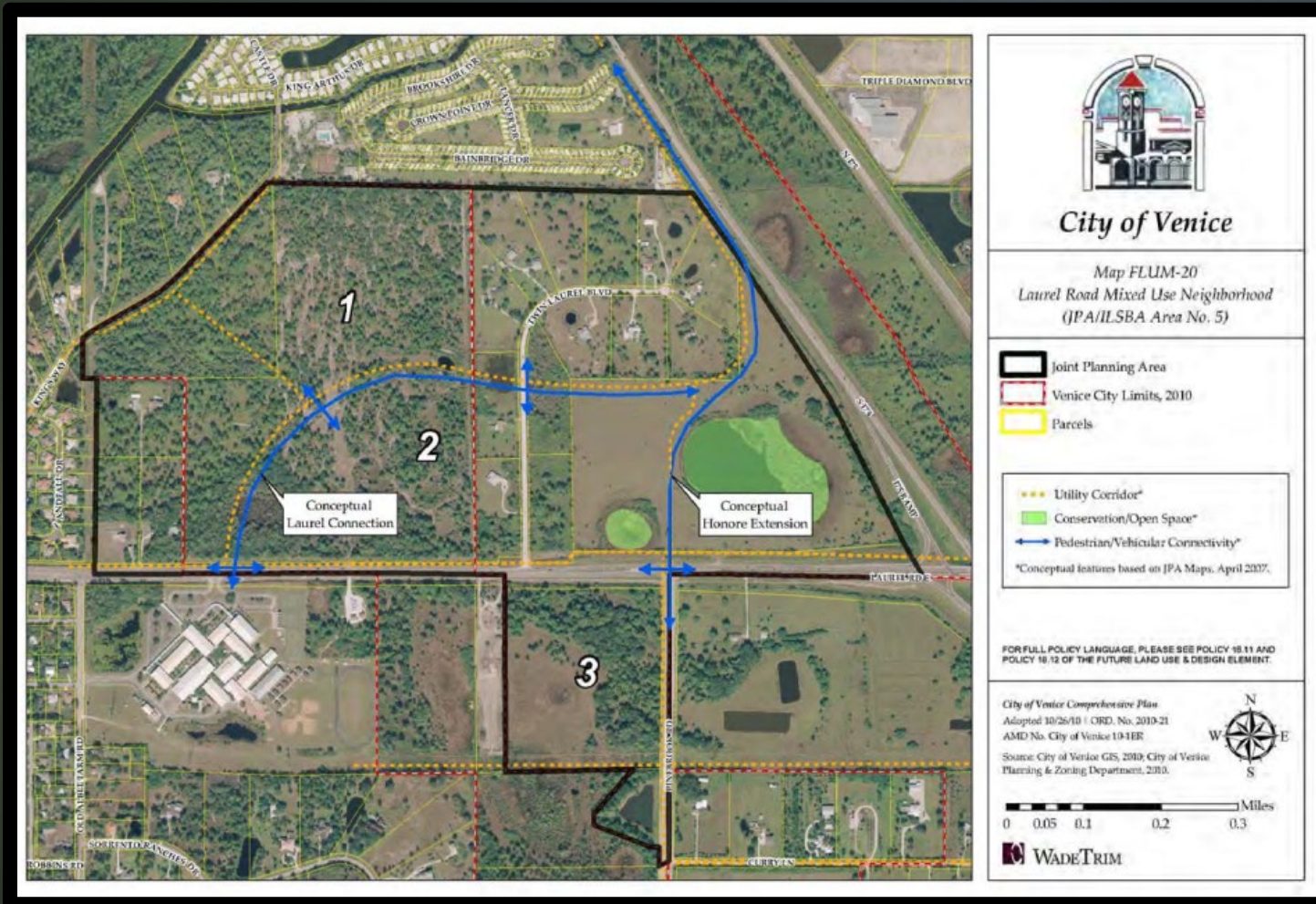
CURRENT ZONING



PROPOSED ZONING



COMPREHENSIVE PLAN CONSISTENCY, JPA/ILSBA AREA 5



- As a gateway into central and southern Sarasota County, this area shall be transitional zone consisting of a mix of land uses that are supportive of medical and professional-related uses, and residential uses that are well linked internally.
- The square footage of non-residential uses allowed shall not exceed 2.0 FAR.
- Area 5 allows for a maximum of 13 units per (gross) acre.
- Service by County Water & Sewer.

LAND DEVELOPMENT CODE



Section 86-33(5) states requirements for review:

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.

Consistency with Florida Statute is detailed in the staff report

COMPREHENSIVE PLAN CONSISTENCY



- The Subject Property is adjacent to a mixture of JPA Area 5-Laurel Road Mixed Use and single-family residential subdivisions. JPA Area 5-Laurel Road Mixed Use is compatible with the Future Land Use of Mixed Use Corridor (MUC) and the proposed CG Zoning based on **Strategy LU 1.2.13**. Also consistent with this strategy, perimeter compatibility standards in the Land Development Code will be applied during development.
- Those areas next to single family will be addressed further at the time of Site and Development or Preliminary Plat application submittal, which would be processed under the new Land Development Code and subject to the same compatibility standards previously included in the Comprehensive Plan as Policy 8.2.
- **Strategy LU 1.2.9.c-Corridor (MUC)**. Envisioned to be located in and support Laurel Road Corridor, supports mixed use, moderate to medium density residential permitted, low density single family residential is not permitted. Large scale commercial, single use commercial buildings are allowable in the Laurel Road Corridor.

CONCLUSIONS / FINDINGS OF FACT

Findings of Fact: Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code (LDC), and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided regarding impact on the financial feasibility of the Comprehensive Plan, and 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.



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

Upon review of the petition and associated documents, Florida Statutes, the 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. 22-45CP.