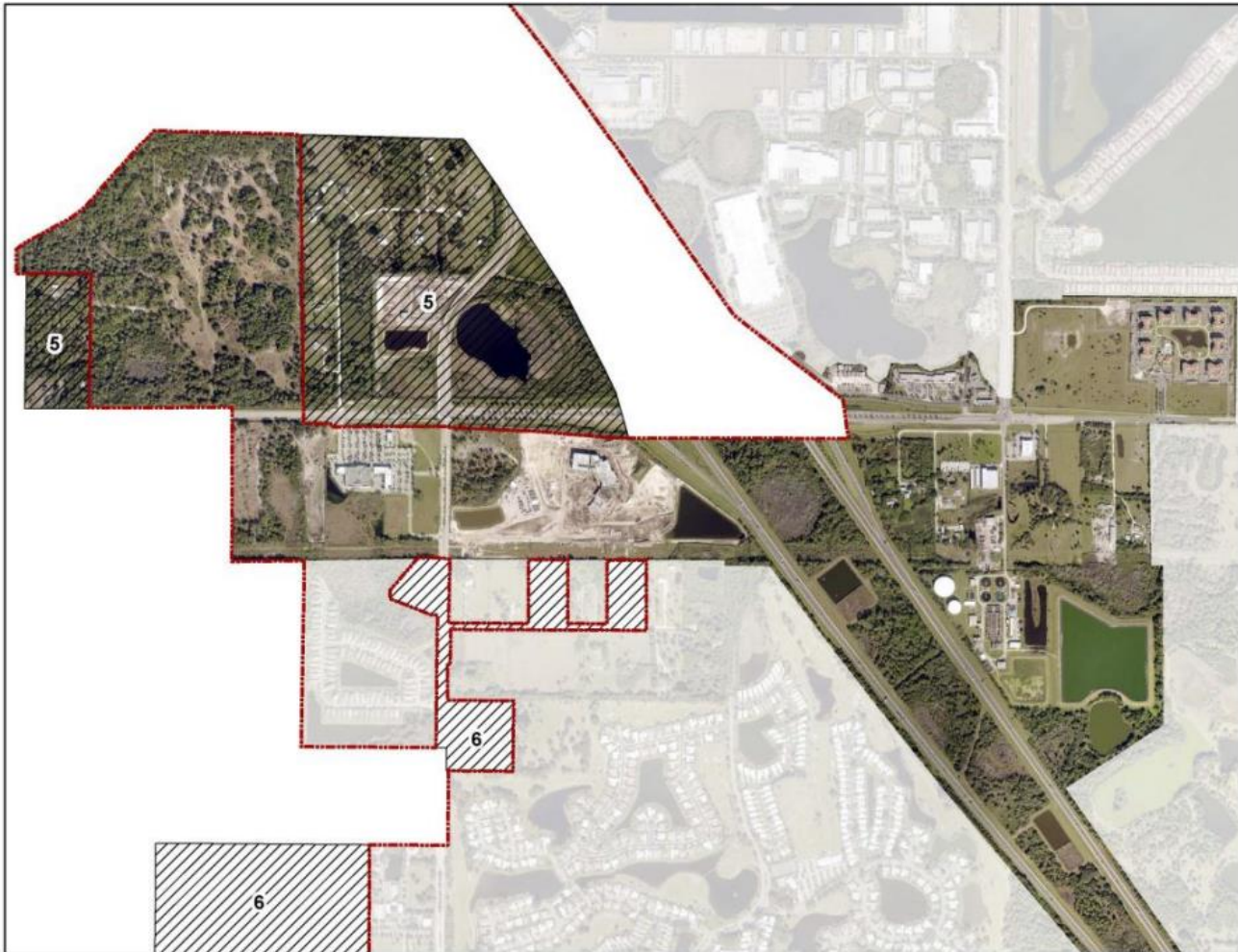




Comprehensive Plan Text Amendment Petition No. 22-36CP Staff Report

Laurel Road Neighborhood



GENERAL INFORMATION

Location:	Laurel Road Neighborhood
Request:	Text amendment to Strategy LU-LR 1.1.1, percentage allocation of residential and non-residential uses
Applicant:	Steele Harbour Capital Partners
Owners:	Randall Hurt, Joseph Hurt, and Mary McMullen
Agent:	Jeffery Boone, Esq., Boone Law Firm
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	May 27, 2022

I. BACKGROUND

The 2017-2027 Comprehensive Plan gives every Mixed Use designation in each Comprehensive Plan neighborhood a minimum and maximum number of residential dwelling units and a minimum and maximum for non-residential intensity, which is listed in square feet. These minimums and maximums are also expressed as percentages in tables within each neighborhood, and are not allowed to be exceeded unless changed by an adopted amendment to the Comprehensive Plan.

No evidence has been found by staff as to why the percentages and numbers were proposed as they currently appear in the Comprehensive Plan. The interpretation of dwelling unit allocation has been that units requested (if available) belong to the petitioner at the time of rezoning to a Planned District, a Site and Development Plan, or a Preliminary Plat. Thus, as other developments have come through the approval process, those properties not yet submitted for a site and development plan or rezoning to a planned district were left without the potential for dwelling units, or at least a sufficient number of units. At this time, the majority of non-residential remains available, but all dwelling units in the Mixed Use Corridor (MUC) in the Laurel Road Neighborhood have been allocated.

II. INTRODUCTION

The applicant submitted an application that requests a change to the text of the 2017-2027 Comprehensive Plan in the Laurel Road Neighborhood. This proposal would change the maximum development percentage for residential in the MUC from 25% to 50%, while the non-residential would change from a minimum of 75% to 50%, creating an even split for the Laurel Road Neighborhood at 50% for each type of development. Expressed in numbers, the residential would change from 972 dwelling units allowed to 1,944, doubling the allowed dwelling units. Non-residential would change from a minimum of 4,884,165 square feet (sf) to 3,256,110 sf, a reduction of 1,628,055 sf.

The applicant's position is that the amendment allows a reallocation of the current mixture of residential and non-residential development. They feel this will bolster the residential capacity and encourage a greater mix of uses in the Laurel Road Neighborhood. Fifty percent of the Neighborhood will still be allocated for non-residential development.

Planning staff recently initiated an increase of units in the MUC within the Knights Trail Neighborhood due to changing conditions. Staff also considered the Laurel Road Neighborhood MUC for an increase, but indicated no changes. However, these two neighborhoods are proximate to each other and are influenced by the same changing conditions. There are also entitled projects in the Laurel Road Neighborhood that have reserved allocations of both land use types that may end up never being used. This information should be taken into consideration as part of any decision made.

III. PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT

The proposed text amendment is to amend Strategy LU-LR 1.1.1 – Unique Neighborhood Strategies, Land Use, for the Laurel Road Neighborhood. It is to read as follows (strikethrough is text to be deleted):

Unique Neighborhood Strategies

Land Use:

Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 298.8 acres generally including property along Laurel Road at the I-75 interchange (see mixed-use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

- A. The minimum residential density is 5.1; the maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is:

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/21
MUC	299	13	10%	25% 50%	389	972 1,944	973

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/21
MUC	299	0.50	75% 50%	90%	4,884,165 3,256,110	5,860,998	361,262

IV. STAFF ANALYSIS

Staff has no information on how the allocations of residential vs. non-residential were made years ago, or what data it was based on. Substantial and unforeseen changes have come to the area since the 2017-2027 Comprehensive Plan was written. Sarasota Memorial Hospital is one of those changes. It is a major job generator in the region and is attracting a variety of related offices and services. Due to strong housing and rental markets with a high cost attached, currently there may not be enough housing to go around. The allocations in this neighborhood for residential and non-residential may benefit from an adjustment. No concerns with the request were identified.

V. CONCLUSION

Upon review of the petition and associated documents, including 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. 22-36CP.