

**Conditional Use
Petition No. 26-10CU
Mavis Tires and Brakes (Venice
Crossing)**

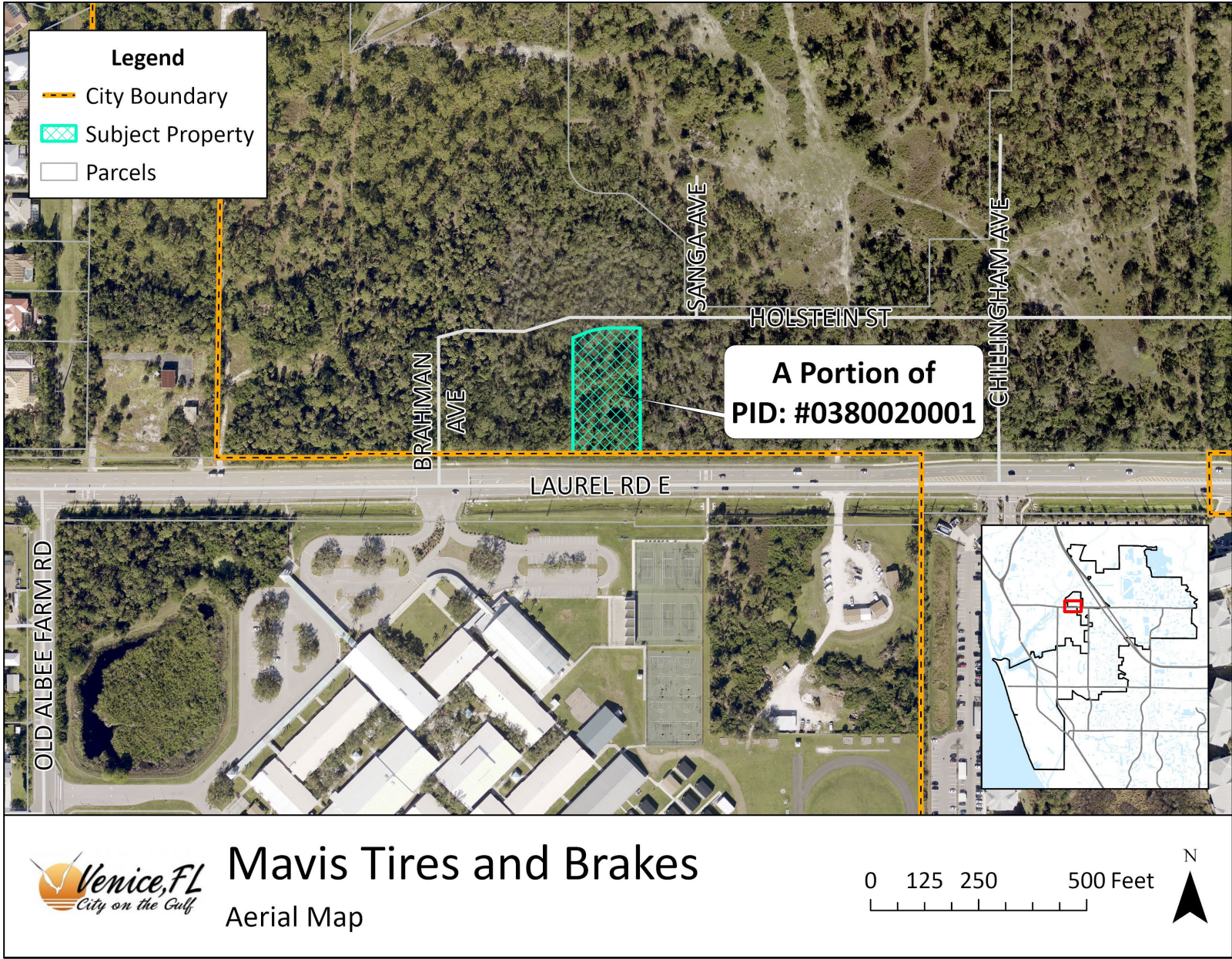
**Agent: Jackson R. Boone, Esq. , Boone Law Firm
Owner: 2001 Laurel LLC**

General Information

| | |
|----------------------------------|--|
| Address: | 2001 Laurel Road |
| Request: | Request to allow for automotive service center use in the Commercial General Zoning District |
| Applicant: | 2001 Laurel LLC |
| Agent: | Jackson R. Boone, Esq., Boone Law Firm |
| Parcel ID: | 0380-02-0001 |
| Parcel Size: | ±.98 acres |
| Existing Zoning: | Commercial General (CG) |
| Future Land Use | Mixed Use Corridor (MUC) |
| Comprehensive Plan Neighborhood: | Laurel Road Neighborhood |
| Application Date: | March 12, 2026 |
| Associated Petition: | 26-11SP (will be running separately with another agent) |

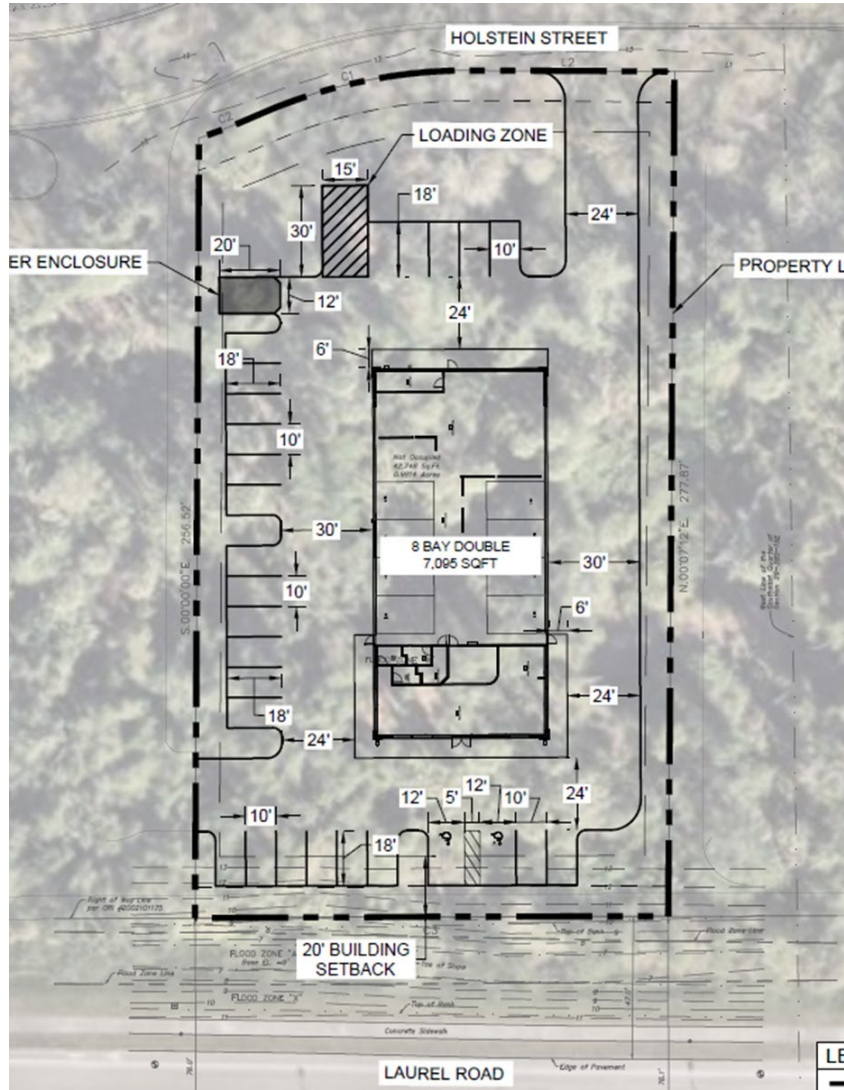
Background & Project Description

- Request is to allow for *Minor Vehicle Service* to be an allowable use in the Commercial General Zoning District



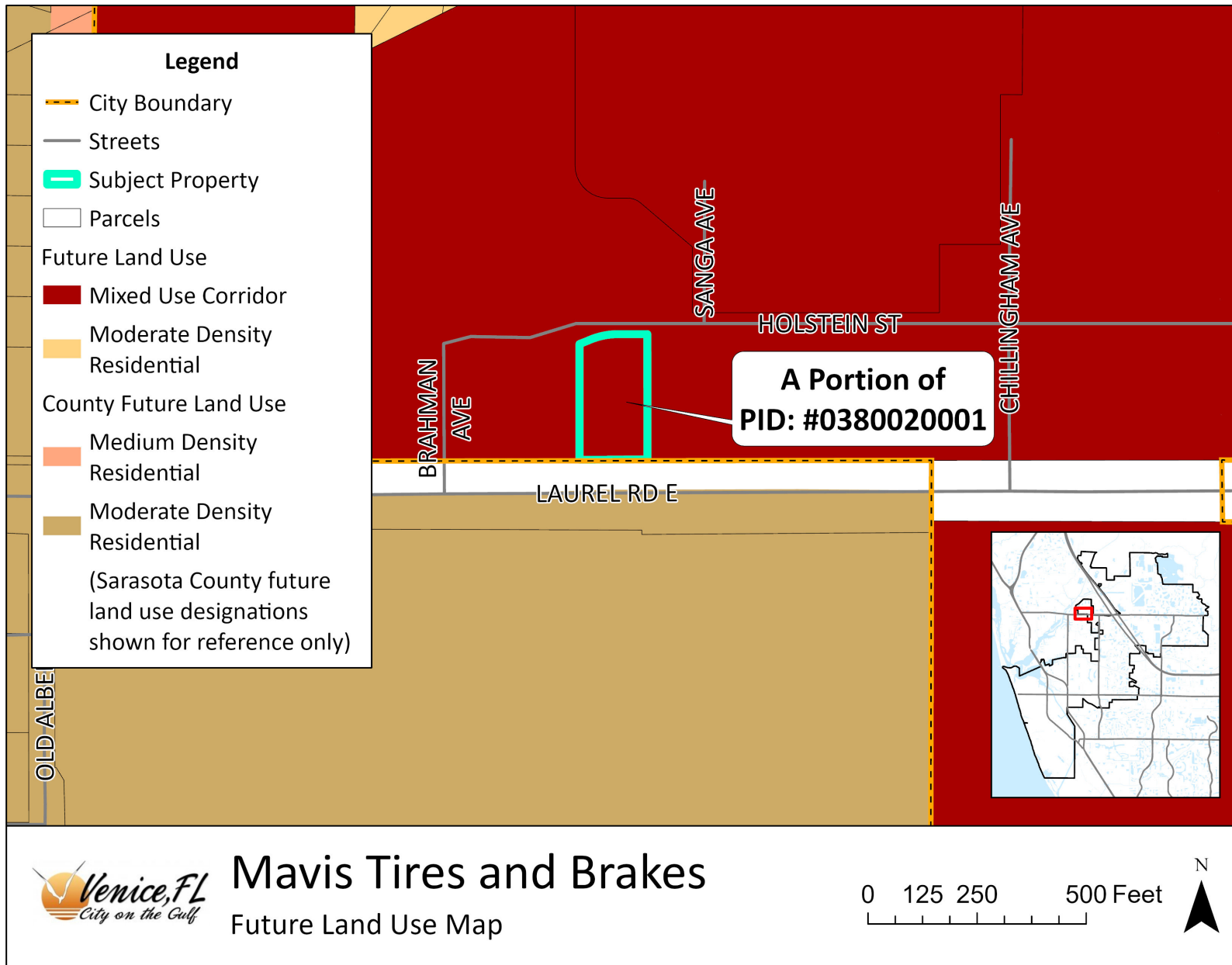
Aerial Map

Conditional Use Site Plan



EXISTING CONDITIONS

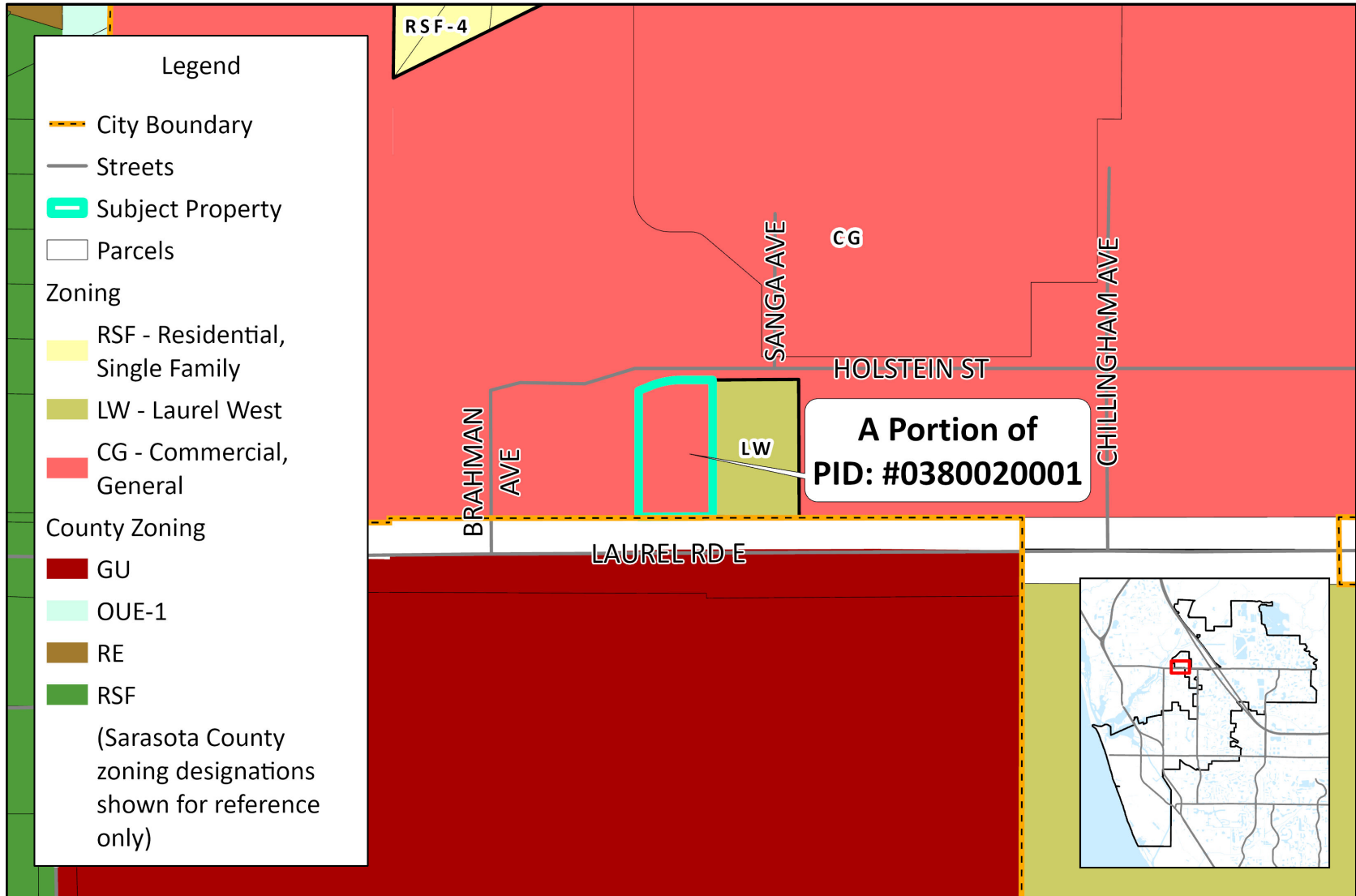
FUTURE LAND USE MAP, ZONING MAP,
SURROUNDING LAND USES



Future Land Use Map



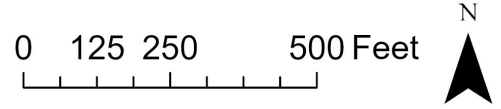
Mavis Tires and Brakes
Future Land Use Map



Zoning Map



Mavis Tires and Brakes
Zoning Map



Surrounding Land Uses

| Direction | Existing Land Use(s) | Current Zoning District(s) | Future Land Use Map Designation(s) |
|-----------|-----------------------|-------------------------------------|--|
| North | Vacant Commercial | CG | Mixed Use Corridor (MUC) |
| South | Laurel Nokomis School | Sarasota County Government Use (GU) | Sarasota County Moderate Density Residential |
| East | Future Car Wash | LW | Mixed Use Corridor (MUC) |
| West | Vacant Commercial | CG | Mixed Use Corridor (MUC) |

PLANNING ANALYSIS

COMPARISON OF EXISTING AND PROPOSED
ZONING, COMPREHENSIVE PLAN CONSISTENCY,
AND LAND DEVELOPMENT CODE COMPLIANCE

Consistency with the Comprehensive Plan

Strategy LU 1.2.9.c- Corridor (MUC):

- *Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.*
- *Supports Mixed Use both horizontal and vertical.*
- *Non-residential uses are limited to Commercial and Institutional Professional, with the requested conditional use of MVS being a commercial use.*

**Conclusions/
Findings of Fact
(Comprehensive
Plan):**

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

- Processed according to procedural requirements contained in Ch. 87, Sec. 1.8 of the Land Development Code (LDC)
- Reviewed by the Technical Review Committee and no issues were identified
- Responses to Compatibility Analysis and Decision Criteria are included in staff report and in the agenda attachments

**Conclusions/
Findings of Fact
(Land
Development
Code):**

- The subject petition has been processed with the procedural requirements of Chapter 87 to consider the Conditional Use. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCLUSION

- 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 for Planning Commission to make a decision, with a stipulation, on Conditional Use Petition No. 26-10CU.