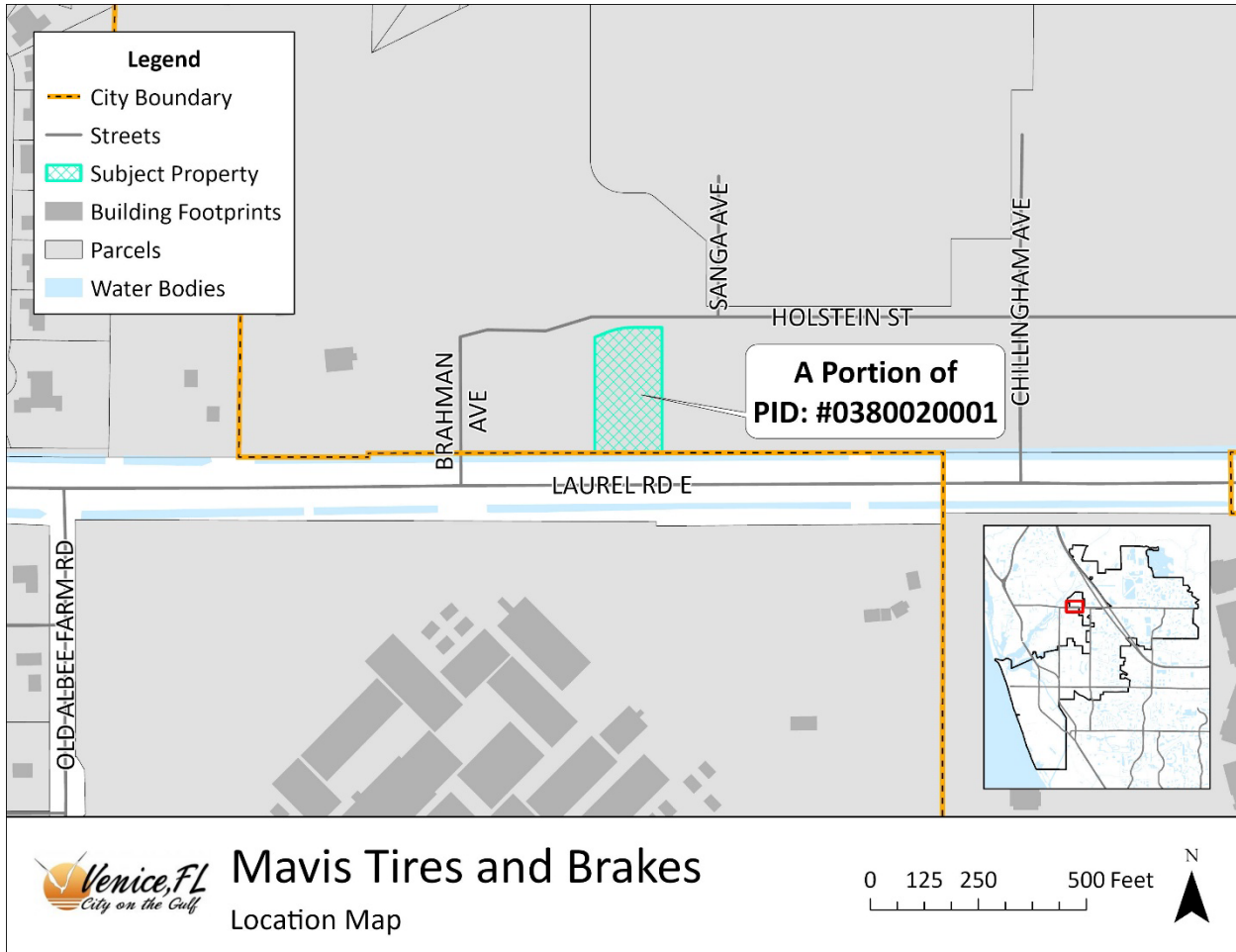


# 26-10CU (Venice Crossings) Staff Report

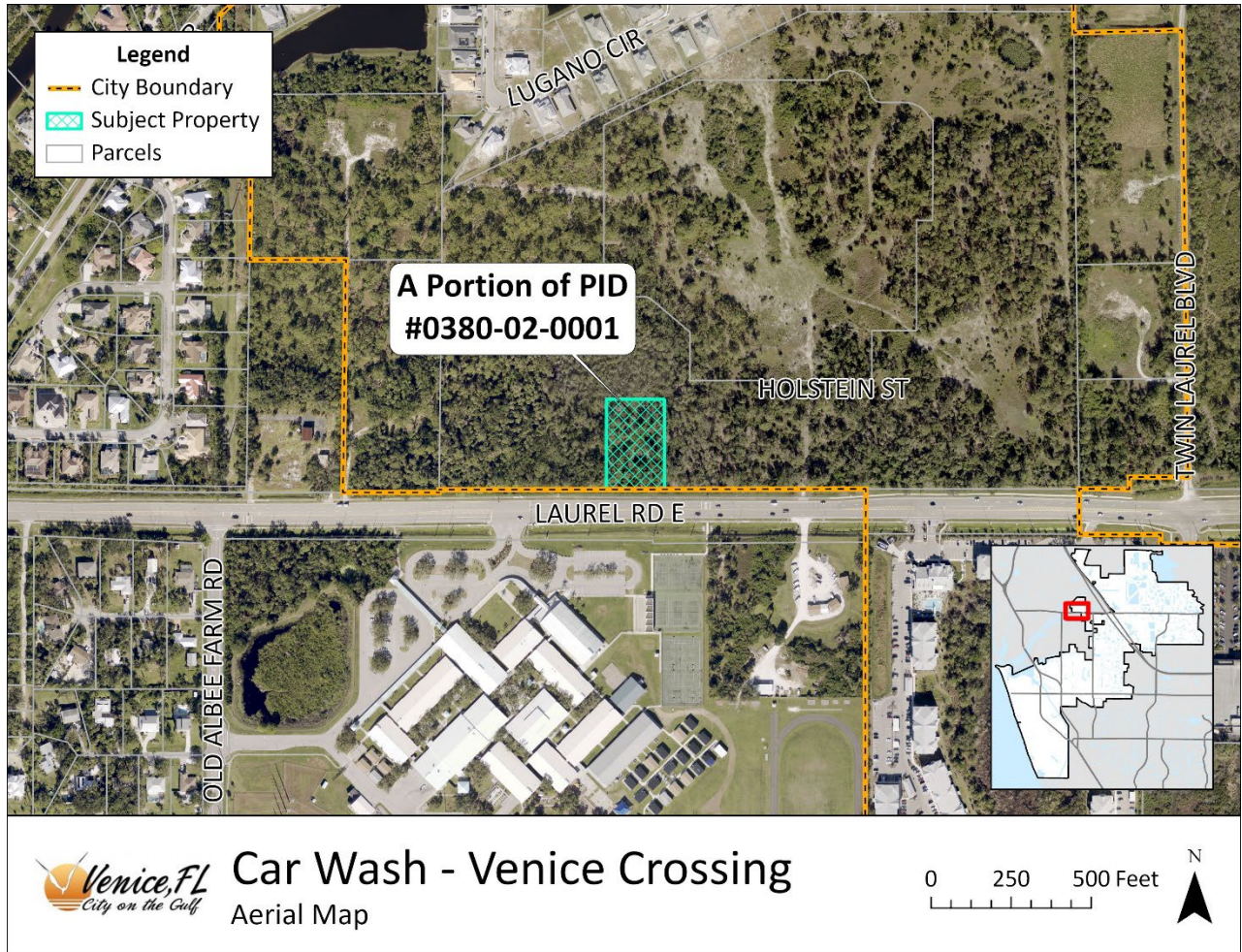


## GENERAL INFORMATION

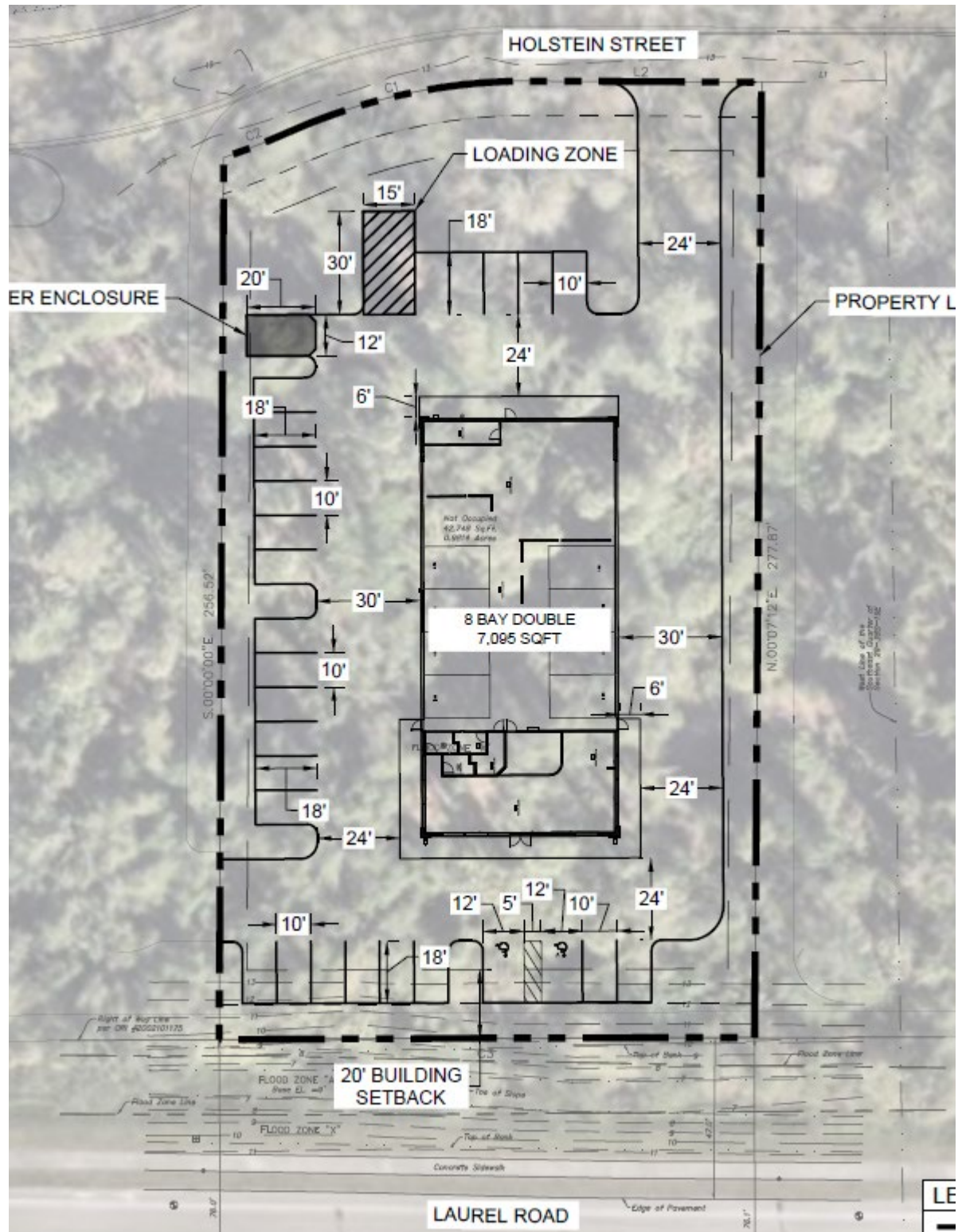
<b>Address:</b>	2001 Laurel Road
<b>Request:</b>	Request to allow minor vehicle service use in Commercial General
<b>Owner:</b>	2001 Laurel LLC
<b>Agent:</b>	Jackson R. Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	A portion of 0380-02-0001
<b>Parcel Size:</b>	±.98 acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Current Zoning:</b>	Commercial General (CG)
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road
<b>Application Date:</b>	March 12, 2026
<b>Associated Petition:</b>	26-11SP (will be running separately with another agent)

## I. PROJECT DESCRIPTION

The subject property is a ±.98 acre parcel within Venice Crossing (approved preliminary plat 25-16PP), located north of Laurel Road and west of Twin Laurel Boulevard. The requested Conditional Use proposes that minor vehicle service (MVS) be an allowable use in Commercial General. Access to the MVS will be internal to Venice Crossing commercial center via Holstein Street. The MVS includes eight (8) service bays within a 7,000 +/- square foot building, with ample parking spaces. The automotive service station will meet all requirements of the Land Development Regulations (LDRs) including but not limited to setbacks, building height, landscape buffering, etc., to be confirmed at the time of application for Site & Development Plan approval.



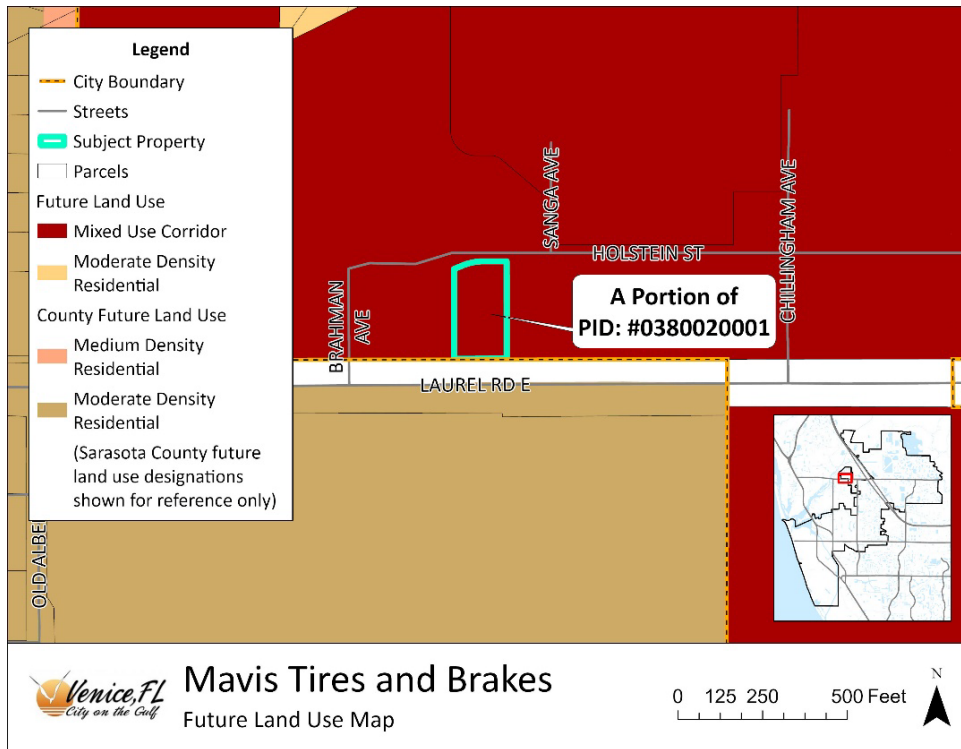
**Conditional Use Site Plan**



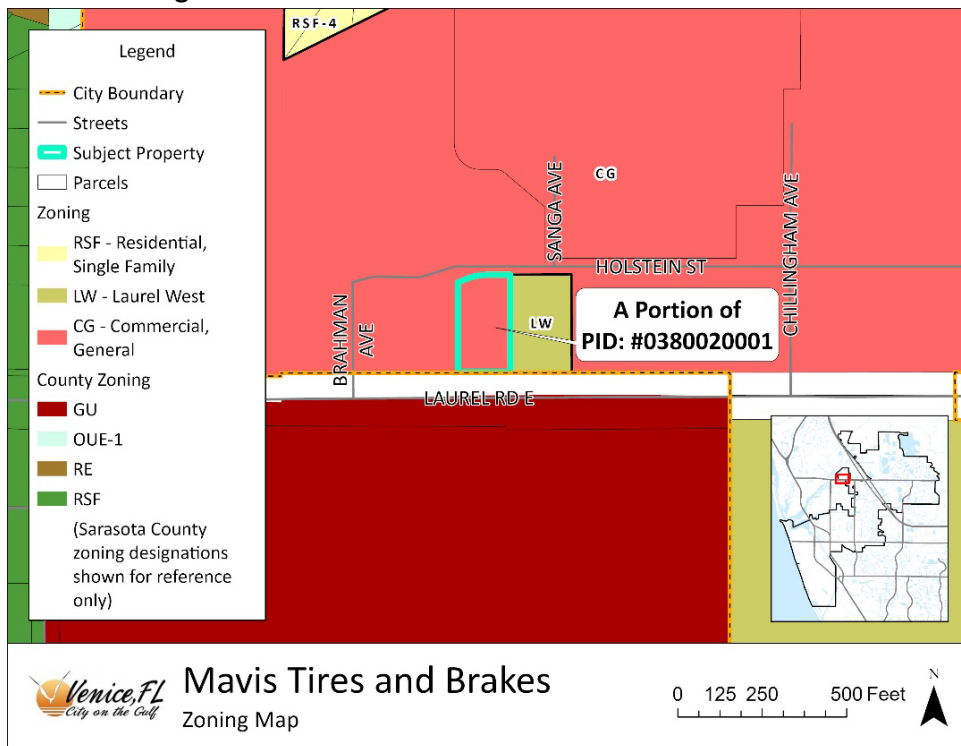
### Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC) and the zoning is Commercial General (CG) as depicted on the maps below.

#### Future Land Use



#### Current Zoning



**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)

**I. PLANNING ANALYSIS**

In this section of the report, analysis of the subject Conditional Use will be provided regarding 1) consistency with the Comprehensive Plan and 2) compliance with the City’s Land Development Code (LDC).

**Comprehensive Plan Analysis**

**Strategy LU 1.2.9.c – Corridor**

This strategy 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):***

Analysis has been provided to help the Planning Commission determine consistency with Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found within the Laurel Road Neighborhood element, and other plan elements.

**Land Development Code Compliance**

**1.2.C.8. Land Use Compatibility Analysis.**

Conditional Use applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response:** *The intensity of the proposed automotive service station is consistent with existing uses in the neighborhood.*

ii. Building heights and setbacks.

**Applicant Response:** *The proposed building heights and setbacks are consistent with existing uses in the area.*

iii. Character or type of use proposed.

**Applicant response:** *The proposed automotive service station is consistent with the character and types of uses typically found in large commercial centers such as Venice Crossing.*

iv. Site and architectural mitigation design techniques.

**Applicant Response:** *Site and architectural techniques will be addressed at the time of a Site & Development Plan application.*

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Applicant Response:** *Not applicable, the property is surrounded by commercial, institutional and multi-family uses.*

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Applicant Response:** *Not applicable, the property is surrounded by commercial, institutional and multi-family uses.*

iii. The degree to which the development phases out nonconforming uses in order to resolve Incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Applicant Response:** *Not applicable.*

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response:** *The proposed automotive service station is consistent with the intensity of uses in the neighborhood.*

**Summary Staff Comment:** *The subject parcel is within a commercial development, and a MVS is often a use found to be consistent with commercial development.*

### **Decision Criteria 1.8.3**

Before any conditional use shall be approved, the Commission shall make a finding that the granting of the conditional use will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the Comprehensive Plan.

**Applicant Response:** *The proposed automotive service station is consistent with and complies with all applicable elements of the Comprehensive Plan.*

2. General compatibility with adjacent properties and other property in the district.

**Applicant Response:** *The proposed automotive service station is located in a large commercial center and fronts the approximately 160' wide Laurel Road right-of-way, and it is in close proximity to other vehicle-oriented uses such as a quick-service drive-thru restaurant and a car wash to the east of the site. The surrounding uses are of similar intensity and therefore are compatible.*

3. Any special requirements set out in Section 2 in this chapter for the particular use involved.

**Applicant Response:** *None.*

**Summary Staff Comment:** *The Applicant is proposing to construct an MVS with associated parking within the Commercial General zoning district. The application materials provided meet all the requirements of the conditional use application type.*

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

The subject petition has been processed with the procedural requirements 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.

## **II. CONCLUSION**

### **Planning Commission Report and Action**

Upon review of the petitions 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 the Planning Commission to take action on Conditional Use Petition No.26-10CU.