

**Laurel Road Assemblage
Zoning Map Amendment
Petition No. 22-46RZ**

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 .The subject property totals 22.97 ± acres.
- ▶ The Applicant has submitted concurrent Annexation and Comprehensive Plan Amendment applications with this Zoning Map Amendment 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:	Request to assign a City of Venice zoning designation of Commercial, General (CG) 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

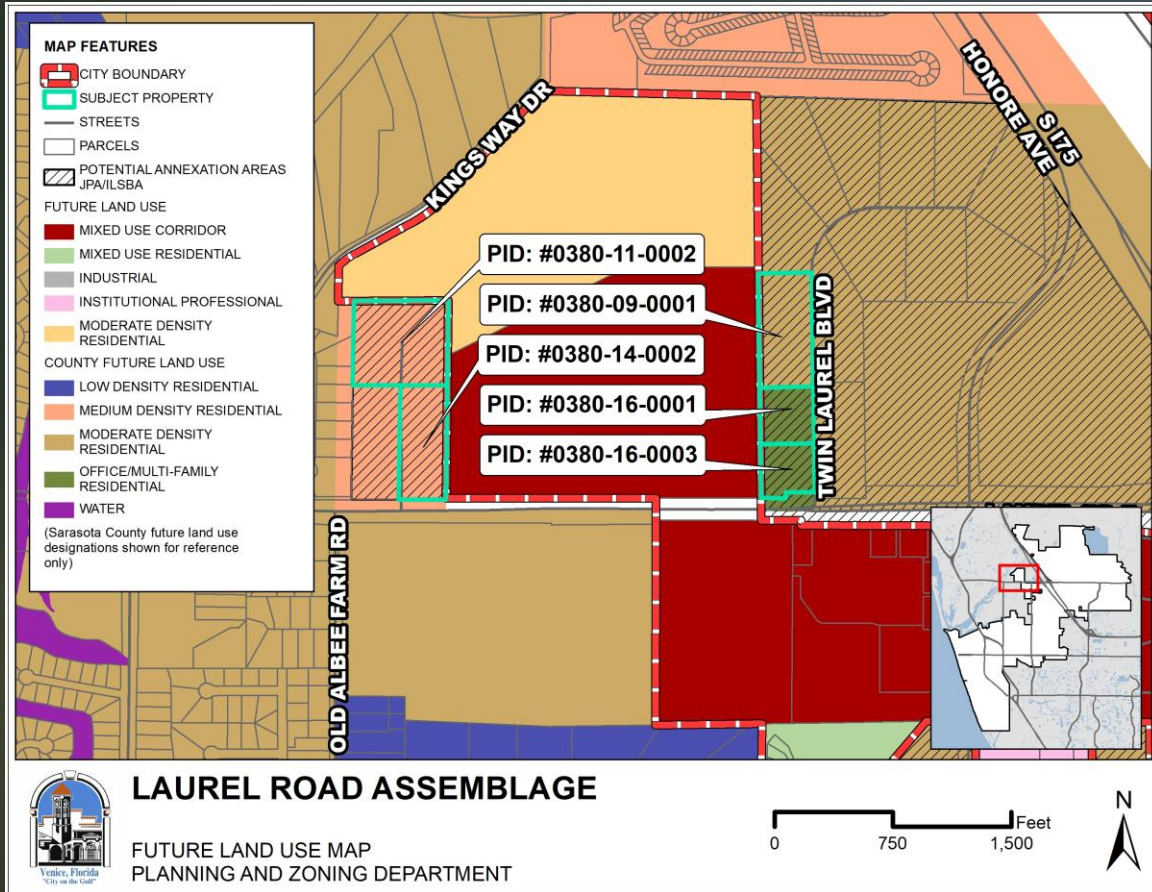
East

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

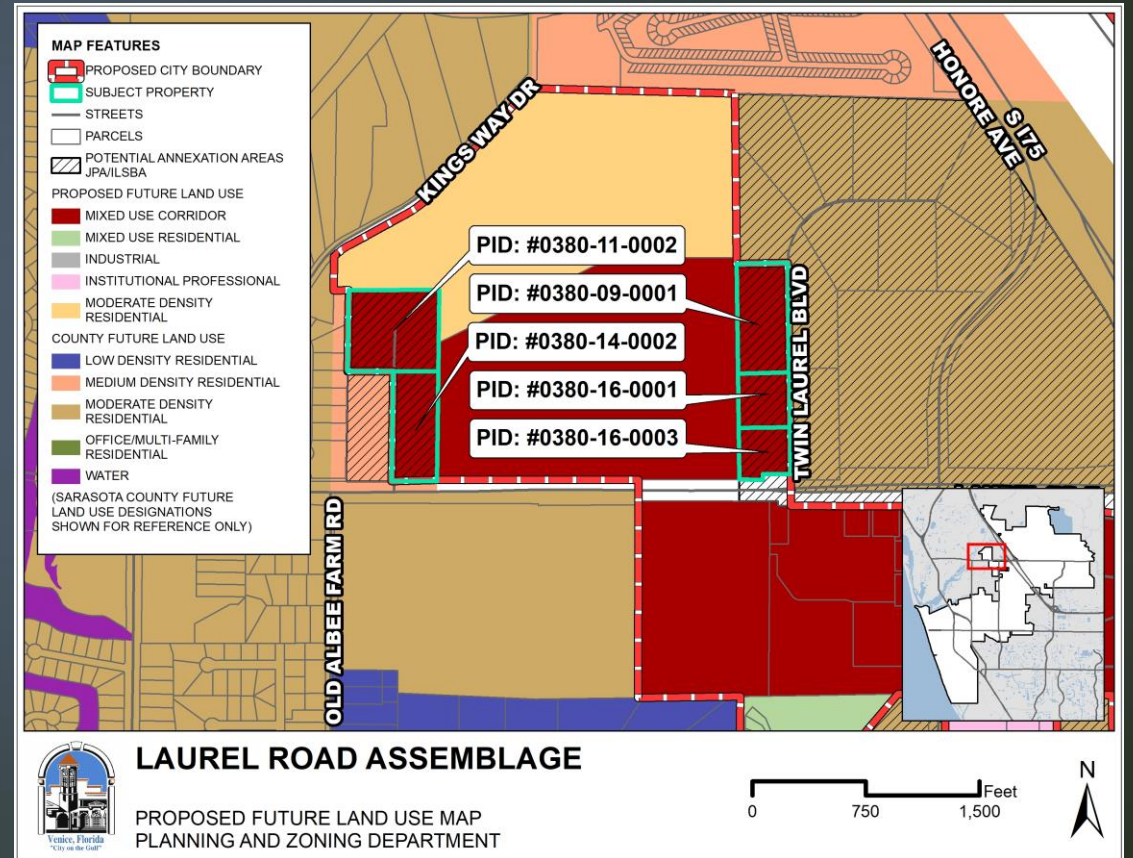
West

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

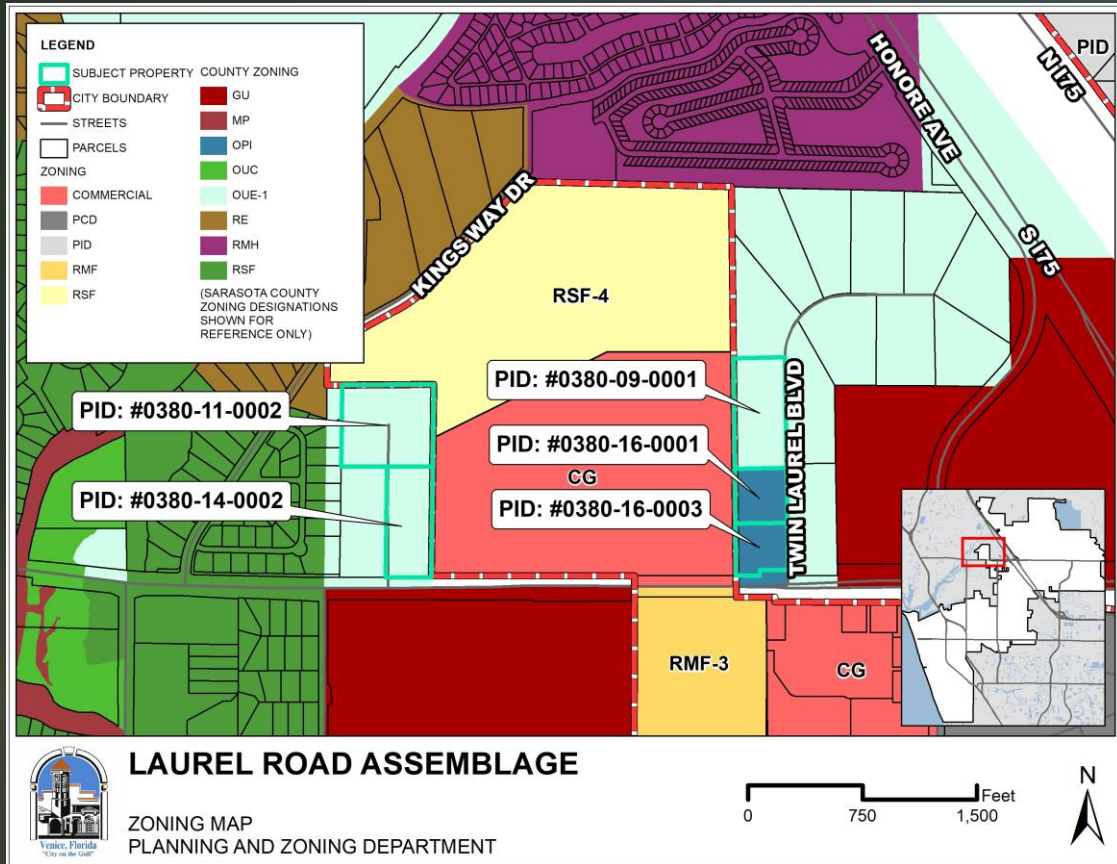
FUTURE LAND USE CURRENT



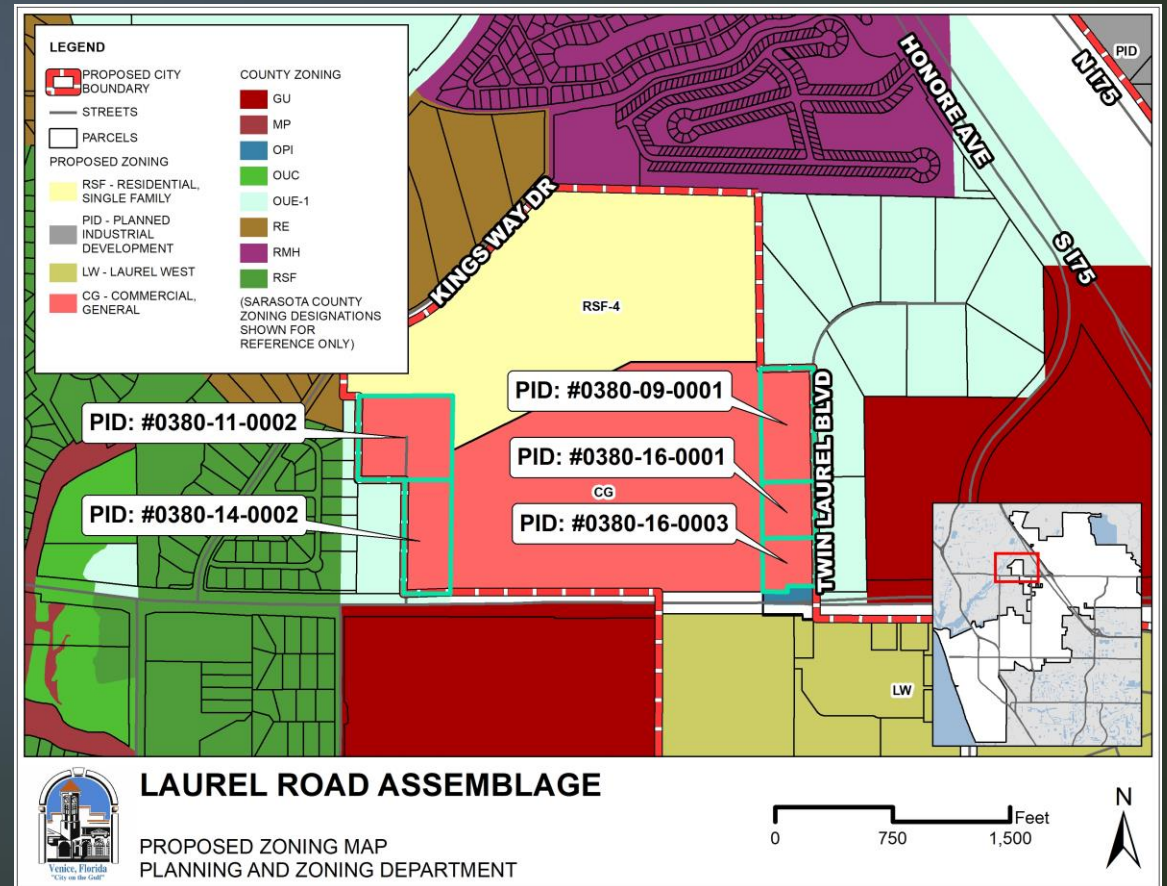
FUTURE LAND USE PROPOSED



CURRENT ZONING



PROPOSED ZONING



COMPREHENSIVE PLAN CONSISTENCY



- Strategy LU 1.2.4 identified the proposed CG District as an implementing zoning district of the MUC land use designation, which is proposed for the subject property through this petition.
 - Currently, Strategy 1.2.4 identifies only the mixed use zoning districts as implementing districts for the MUC, though these were not available to the applicant at the time of filing. The nearest mixed use district to the subject property would be Laurel West.
 - Note that the intervening property is also CG (2020) and the property owner opted out of going under Laurel West.
- Strategy LU 1.2.9.c addresses the MUC designation. The subject site is located in and has the potential to support the Laurel Road Corridor and other areas of the City.
 - No specific development has been proposed with this rezoning request, but a mix of uses, both horizontal and vertical, are allowed.
 - Since industrial uses are only permitted as grandfathered, they would not be allowed, as the subject site is vacant.

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 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.
- Mitigating factors should be more specifically addressed at the time of site and development plan review. However, the Planning Commission may use its discretion to require mitigation during the zoning map amendment process as well.
- The previous Strategy LU 4.1.1 included Policy 8.2, Land Use Compatibility Review Procedures, which is included in the staff report.

LAND DEVELOPMENT CODE

Standards	Existing Zoning – OUE	Existing Zoning – OPI	Proposed Zoning – CG
Density Limit	1 du/5 ac	N/A	18 du/ac
Maximum # Dwelling Units	1	9- upper story residential	35
Height	35 feet	35 feet by right 85 feet by special exception	35 feet*
Principal Uses**	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	The district is not retail commercial in character. Large-scale office, cultural and institutional uses are encouraged to locate in these districts. This district allows residential use, including upper story residential dwelling units, in order to promote live-work and mixed use opportunities.	CG district is intended for general commercial activity. Retail, Personal and Business Services and Personal and Business Services.

CONCURRENCY AND MOBILITY

- Public facilities concurrency will be confirmed through the site and development plan process or preliminary plat.
- TRC has reviewed the petition and identified no issues.
- A Traffic Impact Analysis will be required at the point of development petition submittal.
- An analysis of transportation concurrency will be performed by the City's traffic consultant when a development petition is submitted.

CONCLUSIONS / FINDINGS OF FACT

Consistency with the Comprehensive Plan:

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the proposed MUC future land use designation, Policy 8.2 regarding compatibility, and strategies found in Laurel Road Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code:

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

Concurrency:

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Mobility:

No development has been proposed through this application. A Traffic Impact Analysis will be required with submittal of a development proposal.

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 Zoning Map Amendment Petition No. 22-46RZ.