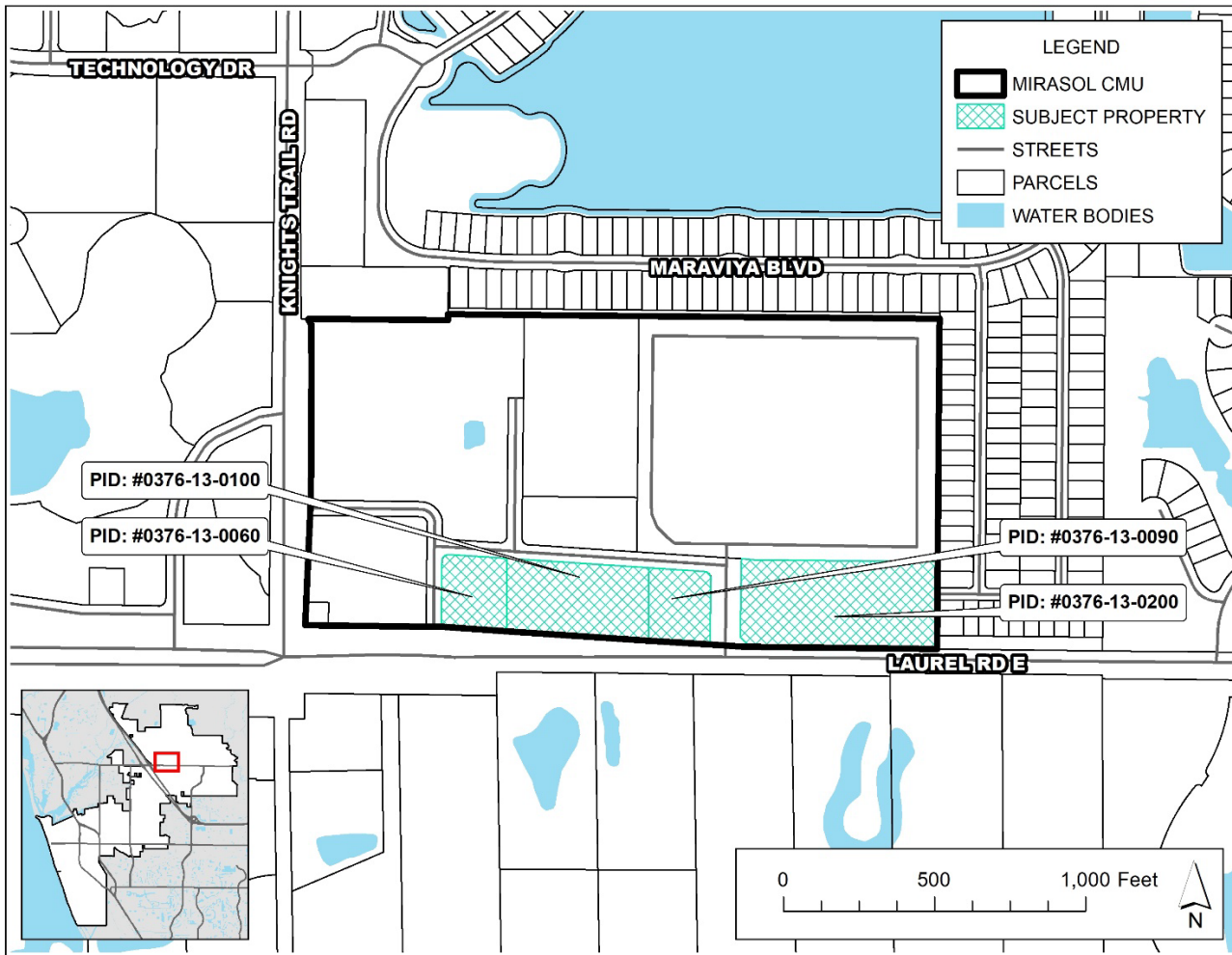


22-41PP Portofino CMU (Mirasol) Preliminary Plat Amendment Staff Report



General Information

Address:	Northeast quadrant intersection of Laurel Rd. and Knights Trail Rd.
Request:	An amendment to the Portofino CMU (Mirasol)
Applicant:	Laurel Road Development, LLC
Agent:	Bobbi Claybrooke, P.E., AM Engineering, LLC
Parcel ID:	0376130060, 0376130100, 0376130090, 0376130200
Parcel Size:	9.22 ± acres (50.7± overall development)
Future Land Use:	Mixed Use Corridor (MUC)
Zoning:	Commercial Mixed Use (CMU)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	July 8, 2022

I. EXISTING CONDITIONS

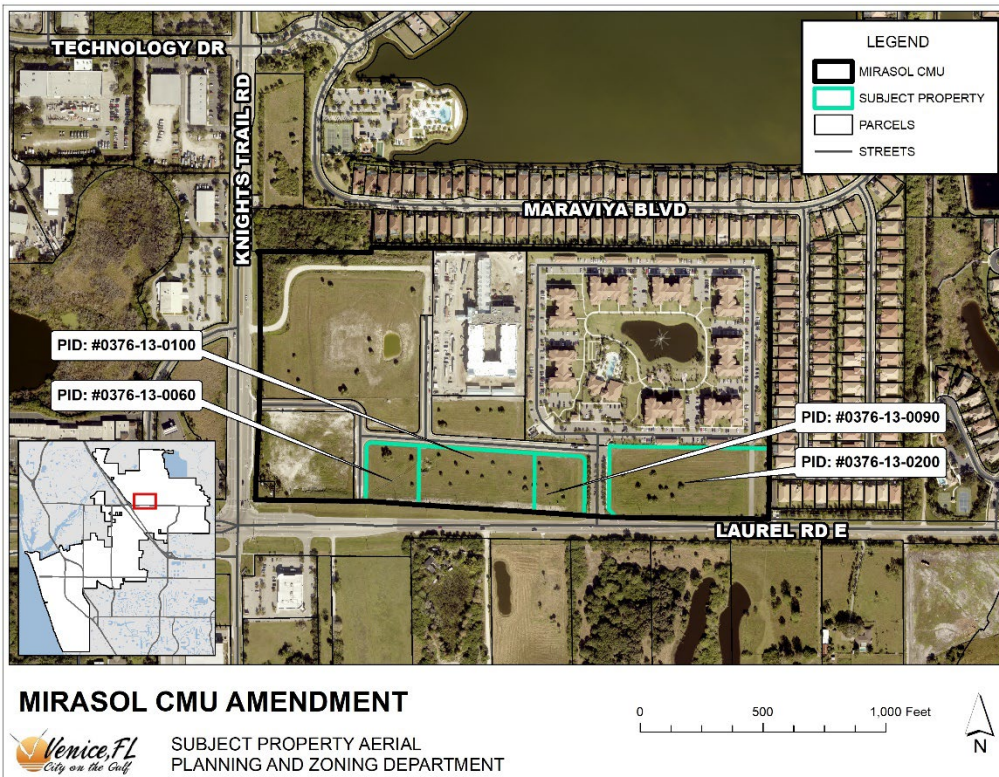
The requested preliminary plat amendment is for the Laurel Road side of the overall Portofino Commercial Mixed Use (CMU), now known as Mirasol. The overall is a 50.7 ± acre property. Some of the parcels are currently vacant, while others have development under construction. The area is home to the Treviso Grand apartment complex, and other projects in various states of review or construction, including The Goldton assisted living facility (approved as Atlas Venice). The overall site is bounded by Laurel Road East and Knights Trail Road. The adjacent properties have a variety of uses: residential, service club, convenience store with gas, retail, agricultural, marshland, and vacant land. Vehicular access to the property is provided from Mirasol Boulevard, Laurel Road East, and Knights Trail Road.

The portion of the overall under consideration with this petition is the southern side along Laurel Road, excluding the corner property (identification sign and 7-11 parcels). The request is to amend the recorded plat to create a total of ten lots between Montecito Street to the southeastern edge of the development.

TIMELINE

- June 12, 2012: City Council approved the rezoning of the easternmost portion of the site, including a large stormwater area along the northern boundary consisting of approximately 21.5 acres, to Planned Unit Development (PUD) for inclusion in the Toscana Isles PUD.
- November 26, 2013: City Council approved Preliminary Plat petition no. 13-04PP.
- February 11, 2014: City Council approved rezoning petition no. 13-2RZ, designating the property from CG to CMU and creating Ordinance No. 2014-04, amending City’s official zoning atlas.
- October 17, 2017: Site & Development Plan petition no. 17-05SP was approved for Treviso Grand apartments, in the northeastern portion of the Portofino CMU and the first development in Portofino.
- September 25, 2017: Special Exception granted for an offsite directional sign for the Toscana Isles PUD.
- June 23, 2020: Portofino Preliminary Plat Amendment was approved by City Council.

Aerial Photo



Site Photographs



Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with a designation of Zone X: outside the 500 year floodplain. Development of the property will be subject to compliance with applicable FEMA requirements.

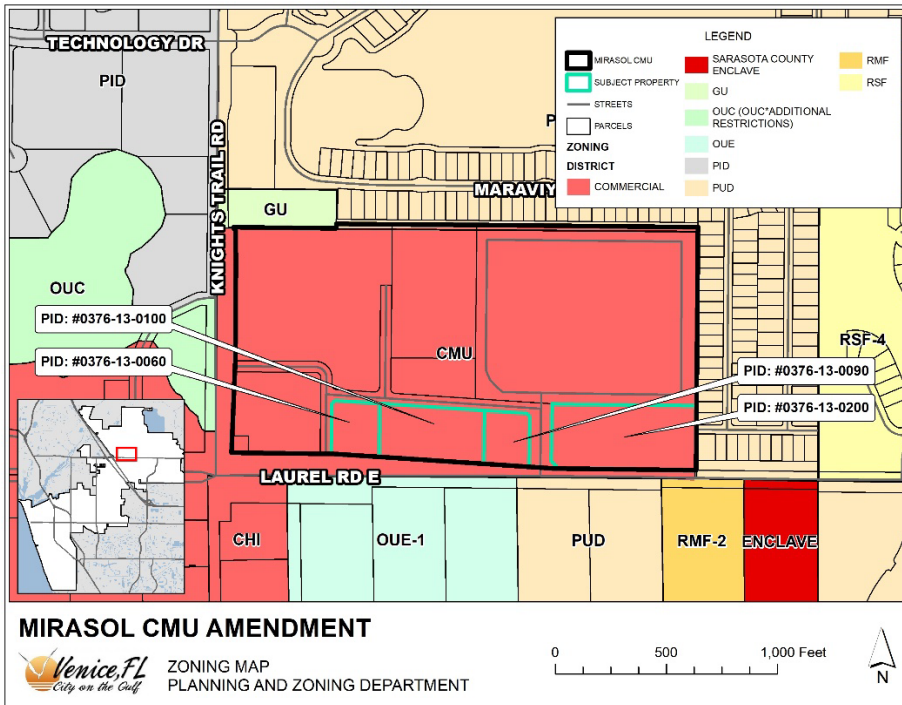
Surrounding Properties

Direction	Existing Land Uses	Current Zoning Districts	Existing Future Land Use Map Designations
North	Residential (Toscana Isles), vacant land (Habitat for Humanity)	Government Use (GU), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Medium Density Residential
South	Residential, agricultural, retail	Commercial Highway Interchange (CHI), Residential Multi-family (RMF-2), PUD, Sarasota County Open Use Estate (OUE-1)	MUR, Mixed Use Corridor (MUC), Open Space Functional
East	Residential (Toscana Isles)	PUD	MUR
West	Marshland, service club, convenience store with gas	Commercial Intensive (CI), Planned Industrial Development (PID), Sarasota County Open Use Conservation (OUC)	MUC, Conservation, Industrial

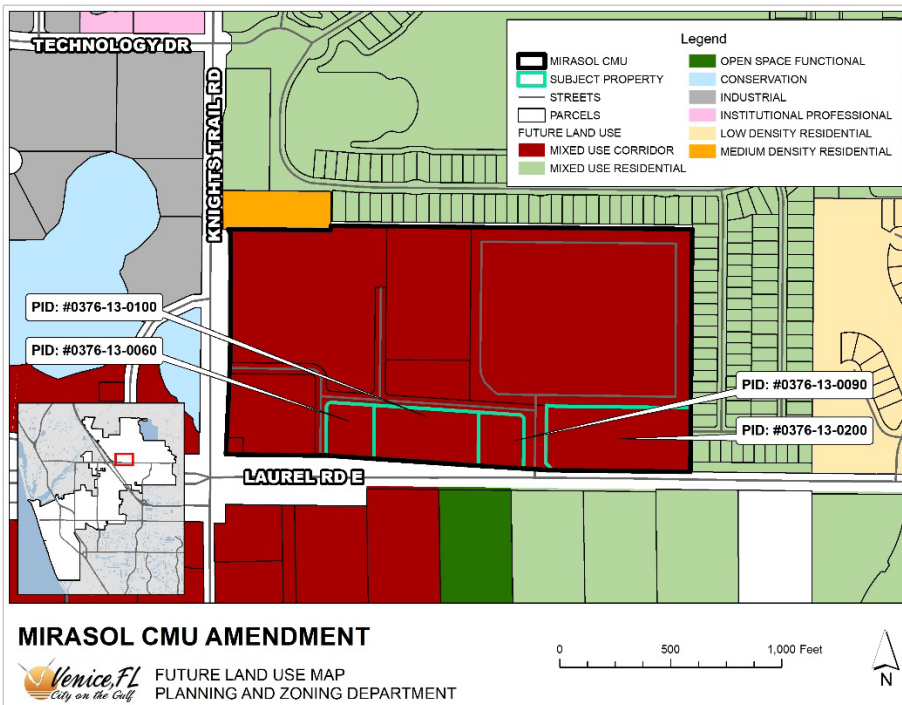
Zoning and Future Land Use

The subject property is zoned Commercial Mixed Use (CMU) and the Future Land Use is Commercial, as depicted on the maps below.

Zoning map



Future Land Use map





Portofino CMU

Planned Development Areas - Master Development Plan

LAUREL ROAD PROPERTY, LLC

CITY OF VENICE, FLORIDA

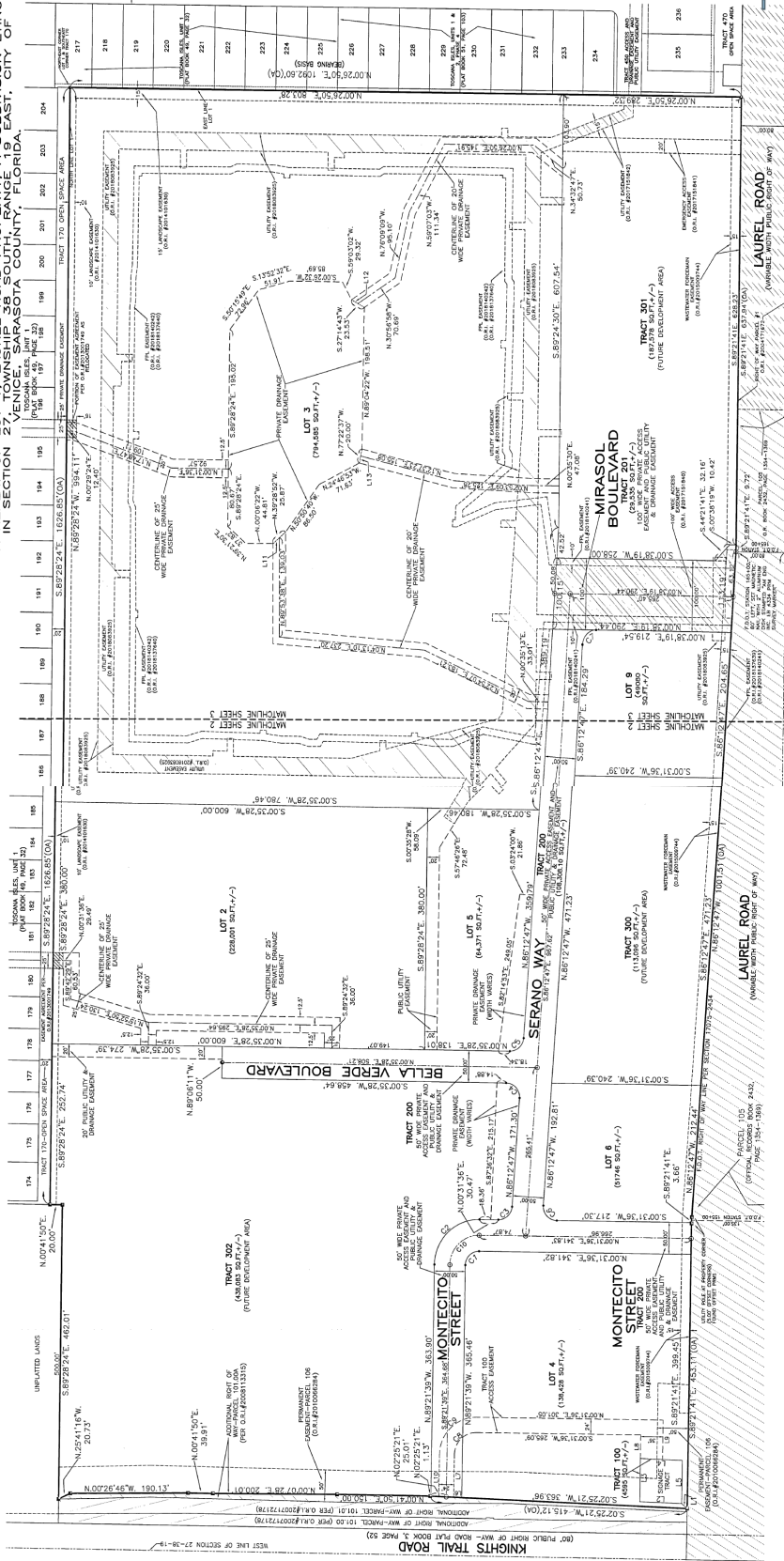
© 2022 LAUREL ROAD PROPERTY, LLC



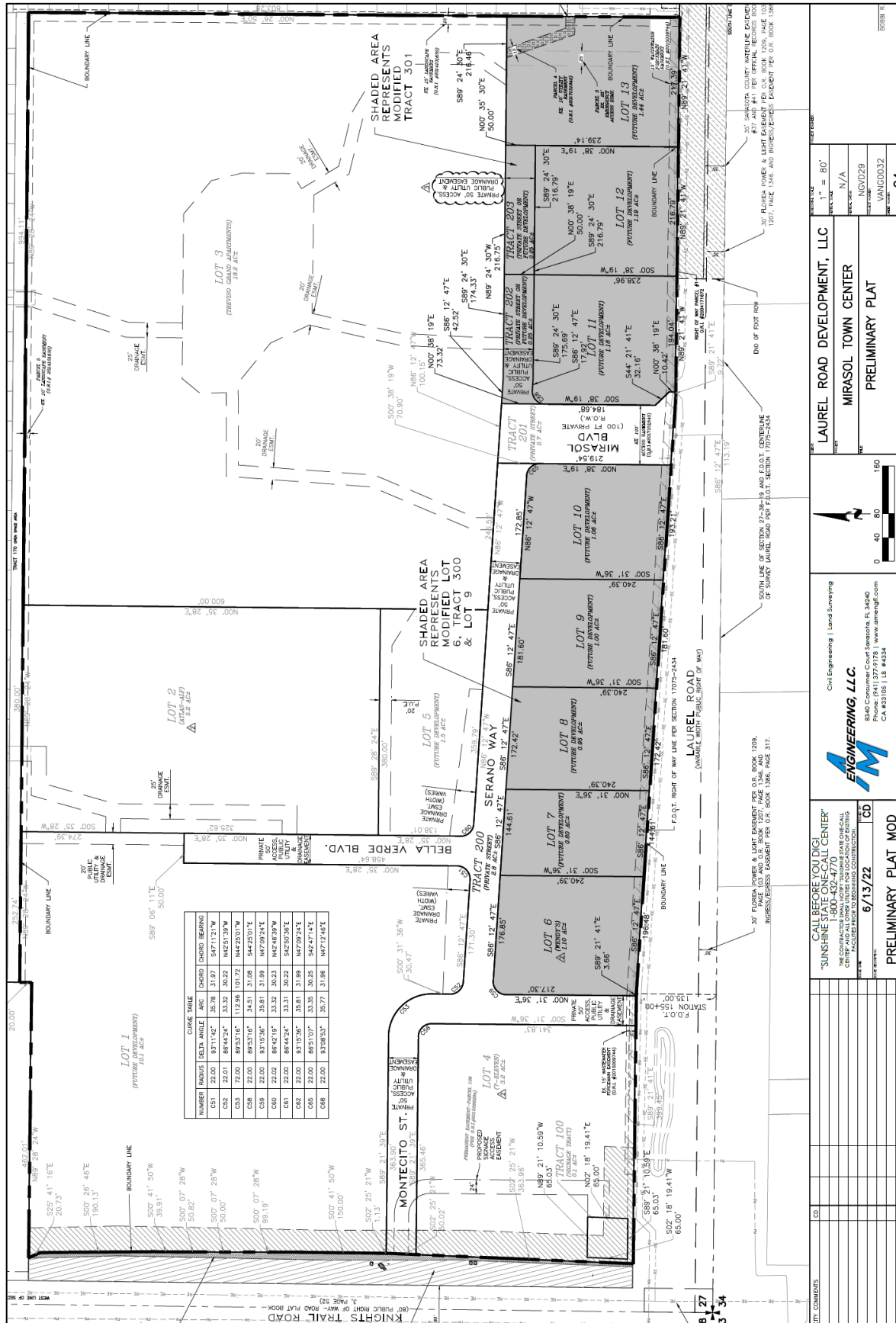
MIRASOL TOWN CENTER
A REPLAT OF LOT 1 LAUREL ROAD PROPERTY A SUBDIVISION LYING
IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, CITY OF
VENICE, SARASOTA COUNTY, FLORIDA

MIRASOL TOWN CENTER
A REPLAT OF LOT 1 LAUREL ROAD PROPERTY A SUBDIVISION LYING
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VENICE, SARASOTA COUNTY, FLORIDA

PLAT B0



Proposed Preliminary Plat Amendment



LAUREL ROAD DEVELOPMENT, LLC
MIRASOL TOWN CENTER
PRELIMINARY PLAT

SCALE: 1" = 80'
 N/A
 NS/D29
 VAN00032

0 40 80 160
 SCALE: 1" = 80'

Civil Engineering | Land Surveying
ENGINEERING, LLC.
 8346 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9128 | www.enrllc.com
 CA #43105 | LB #4334

6/13/22
PRELIMINARY PLAT MOD

II. PROJECT DESCRIPTION

The applicant has submitted an amendment to the original approved Preliminary Plat (13-04PP) and the approved Preliminary Plat Amendment (18-01PP). The changes proposed are to the originally platted parcels identified as Lots 6 and 9, and Tracts 300 and 301. Changes to the tracts were planned for when needed. The lot sizes are being changed for client needs. In addition, FDOT would not allow a right in/right out as planned between Montecito Street and Mirasol Boulevard. Thus, this entry/exit was eliminated. No changes were proposed to any of the other areas.

III. PLANNING ANALYSIS

Consistency with the City's Comprehensive Plan, Land Development Regulations and the Portofino CMU master plan was confirmed during review of the initial preliminary plat. No changes are being proposed that result in any inconsistencies with the regulatory standards provided in these documents. Regarding concurrency and mobility, after review by the applicable agencies, it has been determined that the applicant is within their originally approved concurrency and required level of service is being maintained for all facilities.

IV. 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 to take action on Preliminary Plat Amendment Petition No. 22-41PP.