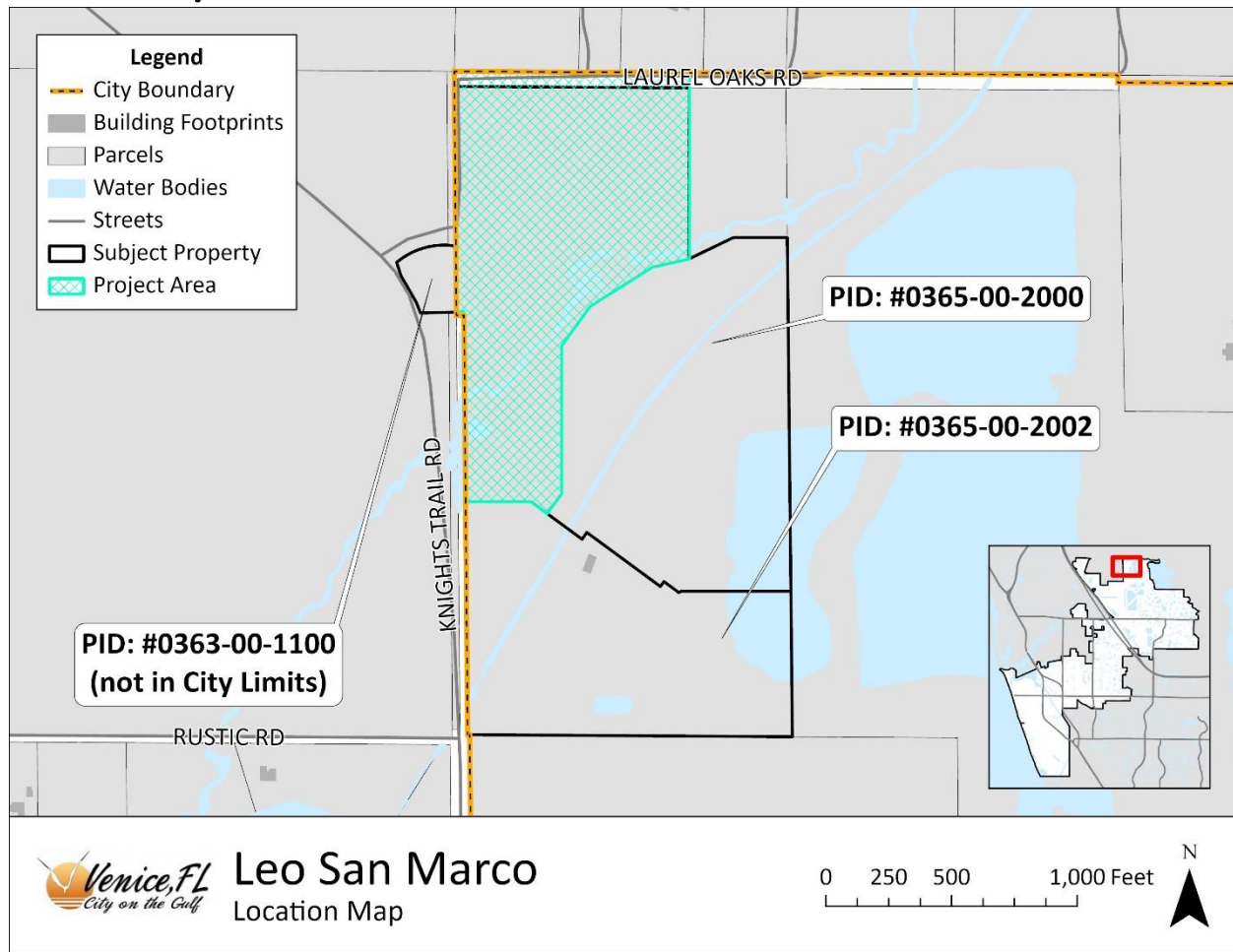


# 25-14DA Leo San Marco

## Staff Report



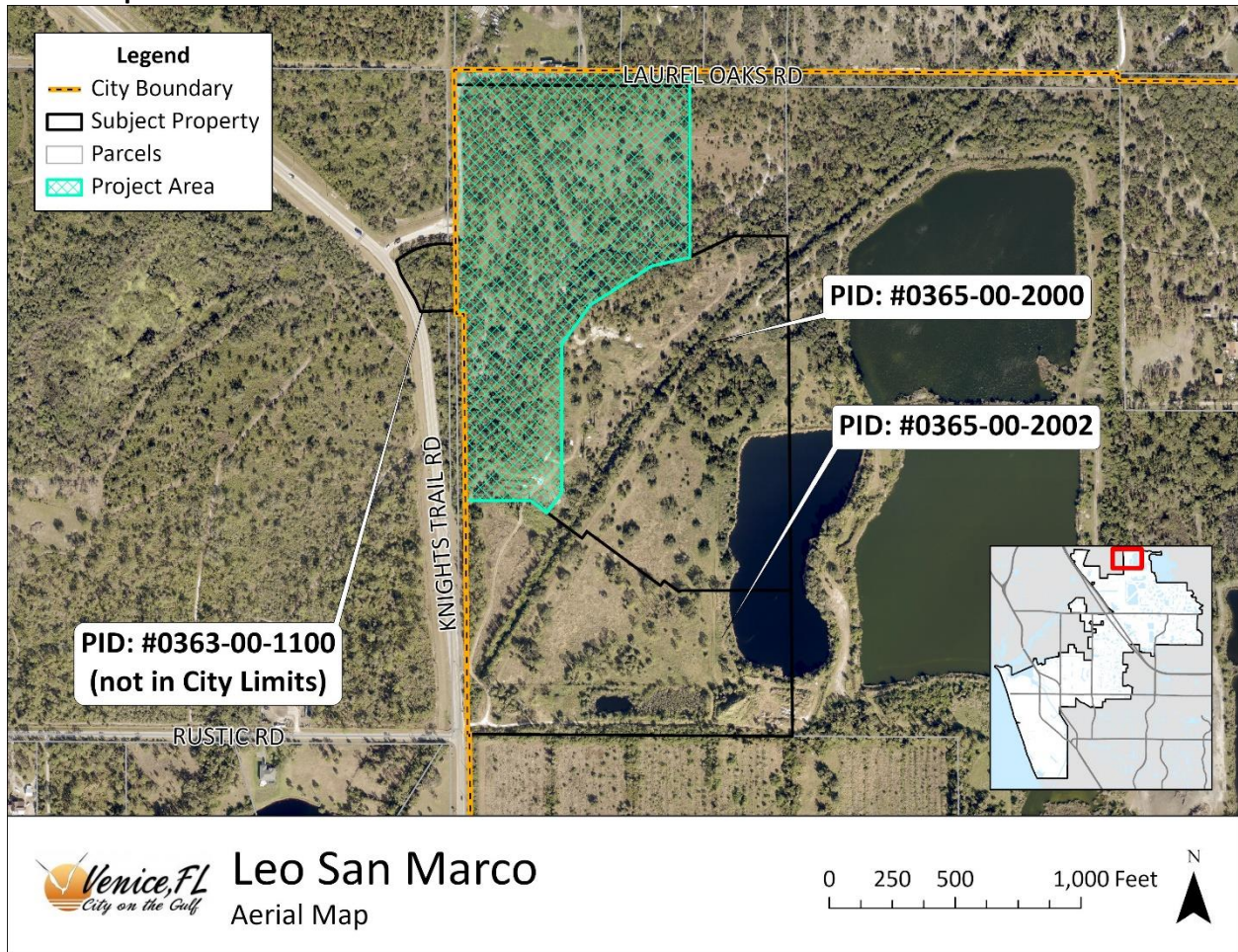
### GENERAL INFORMATION

<b>Address:</b>	Northeast Corner of Knights Trail Rd and Rustic Rd
<b>Request:</b>	Design alternative to Sections 87-3.5.3.A.1 and 87-3.5.3.B.2.3. for ground signs, pursuant to Section 87-3.5.D
<b>Owner/Applicant:</b>	LEO@VENICE, LLC
<b>Agent:</b>	Joann Rubio, Advenir Azora Development, LLC
<b>Parcel ID:</b>	0363001100, 036500200, and 0365002002
<b>Parcel Size:</b>	73.79± acres (Project area: 30.17± acres)
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Zoning:</b>	Knights Trail
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail
<b>Application Date:</b>	April 28, 2025
<b>Associated Petitions:</b>	23-37SP

## I. PROJECT DESCRIPTION

Section 87-3.5.D permits applicants to request a design alternative for signs related to a site and development project. This request is for two ground signs to be designed without the typical monument style of base, cap, and column elements. Specifically, the proposed monument signs for the Leo San Marco project do not feature columns.

### Aerial Map



## Sign Design



*Primary Monument Sign (Illuminated) – 36SF Outlined in Red*



*Secondary Monument Sign (Non-Illuminated) - 23SF Outlined in Red*



## Site Photographs

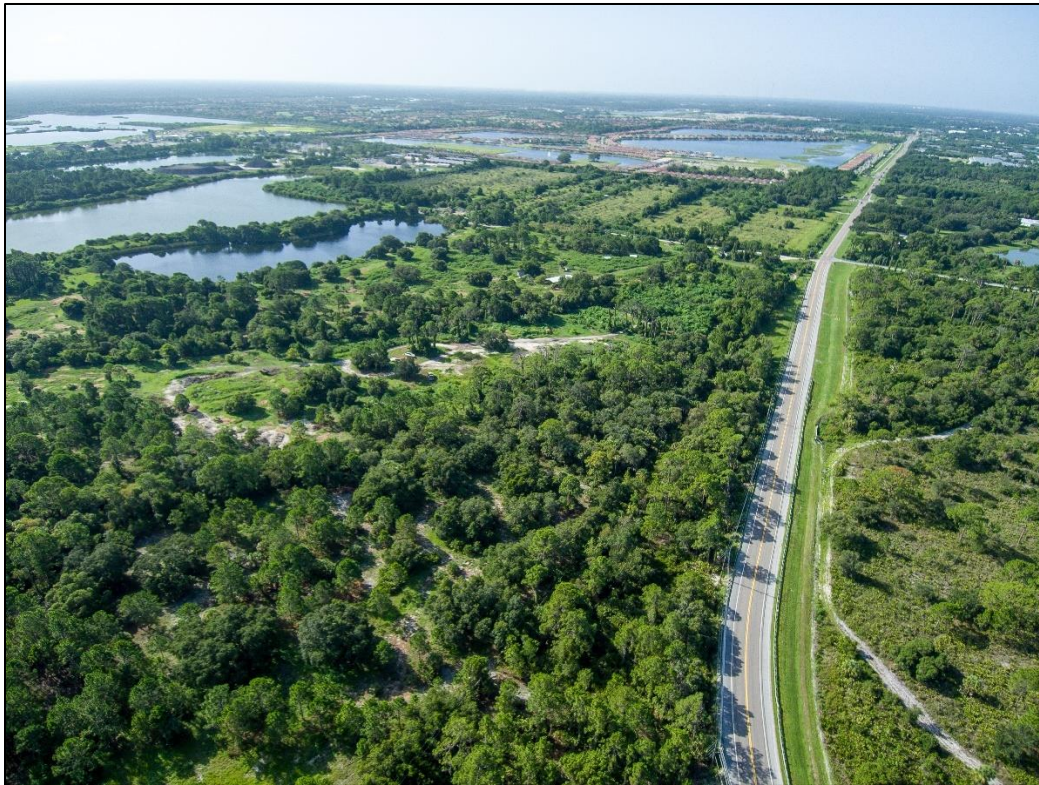


*View from Laurel Oaks Road*



*View from Knights Trail Road*



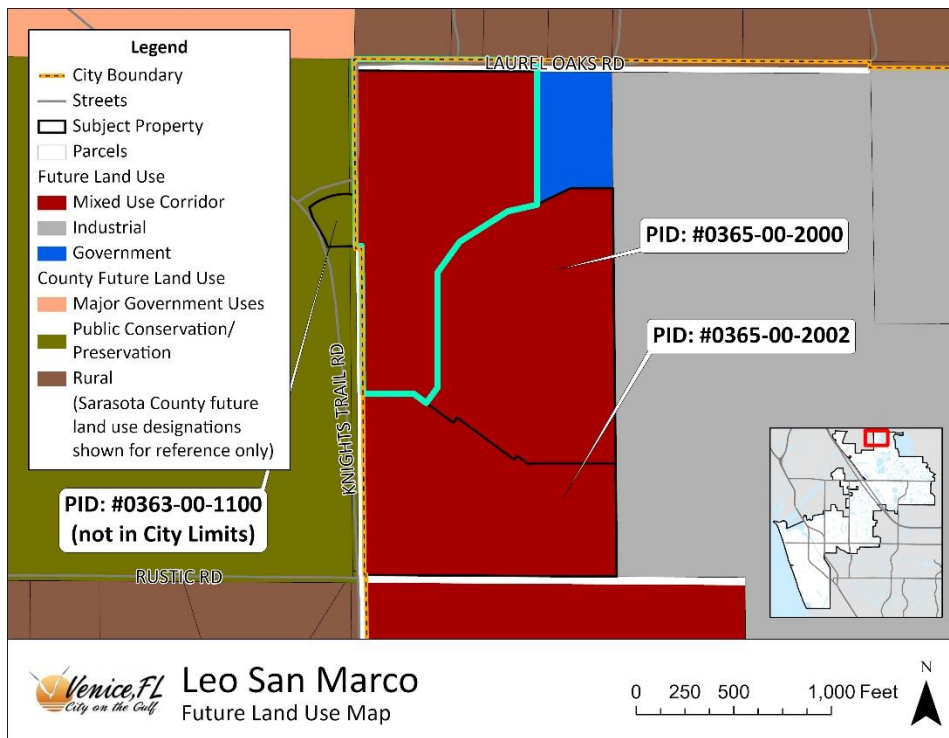


Drone photo captured in 2022

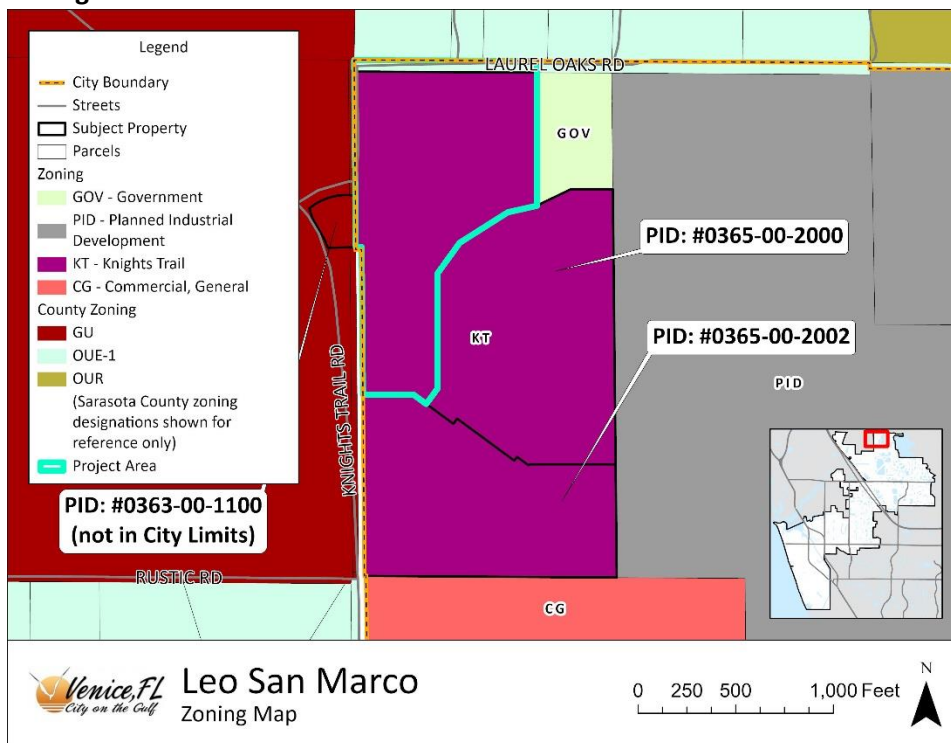
### Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor, and the zoning is Knights Trail, as depicted on the maps below.

### Future Land Use



## Zoning



## Surrounding Land Uses

Direction	Existing Land Use(s)	Future Land Use Map Designation(s)	Current Zoning District(s)
North	Single-family homes (Sarasota County)	Rural	Open Use Estate 1
South	Nokomis Groves (vacant; site plan approval for 630 multifamily units)	Mixed Use Corridor	Commercial, General
East	APAC (paving and asphalt); Vacant government land	Industrial; Government	Planned Industrial Development; Government
West	County land	Public Conservation/Preservation	Government Use

## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject Site and Development Plan evaluates 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

### Comprehensive Plan

There are no Comprehensive Plan intents or strategies that relate to a request for an alternative ground sign design.

**Conclusions/Findings of Fact (Comprehensive Plan):** Analysis has been provided to determine consistency with Land Use Element strategies, the Knights Trail Neighborhood element, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

### **Land Development Code**

The subject petition has been processed with the procedural requirements for a design alternative. In addition, the petition has been reviewed by the Technical Review Committee.

The applicant has requested an alternative to two sections, both related to columns on monument signs:

Section 87-3.5 explains the eligibility of requests for an alternative sign design. It states:

**D. Design Alternatives.** The Planning Commission may grant design alternatives to a sign design standard set forth in this Code if:

1. The request is included as part of a signage plan for a development. A signage plan shall be submitted concurrently with a site and development plan and shall, at minimum, include the number of signs, types of signs, sizes of signs, heights of signs, setbacks for signs, location of signs, sign designs, and illumination of signs;
2. The design alternative is consistent with the stated intent of the design standard at issue;
3. The design alternative achieves or implements the stated intent to the same degree or better than strict compliance with the standard would achieve; and
4. The design alternative will not result in adverse impacts on properties abutting the site.

This request meets item 1 in an objective sense – the request is associated with a new development and the applicant has provided the required plans. Items 2-4 are more subjective considerations. Regarding 2 and 3, the intent of the monument sign code is generally to have well-constructed, visually appealing, architecturally consistent, and effective ground signage throughout the city. The proposed signs do not appear to contradict this intent. For item 4, it is not expected that this deviation from the column requirement will affect adjacent properties in any way that a code-compliant monument sign would not.

#### **1.11.3. Decision Criteria**

Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;

**Applicant Response: Although not consistent with the LDR and zoning designation for this property, the request is consistent with surrounding properties. Allowing this design alternative would permit cohesion between properties under differing municipal jurisdictions.**

2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;

**Applicant Response: The requested design alternative will not have a material negative impact on adjacent uses. As explained, the requested alternative will allow for the signage associated with the LEO development to better assimilate among the adjacent future developments that are not located within the City of Venice jurisdictional boundary.**

3. Whether the design alternative will permit superior design, efficiency, and performance;

**Applicant Response: The requested design alternative will not have a material negative impact on adjacent uses. As explained, the requested alternative will allow for the signage associated with the LEO development to better assimilate among the adjacent future developments that are not located within the City of Venice jurisdictional boundary.**

4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and

**Applicant Response: Not applicable to this request.**

5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

**Applicant Response: The requested design alternative will not have a negative impact to the adopted level of service of public facilities.**

**Summary Staff Comment:** The alternative sign design is not expected to have any impact on adjacent uses or public facilities. It is an aesthetic choice that the applicant has made to suit the theme of their project design while clearly identifying the neighborhood's name and address.

In addition to the specific elements and dimensions required of a ground sign, the sign code also states that ground signs shall be "constructed in a professional manner" and "architecturally consistent with the buildings they identify" (Sec. 87-3.5.3A.1). Planning Commission may determine if the requested design is consistent with this purpose and intent.

**Conclusions/Findings of Fact (Compliance with the Land Development Code):** The subject petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

### III. 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 Design Alternative Petition No. 25-14DA.