

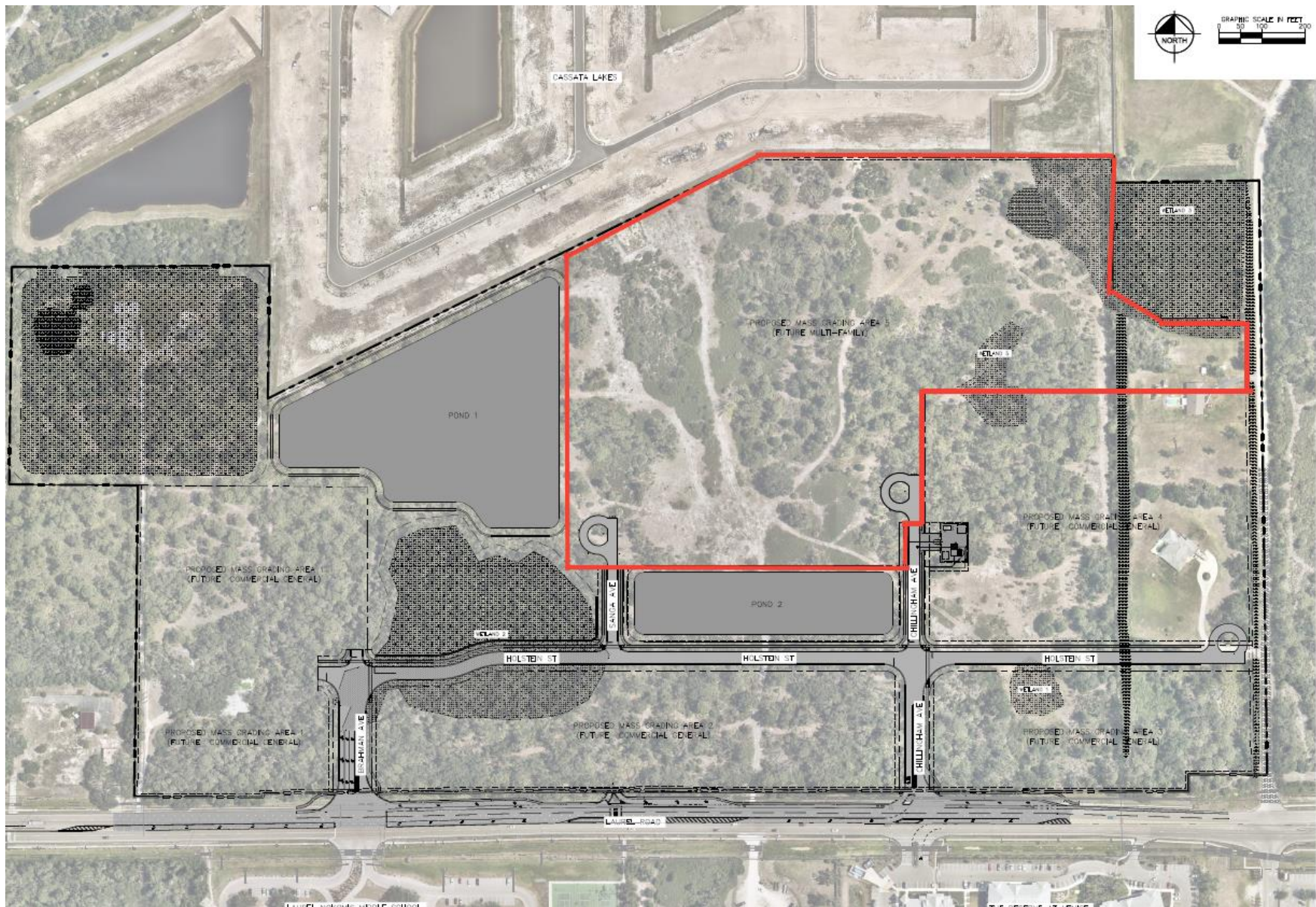
**HAMLET AT VENICE CROSSING
SITE AND DEVELOPMENT PLAN
PETITION NO. 24-14SP**

OWNER/APPLICANT: MIDDLEBURG DEVELOPMENT, LLC

AGENT: JACKSON R. BOONE, ESQ., BOONE LAW FIRM

General Information

Address:	2001 Laurel Road
Request:	Development of a 265-unit multifamily project
Owner/Applicant:	Middleburg Development, LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	A portion of each 0380-09-0001 and 0380-02-0001
Parcel Size:	23.78 ± acres
Future Land Use:	Mixed Use Corridor
Zoning:	Commercial General
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	3/1/2024



BACKGROUND

- ❖ Proposed multi-family development of 265 units will incorporate a mix of housing types including cottages and townhomes with an amenity center and a mix of surface parking and garage parking.
- ❖ The property is zoned Commercial General (CG), as the owners opted out of rezoning to Laurel West.
- ❖ The property has the Future Land Use Designation of Mixed-Use Corridor.
- ❖ A list of the associated prior petitions is provided below:

PETITION NUMBER	PETITION TYPE	PETITION NAME	DATE OF APPROVAL	APPROVED BY
06-3AN	Annexation	Hurt Annexation	5/22/2007	CC
20-18RZ	Zoning (CG)	Hurt Laurel Rd	12/8/2020	CC
22-44AN	Annexation	Laurel Road Assemblage West	1/24/2023	CC
22-43AN	Annexation	Laurel Road Assemblage East	1/24/2023	CC
22-46RZ	Zoning	Laurel Road Assemblage	1/24/2023	CC
22-45CP	Comprehensive Plan	Laurel Road Assemblage (small scale)	1/24/2023	CC
23-35CU	Conditional Use	Hurt Assemblage Multi-Family	9/19/2023	PC
23-60DA	Design Alternative	Hurt Assemblage Multi-Family	2/14/2024	PC
23-59PP	Preliminary Plat	Hurt Assemblage Multi-Family	2/14/2024	PC
24-22DA	Design Alternative	Hamlet at Venice Crossing	TBD	PC



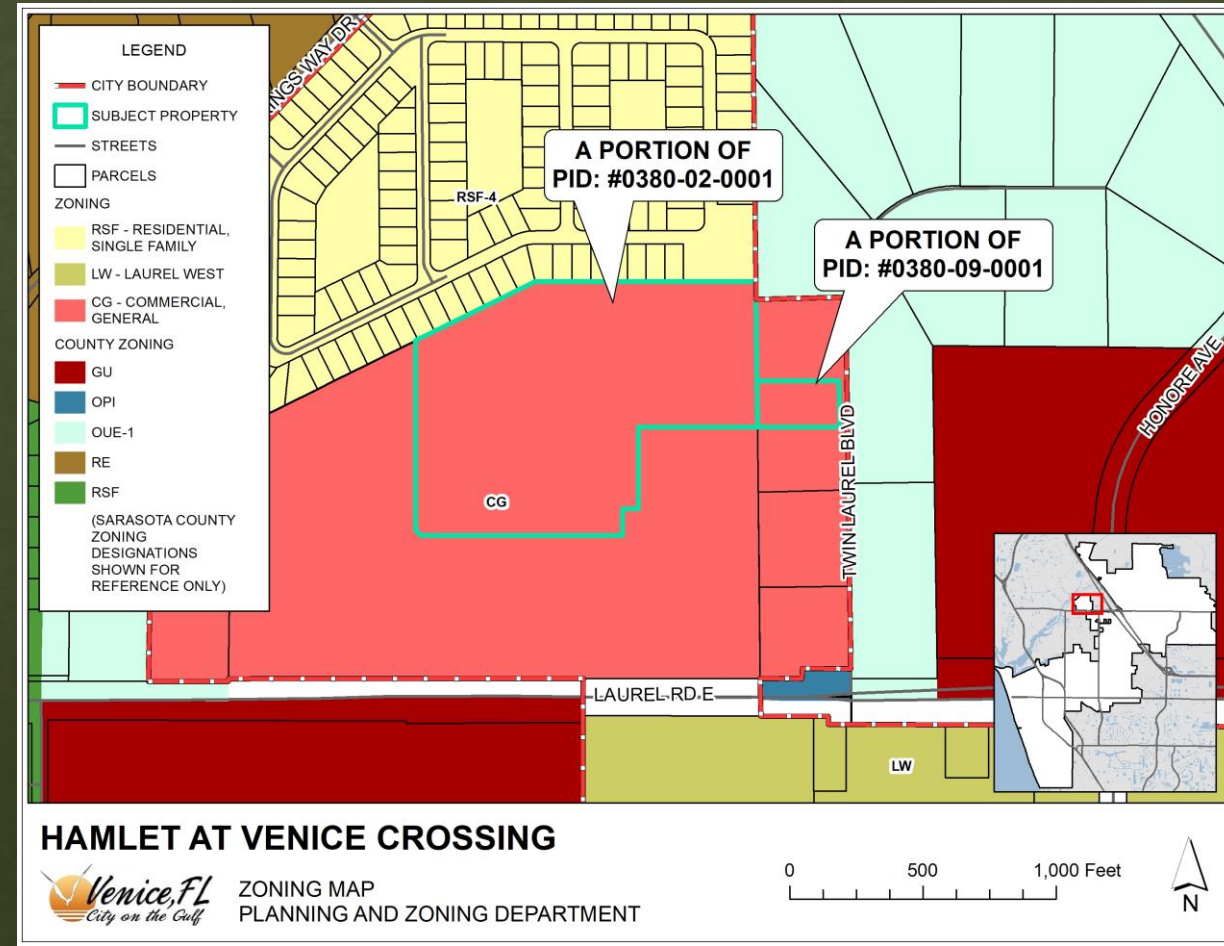
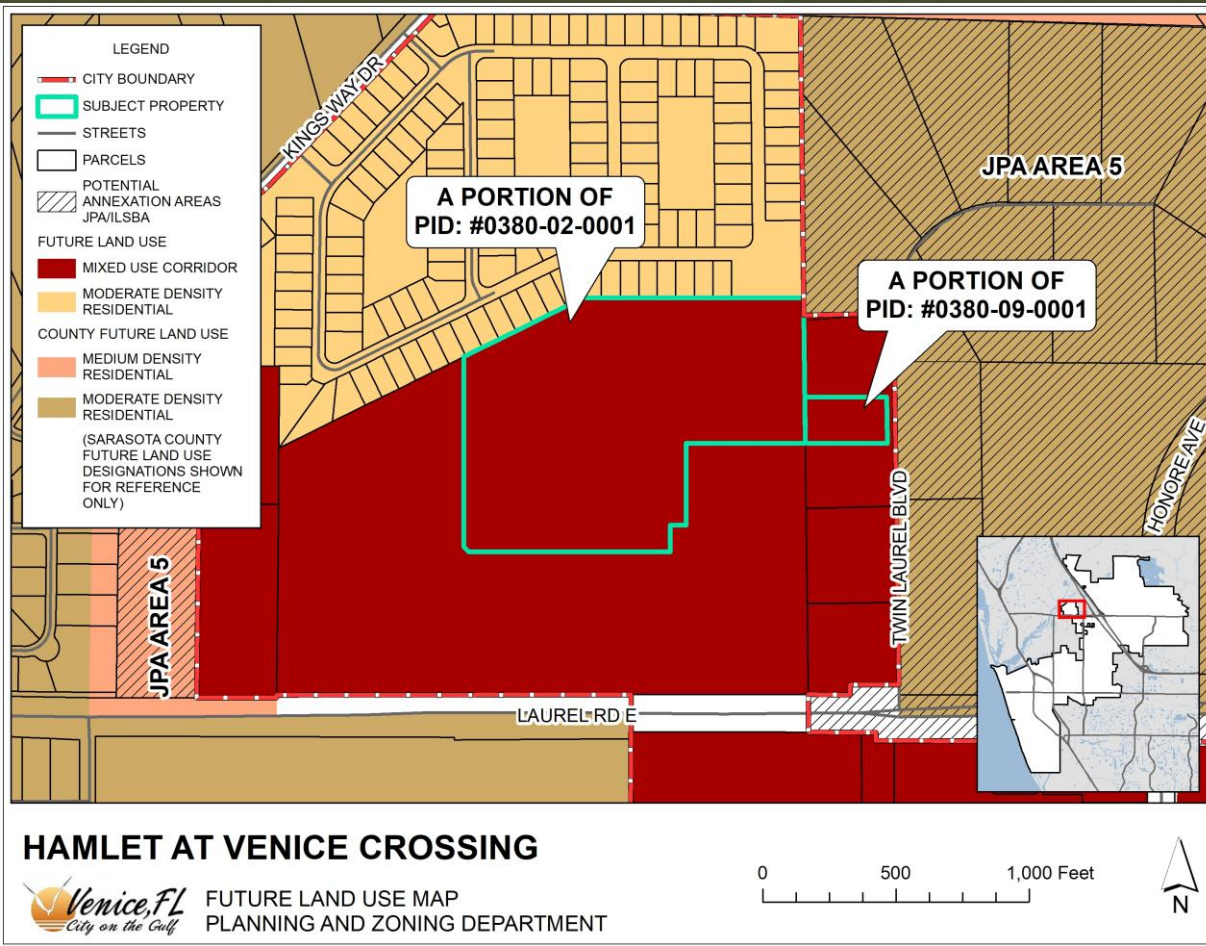
SITE PHOTOS



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	Vacant land	Commercial General (CG)	Mixed Use Corridor
East	Vacant land east of multi-family	Sarasota County Open Use Estate-1	Sarasota County Moderate Density Residential
West	Single Family Home and Vacant land	Sarasota County Open Use Estate-1	Sarasota County Medium Density Residential

**SURROUNDING
PROPERTIES**

FUTURE LAND USE AND ZONING



SITE DATA

PANEL NUMBER: 050000001 & 050000002
 PROJECT AREA: 23.75 ACRES
 PROPOSED NUMBER OF UNITS: 265 UNITS
 PROPOSED DENSITY: 11.1 DENSITY UNITS / ACRE

PARKING LEGEND

COLOR	SPACES COUNT	PARKING TYPE
Blue	133	STREET PARKING
Purple	23	EXTENDED SURFACE SPACE FOR 1ST UNIT TYPE
Green	8	BIKEWAY ACCESSIBLE (ADA) SPACE
Red	50	PATHWAYS PARKING SPACE
Orange	219	STANDARD SURFACE SPACE
	443	TOTAL

443 PARKING SPACES / 265 UNITS = 1.67 PARKING RATE

CASSATA LAKES DEVELOPMENT
 ZONING: RSF-4
 FLR: MODERATE DENSITY

VEHICLE CROSSING
 ZONING: CC - COMMERCIAL CORRIDOR
 FLR: MIXED USE CORRIDOR

FUTURE DEVELOPMENT AREA

SWIRL	WING COUNT	PARKING TYPE
	133	COTTAGE DRIVE
	23	EXTENDED DRIVEWAY SPACE FOR "LOT" UNIT TYPE
	8	MANICAP ACCESSIBLE (ADA) SPACE
	66	PARTIAL PARKING SPACE
	218	STANDARD SURFACE SPACE
	443	TOTALS

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.9.c-Corridor (MUC) - The proposed development is located to provide support for the Laurel Road Corridor and supports mixed uses.

Strategy HG 1.1- Housing Options City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special housing needs including age-friendly housing.

Strategy HG 1.2- Housing in Mixed Use Land Use Districts the City will utilize the Mixed-Use land use designations to promote increased housing options and community livability by intermixing residential and non-residential uses.

Strategy LU-LR 1.1.3-Multifamily Focus the City shall promote mixed-use to provide a variety of housing within this Neighborhood based on existing and proposed employment opportunities, existing and proposed transportation resources including transit and the availability of public infrastructure.

COMPREHENSIVE PLAN CONSISTENCY

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

LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements for a Site and Development Plan.

The petition has been reviewed by the Technical Review Committee.

Design Alternative running concurrently with the Site and Development Plan. The design alternative is requested for Section 3.7.5.B.4 -Interior islands to allow for 18 contiguous spaces.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

The subject petition has been processed according to the procedural requirements for a Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee. It is noted that, with the exception of the requested Design Alternative for interior islands, staff has found no issues regarding compliance with the Land Development Regulations.

CONCURRENCY AND MOBILITY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	±275 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	±275 ERUS	Compliance confirmed by Utilities
Solid Waste	Public Works	3,208 pounds per day	Compliance confirmed by Public Works
Parks & Rec	Public Works	3.25 acres	Compliance confirmed by Public Works
Drainage	Engineering	148.6/100.9 cfs	Compliance confirmed by Engineering
Public Schools	School Board	265	Compliance confirmed by SCS for 265 Units

- TRC has reviewed the petition and identified no issues regarding adequate public facilities capacity.
- The applicant has provided traffic analysis that was reviewed by the City's traffic consultant. No issues were identified at the time. There were initial concerns due to the proximity to the school those issues have since been resolved.

PLANNING COMMISSION REPORT AND ACTION

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 Site and Development Plan Petition No. 24-14SP.