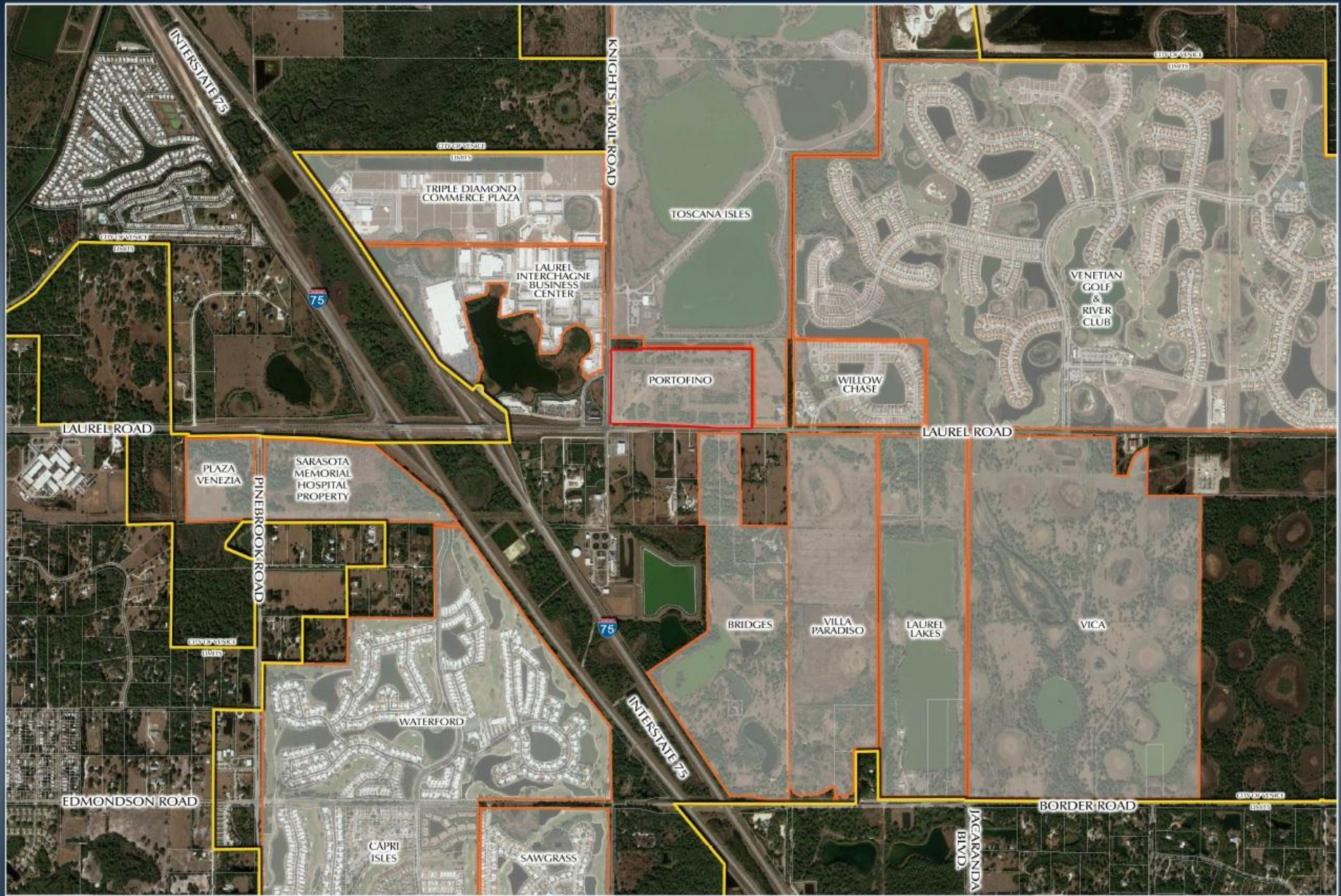


PORTOFINO CMU



City of Venice
City Council
January 28, 2014



Portofino CMU

Contextual Aerial

LAUREL ROAD PROPERTY, LLC
CITY OF VENICE, FLORIDA

AIRBORNE DATA © 2012 GEORGE EMMET
CONTACT: KIMLEY-HORN, INC. (941) 376-7600



CMU ZONING BACKGROUND

- First implemented in downtown Venice for mixed-use hotel development
 - ✓ District designed and intended by the City to offer greater flexibility for developments with a mix of residential and commercial uses. Initial application in downtown core but later expanded and first application in North Venice.
- Rezoned 146 acres (The Bridges) on Laurel Road to CMU in 2008
 - ✓ Portofino's Binding Master Development Plan consistent with the level of detail provided in The Bridges approved rezoning
- No other City of Venice planned zoning district exists that:
 - ✓ Ensures City of Venice of high quality development controlled by unified development standards
 - ✓ Provides needed flexibility to respond to current and future land uses, changes in building development patterns and community demographics
 - ✓ Primary intention to provide for mix of uses within the district

WHY CMU FOR PORTOFINO

- Property currently zoned Commercial General (“CG”)
 - ✓ Master Plan approved for 629,000 square feet of commercial
 - ✓ Site and Development Plan approved for 230,000 square foot single-user building (Settlement Agreement references 200,000 square foot single-user building)
 - Located on the eastern side of the Property, closer to residential uses
 - ✓ Current zoning does not provide unified development standards for entire Property
- Common CMU development standards for a needed multi-use project to be developed over many years
- Pre-established development standards enhance economic viability of Property:
 - ✓ Clarity of requirements will attract commercial users
 - ✓ Ensures Site and Development Plan applications are consistent with standards, expediting approvals
 - ✓ Provide advantage to competing properties located in other municipalities
- Details of Rezoning vetted by Advisory Committee through series of 14 meetings
- Single Family Residential prohibited use in CG; CG creates uncertainty for Multi-Family Residential development

PORTOFINO USES

➤ Permitted Uses

- ✓ Provides assurance that the required mix of uses for CMU zoning will be met
- ✓ Clarity of range of uses for surrounding community
- ✓ Articulates to future users / tenants, requirements within the District
- ✓ Supports economic growth for the City of Venice

➤ Special Exceptions

- ✓ Creates uncertainty and reliability concerns for future users / tenants
- ✓ In a very competitive market, could result in additional time delays, which may result in a tenant / user selecting an alternative property located in other municipalities

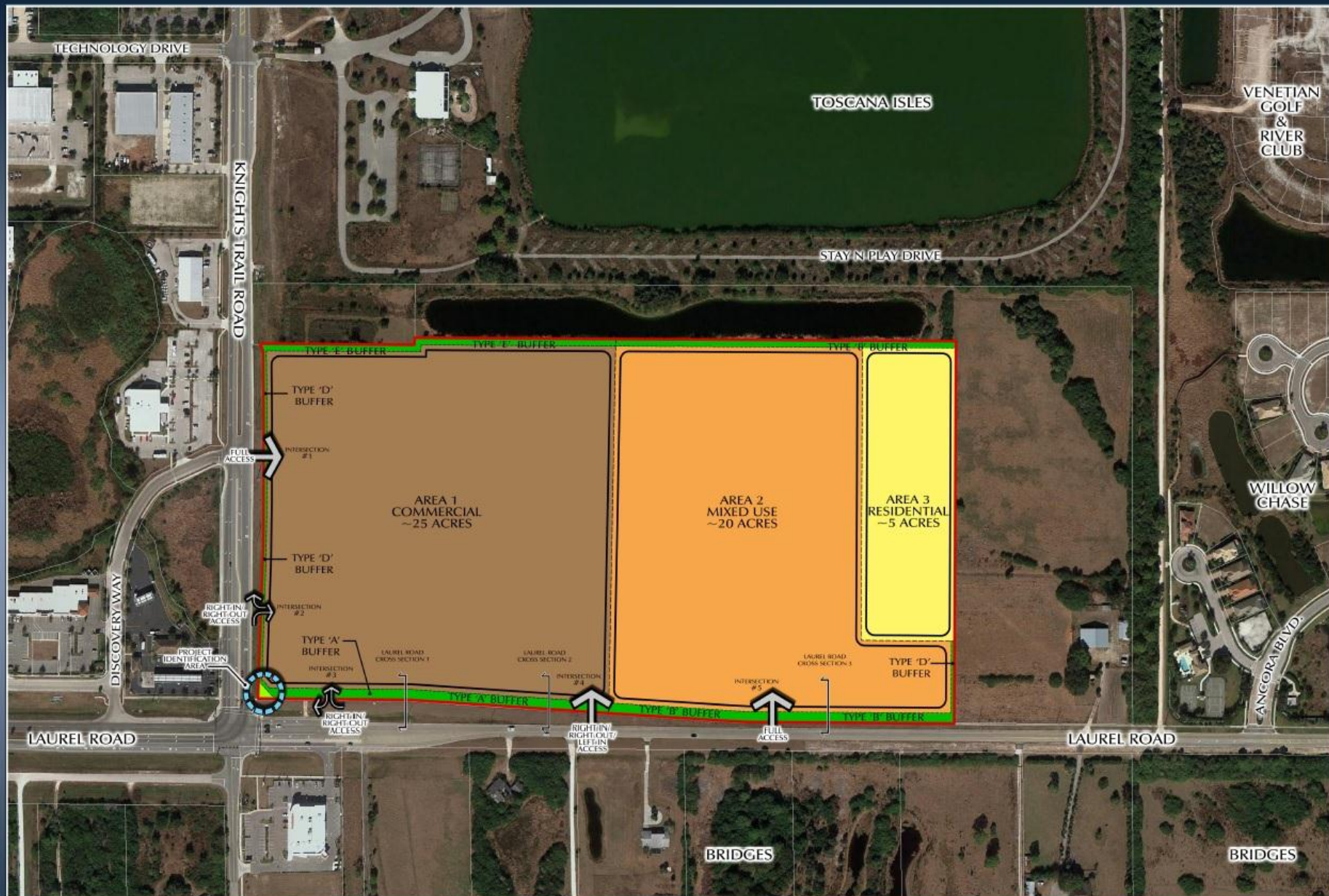
➤ Prohibited Uses

- ✓ Following the Planning Commission's hearing, Applicant expanded the list of Prohibited Uses to address their comments

PORTOFINO MASTER DEVELOPMENT PLAN

- Development and design standards to govern future construction and provide assurances to the community
- Master Development Plan includes 12 elements detailing:
 - ✓ Project description, purpose and intent; compliance with Comprehensive Plan standards; Conceptual Area Plan that provides three areas within the Portofino CMU and graphically depicts a mix of land use types and intensities designed; sample illustrations depicting application and implementation alternatives; permitted, accessory and prohibited uses; limits to overall permitted residential density and non-residential intensity and permitted building size; buffer and landscaping standards; signage and lighting standards; parking, loading and access standards; engineering design standards; architectural standards; and needed access, parking, solid waste facilities, and storm water management facilities to support the City's lease with Habitat for Humanity





Portofino CMU

Planned Development Areas - Master Development Plan

LAUREL ROAD PROPERTY, LLC

CITY OF VENICE, FLORIDA

AERIAL DATA © 2012 GOOGLE EARTH
CONTACT: KELLEY ALPHEE, ACP 0411 374-7600



BENEFITS TO CITY AND NEIGHBORS

- High quality Master Development Standards effective with Rezoning
- Agreement with Advisory Committee to contribute to widening of Laurel Rd
- Project Identification Monument
- Reduced project intensities
 - ✓ 86.3% reduction from the Comprehensive Plan intensity
 - ✓ 32.4% reduction from the currently approved Renaissance project
- Financially strong developer in lieu of bank-owned property
- Provide utilities and parking to 2-acre City leased parcel to Habitat for Humanity
- Site and Development Plan Approval required prior to development
- Supports Comprehensive Plan's vision for North Venice

PORTOFINO USES

Section 86-97 Permitted Uses	Permitted Use in Portofino Rezoning Application
(1) Governmental uses.	Governmental uses, excluding infrastructure utilities.
(2) Community meeting rooms, halls, business center, conference center.	- Community meeting rooms, community centers, recreational facilities, libraries, halls, business center, conference center, private clubs and other places of public assembly. - Child care centers and kindergartens, vocational, trade or business schools, funeral homes and infant care centers.
(3) Retail and service establishments such as restaurants, bars, or taverns for on-premises consumption of alcoholic beverages, spas, salons, athletic clubs or gymnasiums, and nightclubs.	- Retail and service establishments, including department stores, home improvement centers, major appliance stores, furniture stores, with or without drive-thru facilities. This shall include sales, service, display or storage of goods outside of completely enclosed buildings. - Athletic clubs, gymnasiums, group instruction. - Restaurants with or without drive-thru or pick-up facilities. This shall include sales, service, display or storage of goods outside of completely enclosed buildings. - Liquor stores with or without drive-thru or pick-up facilities. - Spas, salons, beauty shops, barbershops. - Billiard parlors, bars, taverns for on-premises consumption of alcoholic beverages, bowling alleys with or without drive-thru or pick-up facilities.
(4) Art studios, antique shops.	Art studios, antique shops. This shall include sales, service, display or storage of goods outside of completely enclosed buildings.
(5) Parking lots and garages.	Parking lots and garages.
(6) Banks and financial institutions without drive-in facilities.	Banks and financial institutions, with or without drive-thru or pick-up facilities.
(7) Open-air cafes as accessory to restaurants and taverns.	Open-air cafes as accessory to restaurants and taverns.
(8) Residential dwellings.	- Residential single family detached homes - Residential single family attached; paired villas; townhouses and multi-family homes. - Residential assisted living/adult congregate care facilities; nurses' homes; nursing homes; rest homes; convalescent homes; homes for the aged; assisted living facilities and community residential home.
(9) Hotels, motels and condominium hotel.	Hotel and motels.
(10) Docks.	Docks.
(11) Business, medical and professional offices.	Business, medical, dental and professional offices and laboratories.

Special Exceptions in Portofino Rezoning Application

- (1) Indoor motion picture theaters, theater for live stage productions, entertainment complexes.
- (2) Arenas and auditoriums.
- (3) House of worship.

Prohibited Uses in Portofino Rezoning Application

- (1) Manufacturing, except for goods for sale at retail on the premises.
- (2) Warehousing and storage except as accessory to a permitted principal use.
- (3) Adult entertainment establishments.
- (4) Pain management clinic.
- (5) Infrastructure utilities.
- (6) Correctional facility or jail.

PORTOFINO PERMITTED USES

- The Portofino Rezoning Application proposes making the following Permitted Uses:
 1. Drive-in facilities
 2. Drive-through or pick-up facilities
 3. Sales, service, display or storage of goods except in completely enclosed buildings.