

**LEO SAN MARCO
PETITION NOS.
23-37SP & 25-14DA**

Owner/Applicant: LEO@VENICE, LLC

Agent: Joann Rubio, Advenir Azora Development, LLC

GENERAL
INFORMATION

Address:	Northeast Corner of Knights Trail Rd and Rustic Rd
Requests:	Development of 200 multifamily dwelling units, along with amenities, landscaping, and associated improvements Design alternative to Secs. 87-3.5.3.A.1 and 87-3.5.3.B.2.3 for ground signs
Owner/Applicant:	LEO@VENICE, LLC
Agent:	Joann Rubio, Advenir Azora Development, LLC
Parcel IDs:	0363001100, 036500200, and 0365002002
Parcel Size:	73.79± acres (Project area: 30.17± acres)
Future Land Use:	Mixed Use Corridor
Zoning:	Knights Trail
Comprehensive Plan Neighborhood:	Knights Trail
Application Dates:	July 7, 2023 & April 28, 2025

PROJECT DESCRIPTION

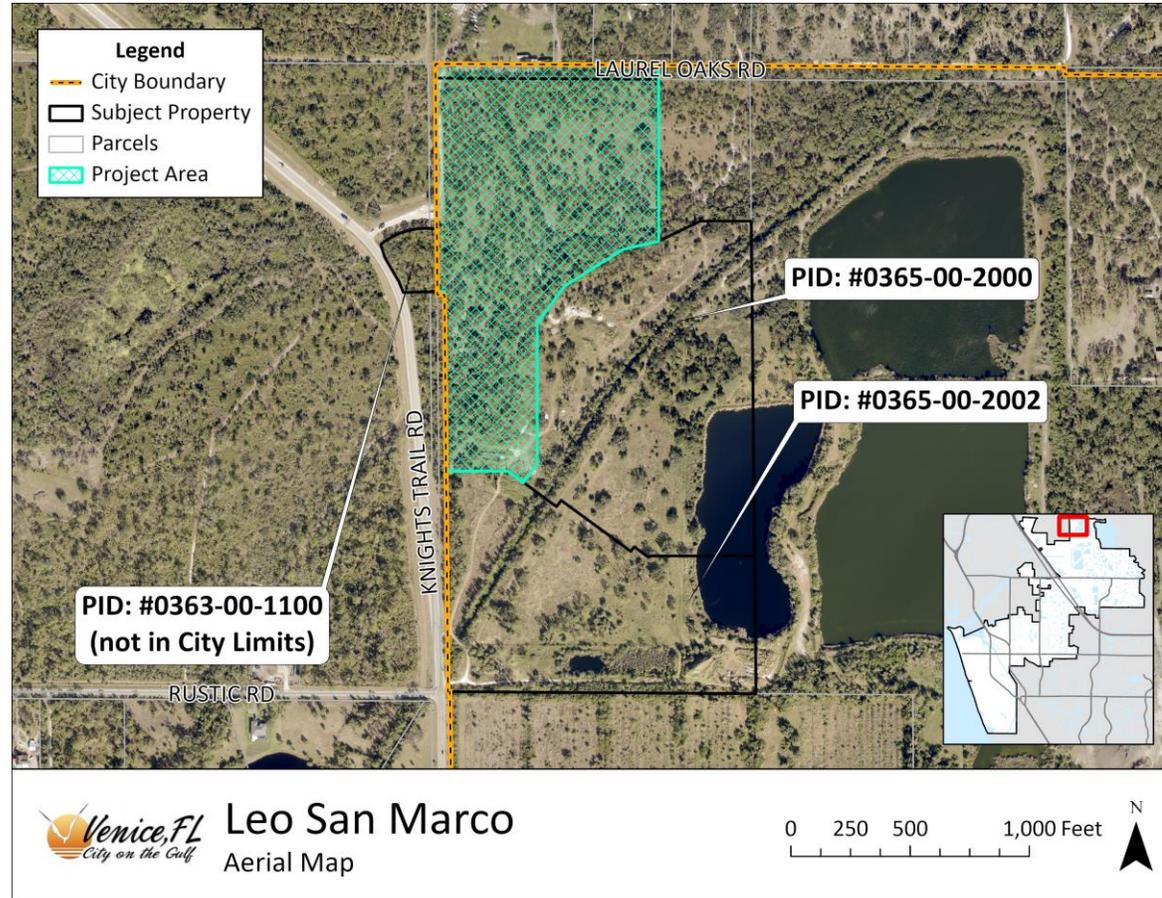
23-37SP

- 200 multifamily units across approximately 30 acres
 - Density of 6.67 dwelling units per acre (du/ac)
 - Designed as cottages and duplexes, mix of street and garage parking facilities, and amenities including pool and fitness center
- Located at edges of city boundary along Knights Trail Road

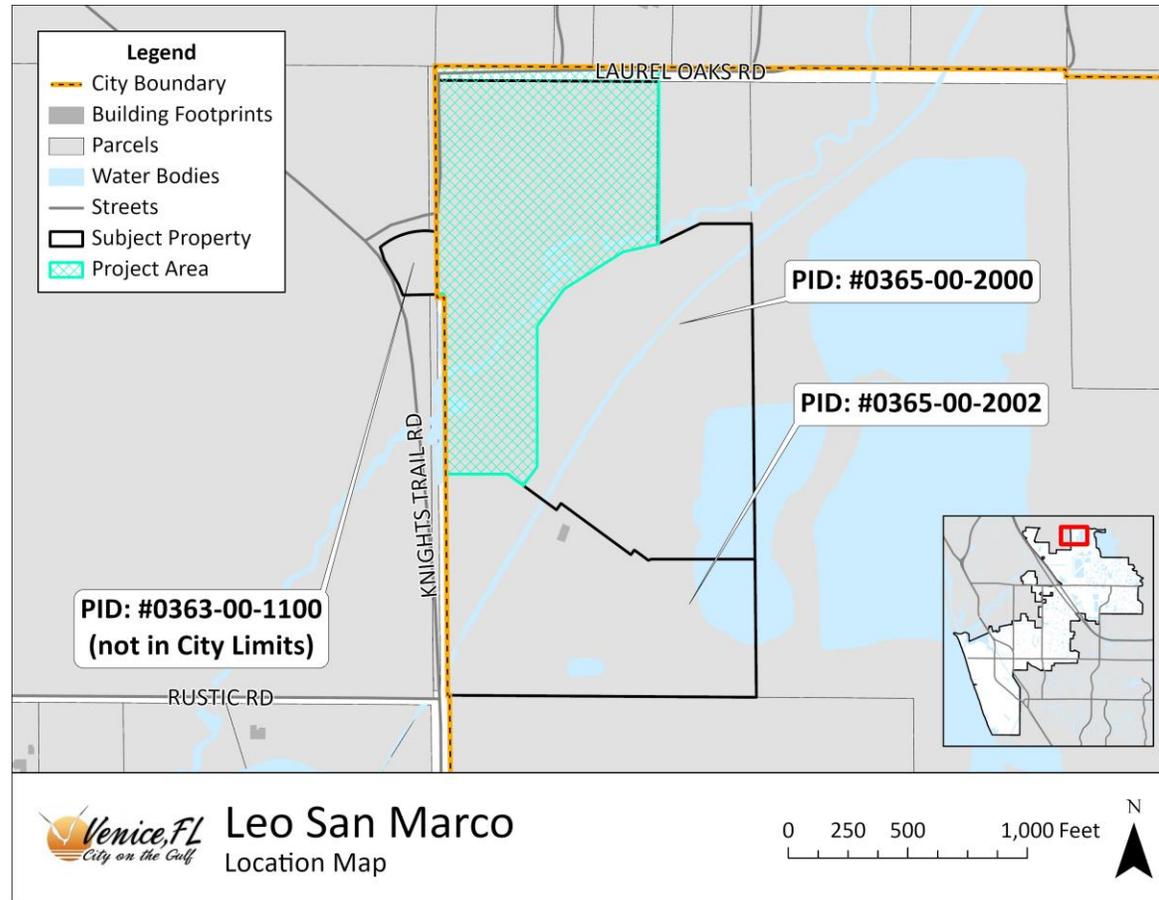
25-14DA

- Section 87-3.5.D allows design alternative request for signs related to site and development plans
- Requesting two ground signs to be designed without columns

AERIAL MAP



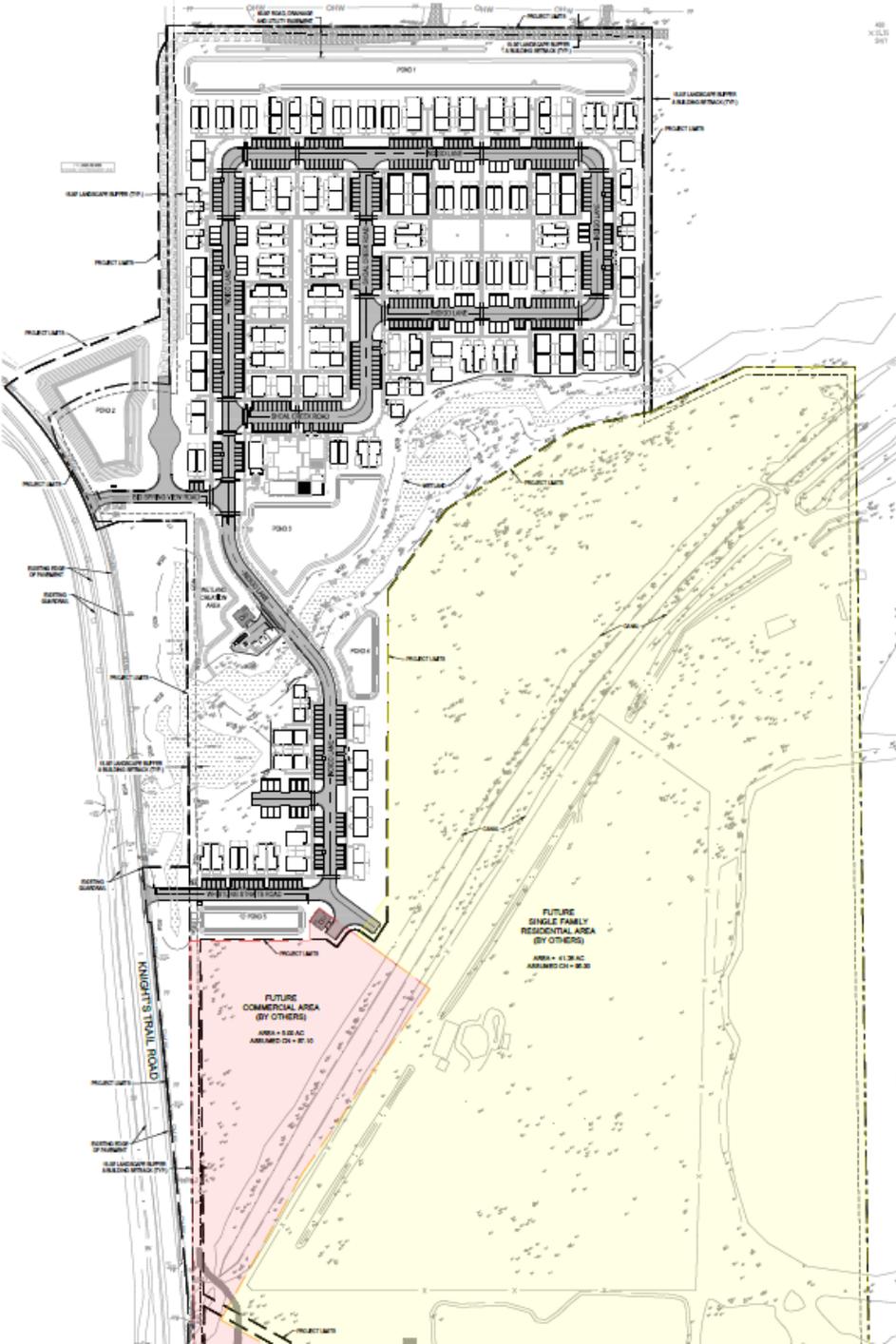
LOCATION MAP



PROPOSED STIPULATIONS

Three proposed stipulations (with a summary of their resolution process) for the site and development plan are as follows:

1. Applicant acknowledges that the City has requested specific improvements to the wastewater system and associated infrastructure for this project in order to better serve future development in the area. Such improvements may include, but not necessarily be limited to: installation of an offsite wastewater pump station, collection system, and a twelve-inch (12") force main. Any such improvements shall be addressed through an agreement between the Applicant and the City to address responsibility for costs associated with constructing said improvements.
 - *Satisfied through separate agreement (different process)*
2. Site and Development Plan Petition No. 23-37SP is approved conditioned on the City receiving confirmation from the Sarasota County Engineer that Sarasota County has approved, accepted, executed, and recorded, as necessary, the right of way dedication for Knights Trail Road and all proposed easement modifications for the subject site contained in Sarasota County application LDS-DEVSUB-24-000043 and reflected on the attached Exhibit B.
 - *Site plan becomes effective once completed*
3. The Applicant shall provide updated site and development plans to reflect the parking scenario shown in the attached Exhibit C. Compliance of the updated plans shall be confirmed by Planning staff.
 - *Will be confirmed administratively after hearing*



SITE PLAN

FUTURE COMMERCIAL AREA (BY OTHERS)
AREA = 5.8 AC
ADJACENT TO = 8' 0"

FUTURE SINGLE FAMILY RESIDENTIAL AREA (BY OTHERS)
AREA = 41.36 AC
ADJACENT TO = 8' 0"

ARCHITECTURAL ELEVATIONS

COTTAGE DUPLEX - 1 & 2 BEDROOM



COTTAGE STACKED DUPLEX - 1 BEDROOM



COTTAGE STACKED DUPLEX - 2 BEDROOM



ROWHOUSE TWIN - 2 BEDROOM



ROWHOUSE TWIN - 3 BEDROOM



ROWHOUSE (16' WIDE) - 3 BEDROOM





Primary – 36sf



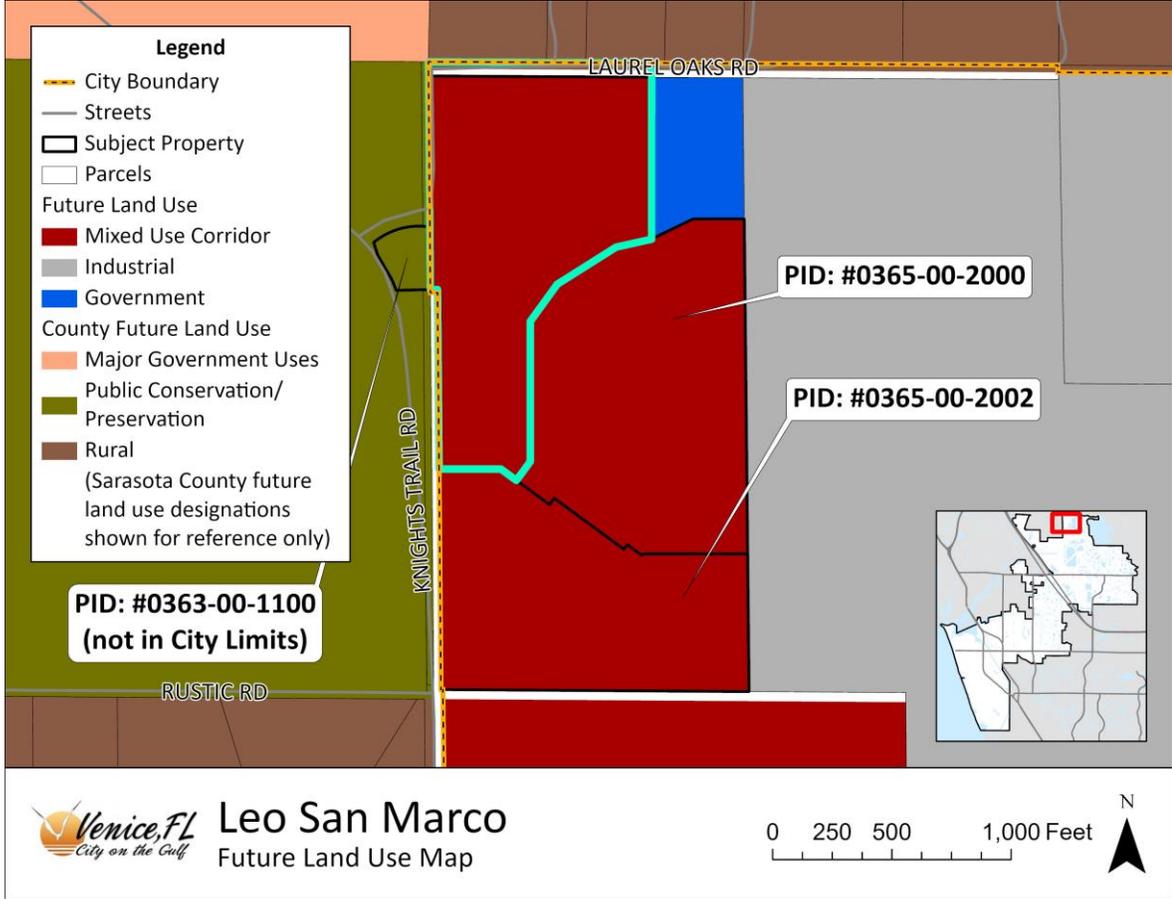
Secondary – 23sf

SIGN DESIGNS

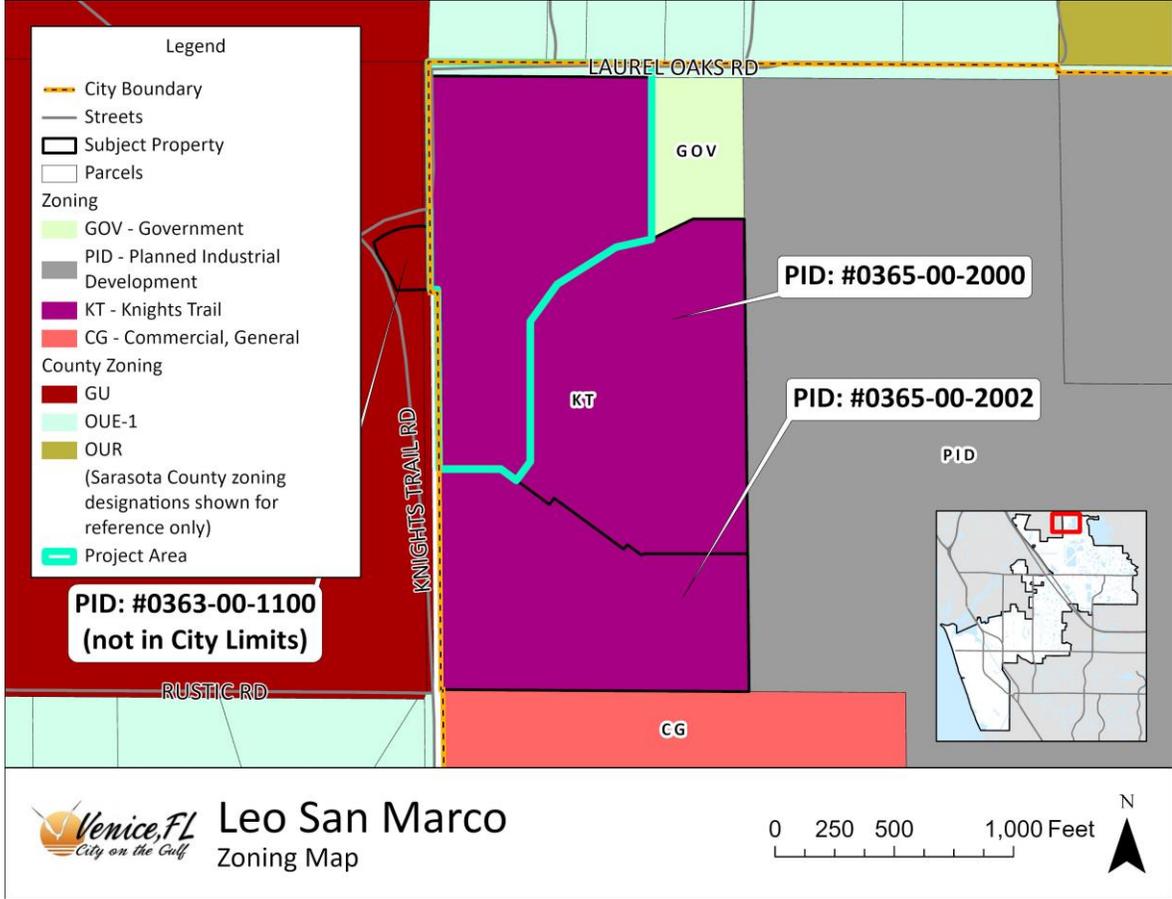
EXISTING CONDITIONS

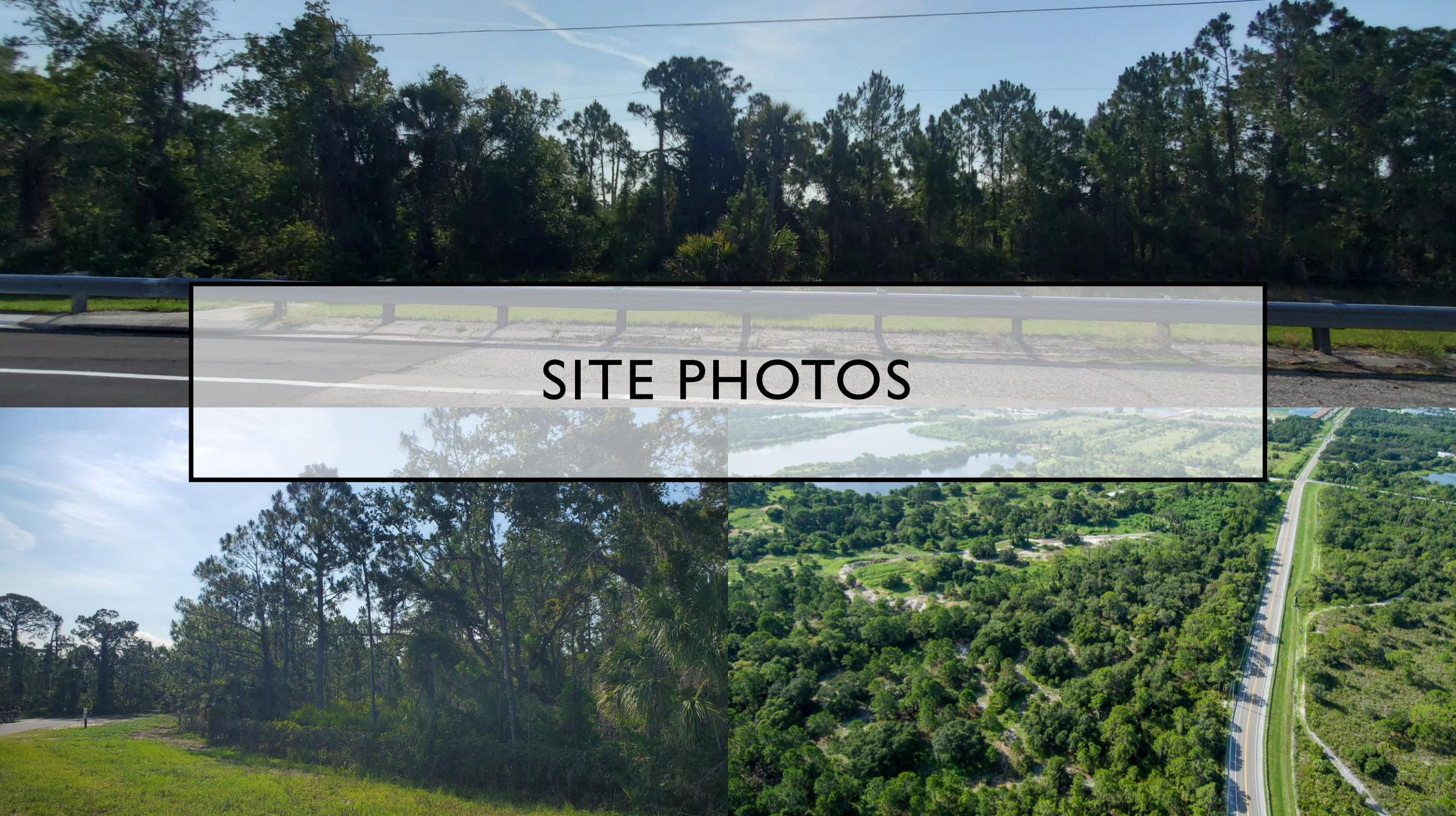
Future Land Use and Zoning Maps, Site Photos, Surrounding
Land Uses

FUTURE LAND USE MAP



ZONING MAP





SITE PHOTOS

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 I
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

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code
Compliance, Concurrency/Mobility

COMPREHENSIVE PLAN

23-37SP:

- **Strategy LU 1.2.9.c – Corridor (MUC)**

Moderate to medium density residential uses permitted

Density range of 5.1-13.0du/ac

- **Strategy LU KT 1.1.1 – Mixed Use Corridor**

Must be 439 - 1,758 units across whole designation in Knights Trail neighborhood

- Project proposes 6.67du/ac and contributes 200 units; brings neighborhood total to 1,200 units

25-14DA:

No strategies or intents were found to relate to the design alternative

**CONCLUSIONS/FINDINGS OF FACT
(CONSISTENCY WITH THE COMPREHENSIVE
PLAN):**

- Analysis of the Land Use Element strategies applicable to the Mixed Use Corridor Future Land Use designation, strategies found in the Knights Trail neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE – SITE PLAN

- 1.2.C.8 Land Use Compatibility Analysis
 - Multifamily use; not adjacent to single family; no nonconforming uses present; density comparisons in staff report
- Section 87-4 – Compatibility
 - Adjacent to Sarasota County property; additional mitigation strategies may be considered
- Decision Criteria
- Note that stipulation #3 covers parking compliance

LAND DEVELOPMENT CODE COMPLIANCE – DESIGN ALTERNATIVE

Section 87-3.5:

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.

SITE AND DEVELOPMENT PLAN DECISION CRITERIA

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.

DESIGN ALTERNATIVE DECISION CRITERIA

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
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;
3. Whether the design alternative will permit superior design, efficiency, and performance;
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
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

**CONCLUSIONS/FINDINGS OF FACT
(CONSISTENCY WITH THE COMPREHENSIVE
PLAN):**

- The subject petitions have been processed with the procedural requirements to consider the Site and Development Plan and Design Alternative. In addition, the petitions have been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified, with the exception of the parking layout, which is proposed to be corrected through proposed stipulation #3 for 23-37SP.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	110,217 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	198,392 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	7,953 lbs/day	Compliance confirmed by Public Works
Parks	Public Works	8.6 acres	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

MOBILITY

- The submitted traffic study accounted for a much larger project, initially proposed for this area, and has since been scaled back
- City's consultant has agreed that the larger study still provides valid data for the project as currently designed
- No issues remain

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning & Zoning	518 PM Peak Hour Trips	Compliance confirmed by City traffic consultant

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY & MOBILITY):

- No issues were identified by the Technical Review Committee regarding the Site and Development and Design Alternative request
- Utilities Department has drafted proposed stipulation #2 for 23-37SP regarding wastewater for the project



CONCLUSION:
PLANNING
COMMISSION
REPORT AND
ACTION

- Upon review of the petitions 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 for the Planning Commission to take action on Site and Development Petition No. 23-37SP.
- 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.