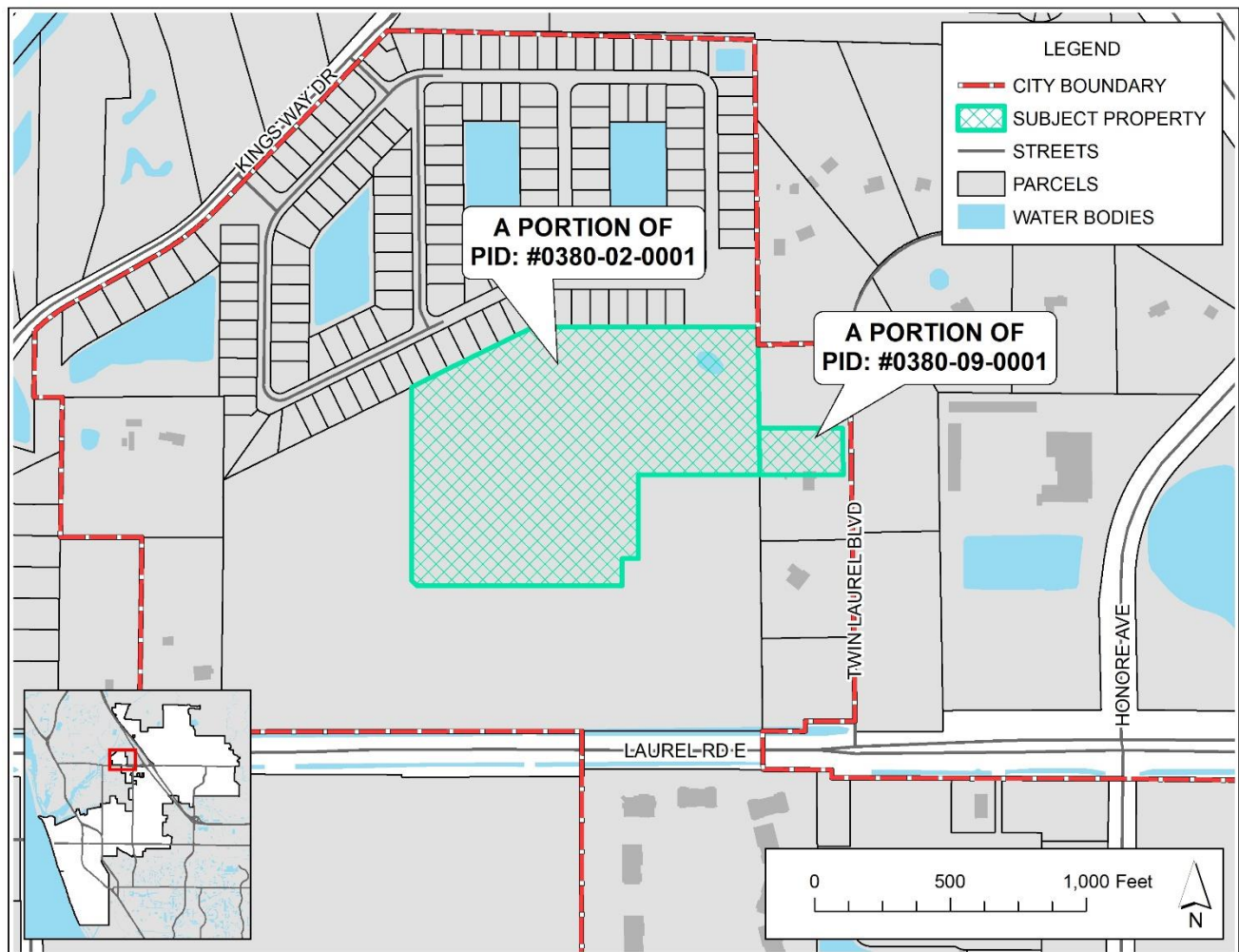


24-14SP Hamlet at Venice Crossing

Staff Report



GENERAL INFORMATION

Address:	2001 Laurel Road
Requests:	Development of a 265-unit multifamily project
Owner:	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
Associated Application:	24-22DA

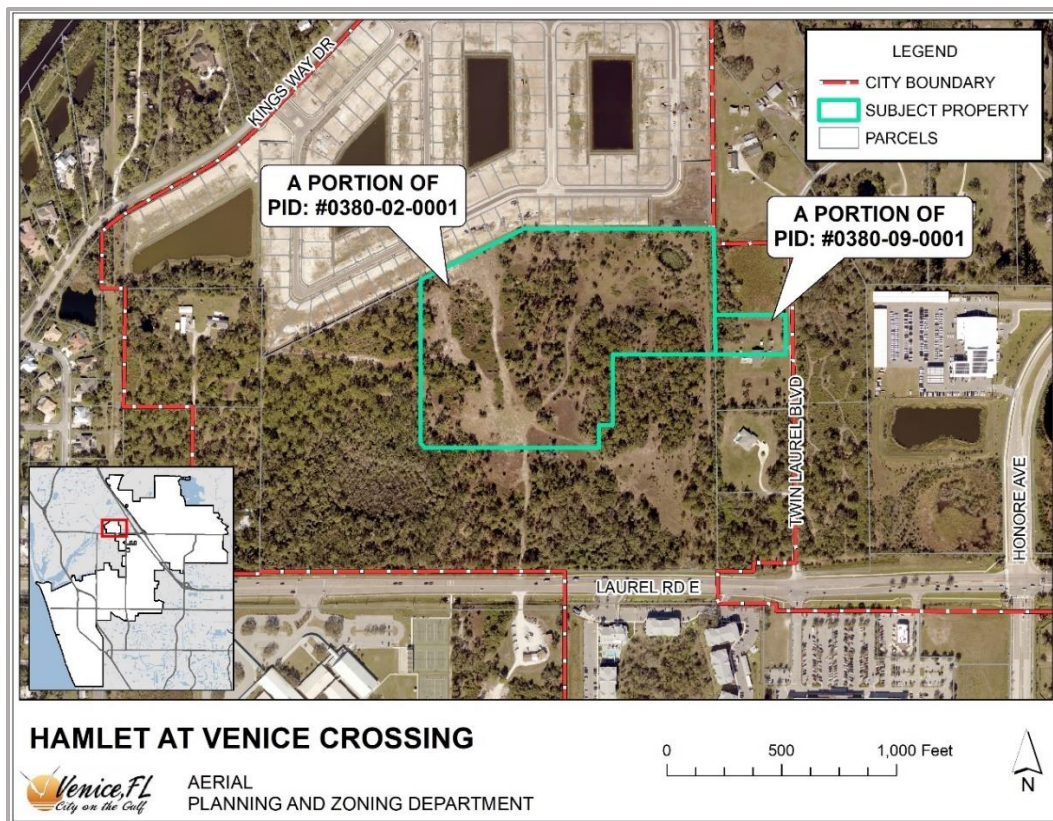
I. BACKGROUND AND EXISTING CONDITIONS

The requested Site and Development Plan is for property located off Laurel Road roughly between Kings Way Drive and Twin Laurel Boulevard in the Laurel Road Neighborhood. The proposed project seeks to provide for a transition of uses between the future commercial development within the 83-acre assemblage to the south and the adjacent single-family residential development to the north, and will allow for a mixed-use development consistent with the Comprehensive Plan. The 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 owner opted out of rezoning to Laurel West during the adoption of the current land development regulations. The property has a Future Land Use Designation of Mixed-Use Corridor.

The subject property has been through a number of petitions over the last several years, with annexations into the city taking place in 2007 and 2023. The property has an approved Conditional Use to allow for a multi-family residential development. Additionally, the property has an approved Preliminary Plat establishing access points, an internal roadway network, stormwater facilities, and wetland preservation areas for the development of a mixed-use commercial development. A full list of the associated prior petitions is provided below:

Prior Associated Petitions

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



Aerial Photo



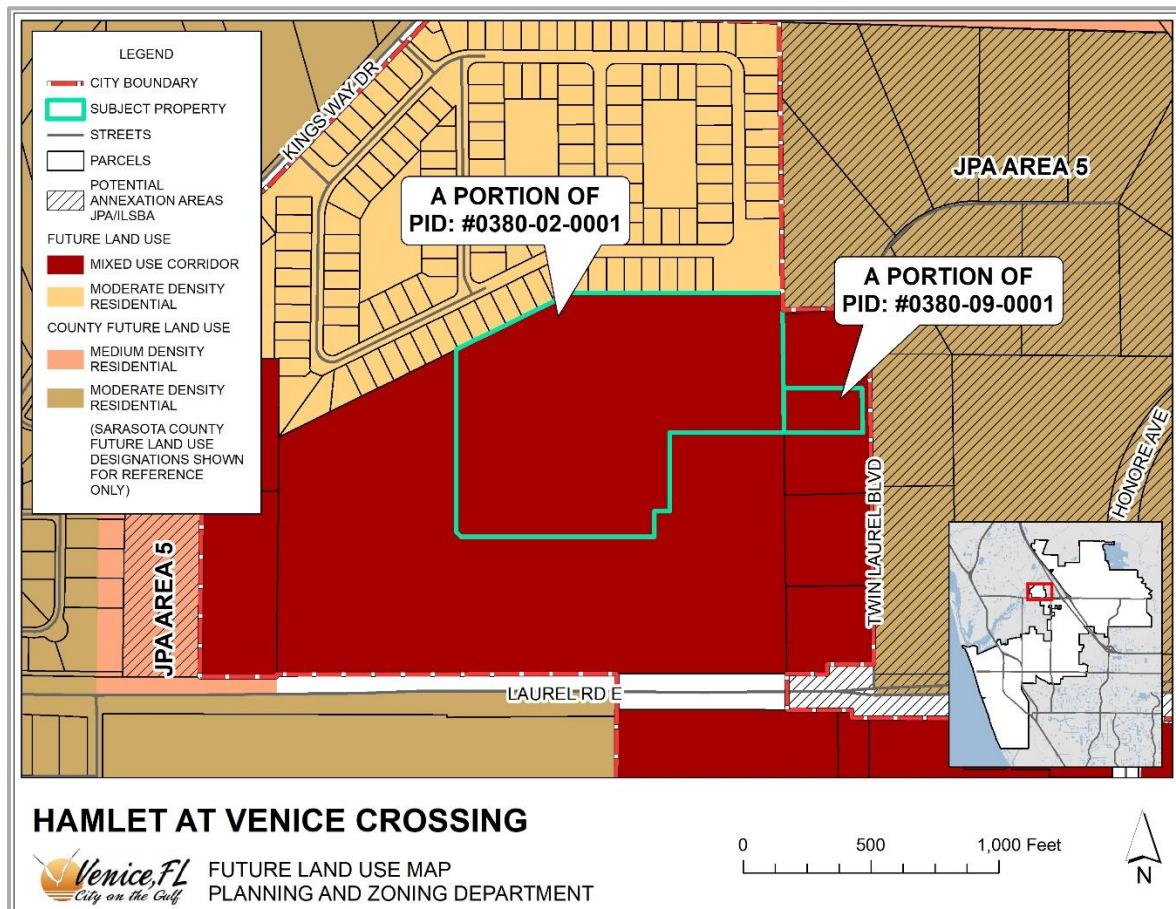
Site Photograph

Surrounding Land Uses

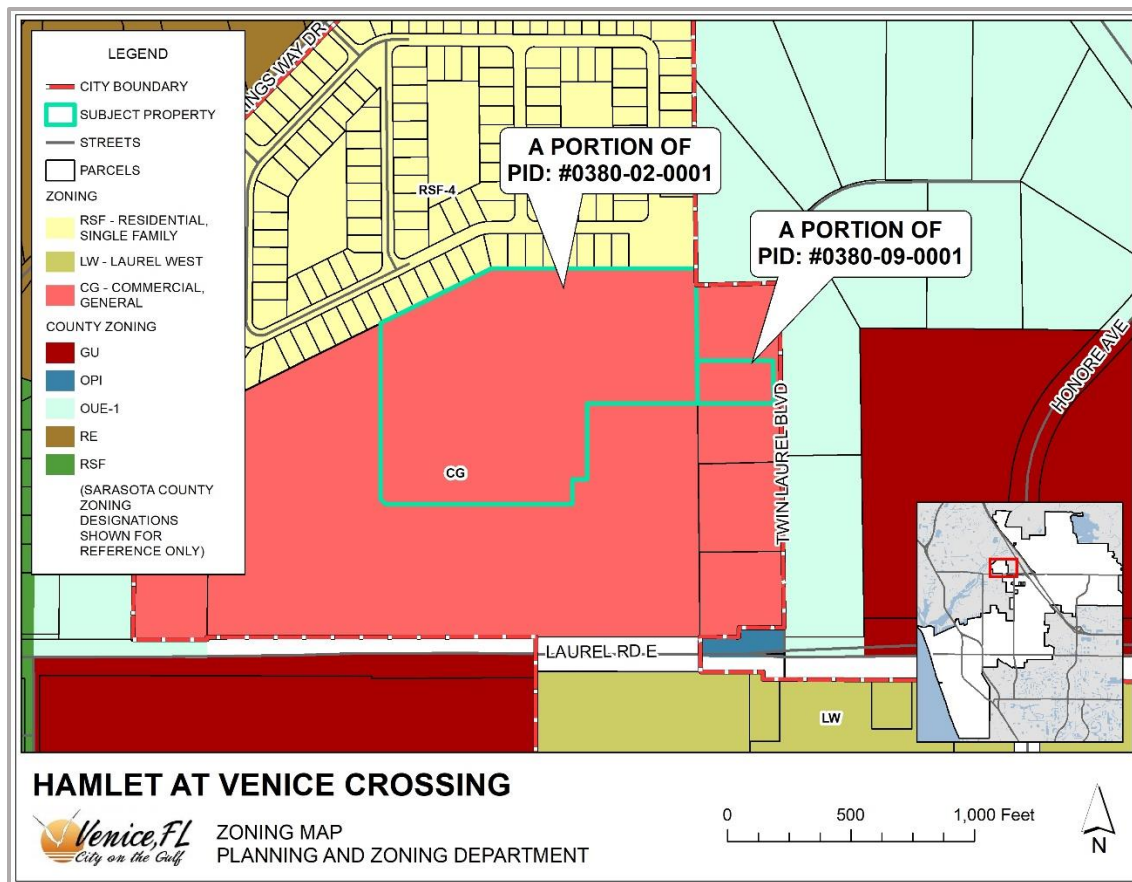
Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Residential Single Family 4 (RSF-4)	Moderate Density Residential
South	Vacant land	Commercial General (CG)	Mixed Use Corridor
East	Vacant land east of multi-family	Sarasota County Open Use 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

Future Land Use and Zoning

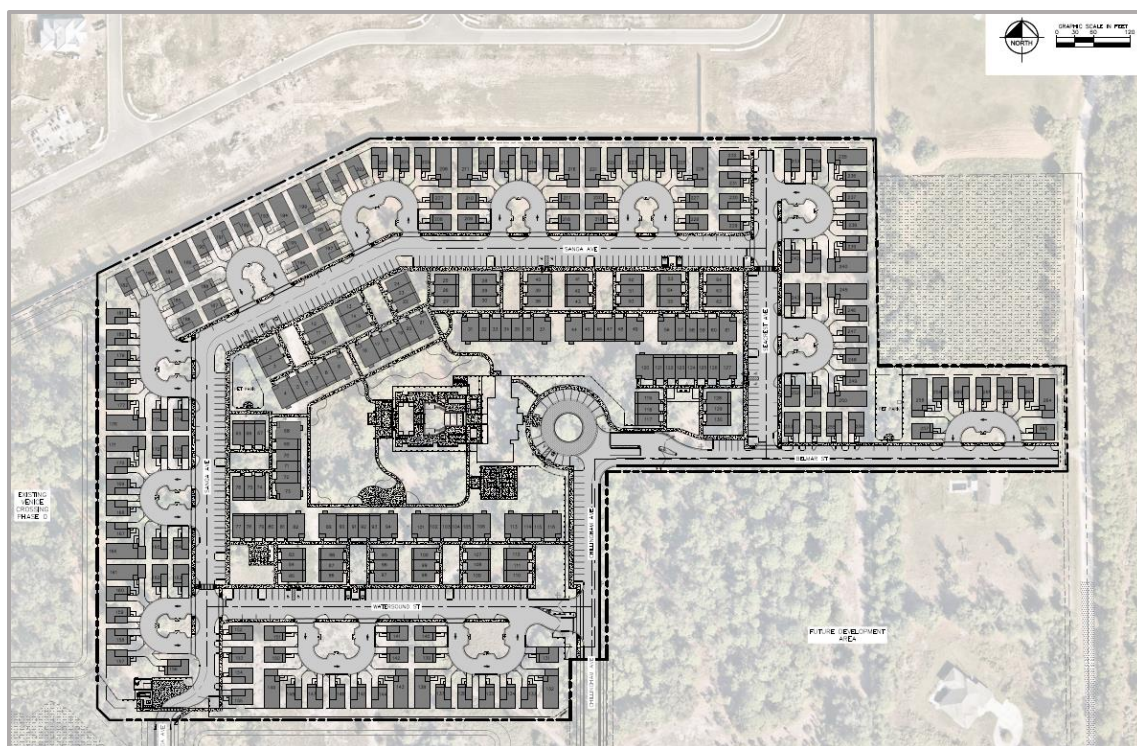
The Future Land Use designation for the subject property is Mixed Use Corridor and the Zoning is Commercial, General (CG).



Future Land Use Map



Zoning Map



Aerial Site and Development Plan

Architectural Elevations



C1 3D UNIT C1

Figure 1 Cottage 1



C4 3D UNIT C2

Figure 2 Cottage 2



C8 3D UNIT C3

Figure 3 Cottage 3



C1 3D TOWNHOME A

Figure 4 Townhome A



C6 3D TOWNHOME B

Figure 5 Townhome B



C3 3D TOWNHOME C

Figure 6 Townhome C



C4 3D TOWNHOME D

Figure 7 Townhome D



C3 3D TOWNHOME E

Figure 8 Townhome E



C3 3D TOWNHOME F

Figure 9 Townhome F

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, and 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Review of Comprehensive Plan

The subject property has the Future Land Use (FLU) designation of Mixed-Use Corridor and the proposed petition has an approved Conditional Use for multi-family. Staff review has found the proposed project to be relevant to the following Comprehensive Plan strategies:

Strategy LU 1.2.9.c-Corridor (MUC) the project is proposed to be a transitional development between the single-family homes to the north and future commercial development projects to the south. The development as proposed supports mixed use and the development of moderate to medium density residential as intended for the mixed-use FLU designation.

Strategy LU-LR 1.2.11- Mixed Use Development Principles mixed use developments should generally provide non-residential, and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form. All uses permitted internal/within a mixed use category shall be deemed to be compatible.

The proposed project would provide a range of housing types for the City of Venice, which touches on several of the strategies in the Housing Element of the Comprehensive Plan:

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.

Additionally, the proposed project is for a multi-family development with is specifically called out in the Laurel Road Neighborhood in the following strategy:

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.

No other strategies in the Land Use Element, any other elements, or the Laurel Road neighborhood have been found to relate directly or conflict with the subject proposal.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

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.

Review of the Land Development Code Compliance

The subject petition has been processed with the procedural requirements contained in Chapter 87 Section 1.9 of the Land Development Code (LDC). In addition, the petition has been reviewed by the

Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Section 4 – Compatibility includes a section for “special considerations” (Chapter 87 Section 4.4.B), which apply to this property based on two of the listed conditions: property subject to the JPA/ILSBA and property adjacent to properties having Sarasota County designations. When any of these conditions are met, the Planning Commission and City Council should consider additional mitigation techniques and may deem any of these techniques necessary for compatibility with surrounding properties (Chapter 87 Section 4.4.B.1-7, see below). The current petition is a Site and Development Plan. Conditions may be placed on the Development Order if the project is approved by the Planning Commission.

The following are suggested techniques for mitigation in Chapter 87 Section 4 of the code:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

Please note, the subject property does have an approved Design Alternative (23-60DA) allowing for a reduction in the perimeter buffering to a Type 1 buffer along the entire perimeter of the subdivision.

1.2.C.8 Land Use Compatibility Analysis

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

Applicant Response: The proposed density is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

- ii. Building heights and setbacks.

Applicant Response: Building heights and setbacks are consistent with the Land Development Regulations and compatible with the surrounding land uses.

Staff Comment: *The building heights and setbacks are consistent with the code.*

- iii. Character or type of use proposed.

Applicant Response: The proposed use is consistent with the Comprehensive Plan and Land Development Regulations and compatible with the surrounding land uses.

- iv. Site and architectural mitigation design techniques.

Applicant Response: The site has been designed to ensure compatibility with the surrounding land uses.

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: The proposed multi-family use is compatible with the surrounding land uses.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: Not applicable.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: Not applicable.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The proposed use is compatible with the densities and intensities of existing uses.

Staff Comment: *The proposed density for the project is 11.1 dwelling units per acre which is under the allowable 13 dwelling units per acre.*

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed multi-family development is consistent with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: With the previously approved Design Alternative (23-60DA) for buffers, the proposed multi-family development is consistent with Section 4 of the LDR's.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Access to the site has been designed to provide safe and convenient mobility within the site and to the adjacent commercial uses.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Off-street parking and loading for the site meets or exceeds all requirements.

5. General layout of drainage on the property;

Applicant Response: Drainage for the property meets all requirements.

6. Adequacy of recreation and open spaces;

Applicant Response: Adequate recreation and open spaces are provided for the site.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: The proposed site arrangement, amenities, and appearance have been designed for the convenience of the residents and are consistent with all applicable elements of the City's Comprehensive Plan and LDR's.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: Not applicable.

Staff Comment: *The applicant is requesting a Design Alternative, which is running concurrently with the Site and Development Plan. The design alternative is specific to Chapter 87 Section 3.7.5.B.4, requesting more than 10 parking spaces for interior islands. The proposed project requests 18 contiguous spaces*

through their Design Alternative application. The project would still be meeting the requirements for the total amount of landscaping area and total amount of required plantings.

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

Development Standards

Standard	Required/ Allowed	Provided
Front Setback	20'	20'
Side Setback	15'	15'
Rear Setback	15'	15'
Building Height	35'	31'
Parking (min-max)	265-583 spaces	443 spaces
Density	13 Dwelling Units/Acre	11.1 Dwelling Units/Acre

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

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

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	135 Peak Hour Trips	Traffic has been deemed compliant by City's traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a Trip Generation Comparative Analysis that has been reviewed by City staff and the City's traffic consultant. The analysis was found to be acceptable and addressed all comments made by the City's traffic consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Plan Petition No. 24-14SP.