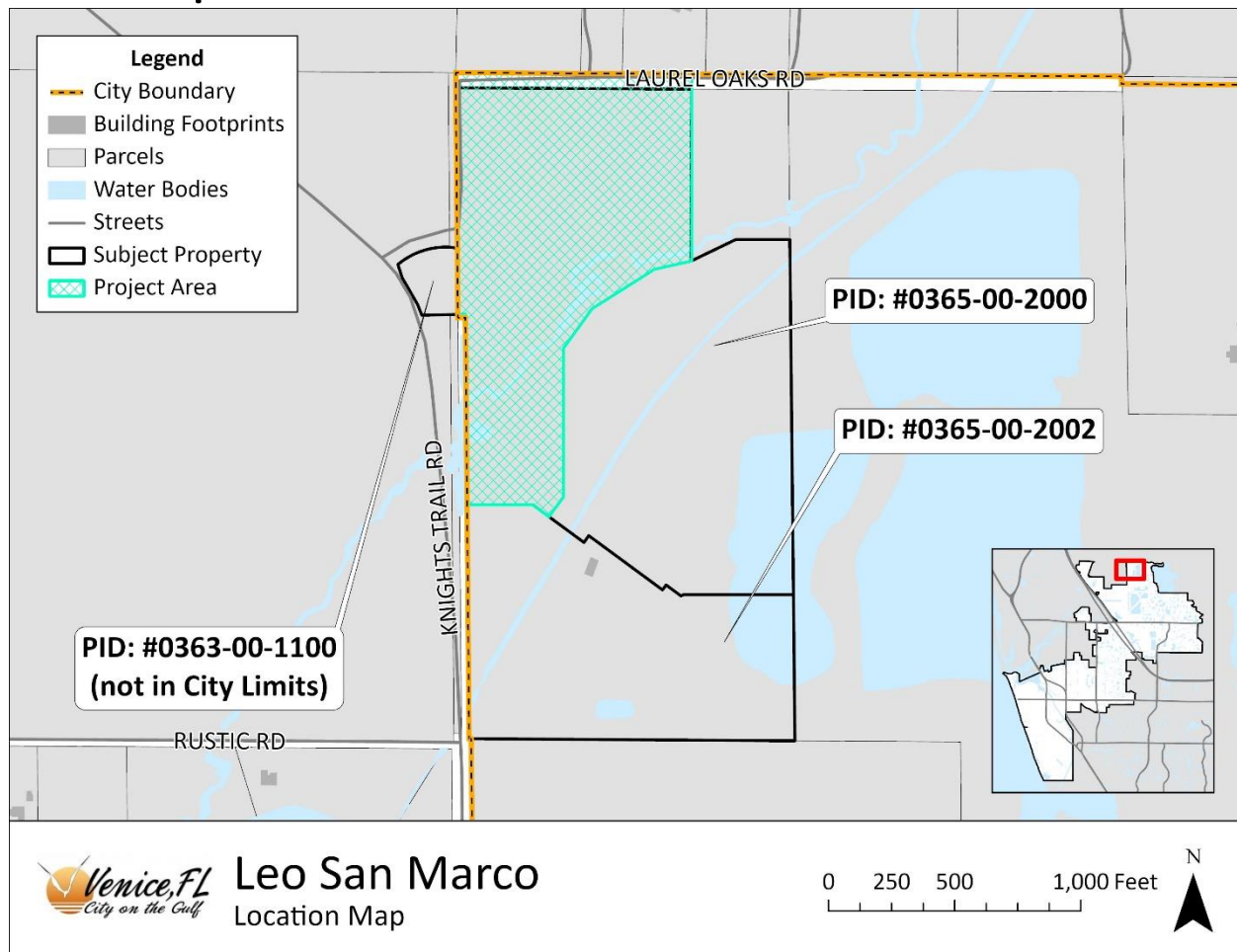


# 23-37SP Leo San Marco

## Staff Report



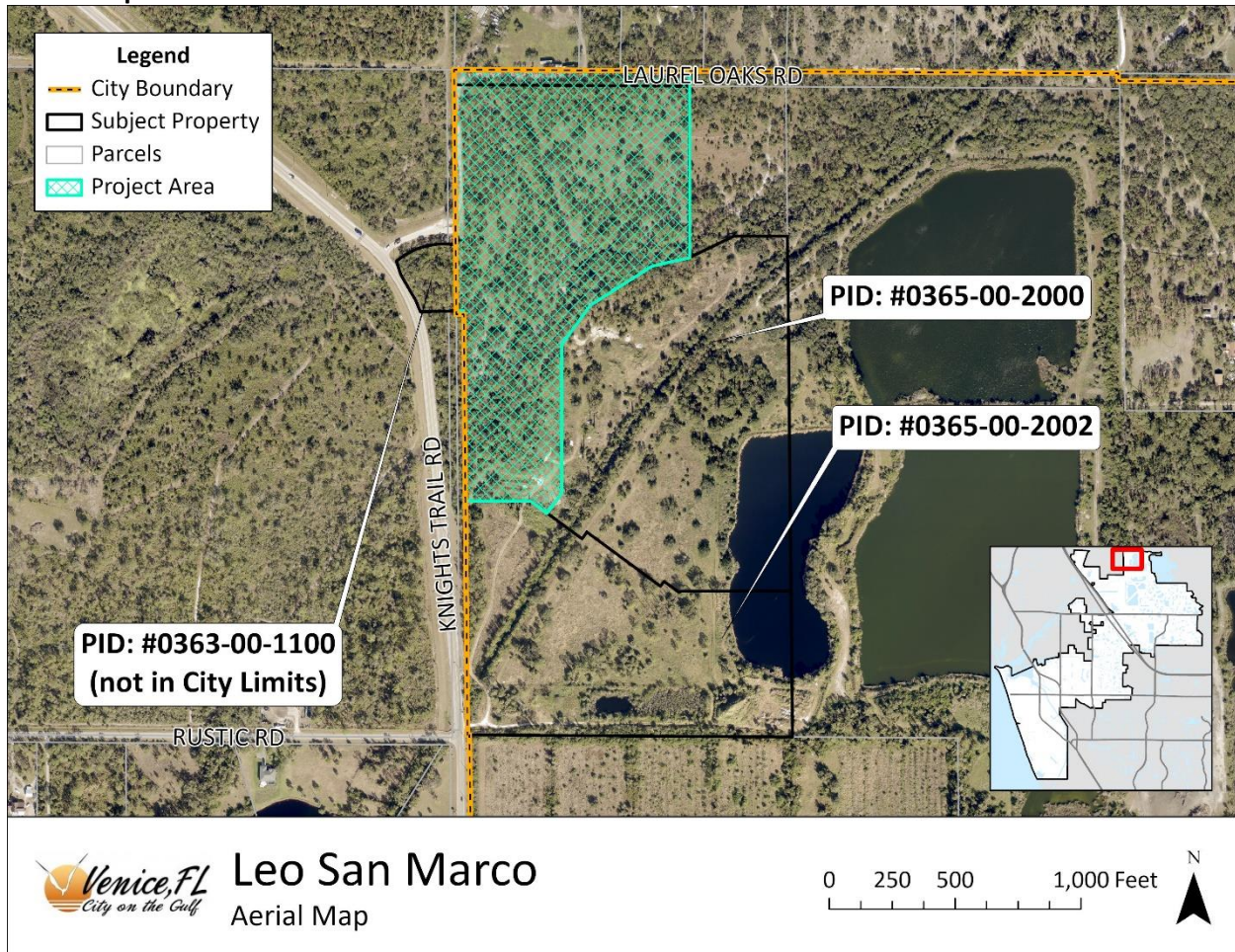
### GENERAL INFORMATION

<b>Address:</b>	Northeast Corner of Knights Trail Rd and Rustic Rd
<b>Request:</b>	Development of 200 multifamily dwelling units, along with amenities, landscaping, and associated improvements
<b>Owner/Applicant:</b>	LEO@VENICE, LLC
<b>Agent:</b>	Joann Rubio, Advenir Azora Development, LLC
<b>Parcel IDs:</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>	July 7, 2023
<b>Associated Petitions:</b>	25-14DA

## I. PROJECT DESCRIPTION

The proposed project comprises 200 multifamily units across approximately 30 acres, for a density of 6.67 dwelling units per acre (du/ac). The buildings are designed as cottages and duplexes, with a mix of street and garage parking facilities and amenities that include a pool and fitness center. The project is located at the edges of the city boundary along Knights Trail Road.

### Aerial Map



## II. PROPOSED STIPULATIONS

There are three proposed stipulations related to this site and development plan, each developed by staff and agreed to by the applicant. These address issues of wastewater improvements, easement negotiations with Sarasota County, and code compliance for parking spaces (both size and number).

The first stipulation, from the Utilities department, requires wastewater improvements to be handled through a separate agreement between the applicant and the City through a subsequent process.

The second, drafted by the City Attorney, Planning and Zoning, and the Applicant, must be satisfied before the site and development plan becomes effective. The easement exhibits attached to the agenda show the location and types of easements involved.

The third proposed stipulation would be resolved through an administrative approval process. The applicant will resubmit a full set of site and development plans as approved, with the only change being compliant parking space sizes (10'x18') and number of spaces provided, as demonstrated in the parking exhibit attached to the agenda. Staff will confirm compliance with this stipulation.

The three proposed stipulations 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.
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.
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.



The site plan illustrates the proposed development at 1000 Knight's Trail Road. The plan shows a large rectangular building footprint with multiple internal courtyards and parking areas. Key features include:

- Building Footprints:** The main building is a large rectangular structure with internal courtyards. There are also smaller building footprints along the western and southern boundaries.
- Parking Areas:** Several parking areas are designated, including a large central parking area and smaller lots along the perimeter.
- Surrounding Context:** The plan shows the site's location relative to Knight's Trail Road to the west and various other areas, including a future commercial area (shaded pink) and a future single-family residential area (shaded yellow).
- Labels and Notes:** The plan includes numerous labels for specific areas, such as "FUTURE COMMERCIAL AREA (BY OTHERS)", "FUTURE SINGLE FAMILY RESIDENTIAL AREA (BY OTHERS)", and "KNIGHT'S TRAIL ROAD". It also includes notes about "EXISTING SIDE OF FUTURE" and "EXISTING SIDE OF TRAIL ROAD".

**Elevations (Note: each type has an alternate design – see elevations in agenda packet)**

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





## Site Photographs



*View from Laurel Oaks Road*



*View from Knights Trail Road*



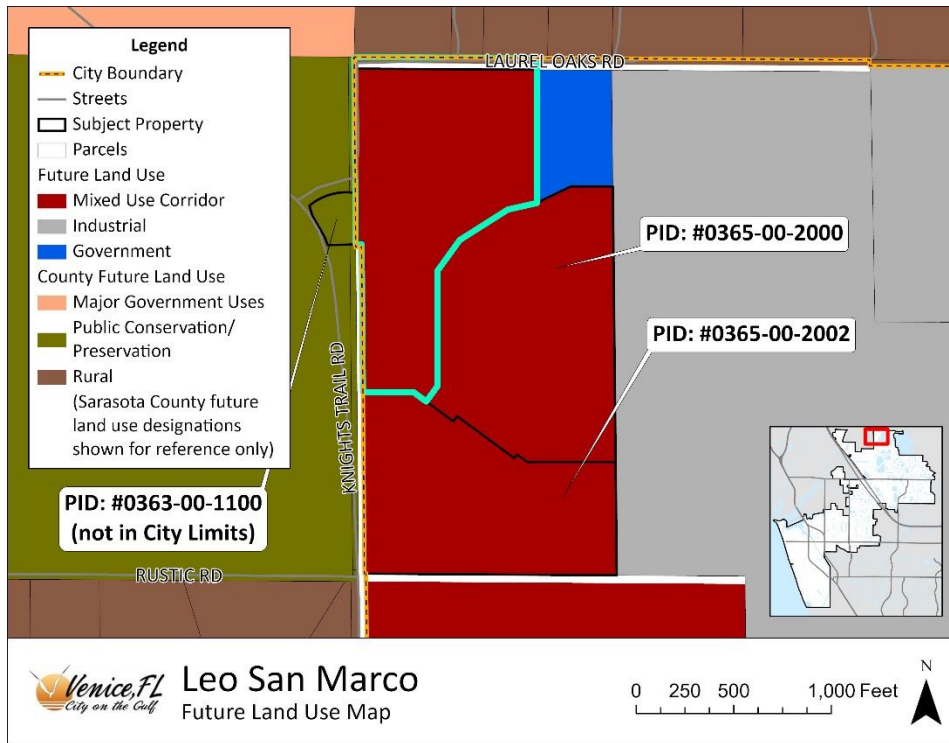


*Drone photo captured in 2022*

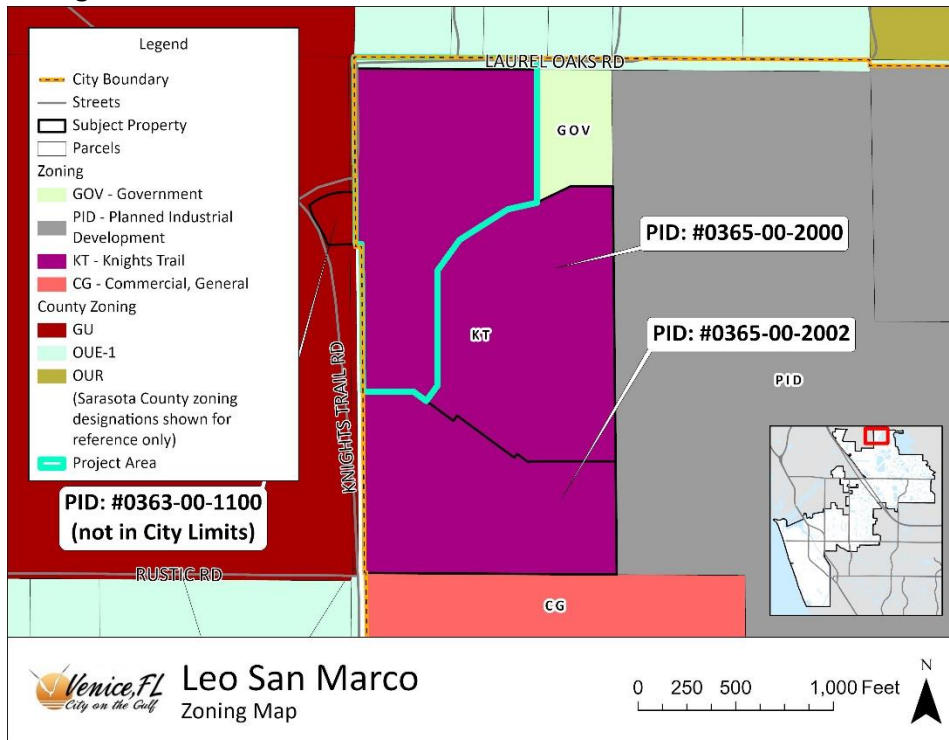
## Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC), 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

### III. 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), and 3) compliance with requirements for Concurrency/Mobility.

#### **Comprehensive Plan Analysis**

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

This strategy indicates that moderate to medium density residential uses are permitted; this would include a density range of 5.1-13.0du/ac, which is consistent with other elements in the Comprehensive Plan as well as the subject proposal. No other uses are proposed for this project.

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

This strategy provides a density range and total dwelling unit range for properties designated MUC in the Knights Trail Neighborhood: 5.1-13.0du/ac is permitted, and there must be between 439 and 1,758 units across the whole designation in this neighborhood. The project proposes 6.67du/ac and contributes 200 units, bringing the neighborhood total to 1,200 units.

No other strategies or intents were found to relate to the site and development plan.

#### **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.

#### **Compliance with the Land Development Code**

##### **Comparison of Knights Trail Standards and Proposed Site and Development Plan**

Standard	Required	Proposed
Parking (min/max)	200 spaces/400 spaces	390 spaces
Height (max)	35'	28.65'
Lot Coverage (max)	70%	6%

### **1.2.C.8 Land Use Compatibility Analysis**

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with a summary staff comment.

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.
- ii. Building heights and setbacks.
- iii. Character or type of use proposed.
- iv. Site and architectural mitigation design techniques.

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.
- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
- 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.
- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

*Summary Staff Comment: There are no adjacent single-family neighborhoods in city limits (see the next section for more detail about County properties). The property is currently vacant, so no nonconforming uses are present, and there are no adjacent densities to compare to within the city; the nearest residential development is Toscana Isles, with a maximum density of 5.0du/ac, and the approved Generation project, which (although going through an amendment currently) was last approved at 11.7du/ac. This project proposes 6.67du/ac. The residential character of the project is comparable to these properties, yet different from the nearby conservation and industrial uses. Specific compatibility mitigation techniques are discussed in the section below, as the LDC provides options for additional mitigation in Section 4.*

### **Section 87-4 – Compatibility**

This property may be considered for additional mitigation standards based on the special considerations listed in 87-4.4.B, as it is adjacent to a property that has Sarasota County zoning. The listed mitigation standards are as follows:

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.

The proposed density of 6.67 du/ac is relatively low for a multifamily project, and the project is located in the far corner of the city's boundary near industrial and conservation land. The buildings are not proposed to exceed the maximum height and are generally low one- or two-story attached cottages/duplexes, which would not benefit from additional tiering. Onsite improvements are internal to the site, and the

driveway location is to be coordinated with Sarasota County. Code-compliant buffering has been provided and can be evaluated for its effectiveness in creating compatibility with adjacent properties.

#### **Decision Criteria 1.9.4**

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, which 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 (**Applicant responses are provided below in bold**):

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

**Applicant Response: The LEO Development is in compliance with all applicable elements of the Comprehensive Plan. Such elements are listed in detail in the provided document named “Project Narrative”.**

*Staff Comment: This property is proposing a use appropriate for its FLU designation with a density of 6.67du/ac, within the permitted range of 5.1-13.0du/ac. Other elements have been analysed thoroughly by the applicant in their narrative responses and in the Comprehensive Plan Consistency section of this report.*

2. Compatibility consistent with Section 4 of this LDR;

**Applicant Response: The LEO Development is compatible and consistent with Section 4 of the City’s Land Development Regulations.**

*Staff Comment: Compatibility is a key consideration for any site and development plan and covers many aspects of the project, including use, buffering, noise, intensity, lighting, and transportation. Section 4 primarily focuses on buffering, but it also includes the additional compatibility criteria discussed in the previous section of this report.*

3. General layout of the development including access points, and onsite mobility;

**Applicant Response: The LEO Development includes multiple access points provides ample internal connectivity. Refer to the provided “Conceptual Site Plans”.**

*Staff Comment: There are two access points proposed, pending approval by Sarasota County, which are intended to serve these 200 units and the rest of the 73+ acres of this project that are not currently proposed for site and development plan approval.*

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

**Applicant Response: The LEO Development provides ample off street parking. Refer to the provided “Conceptual Site Plans”.**

5. General layout of drainage on the property;

**Applicant Response: The LEO Development is designed to accommodate existing drainage features found on the site, additional new drainage features are proposed to accommodate the additional runoff generated by the development. Refer to the provided “Conceptual Site Plans”.**

*Staff Comment: The Engineering Department has not raised any issues regarding drainage on the property and has deemed this site and development plan compliant.*

6. Adequacy of recreation and open spaces;

**Applicant Response: The LEO Development provides ample recreation and open space. Refer to the provided “Conceptual landscape Plans” and “Conceptual Recreation Areas Plan”.**



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

**Applicant Response: The LEO Development meets other standards, including architectural requirements as applicable to a property developed in the Knights Trail District.**

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

*Staff Comment: Properties in the Knights Trail zoning district must demonstrate that the following elements comply with the Venice Historic Precedent: façades and exterior walls, roofs, and other building features (2 or more features from categories A-D in Sec. 87-7.70.7). The project was determined to comply with this standard.*

**Conclusions/Findings of Fact (Consistency with the Land Development Code):** The subject petition has been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petition has 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.

### **Concurrency**

The subject petition was reviewed for public facilities capacity by the relevant departments and concurrency has been confirmed. The concurrency application submitted covered 688 units; the proposal has been reduced to 200 units since the application was submitted and deemed compliant by the relevant agencies. However, the Utilities Department has drafted a stipulation regarding wastewater for the project, which is presented in the second section of this report.

<b>Facility</b>	<b>Department</b>	<b>Estimated Impact</b>	<b>Status</b>
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 applicant has submitted a traffic impact analysis for this project, which was reviewed and confirmed compliant by the City's transportation consultant. The traffic study accounted for a much larger project, which was initially proposed for this project and has since been scaled back, and the City's consultant has agreed that the larger study still provides valid data for the project as currently designed. No additional issues remain regarding transportation and mobility.

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 request.

#### IV. 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.