



CITY OF VENICE
PLANNING AND ZONING DEPARTMENT

MEMORANDUM

TO: Rebecca Paul, Planning Coordinator

FROM: Nicole Tremblay, Senior Planner

DATE: October 19, 2023

SUBJECT: Petition No. 22-40SP – Village at Laurel and Jacaranda (*Re-Submittal #1*)

Upon review of the above referenced application, staff provides the following review comments. Comments in italics are repeated from the previous submittal because they were not sufficiently addressed. Additional information about these is provided in bold.

REQUIRED REVISIONS

Application Materials

1. The narrative indicates that the square footage proposed for development is 70,240 (the maximum permitted by the rezoning ordinance), but the site plan does not include that much area. Please make these documents consistent, including mentioning the future development area in the narrative.

Site and Development Plans

1. *General Note #3 references "The Village at Laurel and Jacaranda;" please provide either documents confirming that this entity exists currently or an explanation of the process through which it will be created. Please provide a timeframe for the creation of the LLC. Sec. 86-49(g)(7) requires that a legal document be provided to satisfy this requirement.*
2. Parking calculations do not match either the code requirements or the number of spaces shown on the site plan. Please recalculate and adjust the site plans as necessary.
 - a. The square footage of the grocery store is inconsistent as well.
 - b. There is also one row of parking that shows 10 spaces but is marked with a 5.
 - c. There appear to be two different rates of parking used, but only one is applicable: retail at a rate of 1 space/300 square feet of non-storage area (122-434(3)(o)).
3. *This site plan appears to show improvements to Laurel Road that are not currently existing (four lane divided roadway). Access needs to be provided based on existing conditions and whatever improvements may be required to existing conditions to accomplish that access. No Certificates of Occupancy will be issued for the uses on this site until the required improvements are in place. Be aware that the TIA review may initiate additional comments regarding the road design and intersection design at Veneto Blvd. Additionally, a stipulation may be necessary to address the possibility that Laurel Road does not get widened as planned.*
4. *Confirm that parking is permitted in the FPL easement. This must be provided in order to move the site plan forward to a hearing. Landscaping and parking are both proposed in the easement, so both should be confirmed by FPL.*
5. *Please label the sidewalk along Jacaranda and confirm connection to the commercial area. The sidewalk is not labeled, and it is difficult to tell whether it is shown. The layer may be turned off.*
6. *Please be prepared to justify the significant amount of parking provided in excess of requirements. There appear to be around 120 extra spaces.*

7. *Show proposed monument sign locations on site plan, including setbacks. The sign locations are shown, but setbacks are not.*
8. For each access drive, please show the width at both the property line and the junction with the street (Sec. 86-423(c)).
9. Per Sec. 86-49(g)(11) and 86-411(4), please provide a lighting plan showing pole heights. Although not required, staff strongly encourage a photometric plan to be submitted as well.

Architectural Elevations

1. *Building height should be shown according to the definition in Sec. 86-570; please show each of the four measurements and identify which is being used to determine height. The definition is as follows:*

***Building, height of* means the vertical distance measured from the greater of the following; FEMA first habitable floor requirement, 18 inches above the Florida Department of Environmental Protection requirement for the first habitable floor structural support, 18 inches above the elevation of the average crown of the adjacent roads, or the average natural grade unaltered by human intervention; to the peak of the roof or the highest point of any non-exempt appurtenance attached to the roof.**

2. The previous comment regarding sign size was made in error; these monument signs do not have to conform to the requirements of Chapter 86 due to the inclusion of sign standards in the Milano Binding Master Plan. The design is now compliant, and the size can be enlarged, if desired, to a maximum sign face area of 100SF and maximum structure area of 250SF. The maximum height would be 15 feet.
3. Please provide dimensions and calculations for wall signage on Retail B, which should also be consistent with the Binding Master Plan maximum of 1.5SF per linear foot of tenant space with public entrance.

Landscape Plans

1. The Dwarf Poinciana proposed for the southern buffer must be replaced with a species of compliant size – 10' high with a 4" spread and 3" caliper at planting (Sec. 86-431(b)).
2. Shrubs must be a minimum of 2' high at planting and may not be planted farther than 36" apart on center; several species on the plant schedule are not shown meet this requirement (86-431(c)).
3. Buffer A states that 15 trees are provided and 20 are required. Counting on the plans, 20 do appear to be provided, but please make the calculations table consistent.
4. *Per Sec. 86-438(1): "Other vehicular use areas in excess of 1,500 square feet shall have ten square feet of landscaped area for each 500 square feet or fraction thereof of vehicular use area." Please provide this required landscaping and any additional trees needed to meet the requirement of at least one per 100 square feet of interior landscaping, along with calculations confirming these requirements are met. This comment was addressed, but not all vehicle use area was captured in the calculation. This area should include all drive aisles between and adjacent to rows of parking, not only the pharmacy drive-through and truck loading areas.*
5. The number of parking spaces used for landscape calculations is inconsistent with the site plan, which is also inconsistent with itself in terms of the number of spaces stated vs. shown. Please reconcile parking counts on all documents and recalculate as necessary.
6. Buffers along the southern and western property lines must be 10' in width and must be 80% opaque within the first year of planting (see 86-437 and 86-461). Please adjust as necessary.
7. Please double-check that the plant schedule matches the actual number of trees shown on the plans; staff noted the count to be off by 2.

Comments

1. Three of the tree species used for canopy trees are atypical for a buffer and are typically used as shrubs. For these three species to be used as a proper and effective buffer and for them to provide shade as canopy trees, a note should be added to the plans as follows: "Trees shall be trimmed or pruned in such a manner so as to not alter their natural form, growth habit or character and shall not be pruned into 'unnatural' shapes, including but not limited to, circles, ovals, or squares." The three species at issue are:

- a. Japanese Blueberry – *Elaeocarpus decipiens*
 - b. Spanish Stopper – *Eugenia foetida*
 - c. Eagleston Holly – *Ilex x attenuata* “Eagleston”
2. During recent City Council discussion regarding the widening of Laurel Road, pedestrian safety was a major concern. In light of this, and at the request of County staff, the site plan has been forwarded to Spencer Anderson with Sarasota County Public Works and additional comments may be forthcoming.

