



Advenir Azora Development

13830 58th St North
#410
Clearwater, FL 33760

AdvenirDevelopment.com

March 17, 2025

City of Venice
Planning & Zoning Department
401 West Venice Avenue
Venice, FL 34285

RE: Design Alternative Application Submittal
For +/-73 acres at NEC of Knights Trail Road and Rustic Road intersection
Property ID No.: 036300100, 0365002000 & 0365002002
Design Criteria

Dear Review Staff:

On behalf of LEO@Venice, LLC (Owner), Advenir Azora Development LLC (AAD) is seeking review and approval of Design Alternatives as they relate to the LEO San Marco Cottages, aka LEO Venice BTR.

The LEO Development has been sized, site planned and designed to be compatible with the adjacent rural residential uses to the north, governmental uses to the west and northwest of the property, industrial uses to the east and single family and commercial uses to the south. The LEO Development provides a compatible scale with single-family homes that helps meet the growing need for walkable neighborhoods. This “missing middle” design intent also assists in providing varying housing choices for shifting household demographics. Additionally, the thoughtful design of the LEO Development helps create an internal sense of community but also sets the tone for thoughtful integration of the surrounding vegetation, historical flow ways and existing Cow Pen Slough Canal.

To create a project that is consistent with the City’s Comprehensive Plan, the following Alternative Design Standards are requested:

An Alternative Design for Land Development Section 87, Section 3.5.3.A.1 Design is requested. Where signs shall be or appear to be constructed of stone, masonry, metal, ceramic, glass, plastic, or wood. Fluorescent, metal flake or iridescent colors are prohibited. Ground signs shall include base, cap, and column in their design. To form cohesion with existing signage on Knights Trail, future signage to the Nokomis Groves development and future signage associated with Sarasota County Fire Training and Sarasota County Utility Admin/White Fleet developments, the developer requests permission to not include columns in the signage design.

Design Criteria for Alternative Design Request #1

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan.

Although not consistent with the LDR and zoning designation for this property, the request is consistent with surrounding properties. Allowing this design alternative would permit cohesion between properties under differing municipal jurisdictions.

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.

The requested design alternative will not have a material negative impact on adjacent uses. As explained, the requested alternative will allow for the signage associated with the LEO development to better assimilate among the adjacent future developments that are not located within the City of Venice jurisdictional boundary.

3. Whether the design alternative will permit superior design, efficiency, and performance.



Advenir Azora Development

AdvenirDevelopment.com

The requested design alternative will not have a material negative impact on adjacent uses. As explained, the requested alternative will allow for the signage associated with the LEO development to better assimilate among the adjacent future developments that are not located within the City of Venice jurisdictional boundary.

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.

Not applicable to this request.

5. Whether the design will result in a negative impact to the adopted level of service of public facilities.

The requested design alternative will not have a negative impact to the adopted level of service of public facilities.

Additionally, an **Alternative Design for Land Development Section 87, Section and 3.5.3.B.2.3 Monument Signs is requested**. Where signs shall have maximum 16" column width and maximum 18" column length, AAD requests permission to not include columns in the signage design. As mentioned in the request above, this request allows signage associated with this development to appear like signage of other developments along the Knights Trail corridor and forms cohesion with adjacent Sarasota County properties that are not subject to City of Venice Land Development Code sections.

Design Criteria for Alternative Design Request #2

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan.

Although not consistent with the LDR and zoning designation for this property, the request is consistent with surrounding properties. Allowing this design alternative would permit cohesion between properties under differing municipal jurisdictions.

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.

The requested design alternative will not have a material negative impact on adjacent uses. As explained, the requested alternative will allow for the signage associated with the LEO development to better assimilate among the adjacent future developments that are not located within the City of Venice jurisdictional boundary.

3. Whether the design alternative will permit superior design, efficiency, and performance.

The requested design alternative will not have a material negative impact on adjacent uses. As explained, the requested alternative will allow for the signage associated with the LEO development to better assimilate among the adjacent future developments that are not located within the City of Venice jurisdictional boundary.

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.

Not applicable to this request.

5. Whether the design will result in a negative impact to the adopted level of service of public facilities.

The requested design alternative will not have a negative impact to the adopted level of service of public facilities.