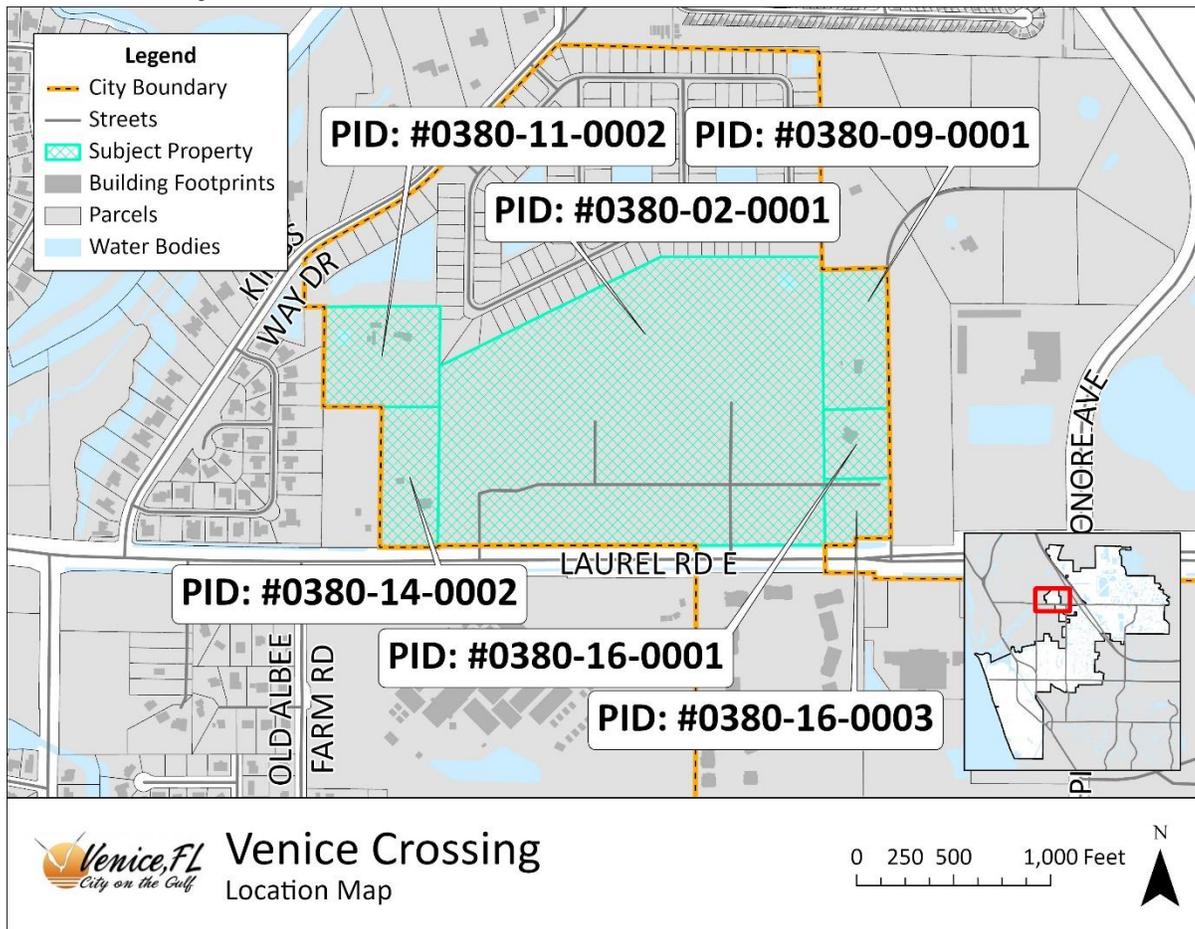


25-17DA Venice Crossing

Staff Report



General Information

Address:	2001 Laurel Road
Request:	Requesting Amendment to Type 1 Buffer Along Northern property line approved through Design Alternative Petition 23-60DA
Applicant:	2001 Laurel, LLC and Randall C. Hurt, Joseph W., Hurt and Mary H. McMullen
Agent:	Jackson R. Boone, Esq, Boone Law Firm
Parcel ID:	0380-11-0002, 0380-14-0002, 0380-02-0001, 0380-09-0001, 0380-16-0001 and 0380-16-0003
Parcel Size:	82.81 ± acres
Future Land Use:	Mixed Use Corridor
Zoning:	Commercial, General (CG)
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	March 27, 2025
Associated Petition:	25-16PP

I. BACKGROUND AND EXISTING CONDITIONS

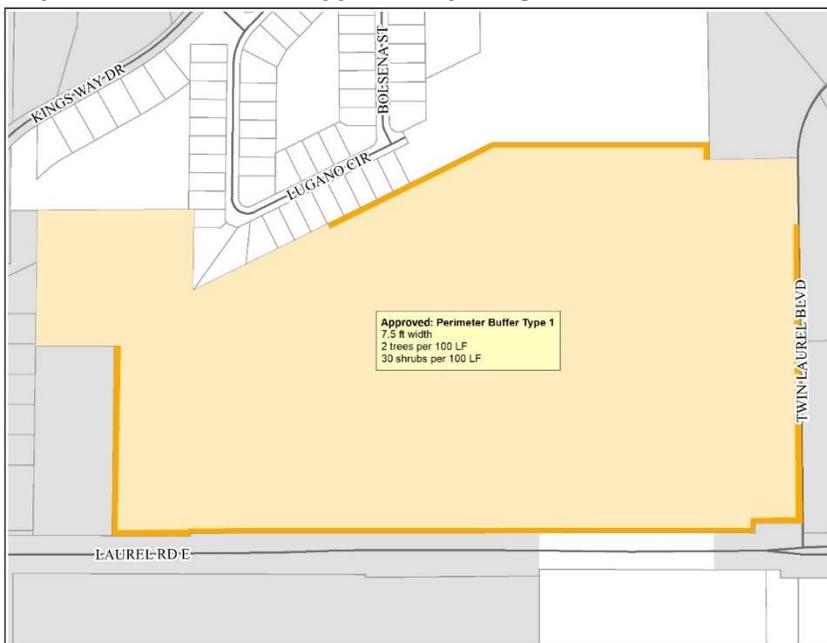
The subject property is located off Laurel Road roughly between Kings Way Drive and Twin Laurel Boulevard in the Laurel Road Neighborhood. The property is Zoned Commercial General (CG) and has a Future Land Use Designation of Mixed-Use Corridor. The requested design alternative is running concurrently with a preliminary plat amendment application for a commercial subdivision, Petition 25-16PP.

The design alternative is requesting relief from the perimeter buffers of *Section 4.2 and 4.3 Perimeter Buffer Types* for the commercial subdivision. The applicant proposes maintaining a Type 1 buffer along the south, east and west boundaries of the subdivision. For the wetland areas no perimeter buffer would be required, consistent with the approved Design Alternative No. 23-60DA. For the north boundary adjacent to Cassata Lakes, the applicant proposes a 25' wide buffer. In this buffer, the applicant is proposing to plant canopy and understory trees that are twice the caliper required by the code in lieu of a 6' wall, as well as shrubs, which would typically be required by a greater perimeter buffer type, while maintaining the standard of no required buffer in areas where a wetland is located on the perimeter. A List of the associated prior petitions is provided below:

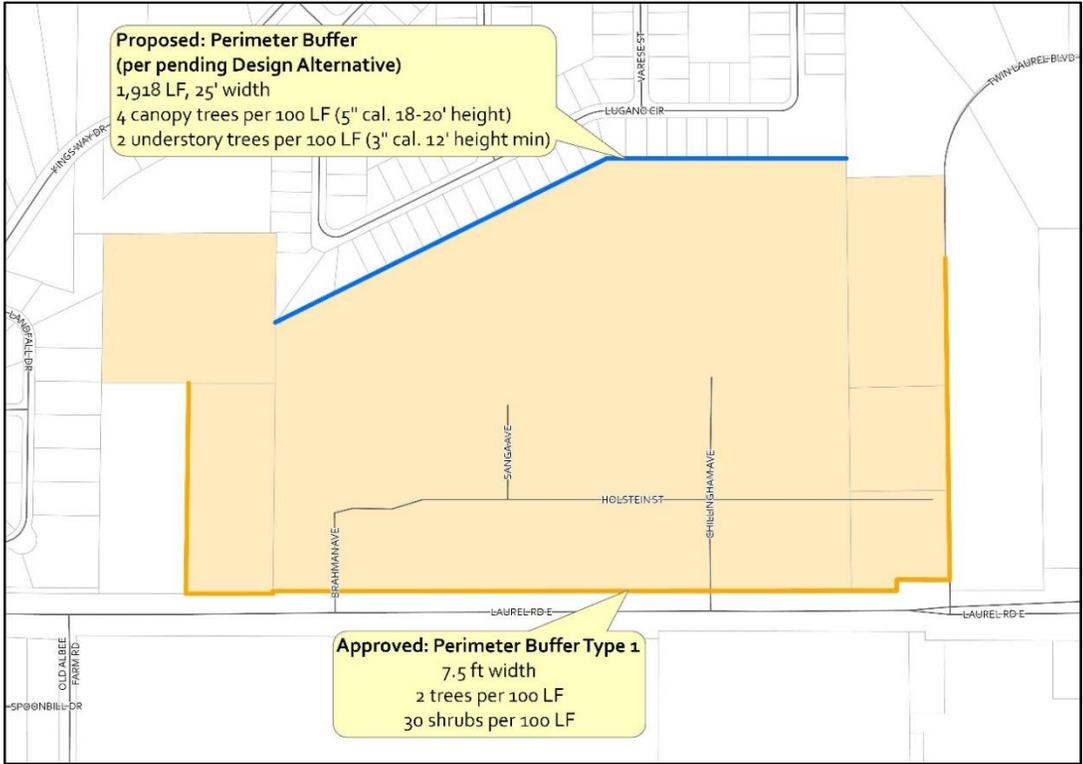
Prior Associated Petitions

Petition #	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
23-59PP	Preliminary Plat	Hurt Assemblage Multi-Family	2/6/2024	PC
23-60DA	Design Alternative	Hurt Assemblage Multi-Family	2/6/2024	PC
24-14SP	Site and Development Plan	Hamlet at Venice Crossing	4/2/2024	PC
24-22DA	Design Alternative	Hamlet at Venice Crossing	4/2/2024	PC
24-45PP	Preliminary Plat	Venice Crossing Amendment	10/15/2024	PC

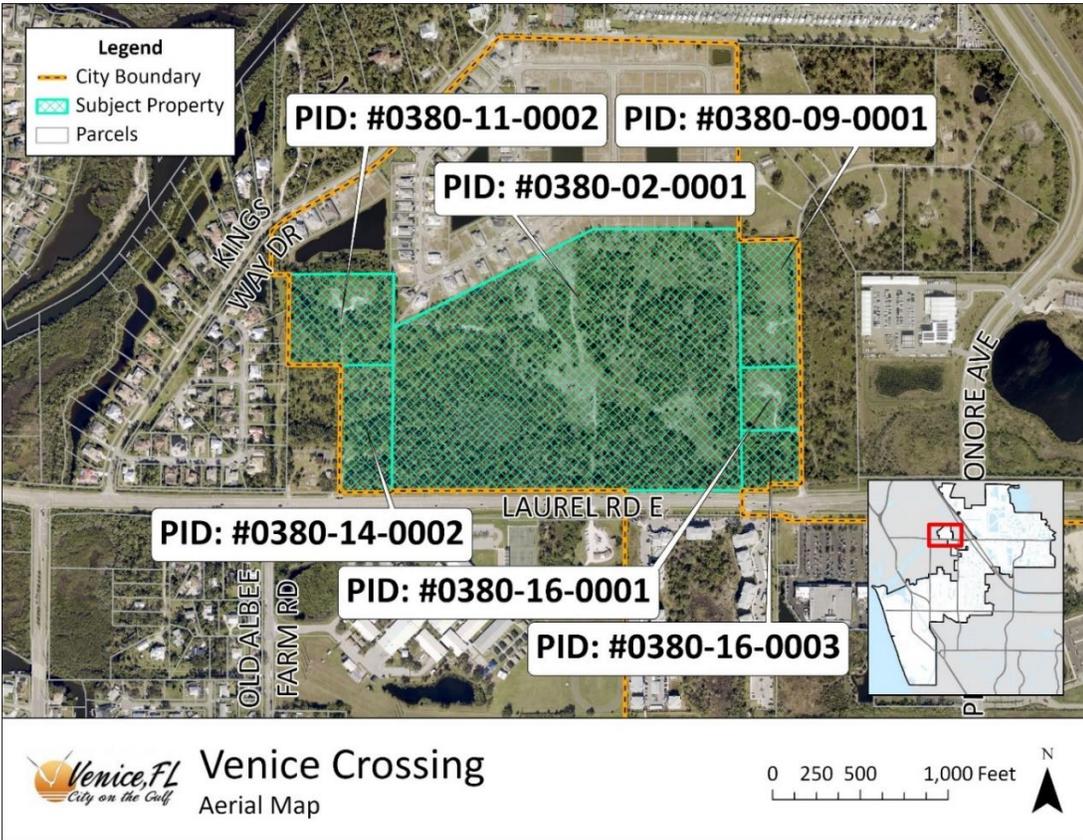
Map of Perimeter Buffer Approved by Design Alternative No. 23-60DA



Map of Perimeter Buffer as Proposed through Design Alternative No. 25-17DA



Aerial Photo



II. PLANNING ANALYSIS

Staff reviewed the design alternative application to evaluate consistency with the City of Venice 2017-2027 Comprehensive Plan and compliance with the Land Development Code.

Consistency with the Comprehensive Plan

The following strategy is applicable to the petition for Design Alternative:

Strategy LU 1.2.13 Mixed Use Development Transitions. Mixed Use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City's Land Development Code, Form Based Codes shall be developed for the Mixed-Use designations that provide for perimeter compatibility standards. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.

Conclusions/Findings of Fact (Comprehensive Plan): *Analysis has been provided to determine consistency with Land Use Element strategies, the Laurel Road Neighborhood strategies, and other plan elements. As previously indicated, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

Land Development Code

The subject petition has been processed with the procedural requirements for a design alternative. In addition, the petition has been reviewed by the Technical Review Committee.

The applicant has provided justification for the proposed design alternative, which is also included in the narrative:

Applicant Justification: The subject property is uniquely situated with respect to the buffering requirements of Sec. 4.D for various reasons including:

1. Substantial portions of the boundary of the property are adjacent to lands within Sarasota County, some of which are also in the process of developing, including proposed changes of use. However, Sec. 4.2 and 4.3 does not have any specific buffering requirements for buffering adjacent to lands within Sarasota County.

Staff Response: *Under Section 4.4.B Additional Compatibility Mitigation: Special Considerations would apply to perimeter buffers to the West and the East sides of the proposed project as they are adjacent to County Zoned and/or JPA areas. These additional mitigation standards include, but are not limited to:*

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs;
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.

It should be noted that the applicant is not requesting that the perimeter 1 buffer type previously approved under 23-60DA be changed. It is, however, possible to change that aspect of the design should the Planning Commission find it appropriate to reconsider.

2. The subject property maintains Commercial General (CG) zoning but there are no specific requirements within Sec 4.2 and 4.3 for properties zoned CG, though there are requirements for properties with similar CM zoning.

Staff Response: *There is no longer guidance on CG perimeter buffers in the LDRs. Staff has reviewed required buffers under the assumption that Commercial is the most comparable zoning type reference in the LDR.*

3. In the lone location where the subdivision abuts single-family residential (Cassata Lakes to the North) there is an existing 6-foot-high fence along the entire perimeter of the property.

Staff Response: CG remains the zoning for the entirety of the property, which is most similar to the CM in the current code. Typically under 4.3 Perimeter Buffer Type, a type 4 buffer would be required if considering the compatibility table for Proposed Use of CM and Existing Use of RSF to the north. The applicant is requesting a perimeter buffer that is 25' in width and provides more than the required tree plantings (canopy and understory trees), in lieu of a buffer with a fence and shrubs. The applicant states that there is an existing 6' fence for Cassata Oaks and an additional fence or shrubs would not be visible to nearby residents.

4. The property to the west, though zoned OUE in the County, is a Verizon Wireless Utility building which does not necessitate substantial buffering from the proposed commercial subdivision.

5. The properties to the south are separated from the proposed commercial subdivision by 140 feet or more of Laurel Road right-of-way and have a mix of uses within both the City and Sarasota County, thereby making establishment of a code consistent uniform buffer along the Laurel Road right-of way impossible.

6. All established Sec 4.2 Buffer Types, with the exception of Buffer Type 1, require a wall, which is inappropriate for a commercial subdivision located along Laurel Road.

Staff Response: Please see the maps of the currently approved perimeter buffers and the applicant requested perimeter buffer.

1.11.3. Decision Criteria

Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

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

Applicant Response: The proposed design alternative is consistent with the intent of the Land Development Regulations and Comprehensive Plan to ensure compatibility.

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;

Applicant Response: The design alternative will not have material negative impacts on adjacent uses.

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

Applicant Response: The proposed design alternative will permit superior design by establishing a uniform buffer standard for development of the 83-acre mixed use development which is compatible with surrounding land uses.

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

Applicant Response: Not applicable.

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

Applicant Response: The design alternative will not result in a negative impact to the adopted level of service of public facilities.

Summary Staff Comment: The requested design alternative still provides the visible elements of a larger buffer type, while providing larger canopy and understory trees. Requiring an additional wall/fence and hedges would create areas of dual fence lines which would be duplicative.

Conclusions/Findings of Fact (Compliance with the Land Development Code): The proposed design alternative has all the required information for a decision to be made.

III. CONCLUSION

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 make a decision on Design Alternative Petition No. 25-17DA.