

PORTOFINO CMU

Preliminary Plat Amendment

Petition No. 18-01PP



"City on the Gulf"

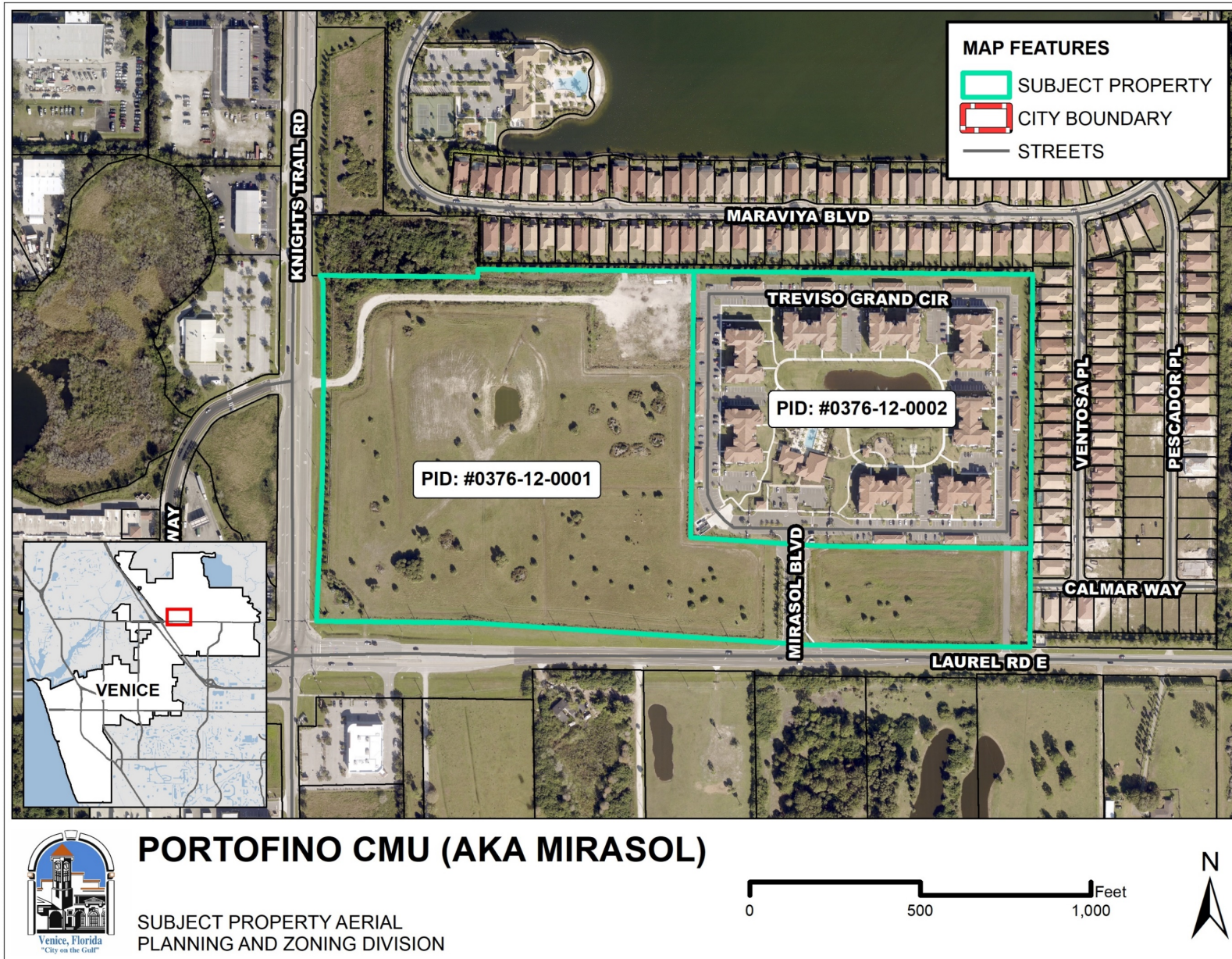
CITY OF VENICE

Planning and Zoning Division

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

Aerial Photograph of Site



Project Information

PRELIMINARY PLAT AMENDMENT	
Request:	Approval of a preliminary plat amendment
Owners:	Laurel Road Property, LLC; Vanguard Laurel Road, LLC; TRI of Treviso Grand, LLC
Applicant:	Laurel Road Property, LLC; Vanguard Laurel Road, LLC
Agent:	D. Shawn Leins, P.E.
Location:	Northeast corner of intersection of Laurel Road & Knights Trail Road
Parcel ID:	0376120001 (Portofino) and 0376120002 (Treviso)
Property Size:	50.7 +/- acres
Current Future Land Use:	Mixed Use Corridor (MUC)
Current Zoning:	Commercial Mixed Use (CMU)
Neighborhood:	Laurel Road

Subject Property



Entrance
along
Knights
Trail Road,
looking
east



West near
intersection of
Knights Trail
and Laurel
Roads



Northwest
from Mirasol
Boulevard

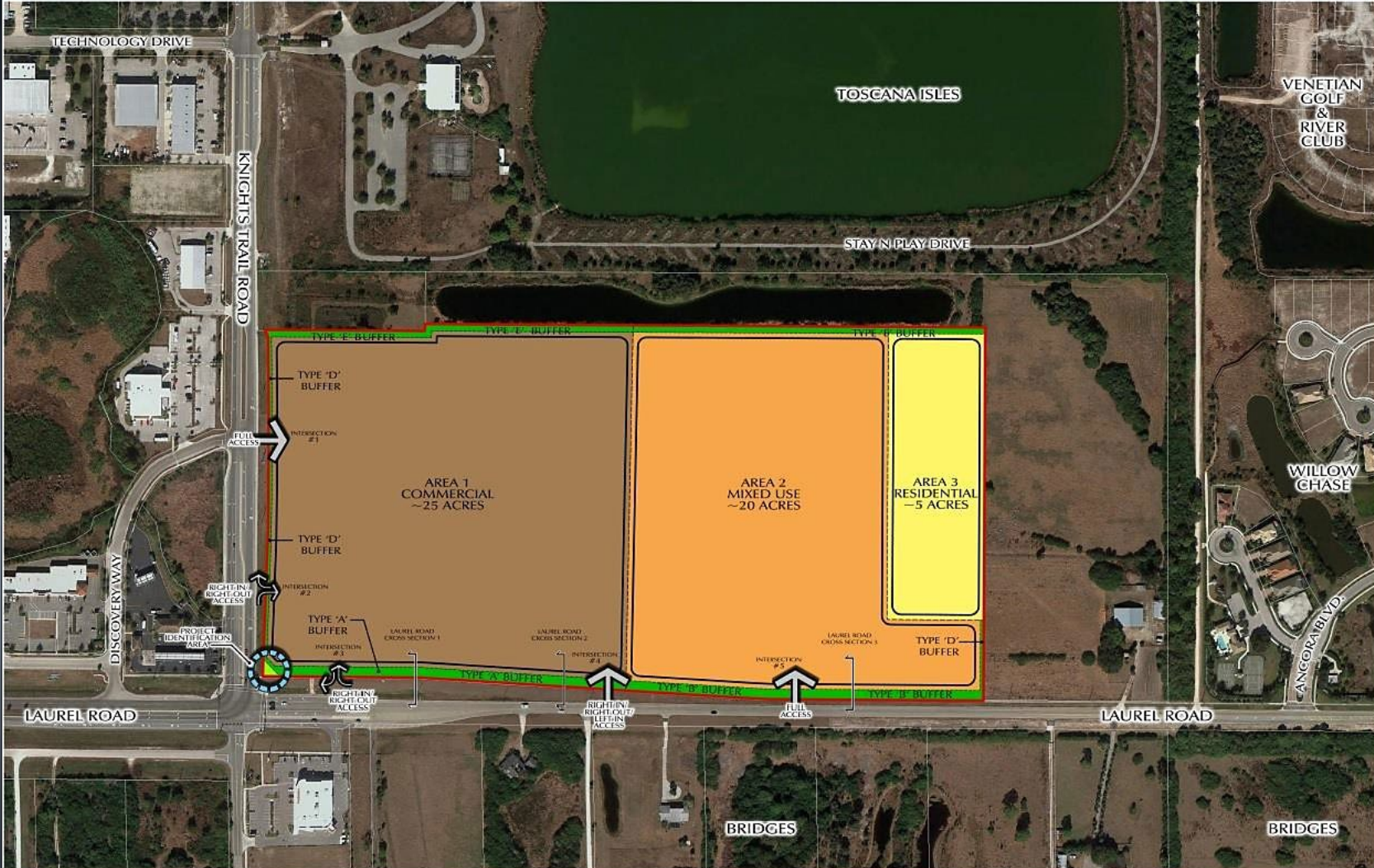


Northeast
from Laurel
Road

Surrounding Area

Direction	Existing Land Uses	Current Zoning Districts	Existing Future Land Use Map Designations
North	Residential (Toscana Isles), vacant land	Government Use (GU), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Medium Density Residential
South	Residential, agricultural, retail	Commercial Highway Interchange (CHI), PUD, Residential Multi-family (RMF-2), Sarasota County Open Use Estate (OUE)	MUR, Mixed Use Corridor (MUC)
East	Residential (Toscana Isles)	PUD	MUR
West	Marshland, service club, convenience store with gas	Commercial Intensive (CI), Planned Industrial Development (PUD), Sarasota County Open Use Conservation (OUC)	MUC, Conservation, Industrial

Master Development Plan Areas



Portofino CMU
Planned Development Areas - Master Development Plan

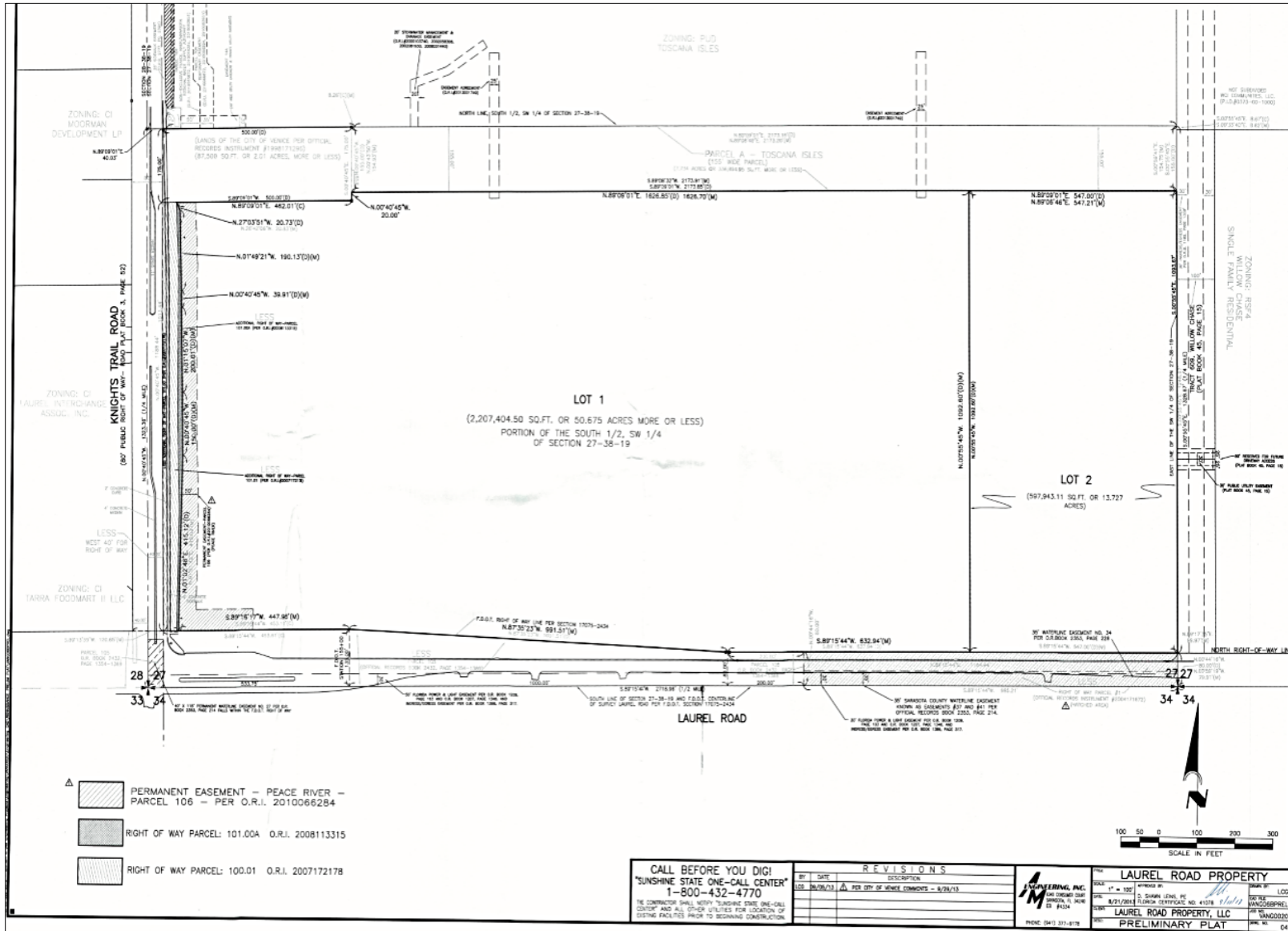
LAUREL ROAD PROPERTY, LLC
CITY OF VENICE, FLORIDA

SCALE: IN FEET
1" = 200'
DATE: 23 JULY 2013

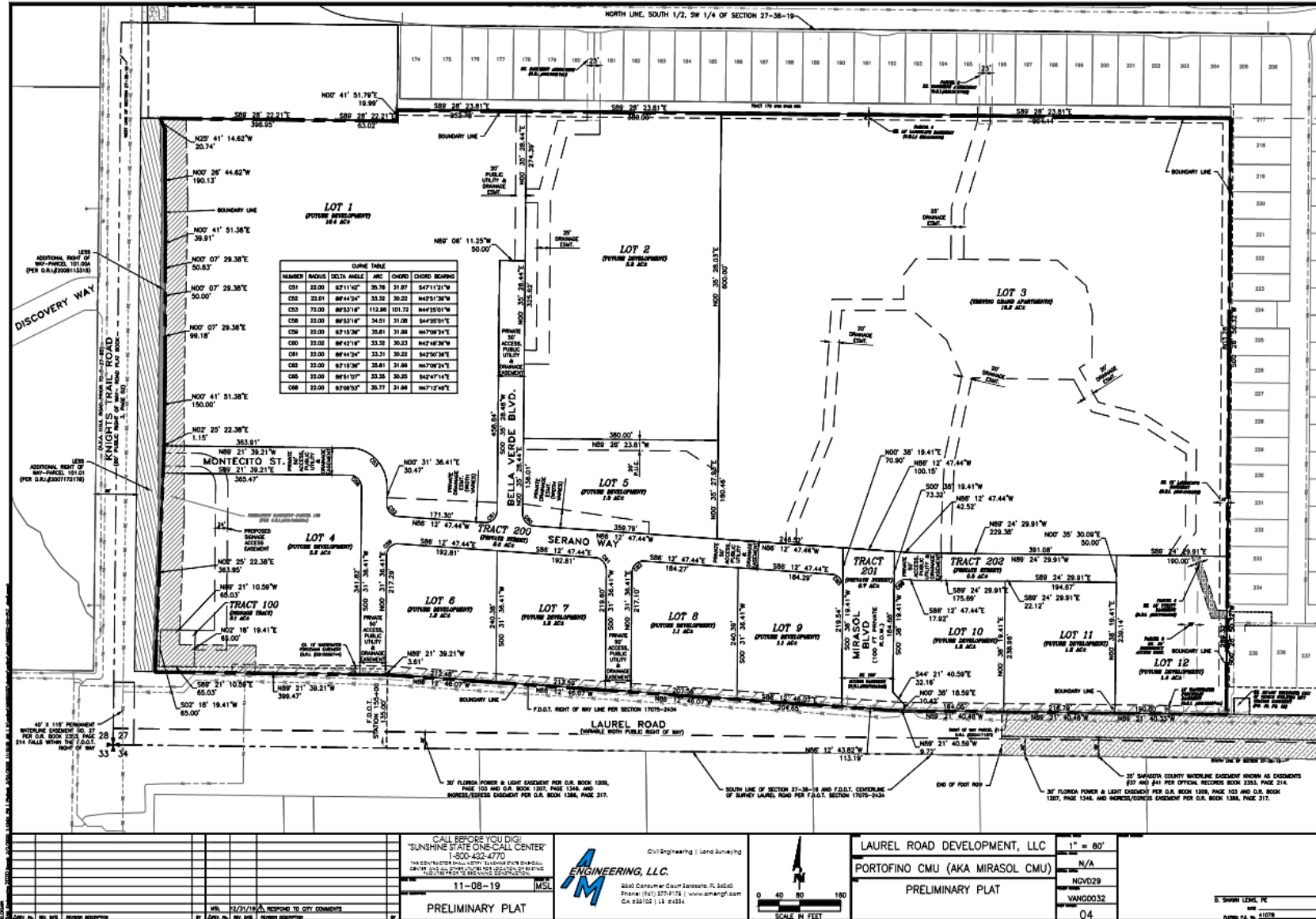
© 2013 K&A ENGINEERING AND ASSOCIATES, INC.

AERIAL DATA: © 2013 GOOGLE EARTH
CONTACT: KEELEY KEELEY, AIA/PAE (411) 379-7669

Existing Approved Preliminary Plat 13-04PP

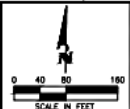


Proposed Preliminary Plat Amendment



CALL BEFORE YOU DIG!
 SUNSHINE STATE ONE-CALL CENTER
 1-800-452-4770
 11-08-19

ENGINEERING, LLC.
 Civil Engineering | Land Surveying
 4843 Cornerstone Court San Jose, CA 95131
 Phone: (415) 377-1718 | www.aemgroup.com
 CA 020102 | LA 01034

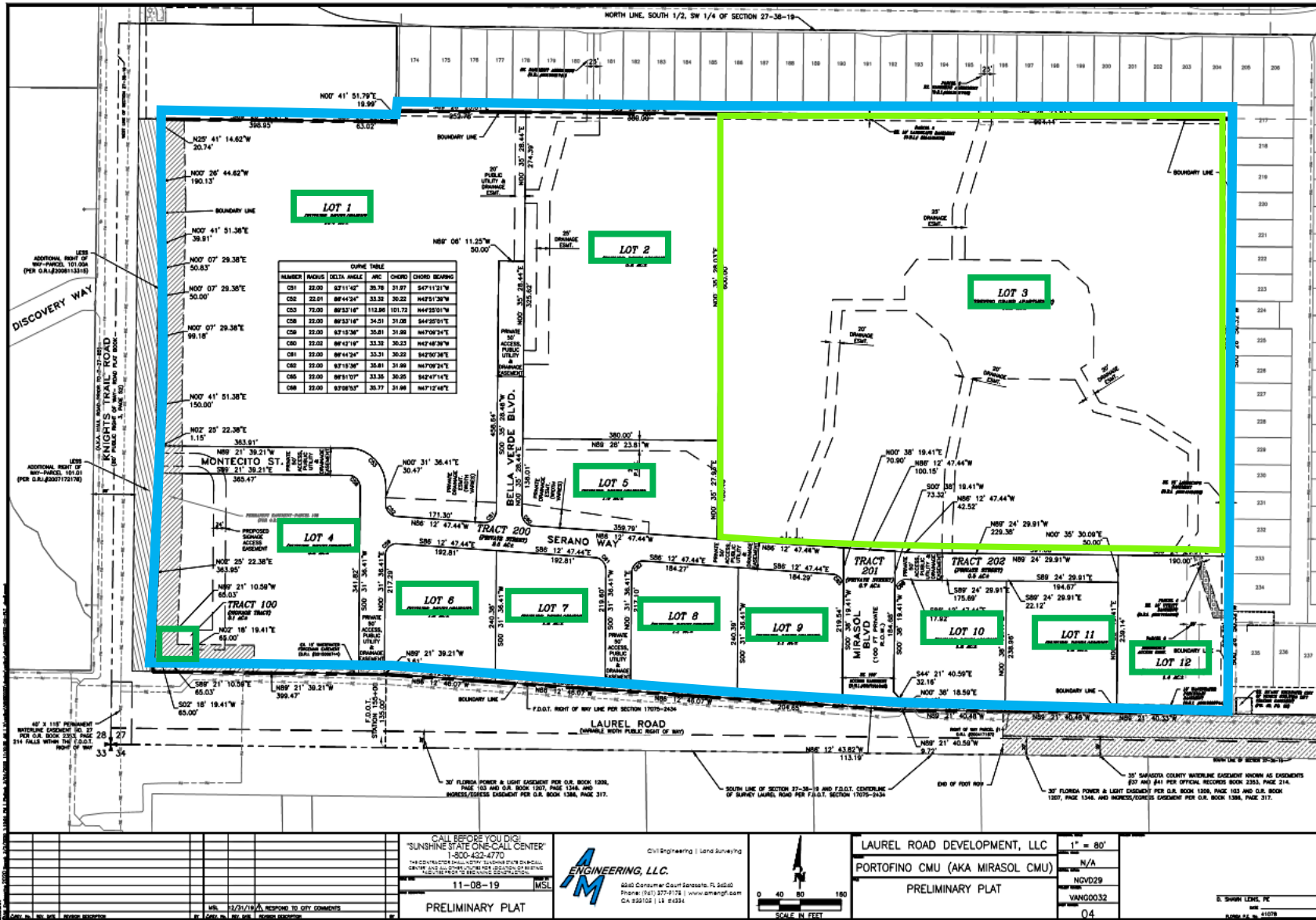


LAUREL ROAD DEVELOPMENT, LLC
 PORTOFINO CMU (AKA MIRASOL CMU)
 PRELIMINARY PLAT

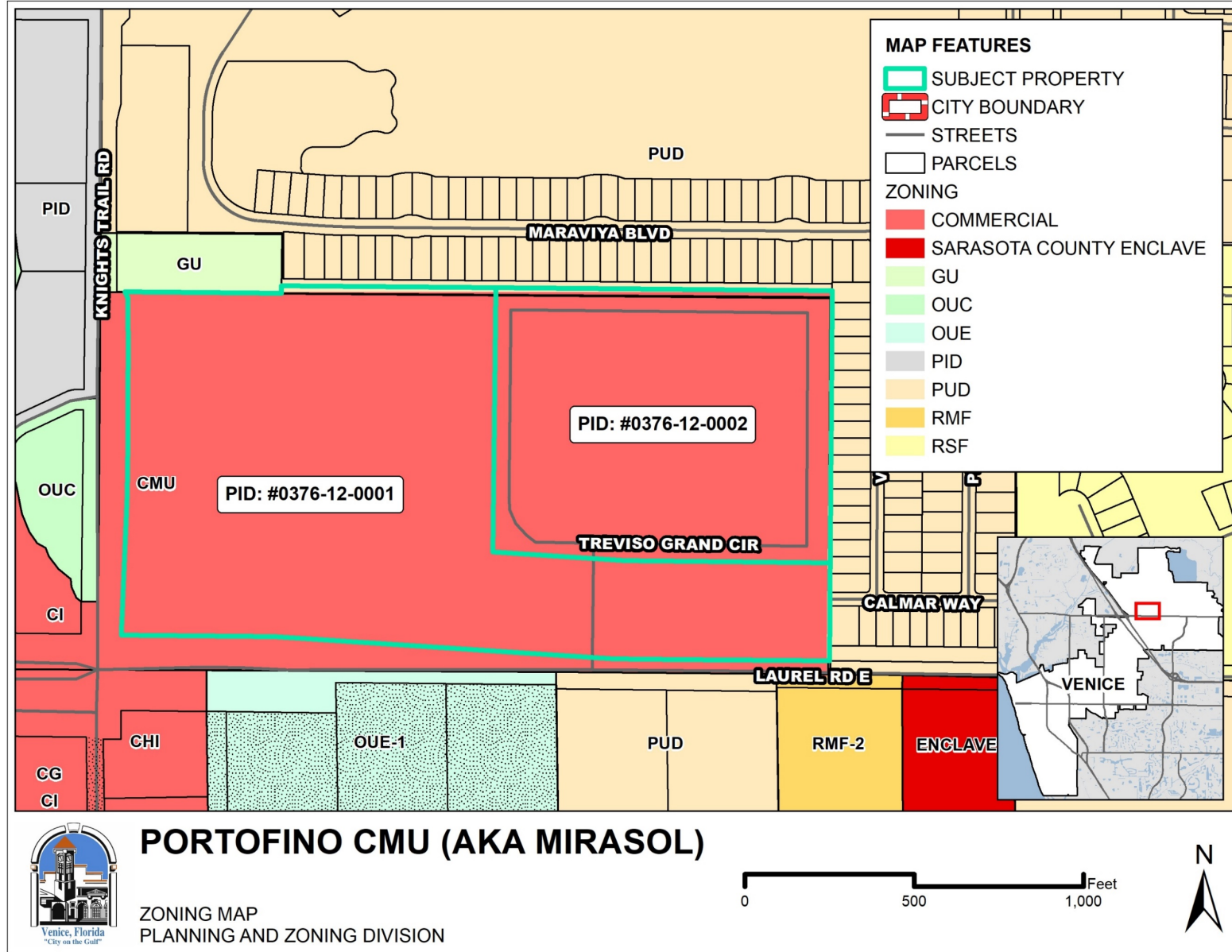
1" = 80'
N/A
NGVD29
VANG0032
04

BY: *[Signature]*
 TITLE: SURVEY ENGINEER
 DATE: 11-08-19

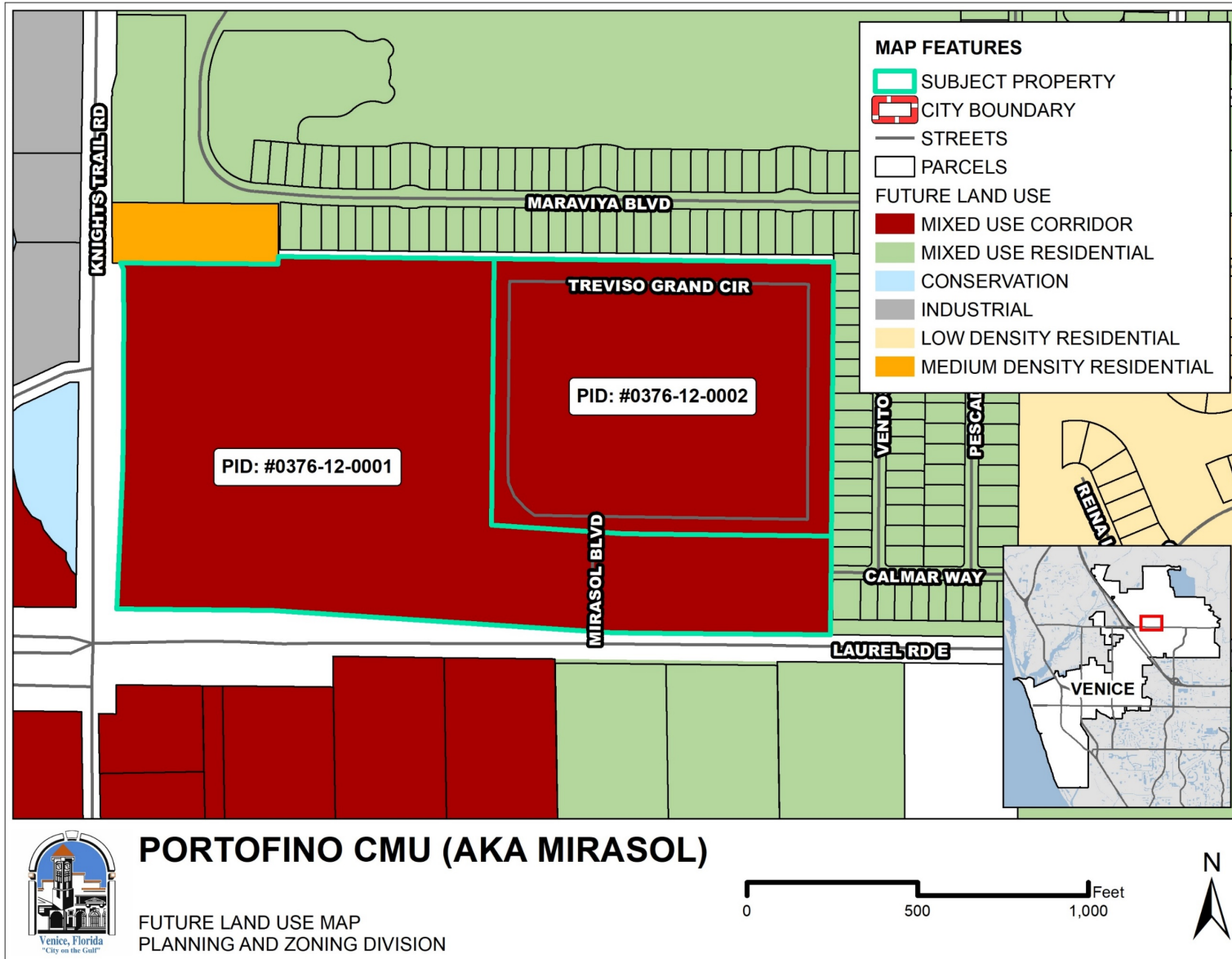
Proposed Preliminary Plat Amendment - Outlines



Zoning Map



Comprehensive Plan



- The subject property has a future land use designation of Mixed Use Corridor (MUC).
- Sizeable portions of the Laurel Road Neighborhood have this same designation.
- Uses in the Laurel Road Neighborhood will be complimented by those proposed for Portofino.

Conclusions / Findings of Fact

- CONCLUSIONS / FINDINGS OF FACT (COMPREHENSIVE PLAN): Analysis has been provided to determine consistency with the Land Use Elements strategies applicable to the Mixed Use Corridor Future Land Use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration when determining Comprehensive Plan Consistency.
- CONCLUSIONS / FINDINGS OF FACT (COMPREHENSIVE PLAN): The proposed preliminary plat amendment meets and will follow the Portofino CMU Master Development Plan, including requirements for buffers, sidewalks, and lighting.
- CONCLUSIONS / FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS): The proposed preliminary plat complies with the City's Land Development Code, including the subdivision standards.
- CONCLUSIONS / FINDINGS OF FACT (CONCURRENCY/MOBILITY): No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Planning Commission Action

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 for the Planning Commission to take action on Preliminary Plat Amendment, Petition 18-01PP.