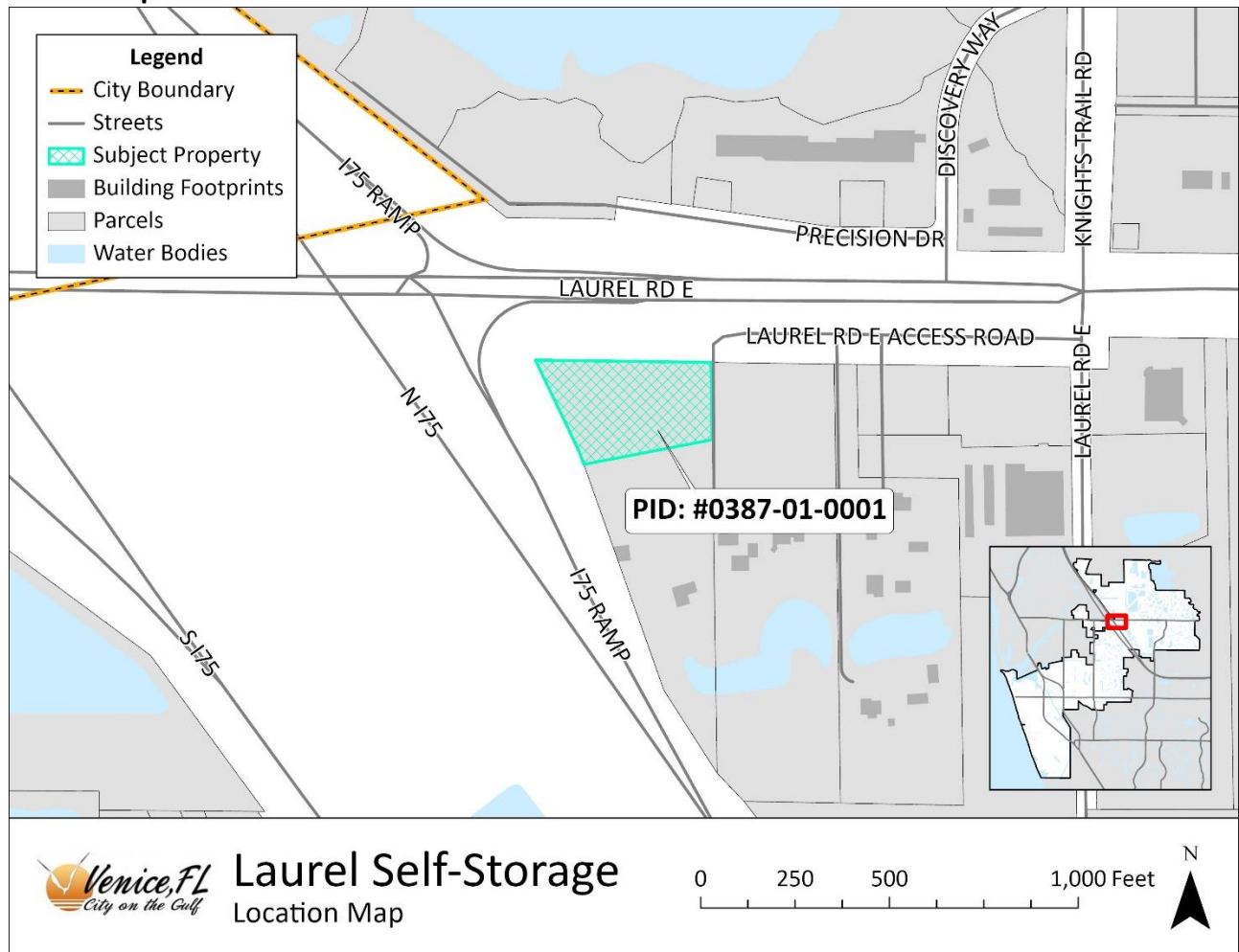


25-23SP Laurel Self-Storage Staff Report



GENERAL INFORMATION

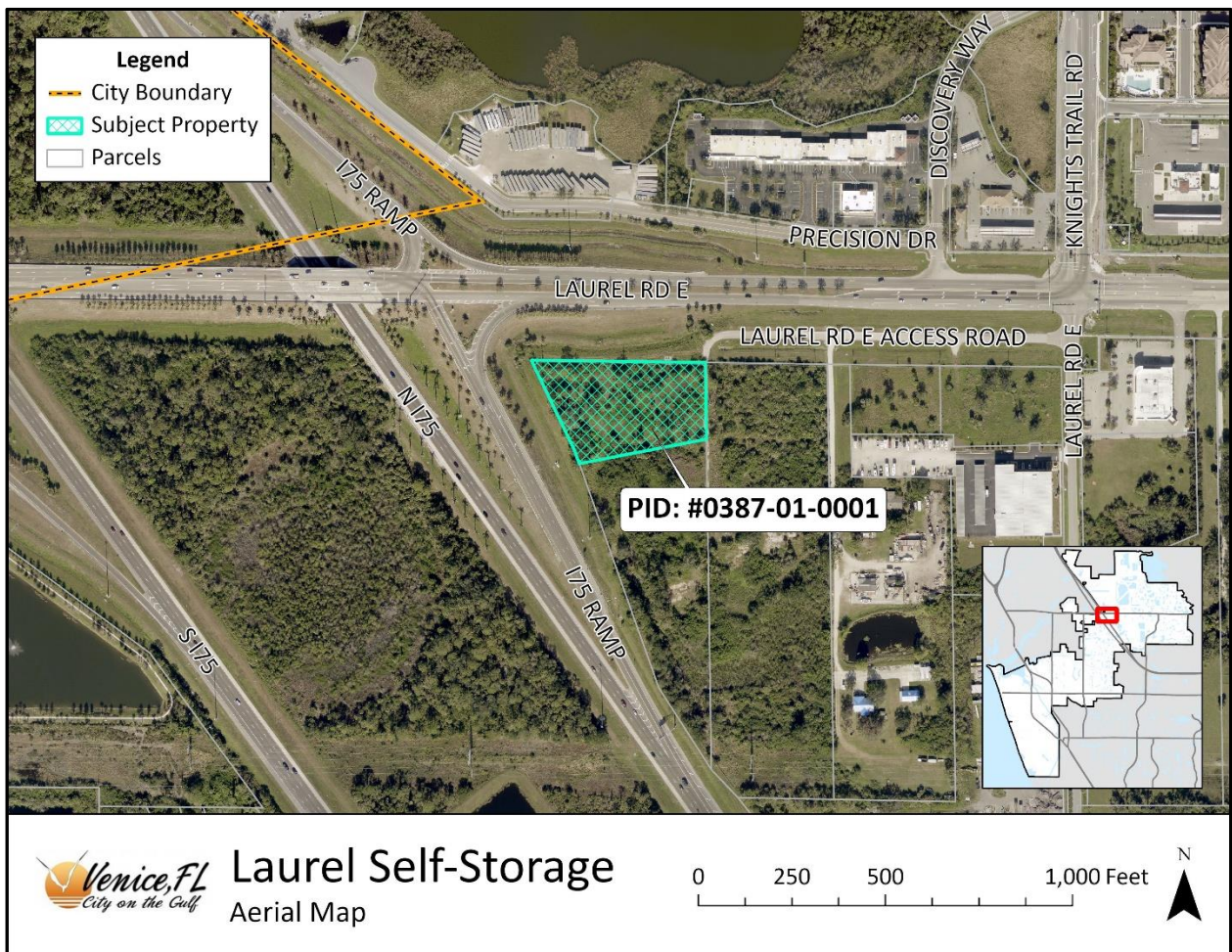
Address:	3480 E. Laurel Road
Request:	Construction of a 3-Story Self-Storage Facility and associated improvements
Owner:	Hotel 75 investments, LLC
Applicant:	L. Murphy, LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0387010001
Parcel Size:	2.26 + acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Laurel East
Application Date:	April 24, 2025

I. BACKGROUND AND EXISTING CONDITIONS

The proposed site and development plan is for the development of a 104,304 square foot 3-story indoor self-storage building and associated improvements. The subject property is ±2.26 acre parcel located at the southeast corner of Laurel Road and Interstate 75. The property is currently zoned Laurel East (LE) located in the Laurel Road Neighborhood, and has a Future Land Use Designation of Mixed Use Corridor. On March 4, 2025 a conditional use (24-15CU) was approved to allow for the self-storage indoor for the applicable parcel.

The Laurel East zoning district requires the Venice Historic Precedent (VHP) standard for facades and exteriors walls (7.10.3), roofs (7.10.5), and other building features (7.10.7- 2 or more categories in A-D) be met. The building incorporates barrel tile roofing, 90% of wall area stucco, decorative stonework, decorative railings/balconies, and decorative corbels and brackets.

Aerial Photo



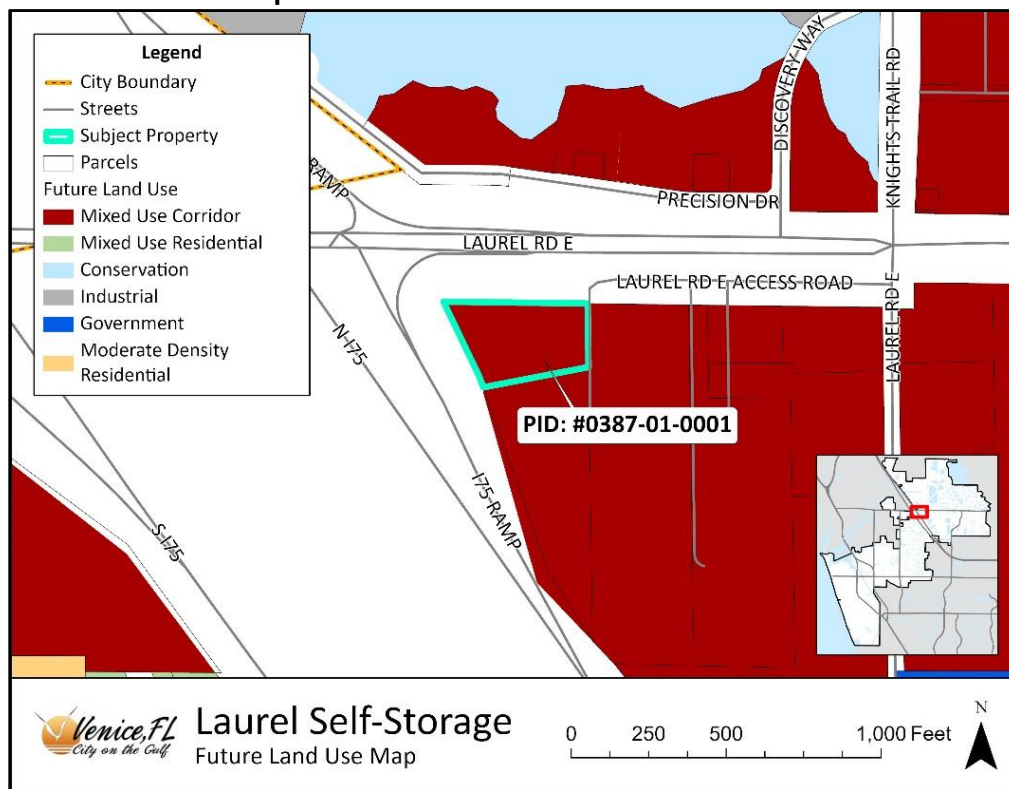
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Retail (Shoppes at Laurel Square)	Laurel East (LE)	Mixed Use Corridor (MUC)
South	Approved for Pool Supply Business	LE	MUC
East	Residential	LE	MUC
West	I-75	N/A	N/A

Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC) and the current zoning is Laurel East (LE) as depicted on the maps below.

Future Land Use Map



Legend

- City Boundary
- Streets
- Subject Property
- Parcels

Zoning

- CON - Conservation
- GOV - Government
- PUD - Planned Unit Development
- RMF - Residential, Multi-Family
- PID - Planned Industrial Development
- Industrial Development
- LE - Laurel East
- LW - Laurel West
- OUE - County Open Use Estate

Map Labels: N-175, 175 RAMP, LAUREL RD E, LAUREL RD E ACCESS ROAD, DISCOVERY WAY, KNIGHTS TRAIL RD, PID: #0387-01-0001, RMF-1, PUD, GOV, CON, LE, LW.

Scale: 0, 250, 500, 1,000 Feet

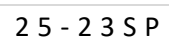
North Arrow: N

Project Name: Venice, FL City on the Gulf

Zoning Map

[illegible]

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October 21, 2025





Conceptual aerial view from Northeast

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Consistency with City's Comprehensive Plan

Strategy LU 1.2.9.c – Corridor

This strategy supports mixed use both horizontal and vertical. It also prohibits industrial uses, except for MUC located within the Laurel Road Corridor, where large-scale single-use commercial buildings are allowable.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan)

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes constructing a 3-story indoor self-storage building. The proposed project has been reviewed for consistency with the LDC. The proposed plan, aside from parking (alternative parking plan provided), complies with the LDC and has been reviewed for

compliance with regulations on use, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.

The applicant has provided an alternative parking plan, which is included as an agenda item for this petition. The code required parking for a development of this size would be 53 spaces, at 0.5 spaces per 1,000 square feet. The applicant is requesting 11 spaces, which is more in line with the ITE parking requirements for self-storage/mini warehouse. At 0.1 spaces per 1,000 square feet, ITE would require 8.58 spaces for a development of this size. The alternative parking plan will need to be decided on by the Planning Commission as it is a parking reduction greater than 25%.

Development Standards

Standard	Required/Allowed by CM Zoning	Provided
Front Setback (East)	15'-100'	82.7'
Side Setback (North, West, South)	10'-50'	North 45.4' West 45.1' South 40.5'
Building Height	35'	35'
Parking (min-max)	53 min/106 max	12(alternative parking plan provided)

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(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.

Applicant Response: The proposed intensity is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

ii. Building heights and setbacks.

Applicant Response: Building heights and setbacks are consistent with the Land Development Regulations and compatible with the surrounding land uses.

iii. Character or type of use proposed.

Applicant Response: The proposed use is consistent with the Comprehensive Plan and Land Development Regulations and compatible with the surrounding land uses.

iv. Site and architectural mitigation design techniques.

Applicant Response: The site has been designed to ensure compatibility with the surrounding land uses.

Staff comment: *Applicant has provided a significant number of Venice Historic Precedent (VHP) elements to the building.*

(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.

Applicant Response: The proposed use is compatible with the surrounding land uses and will not impact single-family neighborhoods.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: Not applicable, the proposed commercial use is compatible with the 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.

Applicant Response: Not applicable.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The proposed use is compatible with the intensities of existing uses.

1.9.4 Decision Criteria 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:

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

Applicant Response: The proposed Site & Development plan is consistent with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed Site & Development plan is consistent with all applicable compatibility requirements of Section 4.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Access and site circulation have been designed for safe and convenient on-site mobility.

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

Applicant Response: Off-street parking and loading facilities, with approval of the Alternative Parking Plan, are consistent with all LDR requirements.

Staff Comment: *The applicant is under the code required parking minimum but has provided a alternative parking plan to be considered as part of this petition by the Planning Commission.*

5. General layout of drainage on the property;

Applicant Response: Drainage on the property is consistent with all LDR requirements.

6. Adequacy of recreation and open spaces;

Applicant Response: Not applicable.

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

Applicant Response: The site has been designed for safe and convenient use and consistent with architectural requirements.

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

Applicant Response: Not applicable.

Staff Comment: *The proposed site and development plan is in the Laurel East zoning district which requires that VHP standard for facades and exteriors walls (7.10.3), roofs (7.10.5) and 7.10.7 other building features (2 or more categories in A-D) be met. The building incorporates barrel tile roofing, 90% of the wall area is stucco, some decorative stonework, decorative railings, and decorative corbels and brackets.*

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through the process.

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	8.67 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	4.81 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	7.64 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	0.014 Acres	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	NA	NA

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	16 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement providing evidence that Site and Development Plan is de minimis in nature with 16 PM Peak hour trips. This has been reviewed by City staff and the City's traffic consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Plan Petition No. 25-23SP.