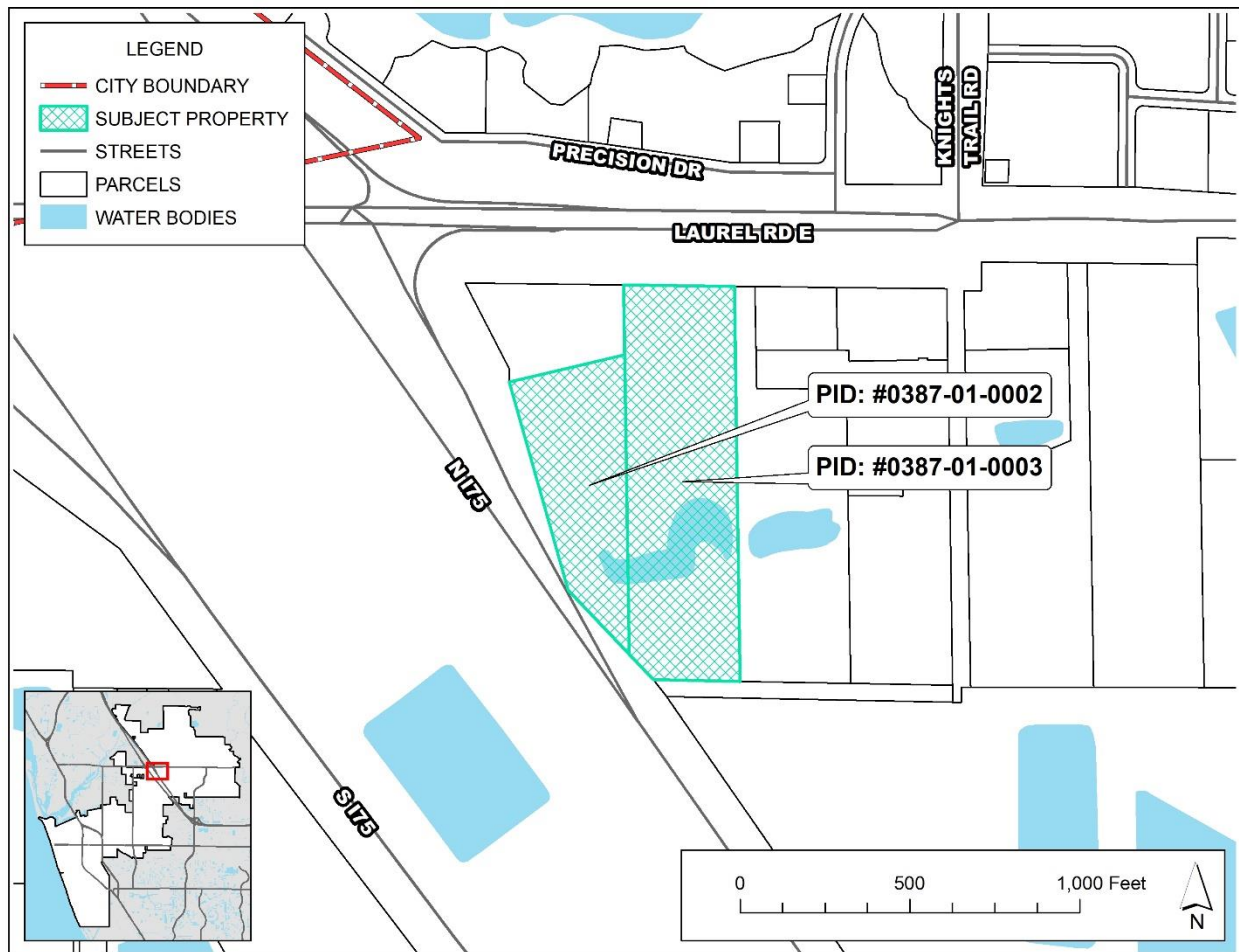


22-66SP Pool Corp Staff Report



GENERAL INFORMATION

Address:	3484 and 3490 E. Laurel Road
Request:	To construct a pool supply building with inside and outside storage, including a flex space and associated improvements.
Owner:	Pool Development, LLC
Agent:	Jackson R. Boone, Esq. Boone Law Firm
Parcel ID:	0387010002 and 0387010003
Parcel Size:	12.33 ± acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Laurel East
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	October 27, 2022
Related Applications:	22-64AM, 22-65CU, 23-52DA

I. BACKGROUND

The proposed Pool Corp Supply building is located south of Laurel Road East and west of Knights Trail Road. The subject properties are approximately 12.33 acres and have the addresses of 3484 and 3490 E. Laurel Road, Venice, FL (PID #0387010002 and 0387010003). The proposed Site and Development plan is running concurrently with three other petitions as follows:

A proposed LDC Text Amendment (22-64AM) to modify the standards for “flex” to reduce the minimum building area developed as office, or retail store front from 15% to 10%, and to allow for outdoor storage as an accessory use; a proposed Conditional Use (22-65CU) to allow for flex within Laurel East; and proposed Design Alternative (23-52DA) to exceed the maximum rear setback standard.

II. PROJECT DESCRIPTION

Site and Development Plan

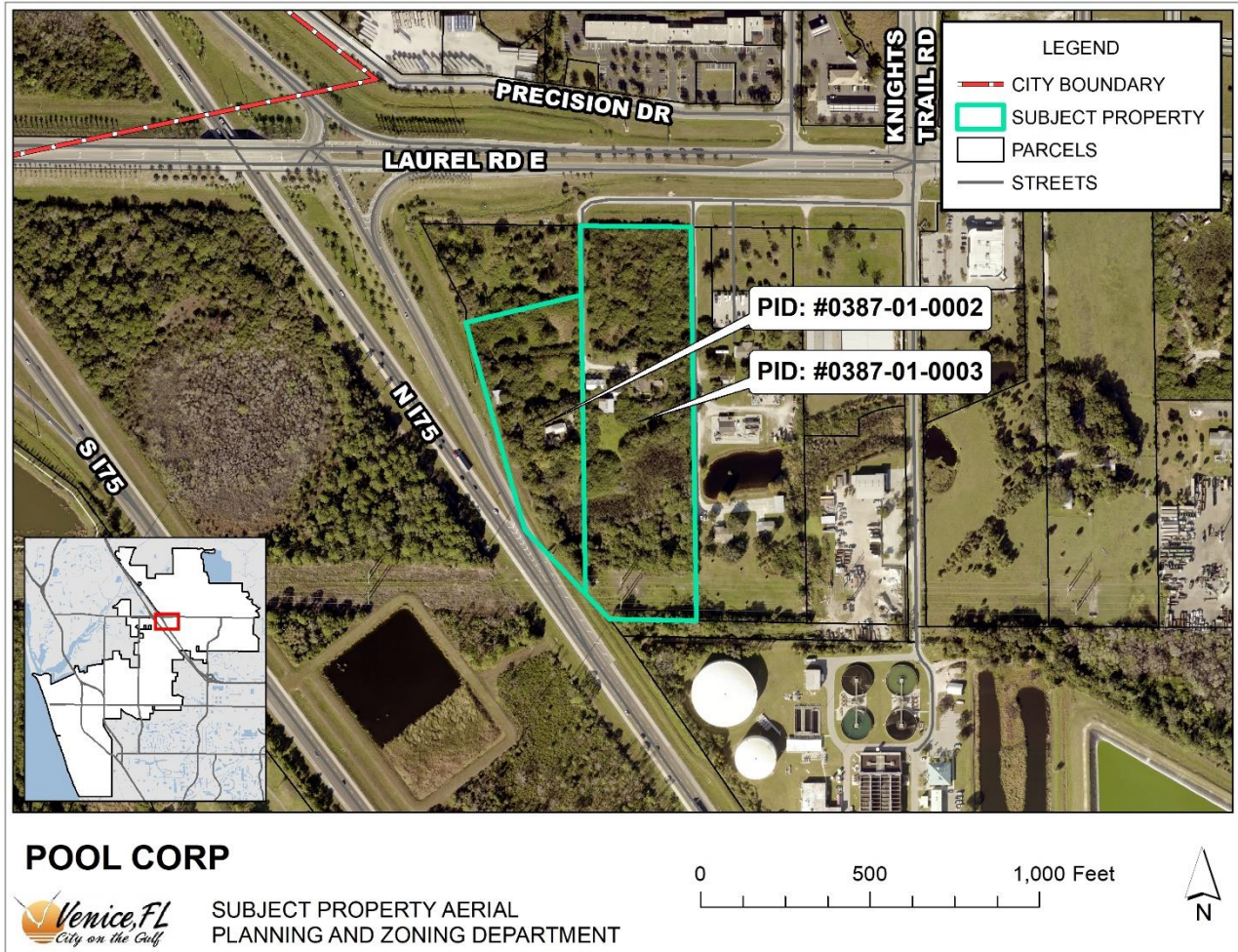
The proposed Site & Development plan is for Pool Corp, a flex use. The firm's inventory includes a diverse range of products, including pool creation materials, replacement parts, pumps, heaters, filters, spas, lanai furniture, and other pool care products. The proposed regional wholesale Sales and Distribution Center will occur in a single-story building of 40,800 sq. ft. with planned future expansion of 19,200 Sq. ft, to bring the total building area to 60,000 sq. ft. centered in the northern portion of the tract located off Laurel Road.

Access to the site is from Linda Lane, an existing frontage road off Laurel Road E. The site will have adequate on-site storm water and parking facilities and will meet all the required setbacks and landscape buffers, including required site screening to hide exterior inventory storage areas. Pool Corp’s business model requires both interior and exterior storage of bulk building supplies such as plastic pipe, steel reinforcing bars, pavers, and outdoor storage of chlorine tanks.

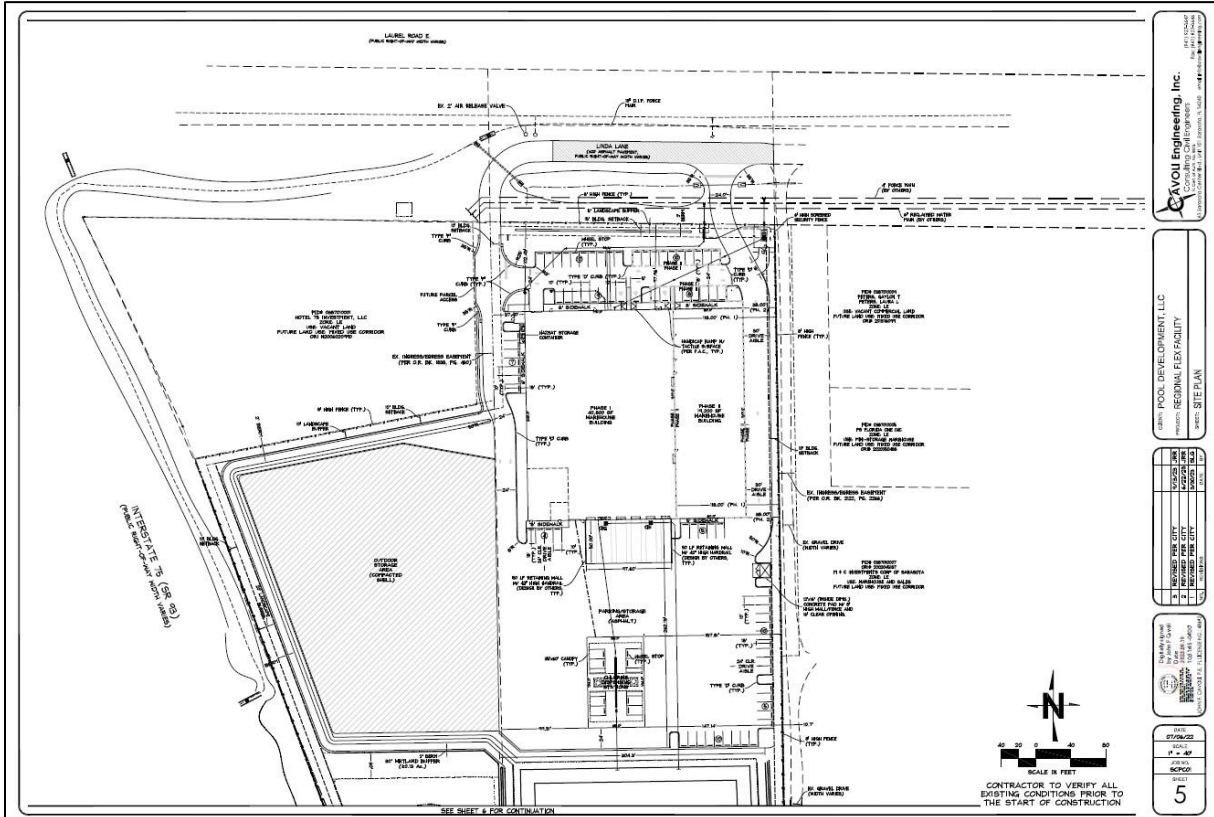
Fencing, landscaping plantings and fabric site screening will be used as site barriers to protect yard inventory from public view. Storage areas will be the south yard near delivery areas and the triangular west yard along I-75 to ensure compatibility with the neighborhood.

The proposed Pool Corp is within the Laurel East District which requires Venice Historical Precedent (VHP) for all architectural styles. The proposed site and development plan shows building features which are consistent with the VHP including recessed entryways, blue opaque awnings, ornamental relief design with stucco quoins at entry, and decorative features with recessed niches. The VHP building features can be found in Ch. 87, Sec 7, 7.10.7.

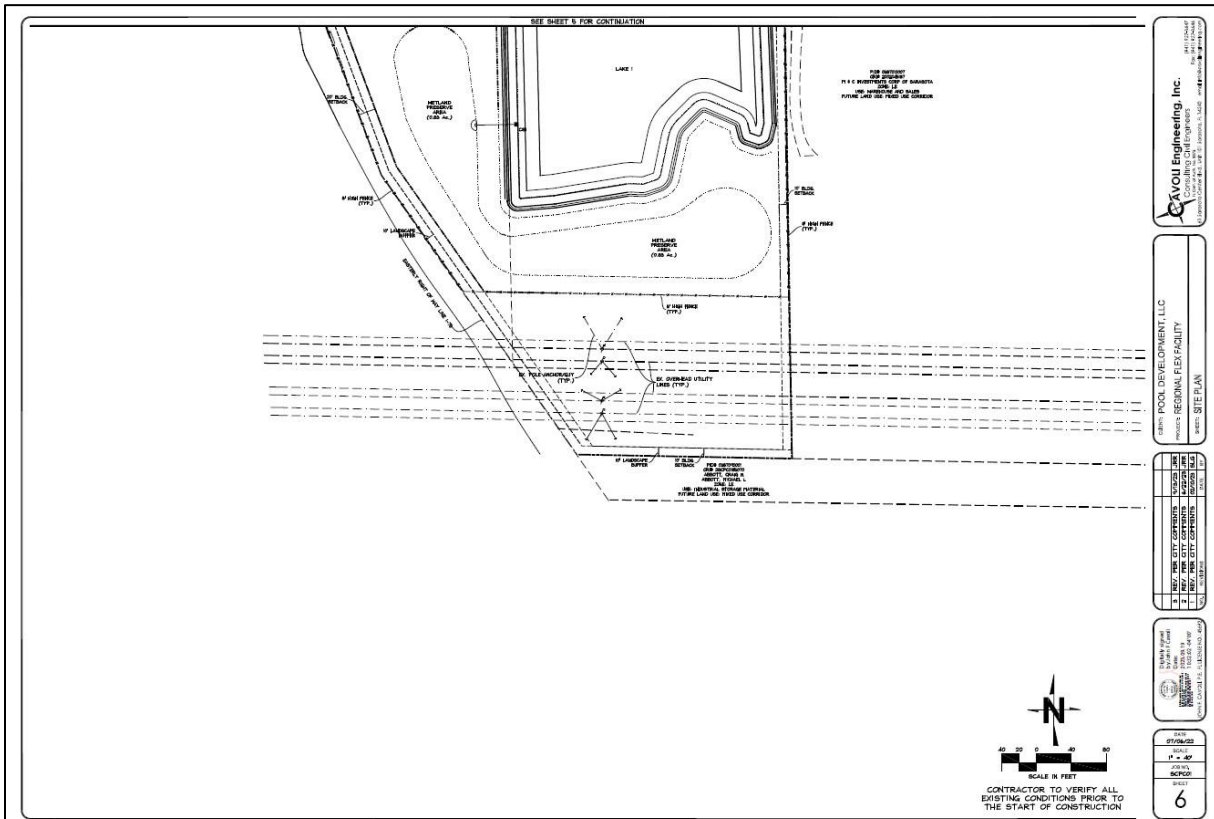
Aerial



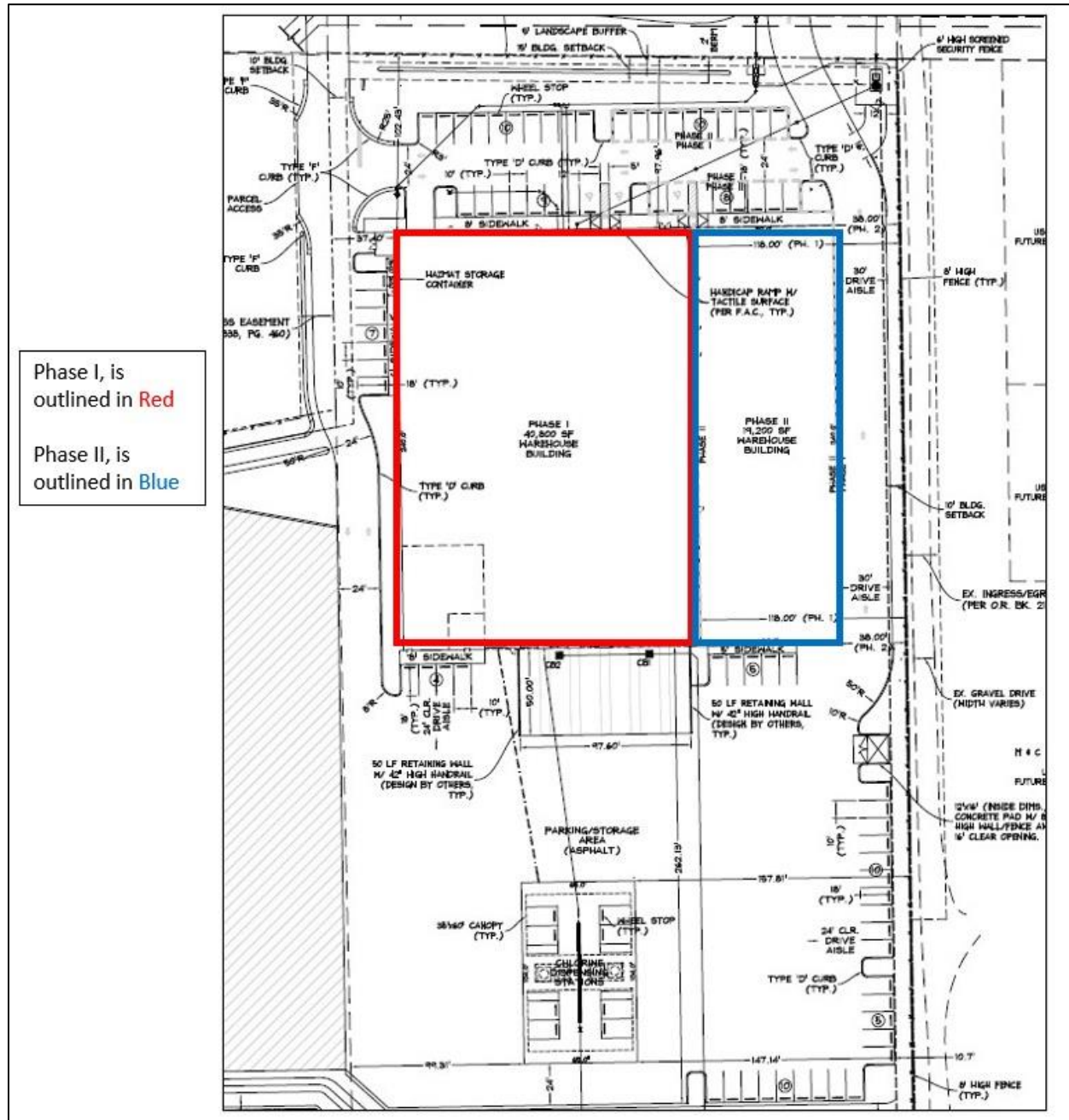
Site Plan (PG.1)



Site Plan (PG.2)



Phase I and Phase II



Color Elevations (North and East)



Color Elevations (South and West)



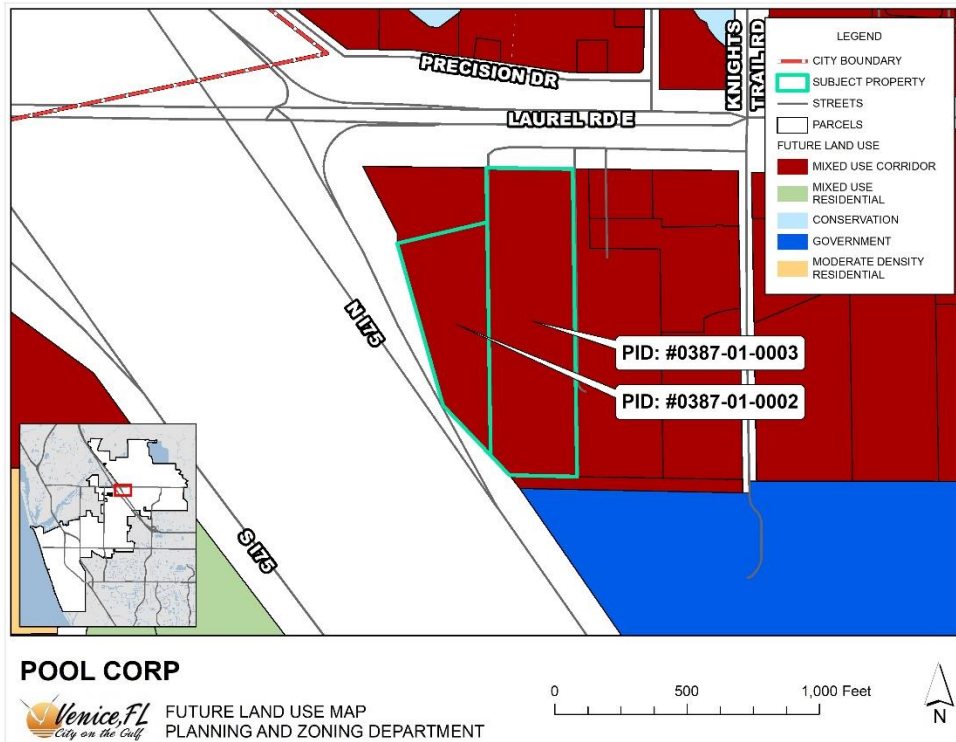
Site Photo Looking Southwest



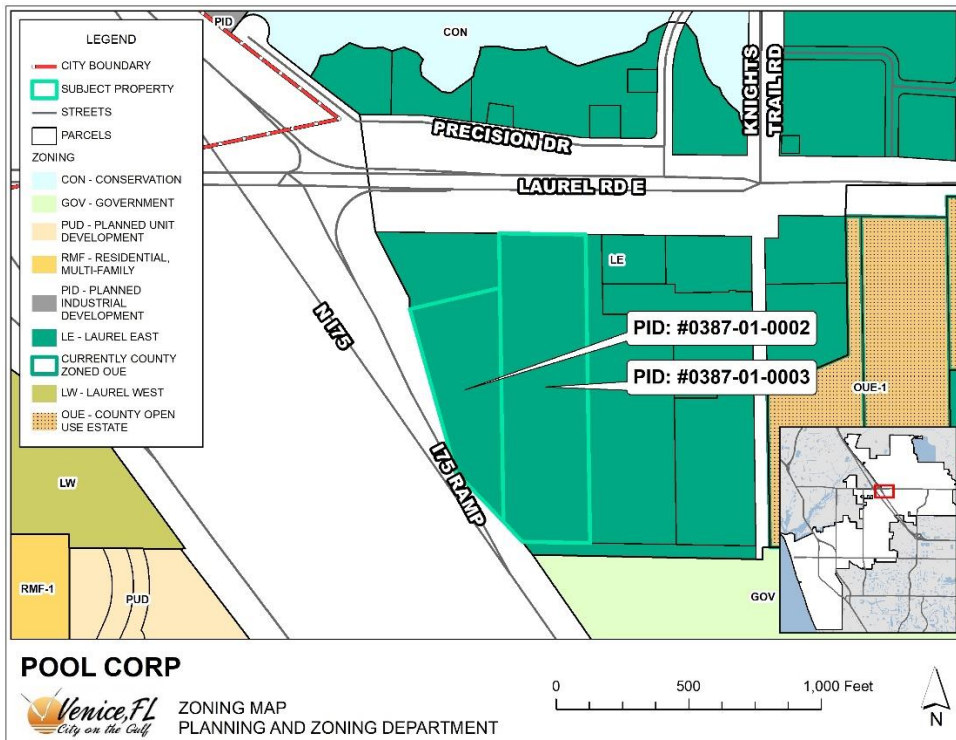
Future Land Use and Zoning

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

Future Land Use



Current Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Commercial Strip Mall	Laurel East (LE)	Mixed Use Corridor (MUC)
South	Government Wastewater Treatment Plant	Government (GOV)	Government
East	Multiple Residential Uses	LE	MUC
West	Vacant (Approved I-75 Hotel)	LE	MUC

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject Site and Development Plan evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

Land Use Element

The proposed Conditional Use is compliant with all applicable elements of the Comprehensive Plan, including Strategy LU-LR 1.1.1.B regarding development in the Laurel Road Neighborhood Mixed Use Corridor and Strategy LU 1.2.9.c which supports commercial redevelopment within the Laurel Road Corridor.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

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 future land use designation, strategies found in the Laurel Road Corridor, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

Laurel East

The proposed Site and Development Plan is consistent with the Laurel East Development Standards Table located within Chapter 87, Sec. 2.3.10.

Compliance with the Land Development Code

Comparison of Laurel East/Development Standards and Proposed Site and Development Plan

Standard	Requirement/ Allowed	Proposed Site Plan
Parking (min/max)	78/156 Spaces	78 Spaces

Standard	Requirement/ Allowed	Proposed Site Plan
Height (max)	35'	35'
Setbacks (min)	Front: 15' Rear: 10'/50' Left Side: 10'/50' Right Side: 10'/50'	Front: 97'9" Rear: 200+' Left Side: 34'4" Right Side: 38'

Conclusions / Findings of Fact (Consistency with the Land Development Code): The subject petition has been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

Decision Criteria 1.9.4

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*. 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 **(Applicant responses are provided below in bold):**

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 to 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 elements of Section 4 of the Land Development Regulations concerning compatibility.

3. General layout of the development including access points, and onsite mobility;

Applicant Response: Access to, and mobility throughout the site has been designed for safety and convenience.

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

Applicant Response: Off-street parking and loading facilities have been designed for the safe and convenient access to the building.

5. General layout of drainage on the property;

Applicant Response: Drainage on the property has been designed to be consistent with all City of Venice and SWFWMD 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 arranged for convenience of visitors to the property while maintaining an appearance consistent with other properties in the neighborhood.

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

Applicant Response: The proposed Site & Development Plan is consistent with all applicable standards of the Land Development Regulations.

Summary Staff Comment:

The Applicant is proposing a pool storage building within the Laurel East district that meets all the requirements of the Site and Development 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	16.6 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	16.6 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A (Commercial)	Compliance confirmed by Public Works
Parks & Rec	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-residential	N/A

Conclusions/Findings of Fact (Concurrency)

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.

Mobility

A traffic study was submitted and reviewed by the City's transportation consultant and was found to be consistent. A copy of the transportation study can be found in the agenda attachments.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	67 net, new p.m. peak hour vehicle trips.	Transportation Impact Analysis completed

Conclusions/Findings of Fact (Mobility)

The traffic study submitted has been reviewed by the City's transportation consultant, and no outstanding issues remain.

Recommended Stipulation

Approval of this Site and Development Plan (22-66SP) is contingent upon approval of proposed LDR Text Amendment Petition No. 22-64AM by City Council.

IV. CONCLUSION

Planning Commission Report and 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 Site and Development Petition No. 22-66SP.