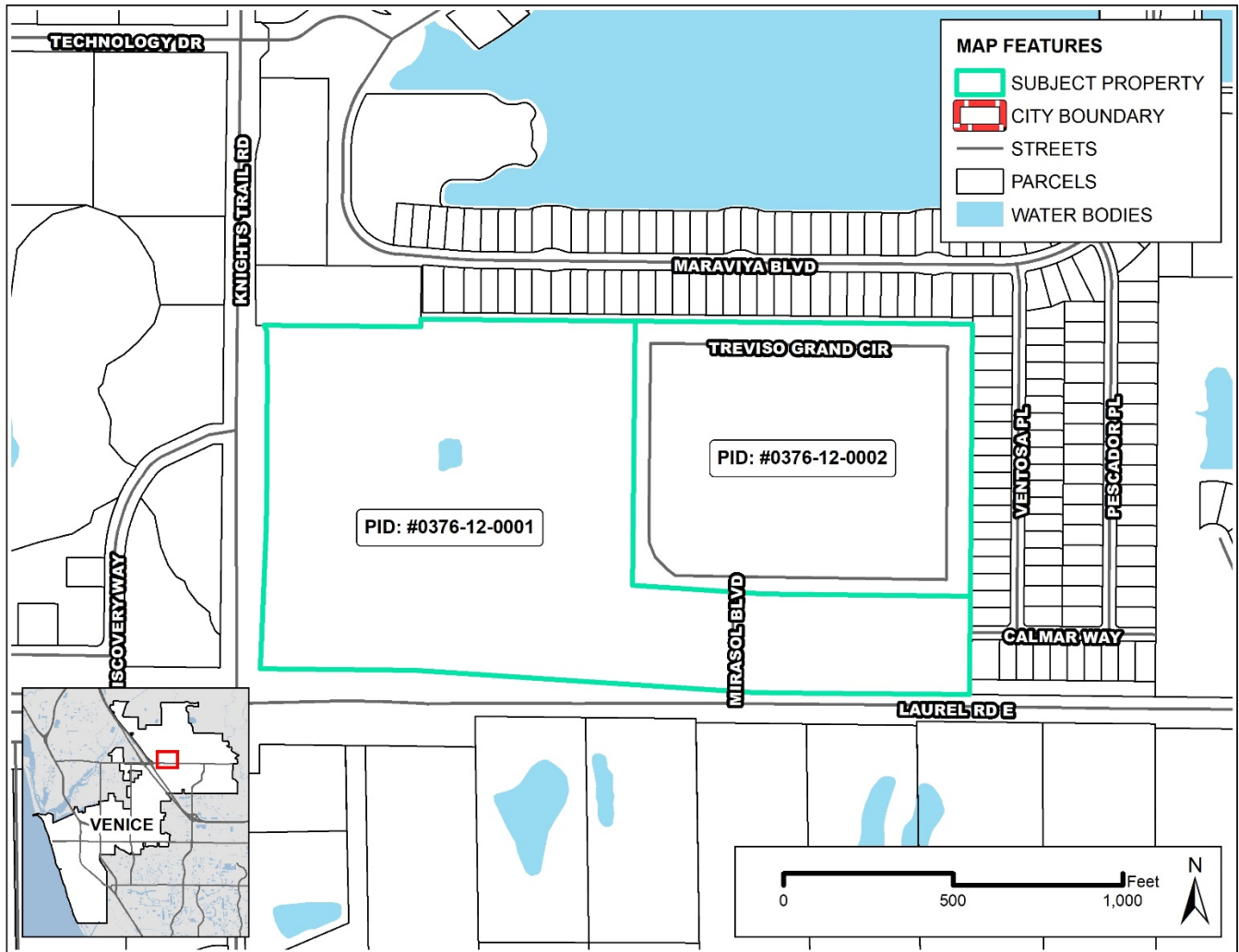




PRELIMINARY PLAT AMENDMENT: PORTOFINO (MIRASOL) STAFF REPORT, PETITION NO. 18-01PP

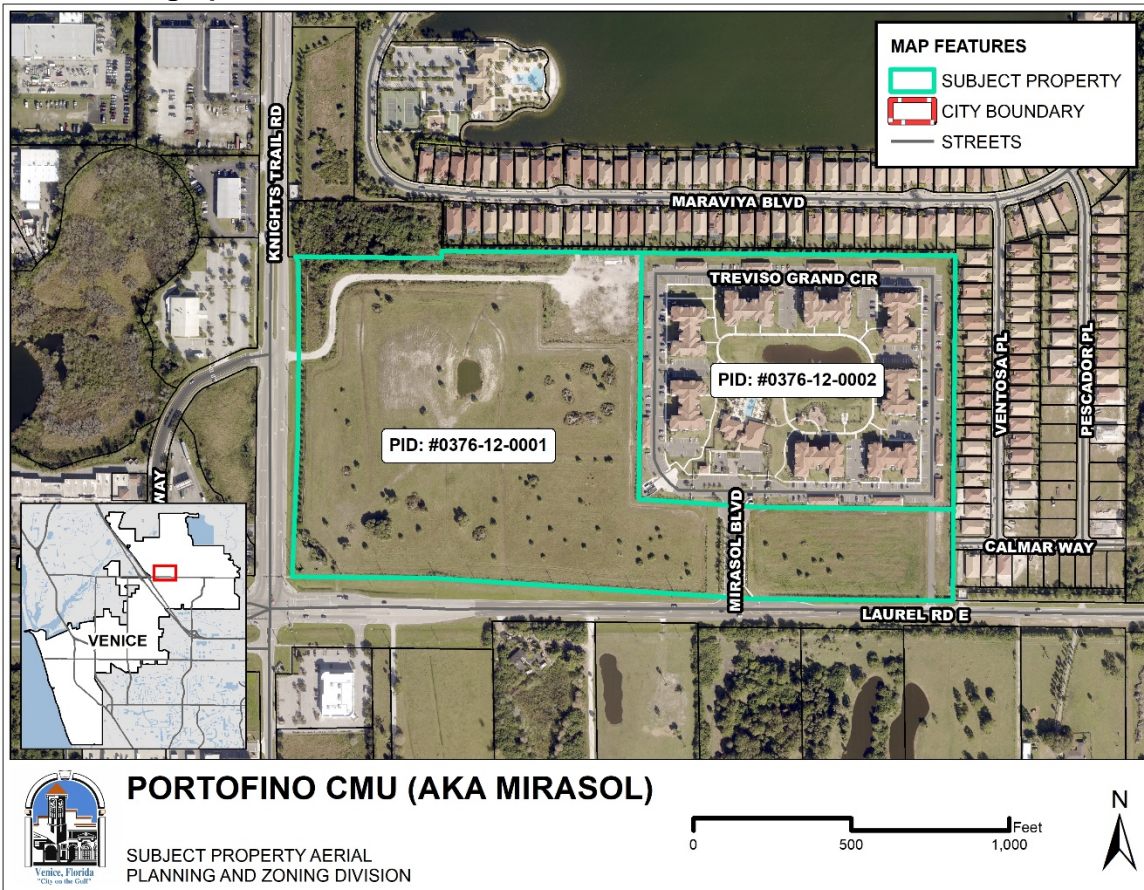


PRELIMINARY PLAT AMENDMENT	
Request:	Approval of a preliminary plat amendment for a Commercial Mixed Use property
Owner:	Laurel Road Property, LLC, Vanguard Laurel Road, LLC; TRI of Treviso Grand, LLC
Applicant:	Laurel Road Property, LLC; Vanguard Laurel Road, LLC
Agent:	D. Shawn Leins, P.E.
Location: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

TIMELINE

- June 12, 2012: City Council approved the rezoning of the easternmost portion of the site, including a large stormwater area along the northern boundary consisting of approximately 21.5 acres, to Planned Unit Development (PUD) for inclusion in the Toscana Isles PUD.
- November 26, 2013: City Council approved preliminary plat petition no. 13-04PP.
- February 11, 2014: City Council approved rezoning petition no. 13-2RZ, designating the property from CG to CMU and creating Ordinance No. 2014-04, amending City's official zoning atlas.
- October 17, 2017: Site & Development Plan petition no. 17-05SP was approved for Treviso Grand apartments, in the northeastern portion of the Portofino CMU and the first development in Portofino.
- September 25, 2017: Special Exception granted for an offsite directional sign for the Toscana Isles PUD.
- May 30, 2018: Portofino Preliminary Plat Amendment was received.

Aerial Photograph



EXISTING CONDITIONS

The subject 50.7 +/- acre property consists of primarily vacant land, with a portion sectioned off by metes and bounds for development into an apartment complex, the Treviso Grand. There are currently no active uses on the vacant portion of the property. The property is level and formerly agricultural land, mostly cleared, with a pond and scattered trees. The parcel is bounded by Laurel Road East and Knights Trail Road. The adjacent properties have a variety of uses: residential, service club, convenience store with gas, retail, agricultural, marshland, and vacant land. Vehicular access to the property will be provided off of Mirasol Boulevard, Laurel Road East, and Knights Trail Road.

Site Photographs



Entrance along Knights Trail Road



West from intersection of Laurel Road and Knights Trail



Northwest from Mirasol Boulevard



North from Laurel Road

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with a designation of Zone X: outside the 500 year floodplain. Development of the property will be subject to compliance with applicable FEMA requirements.

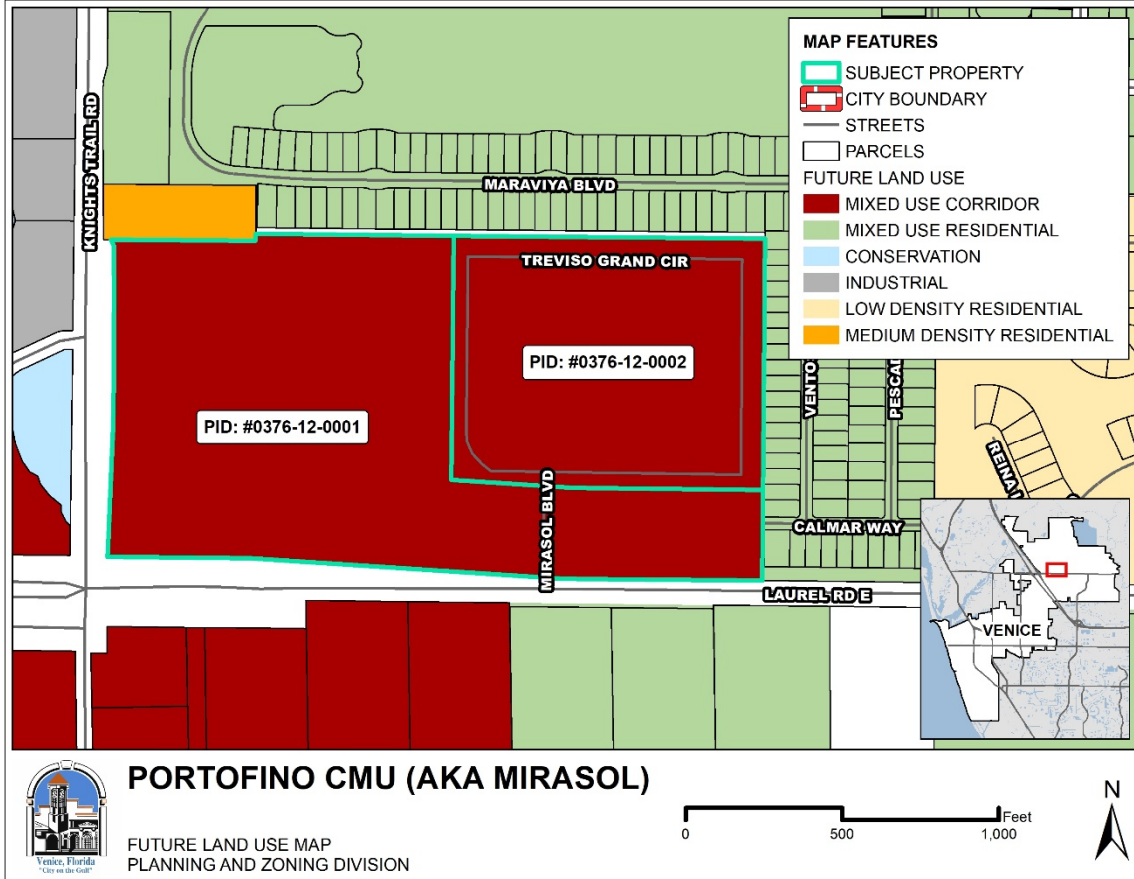
Surrounding Properties

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), Residential Multi-family (RMF-2), PUD, 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 (PID), Sarasota County Open Use Conservation (OUC)	MUC, Conservation, Industrial

Future Land Use

The subject property is located in the Comprehensive Plan's Laurel Road Neighborhood and is designated as Mixed Use Corridor (MUC) on the City of Venice's Future Land Use Map. It is surrounded to the north by the City land use designations of Mixed Use Residential (MUR) and Medium Density Residential. East of the subject site is MUR. To the south are the City designations of MUR and MUC, while MUC, Conservation, and Industrial are found to the west. The following image shows the Future Land Use Map of the subject property and the surrounding area.

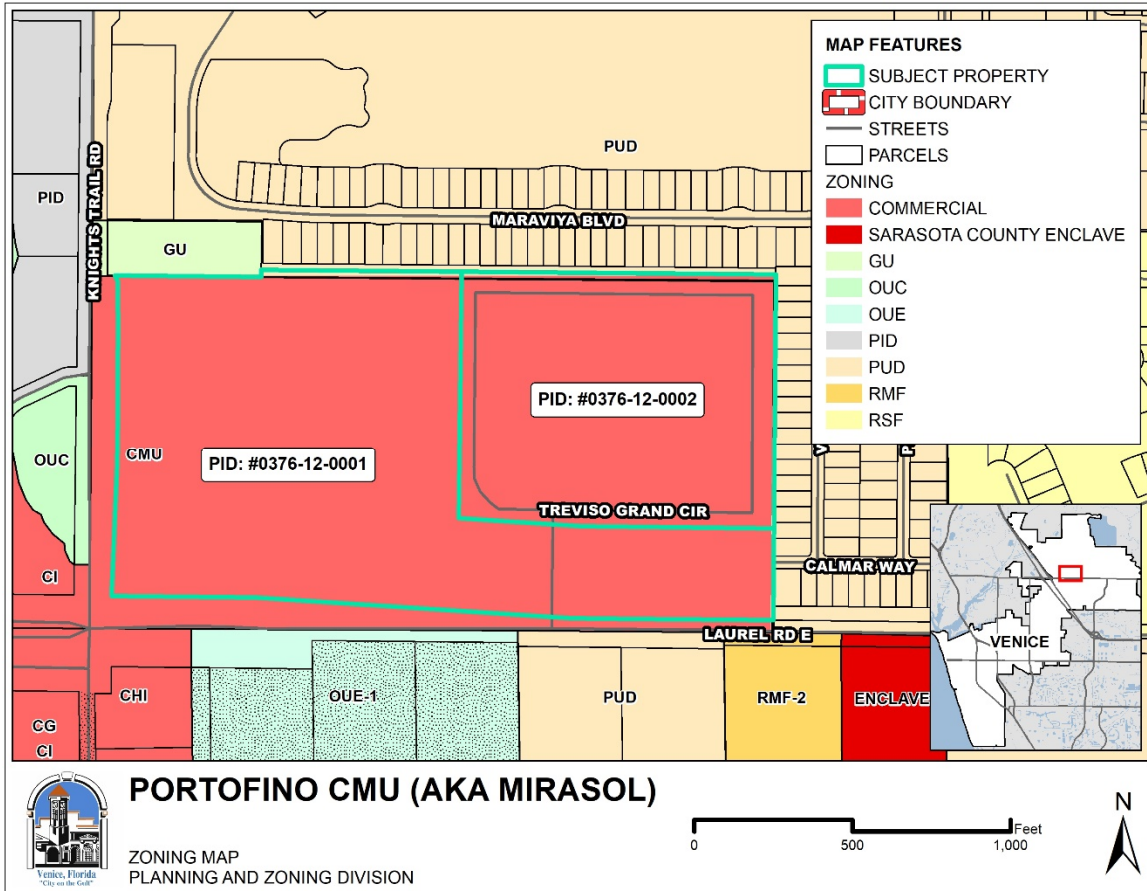
Future Land Use Map



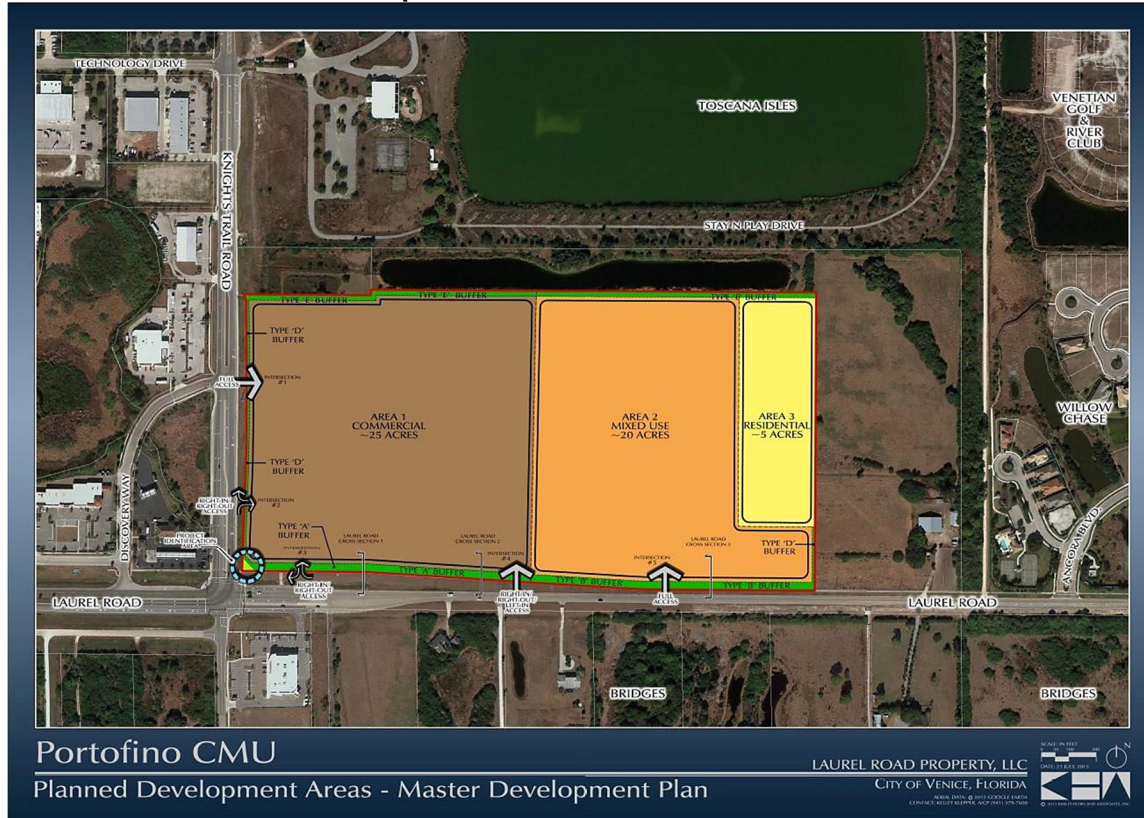
Zoning

The subject property was zoned Commercial Mixed Use (CMU) through Ordinance 2014-04 (petition no. 13-2RZ). Parcels around the subject property to the north are zoned as Government Use and Planned Unit Development. To the south are parcels zoned as Sarasota County Open Use Estate, Commercial Highway Interchange, Planned Unit Development, and Residential Multi-family 2. To the east is Planned Unit Development 2, and to the west are Commercial Intensive, Planned Industrial Development, and Sarasota County Open Use Conservation.

Zoning Map



Portofino CMU Master Development Plan Areas



PROJECT INFORMATION

The subject petition is a Preliminary Plat Amendment, which is a replat of Lot 1, at the northeast corner of the intersection of Laurel Road and Knights Trail Road. Since the initial submittal of the Portofino Preliminary Plat Amendment in 2018, the name of the project has been changed to "Mirasol", though it is referred to throughout this staff report as Portofino for the sake of continuity. The Portofino CMU approval included a master development plan (binding master plan) that established specific development standards.

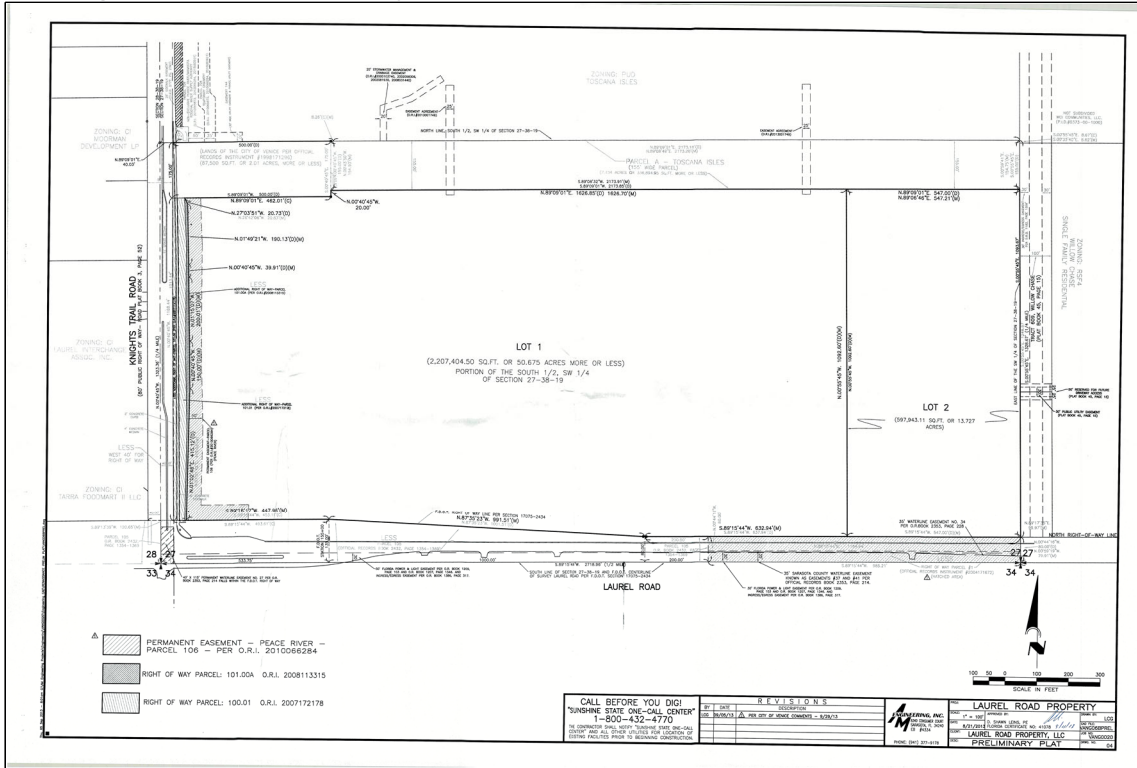
The majority of the site is currently being used as agricultural grazing land. The Treviso Grand apartments were approved and divided off by metes and bounds in 2017. The current request will identify the Treviso Grand site as Lot 3, with the remainder of the land to be subdivided into eleven additional lots, accessed by a private internal road system, which are themselves separate tracts. An additional tract has been proposed as signage for the overall development, to be located at the corner of Laurel Road and Knights Trail Road.

Required landscape buffers are detailed in the Portofino CMU. These buffers are to be installed as the development proceeds according to the widths listed below:

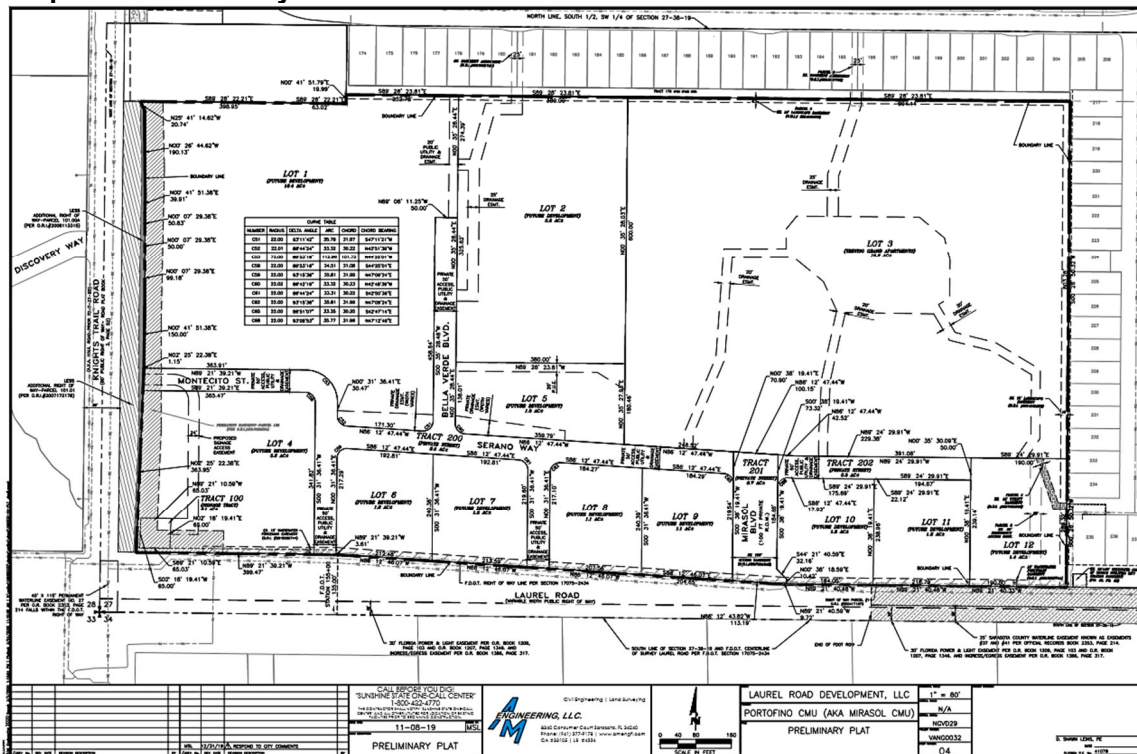
- Laurel Road: 40'
- Eastern property perimeter
 - non-residential: 10'
 - single family residential: none required
 - multi-family residential: 5'
- Knights Trail Road: 10'
- Northern property perimeter: 5'
- None required between individual platted lots (internal development)

Connectivity standards include a network of sidewalks and crosswalks, which are to be constructed as development on each lot occurs. One of the primary accesses to the project is already in operation, Mirasol Boulevard, which also serves the Treviso Grand Apartments (a part of the Portofino development). Additional proposed access points are consistent with the CMU Master Plan.

Existing Approved Preliminary Plat 13-04PP



Proposed Preliminary Plat Amendment



PLANNING ANALYSIS

Staff reviewed the proposed preliminary plat amendment application in relation to the City of Venice 2017-2027 Comprehensive Plan, the Portofino CMU Master Development Plan, the Land Development Code, and Concurrency/Mobility requirements.

2017-2027 Comprehensive Plan

A. Neighborhood Strategies

The subject property is designated as part of the Laurel Road Neighborhood in the *2017-2027 Comprehensive Plan*. "The Laurel Road Neighborhood serves as a gateway from Interstate 75 to a number of neighborhoods including Knight's Trail, Northeast Venice, and Pinebrook. This predominantly undeveloped neighborhood has experienced sporadic non-residential development initially in the eastern portions of the Neighborhood. The commercial uses within this Neighborhood were initially considered to serve the needs of the Knight's Trail (Triple Diamond Industrial Park) and Laurel Road residential communities. However, planned developments within the City and development surrounding the City (Sarasota County) emphasize a further need for non-residential land uses."

"The Laurel Road Neighborhood encompasses approximately 473 acres (gross acreage) or approximately 4.4% percent of the total City size (area) including roads/rights-of-way." The proposed plat subdivides the property into eleven lots (with Treviso Grand included the total is twelve lots), plus a signage tract.

Strategy TR-LR 1.1.4 regarding Complete Streets states:

"Multimodal transportation improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood."

Connectivity standards in the Portofino CMU propose that "sidewalks and pathways shall be a minimum of five (5) feet in width along all roadways adjoining residential and commercial uses." Also, the road network will remain privately maintained.

B. Future Land Use Strategies

The subject property has a Future Land Use of Mixed Use Corridor (MUC). Strategy LU-1.2.9.c.1 states:

"Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood." This project is intended to support the Laurel Road Corridor and the surrounding areas.

CONCLUSIONS/FINDINGS OF FACT (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 Neighborhood, and other plan elements. This analysis should be taken into consideration when determining Comprehensive Plan consistency.

Portofino CMU Master Development 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 (PORTOFINO CMU): The Portofino (Mirasol) Preliminary Plat Amendment is consistent with the Portofino CMU Master Development Plan.

Land Development Code

Sections 86-231(b)(3) and 86-223(a) specify the Planning Commission's role in taking action on a Preliminary Plat petition.

1. Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.

Staff Comment: The Preliminary Plat Amendment drawings have been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with the requirements of Florida Statutes, Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.

2. Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.

Staff Comment: Compatibility review was conducted and confirmed through the rezoning of the subject property to CMU (Portofino CMU).

3. Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.

Staff Comment: The City's Technical Review Committee reviewed the subject petition and found no issues for compliance with the city's minimum adopted levels of service for public facilities.

CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS): The proposed preliminary plat amendment complies with the City's Land Development Code, including the subdivision standards.

Concurrency/Mobility

A. Concurrency

Concurrency was determined to be compliant and still within the Development Master Plan's allowed intensity and density, approved with the Portofino CMU Rezoning.

B. Mobility

The Laurel Road Mixed-Use Property Transportation Impact Analysis (August 2013), submitted for the Portofino rezoning petition (13-2RZ) by the applicant, was reviewed and approved by staff with technical support from the City's traffic consultant, Wade Trim, to satisfy transportation concurrency requirements. The City of Venice has entered into an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County ordinances. Fees collected may be used to mitigate traffic impacts.

Both Laurel Road and Knights Trail Road are Sarasota County roads. Driveway locations, spacing and internal driveway lengths will be coordinated with the County at the site and development plan stage of the project to ensure proper access management and sufficient length to accommodate stacking of exiting vehicles.

The Portofino CMU Development was hereby deemed concurrent with regard to transportation facilities under the City of Venice Concurrency Management Ordinance, subject to the terms and conditions contained in the submitted Developer's Agreement.

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.

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 for the Planning Commission to take action on the Preliminary Plat Amendment, Petition No. 18-01PP.