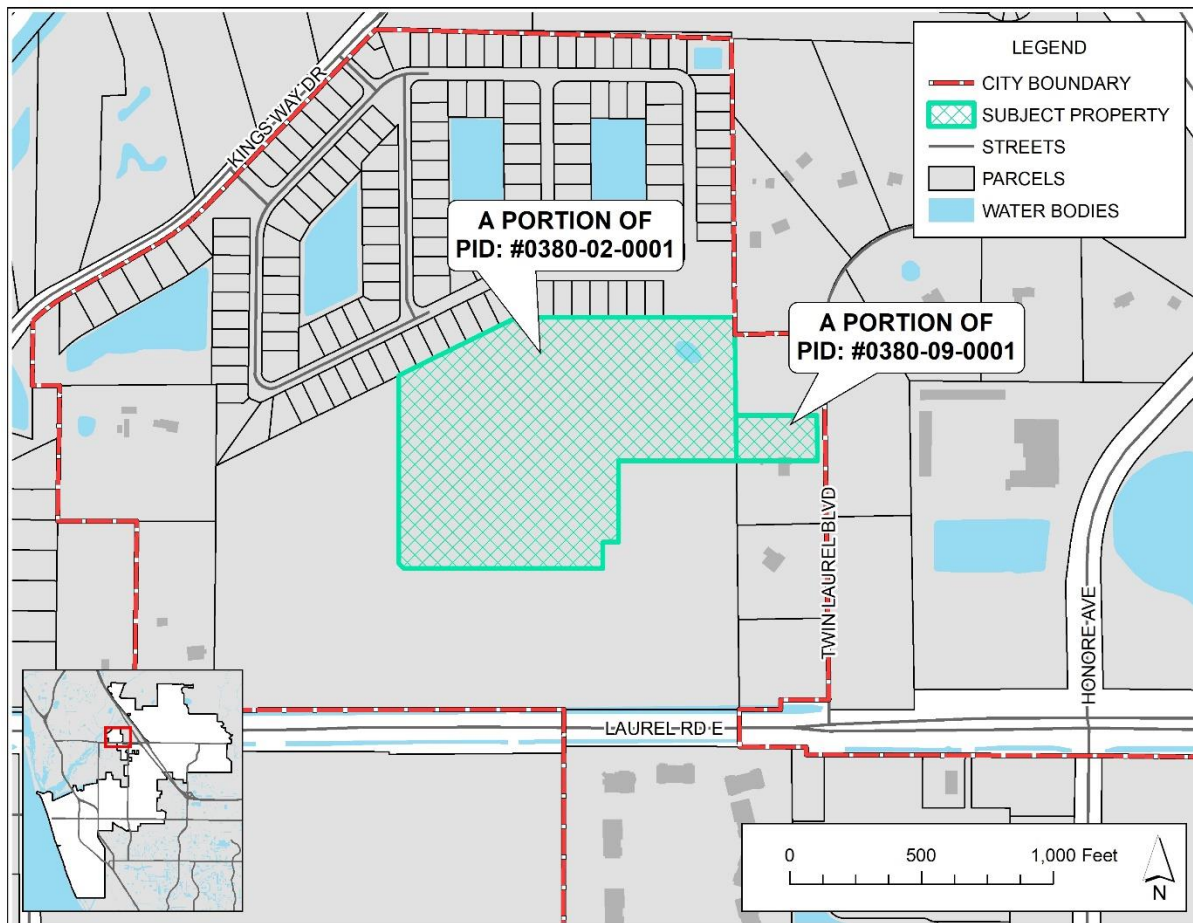


24-22DA Hamlet at Venice Crossing

Staff Report



General Information

Address:	2001 Laurel Road
Requests:	Alternative to Section 3.7.5.B.4.a Requirements
Owner:	Middleburg Development, LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	A portion of each 0380-09-0001 and 0380-02-0001
Parcel Size:	23.78 ± acres
Future Land Use:	Mixed Use Corridor
Zoning:	Commercial General
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	4/23/24
Associated Application:	24-14SP

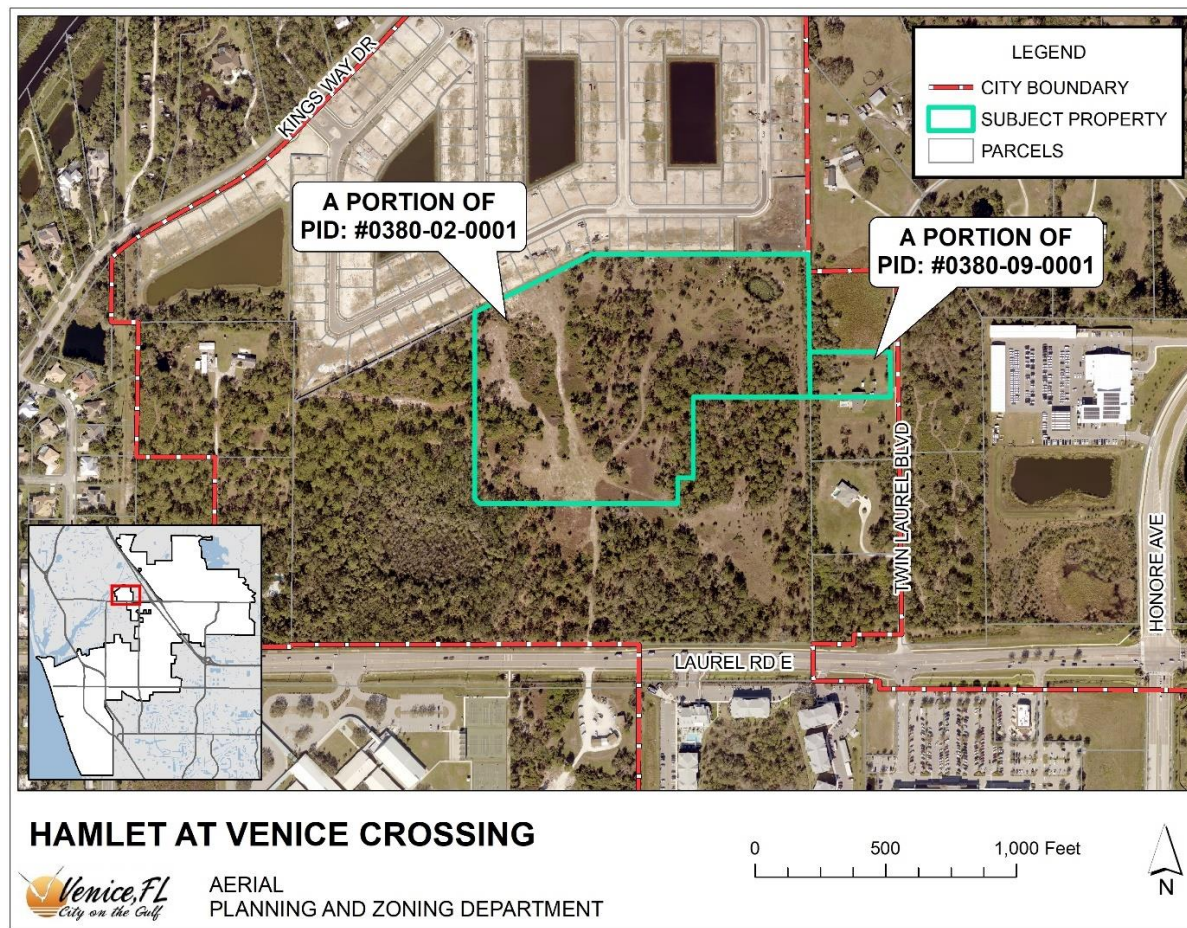
I. BACKGROUND AND EXISTING CONDITIONS

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 the site and development plan for a 265 dwelling unit multi-family development. The design alternative is requesting relief from the interior island requirements of Chapter 87 Section 3.7.5.B.4. List of the associated prior petitions is provided below:

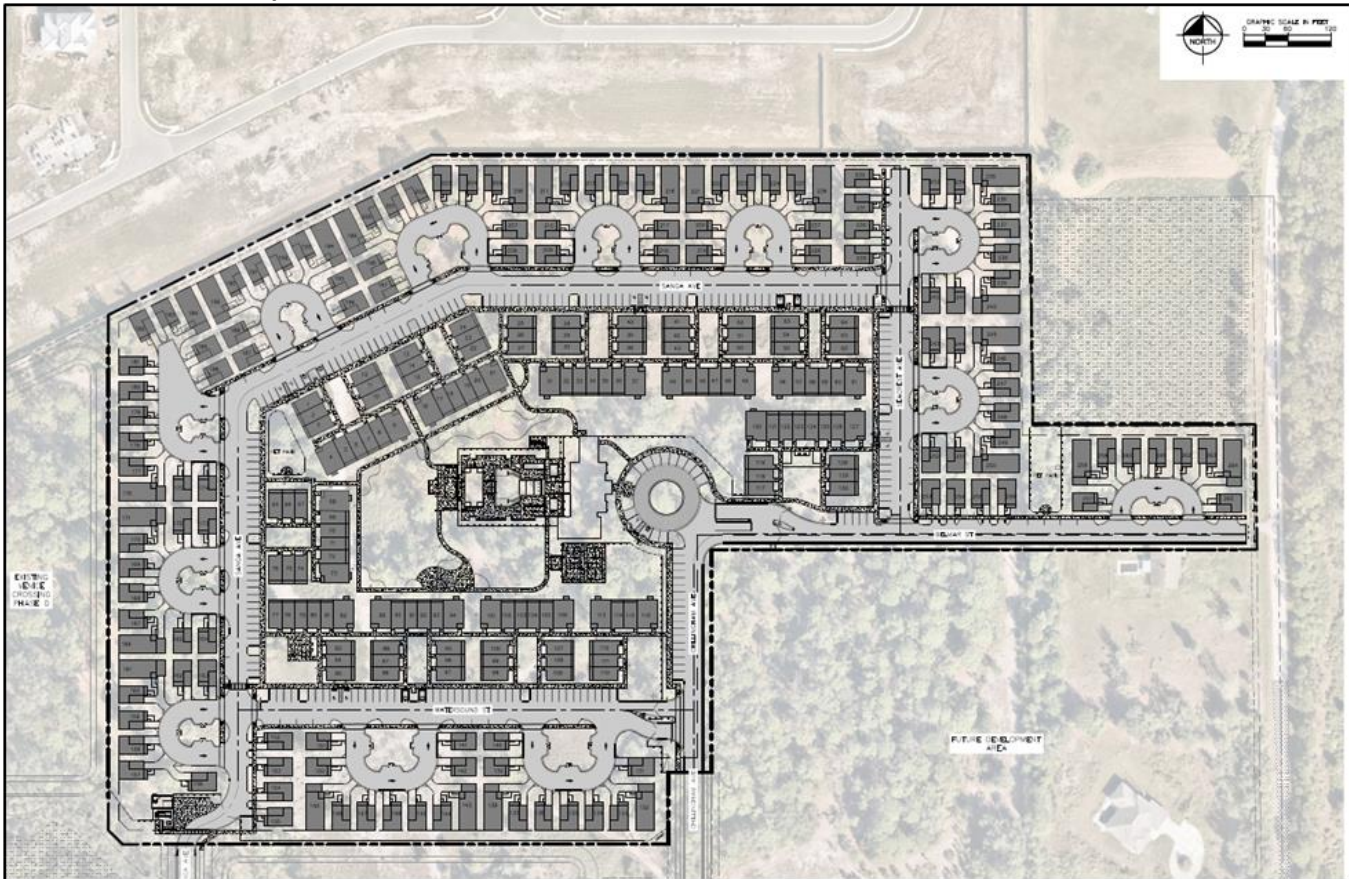
Prior Associated Petitions

Petition Number	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
23-60DA	Design Alternative	Hurt Assemblage Multi-Family	2/14/2024	PC
23-59PP	Preliminary Plat	Hurt Assemblage Multi-Family	2/14/2024	PC
24-14SP	Site and Development Plan	Hamlet at Venice Crossing	TBD	PC

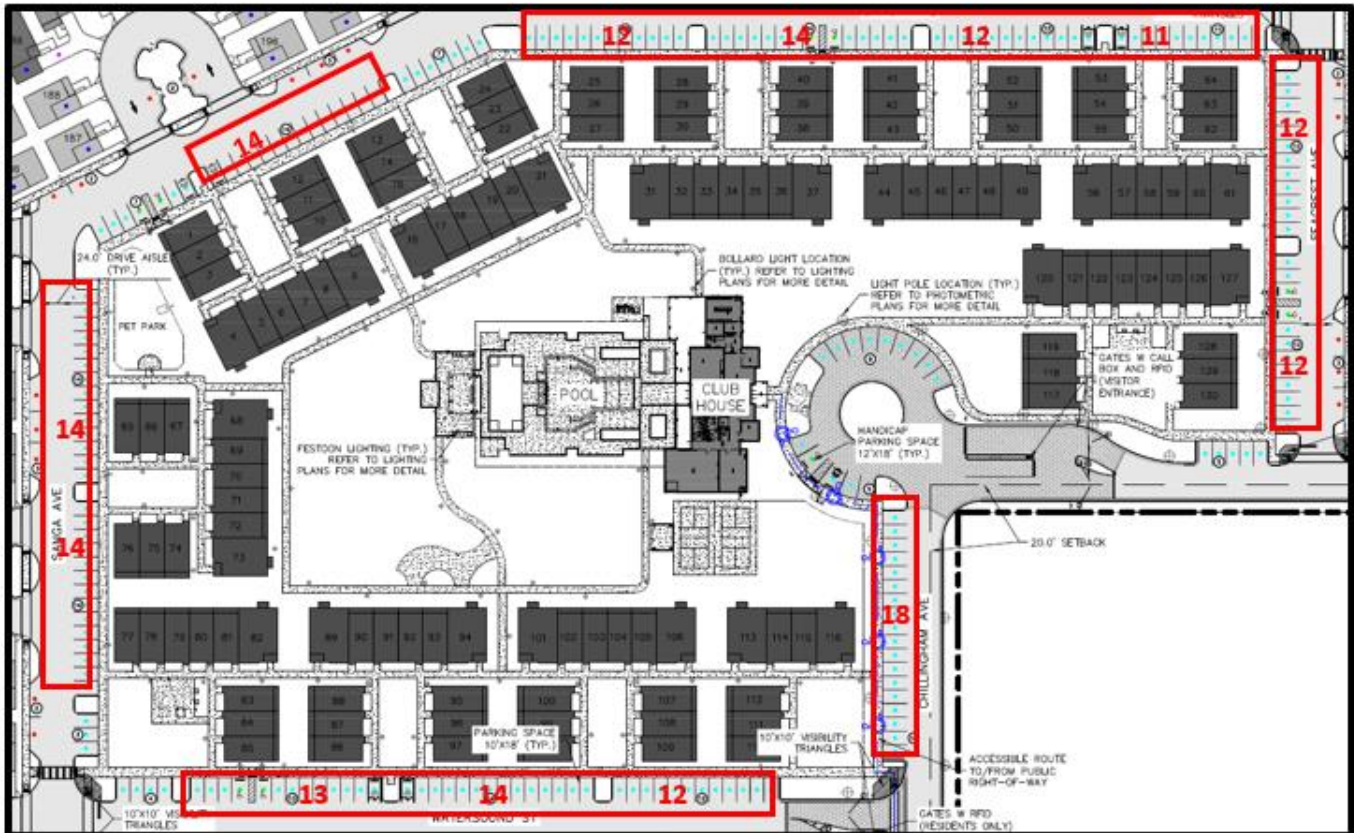
Aerial Photo



Aerial Site and Development Plan



Depiction of Areas Requested for Design Alternative



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. No applicable strategies were identified.

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 applicable strategies were 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 design alternative requested is for Chapter 87 Section 3.7.5.1.4 *Interior Islands*, which states “Interior islands shall be used to ensure there are no more than ten (10) contiguous spaces, however a design alternative may be requested to allow for greater than ten (10) contiguous spaces, so long as the total number of contiguous spaces is no more than twenty(20).

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

Applicant Justification: The landscaping plan proposes areas of up to eighteen (18) contiguous spaces while still meeting the requirements for the total amount of landscaping area and the total amount of required plantings. The applicant believes the proposed design provides for superior design, efficiency, and performance in providing amenity area parking, guest parking and EV parking/charging locations while balancing landscaping planting throughout the site to provide maximum benefit to the residents while preserving compatibility with adjacent properties.

1.11.3. Decision Criteria

Proposed design alternatives may be approved or denied separately or have stipulations imposed that are 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 Design Alternative is consistent with the intent to provide landscaping within parking areas to limit large uninterrupted expanses of pavement. The proposed parking layout is consistent with the stated purpose and intent of the LDR and the Comprehensive Plan, and the applicant believes it provides a more efficient and superior design that will benefit those living within the development.

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 is related to landscape islands for interior parking which are not visible to adjacent uses and will not impact adjacent properties.

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

Applicant Response: The Design Alternative will allow for equivalent or superior parking and landscape design to the benefit of those living within the development.

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 proposed Design Alternative will not have any impact on adopted levels of service of public facilities.

Summary Staff Comment: The proposed design alternative is located in the interior of the proposed project and will not be visible to the surrounding properties. The request is within the parameters allowable with a design alternative for interior islands and the required landscaping will still be provided.

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.

II. 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. 24-22DA.