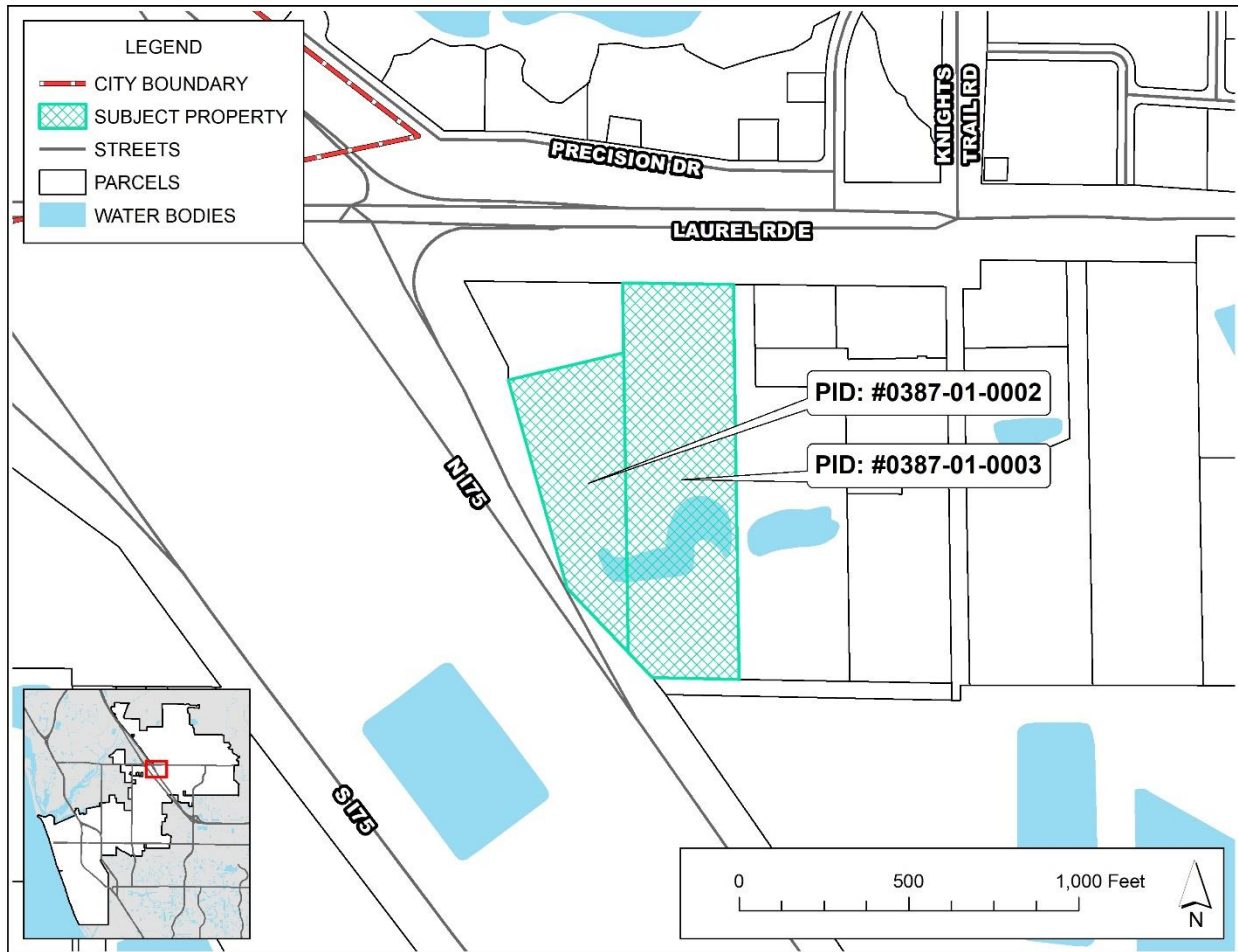


# 23-52DA Pool Corp Staff Report



## GENERAL INFORMATION

<b>Address:</b>	3484 and 3490 E. Laurel Road
<b>Request:</b>	To exceed the maximum rear setback standard
<b>Owner:</b>	Pool Development, LLC
<b>Agent:</b>	Jackson R. Boone, Esq. Boone Law Firm
<b>Parcel ID:</b>	0387010002 and 0387010003
<b>Parcel Size:</b>	12.33 ± acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Current Zoning:</b>	Laurel East
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road
<b>Application Date:</b>	October 27, 2022
<b>Related Applications:</b>	22-64AM, 22-65CU, 22-66SP

## I. BACKGROUND

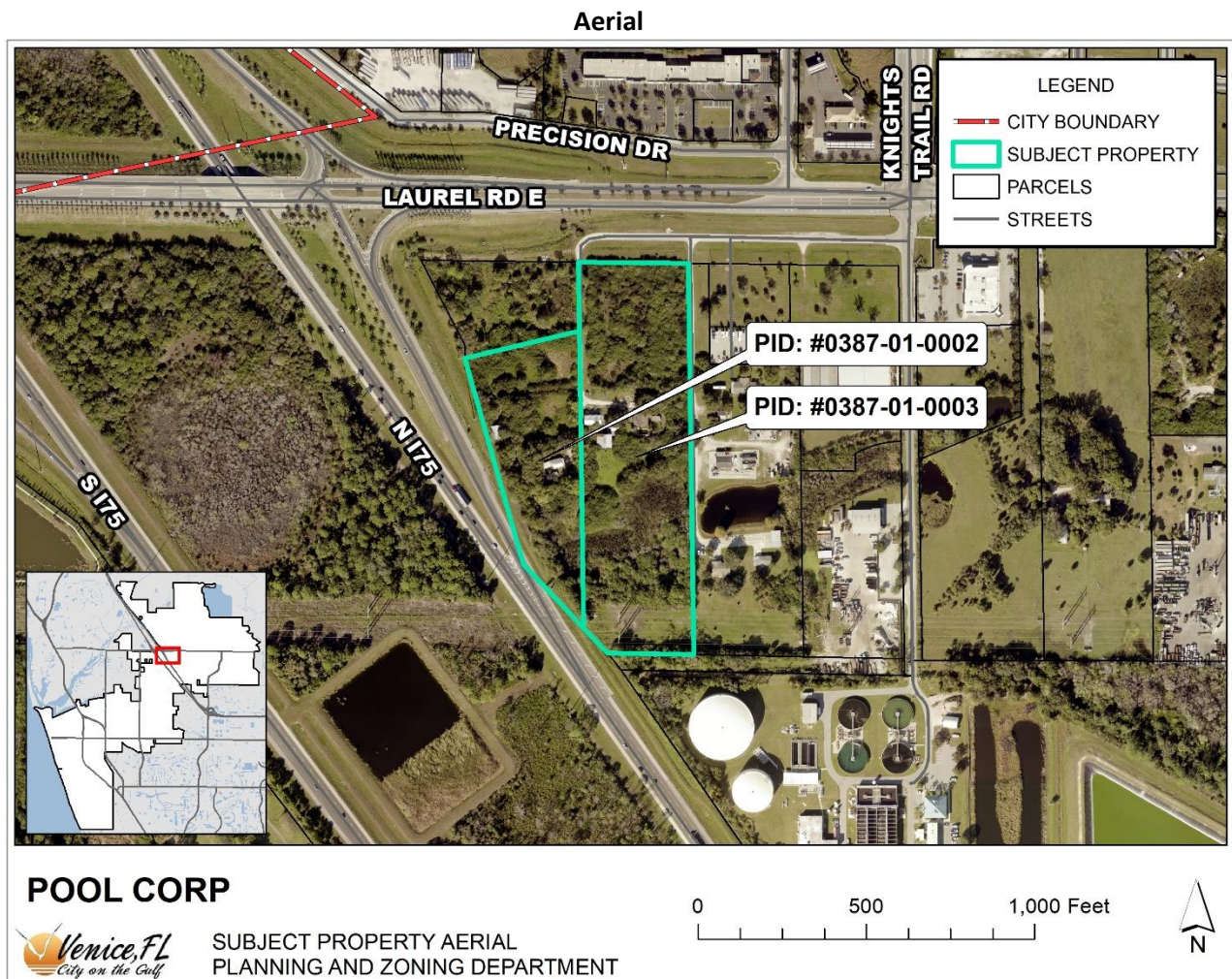
The proposed Pool Corp Supply building is located south of Laurel Road East and west of Knights Trail Road. The subject properties are approximately 12.33 acres and have the address of 3484 and 3490 E. Laurel Road, Venice, FL (PID #0387010002 and 0387010003). The proposed Design Alternative plan is running 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 Site and Development Plan (22-66SP).

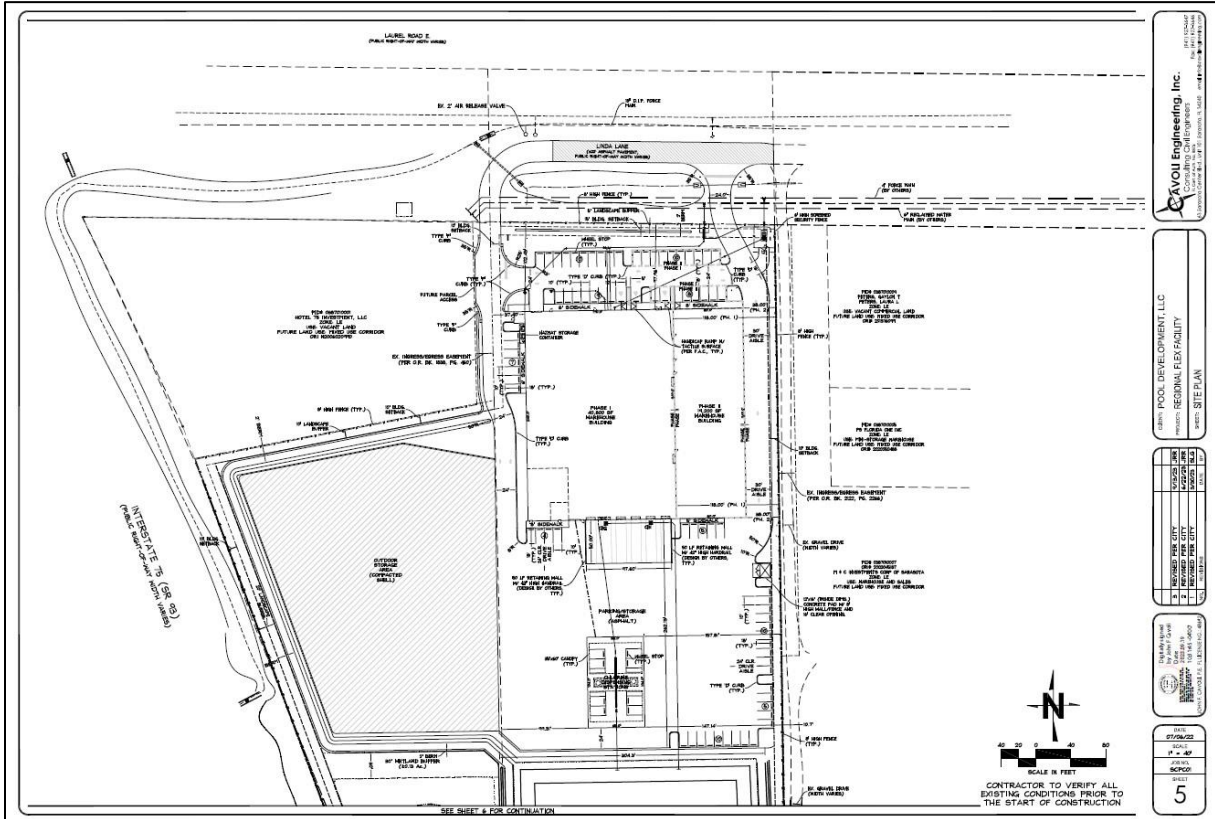
## II. PROJECT DESCRIPTION

### Site and Development Plan

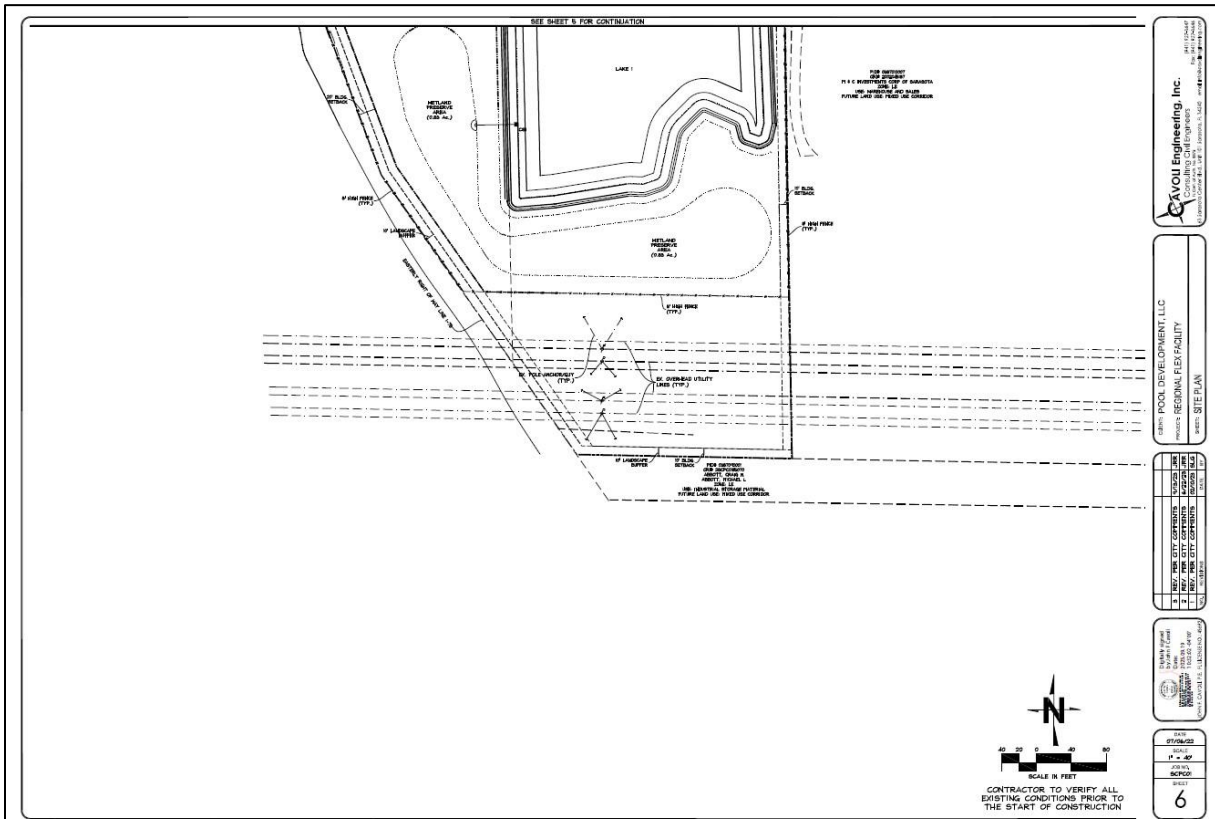
The applicant is requesting a Design Alternative pursuant to Ch.87, Sec. 2.3.2.D relating to the maximum rear setback requirement of 50 feet within the Laurel East District. The proposed Site Plan shows an approximately 500-foot rear setback to the rear of the property. This large setback is due to the subject parcel having a larger depth than other properties within the Laurel East District as well as an FPL transmission line on the rear property. Below is the aerial and proposed site plan of the subject parcel.



### Site Plan (PG.1)



### Site Plan (PG.2)



### III. PLANNING ANALYSIS

In this section of the report, analysis of the subject Design Alternative evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC).

#### Consistency with the Comprehensive Plan

##### Land Use Element

**Strategy LU 1.2.9.c – Corridor (MUC).** The proposed Site and Development Plan would support commercial redevelopment within the Laurel Road Corridor.

#### **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 Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

#### **Land Development Code**

No inconsistencies have been identified.

**Conclusions / Findings of Fact (Consistency with the Land Development Code):** The subject petition has been processed with the procedural requirements to consider the Design Alternative. 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 1.11.3**

Design Alternative applications require a review of 1.11.3 *Decision Criteria*. Decision Criteria states that in reaching a decision regarding the Design Alternative 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**):

Proposed design alternatives may be approved or denied separately or have stipulations imposed 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;  
**The proposed design alternative is consistent with the purpose and intent of the LDR's and the Comprehensive Plan.**
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;  
**The design alternative will have no impact on adjacent uses.**
3. Whether the design alternative will permit superior design, efficiency, and performance;  
**The design alternative will permit superior design and no development could occur on the subject property without a design alternative due to the wetland and FPL easement at the rear of the property.**
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

**The design alternative is necessary to preserve the existing wetland at the rear of the property and develop the property outside of the FPL easement area.**

5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

**The design alternative will have no impact on the level of service of public facilities.**

#### **IV. CONCLUSION**

##### **Planning Commission Report and Action**

Upon review of the petitions 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 Design Alternative No. 23-52DA.