HAMLET AT VENICE CROSSING DESIGN ALTERNATIVE PETITION NO. 24-22DA
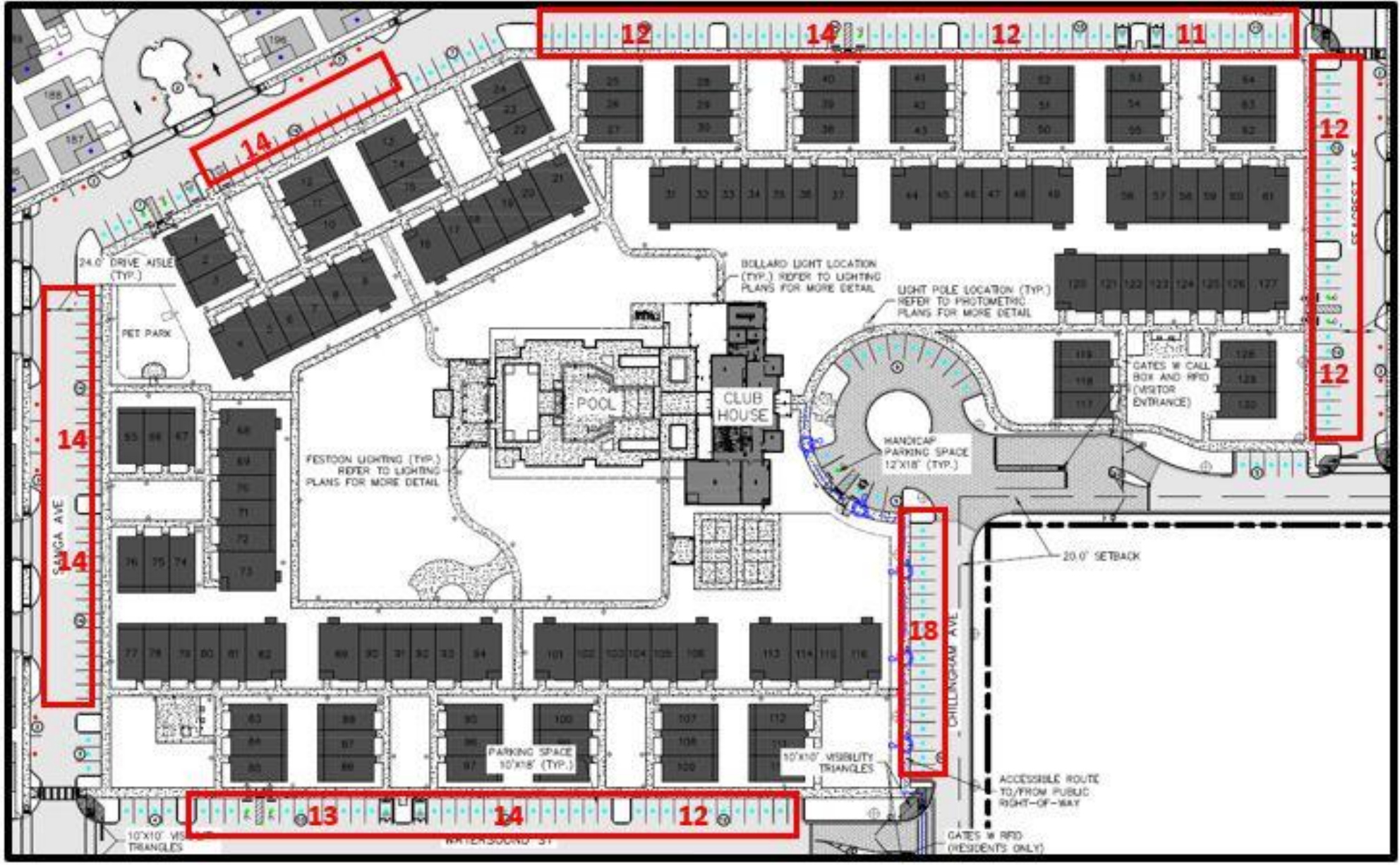
OWNER/APPLICANT: MIDDLEBURG DEVELOPMENT, LLC

AGENTS: JACKSON R. BOONE, ESQ., BOONE LAW FIRM

BACKGROUND

- This design alternative is running concurrently with site and development plan 24-14SP.

- The request is for relief from Chapter 87 Section 3.7.5.1.4-*Interior Islands* requirements.

DEPICTION OF AREAS REQUESTED FOR DESIGN ALTERNATIVE

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE

- 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).

- Applicant has provided justification for the proposed design alternative, which is also included in the narrative and is provided in the staff report.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LDRs)

- The proposed design alterative includes all the required information for a decision to be made.

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 take action on Design Alternative Petition No. 24-22DA.