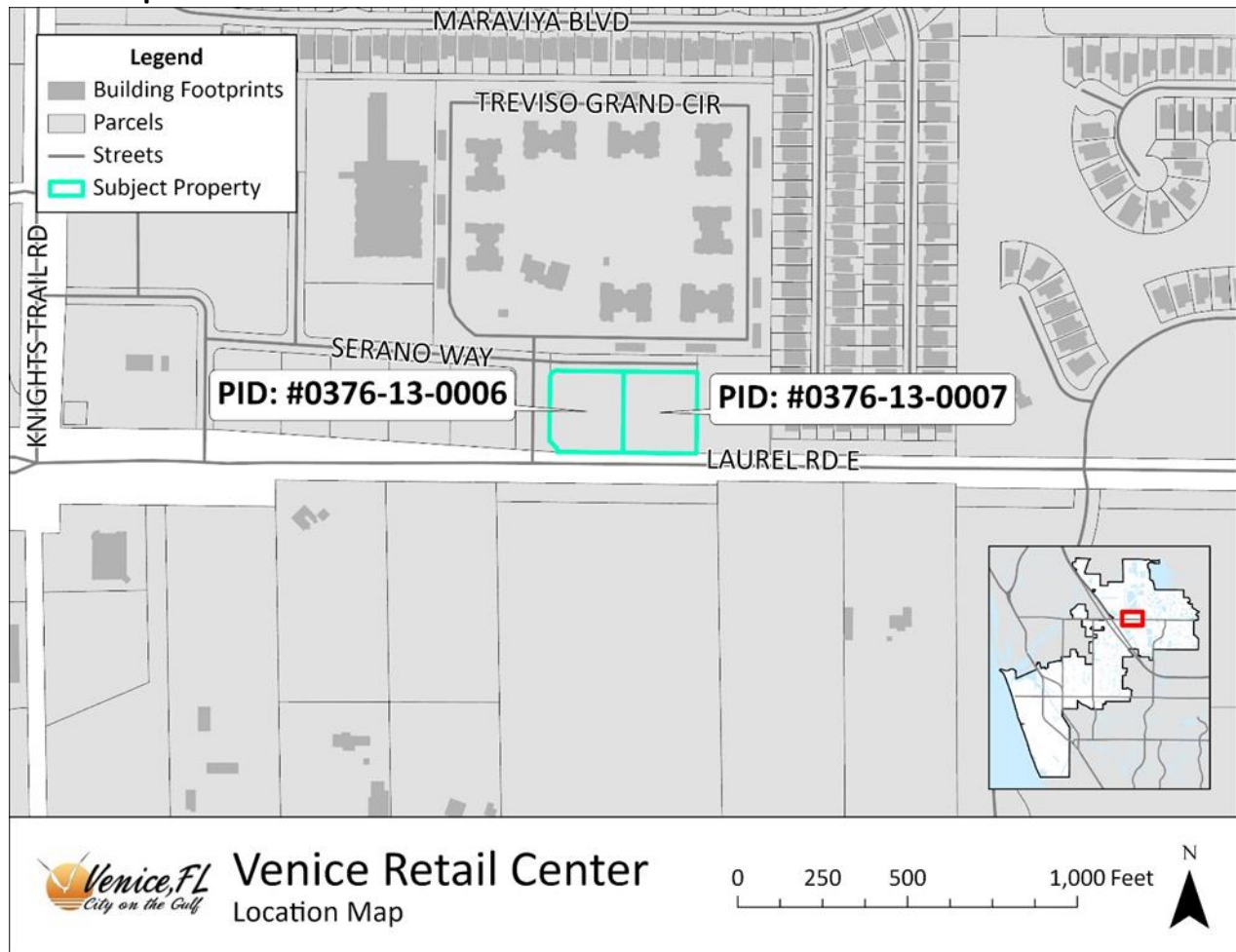


24-58SP Venice Retail Center Staff Report



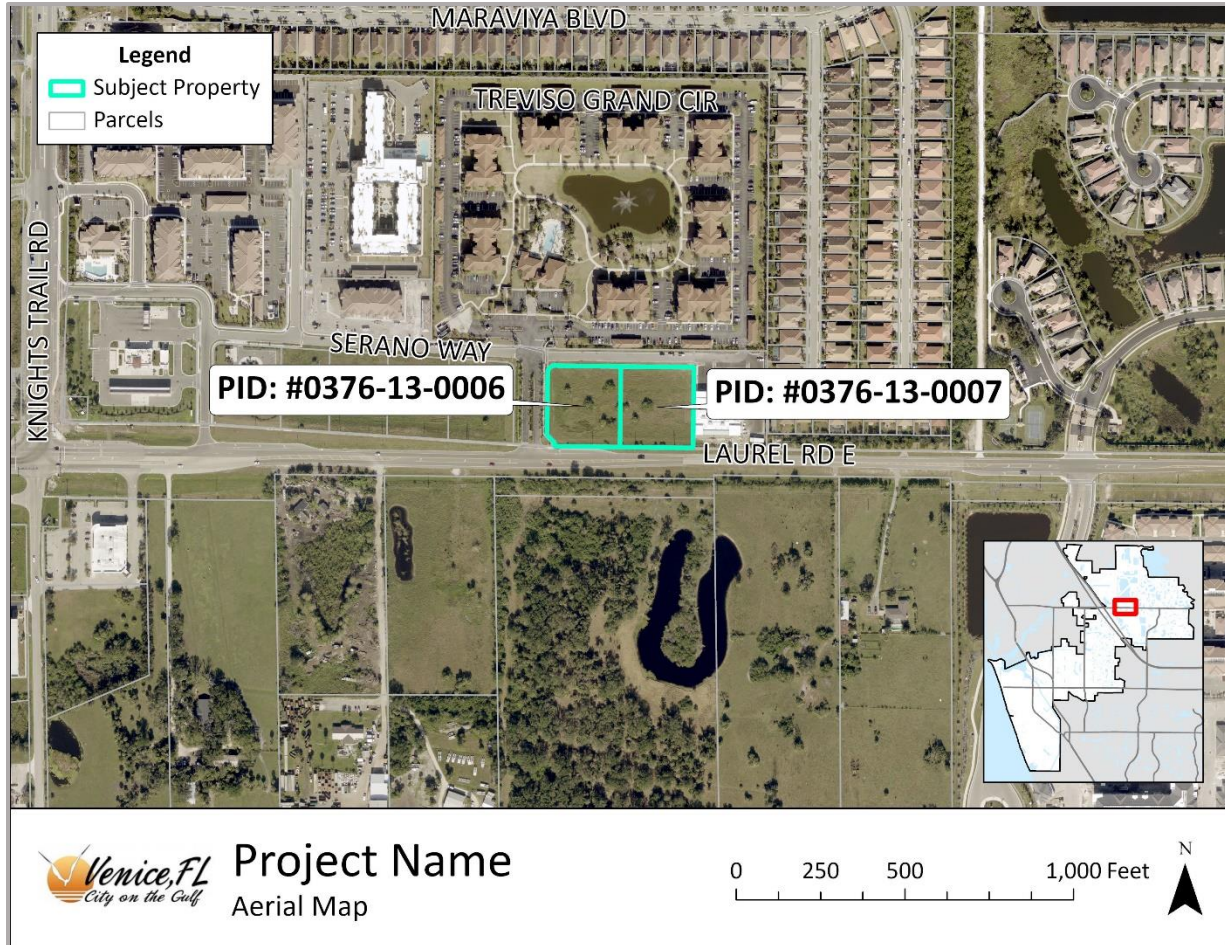
GENERAL INFORMATION

Address:	401 and 405 Serano Way
Requests:	Proposed commercial development to include medical, retail and quick service restaurant uses with associated improvements
Owner/Applicant:	Laurel Road Development, LLC/Ashton Gray Real Estate
Agent:	Joe Pellarin, Kimley-Horn Associates, Inc.
Parcel IDs:	0376130006 and 0376130007
Parcel Size:	±2.36 acres
Future Land Use:	Mixed Use Corridor
Zoning:	Laurel East
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	November 11, 2024

I. BACKGROUND AND EXISTING CONDITIONS

The proposed project is for the construction of a new commercial development consisting of two multi-suite retail buildings and associated parking. Water and sewer will be extended to the site, with services tying into the nearby existing infrastructure. The project is within the Portofino commercial mixed-use (CMU) master plan, therefore those standards have been applied. The gross floor area for the proposed development is 19,945 sf.

Aerial Photo



Site Photograph- On Laurel Road Facing North towards Serano Road



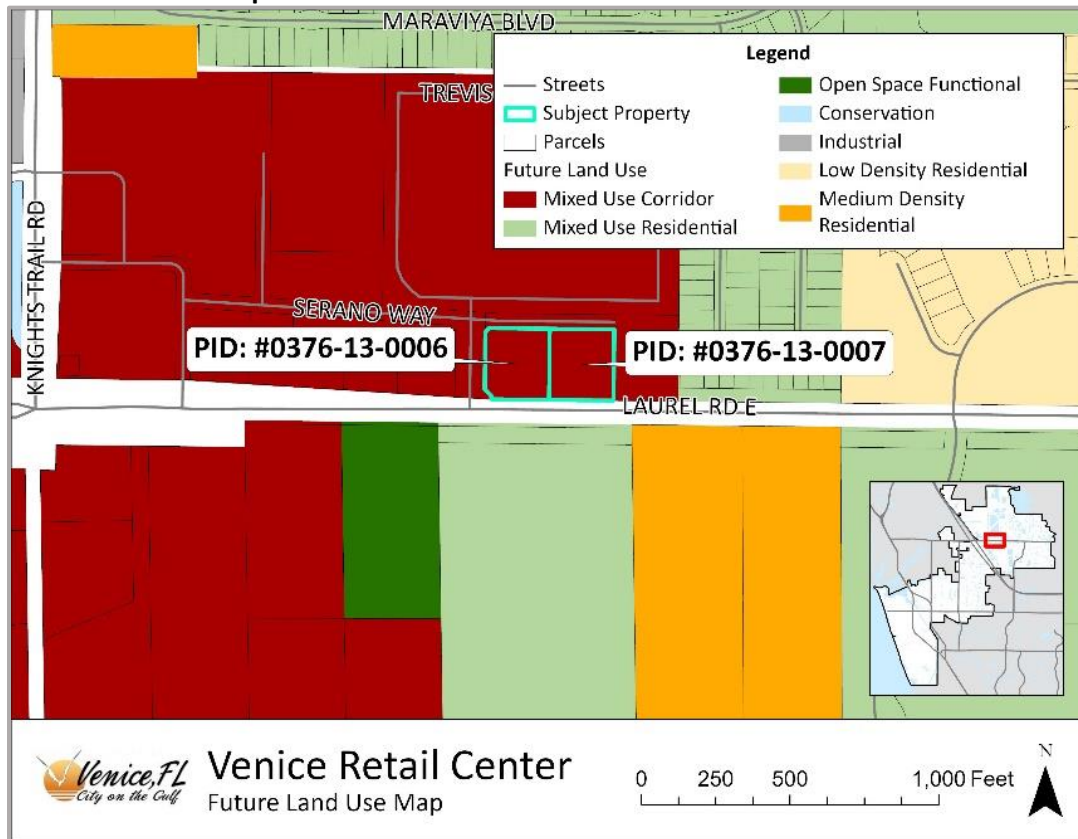
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Treviso Grand Apartments, Revello Apartments	Laurel East	Mixed Use Corridor
South	Visterra	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
East	Wasserman Dermatology	Laurel East	Mixed Use Corridor
West	Approved Site Plan for Echo Hotel	Laurel East	Mixed Use Corridor

Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor and the Zoning is Laurel East.

Future Land Use Map



VENICE, FL
City on the Gulf

Venice Retail Center

Zoning Map

Legend

- City Boundary
- Streets
- Subject Property
- Parcels
- Zoning Outline
- Zoning
- CON - Conservation
- REC - Recreation
- PUD - Planned Unit Development
- RSF - Residential, Single Family
- RMF - Residential, Multi-Family
- PID - Planned Industrial Development
- LE - Laurel East
- OUE - County Open Use Estate

PID: #0376-13-0006

PID: #0376-13-0007

VENICE, FL
City on the Gulf

0 250 500 1,000 Feet

N

[illegible]

Elevations (Building 1: East Building)



Elevations (Building 2: West Building)



III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, and 2) review for alignment with the City's Land Development Regulations (LDRs) and the Portofino CMU, and 3) review of requirements for Concurrency/Mobility.

Review of Comprehensive Plan

The subject property has the Future Land Use designation of Mixed Use Corridor, which is consistent with the proposal for multi-suite retail. The property is located in the Laurel Road Neighborhood, which is predominantly Mixed Use, and on the eastern side of I-75.

Strategy LU 1.2.11 – Mixed Use Development Principles

The proposed project is providing a non-residential use that is complementary to the neighboring residential and commercial uses of the CMU. The project would provide retail services for the community within walking distance of other properties in the CMU and the surrounding area.

Strategy LU-LR 1.1.1 – Mixed Use Corridor (MUC)

The Laurel Road Neighborhood has 299 acres for MUC, including the proposed multi-suite retail buildings within the Portofino CMU. The maximum non-residential intensity for the overall area is calculated based on a designation wide FAR of 0.50, with 1.0 allowed for individual sites. The project does not exceed the permitted square footage for the individual site with a proposed FAR of 0.19.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to help the Planning Commission determine consistency with the Land Use Element strategies applicable to the Mixed Use future land use designation, strategies found in the Laurel Road element, and other plan elements.

Review of the Land Development Code Compliance and the Portofino CMU

The proposed site and development plan includes two multi-suite retail buildings (quick service restaurant, medical/dental offices and retail, totaling 19,945 SF, have been reviewed for consistency with the LDRs. Retail, quick service restaurant and medical/dental offices are allowable uses in the Portofino CMU. The proposed plan complies with the LDRs as it is within the Portofino CMU and consistent with the requirements outlined within the CMU – including permitted uses, setbacks, land area, height, parking and lot coverage.

The proposed development has improvements that fall outside of the boundary on the north side of the property, which include 3 parking spaces, these improvements are subject to a letter of acknowledgement provided by the landowner, John R. Peshkin. The applicant will be responsible for maintaining the constructed off-site improvement. Landscaping requirements not covered by the CMU have been integrated into the overall landscaping plan for the proposed development and are consistent with the requirements found in the former LDC (Chapter 86) as outlined in the CMU. Where a landscaping item required by the current code is not addressed by either the CMU or the referenced Chapter 86, the standards of Chapter 87 have been applied (example: foundation plantings).

1.2.C.8 Land Use Compatibility Analysis

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

Applicant Response: *The project consists of the construction of two new 1 story medical office and retail tenant space building and associated parking. The proposed site and development plan is consistent with all applicable provisions of section 4 of the land development regulations. Please refer to the site plan, landscaping plan, lighting plan and architectural elevations submitted with this application for purposes of demonstrating such consistency and satisfaction of compatibility considerations. The proposed intensity of development is consistent with the applicable standards of the city land development regulations.*

ii. Building heights and setbacks.

Applicant Response: *The proposed building has been designed and placed consistent with required setbacks and is below the permitted building height for the district.*

Staff Comment: *The building heights and setbacks are consistent with the CMU and the code.*

iii. Character or type of use proposed.

Applicant Response: *The proposed medical office and retail tenant space are permitted uses within the district and designed in compliance with applicable standards of the city land development regulations.*

iv. Site and architectural mitigation design techniques.

Applicant Response: *Open space has been provided on site in compliance with the city requirements and landscaping has been arranged to feature Florida species and the inclusion of a raised berm along Laurel Road to improve the pedestrian scale and interaction at the public right of way. The design of the proposed medical office and retail tenant space has been reviewed with representatives of willow chase and the Venetian Golf and River Club and the design includes a northern mediterranean pallet of neutral colors, faux stone treatments of the ground elevation, architectural elements at entrance and along columns.*

Staff Comment: *The applicant reference to the architectural elements is from a prior project. This project has, however, incorporated northern Italian elements into the design by utilizing tile roofing accents, medallions, and columns.*

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: *The proposed medical office and retail tenant space is sited on existing platted commercial lots and located at a distance of over 200 feet from the boundary of any existing single family neighborhoods and proposed to be one story in height. Open space has been provided on site in compliance with the city requirements and landscaping has been arranged to feature Florida species and the inclusion of a raised berm along laurel road to improve the pedestrian scale and interaction at the public right of way.*

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: *The proposed medical office and retail tenant space is sited on existing platted commercial lots and located at a distance of over 200 feet from the boundary of any existing single family neighborhoods and proposed to be one story in height.*

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: *Not applicable.*

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: *The proposed site and development plan complies with all applicable elements of the comprehensive plan and land development regulations regarding intensity of use. The proposed use implements compatible development within a commercial subdivision planned to accommodate the proposed use, thereby furthering the intent of the land use element together with planning and design principles and is consistent with the other existing and planned commercial uses within the development.*

Staff Comment: *The maximum non-residential intensity for the overall area is calculated based on a designation-wide FAR of 0.50 with 1.0 allowed for individual sites. The project does not exceed the permitted square footage for the individual site with a FAR of 0.19 for the proposed project.*

1.9.4 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:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: *The proposed site and development plan complies with all applicable elements of the comprehensive plan. By way of illustration, the proposed medical office and retail tenant space building adds to the city's economic development goals, promotes walkable streets and interconnected circulation through sidewalks and integration with the existing network in proximity to commercial and areas, and implements compatible development within a commercial subdivision planned to accommodate the proposed use, thereby furthering the intent of land use element planning and design principles per LU 1.3. Please refer to the traffic study and environmental report submitted with the application in support of the proposals compliance with additional comprehensive plan elements such as the mobility and environmental elements.*

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: *The proposed site and development plan is consistent with all applicable provisions of section 4 of the land development regulations. Please refer to the site plan, landscaping plan, lighting plan and architectural elevations submitted with this application for purposes of demonstrating such consistency and satisfaction of compatibility considerations.*

3. General layout of the development including access points, and on-site mobility;

Applicant Response: *The proposed access to the site is limited to serrano way, ensuring no interruption of traffic flow along laurel road, utilizing the existing shared driveway entrances to Mirasol for access. A sidewalk system around the building and to entry points is included together with connections to the existing sidewalk system.*

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

Applicant Response: *This project consists of the construction of two new medical office and retail tenant space buildings and associated parking. A parking demand study demonstrating consistency with established national demand standards and the existing city code has been provided under separate cover.*

Staff Comment: *The applicant has provided a memo on parking, as it is 11 spaces over the CMU stated parking minimums. The CMU states:*

'that the property owner reserves the right to determine the appropriate number of spaces based on specific tenants and to propose an alternative parking standard based on a parking study at the time of each site and development plan review and may exceed the CMU minimum provisions to accommodate design, projected uses and tenant requirements.'

It should be noted that the proposed parking, 103 spaces, is consistent with the permitted range of parking spaces (80-126) for the applicable uses in the current LDRs.

5. General layout of drainage on the property;

Applicant Response: *The drainage will be tying into the nearby existing infrastructure and master association facilities in compliance with applicable southwest Florida water management district and city standards.*

6. Adequacy of recreation and open spaces;

Applicant Response: *Open space has been provided on site in compliance with the city requirements and landscaping has been arranged to feature Florida species and the inclusion of a raised berm along Laurel Road to improve the Pedestrian scale and interaction at the public right of way.*

Staff Comment: *No active parks or dedications are required.*

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: *Water and sewer will be extended to the building with services tying into the nearby existing infrastructure already installed along serrano way. Refuse will be via a dumpster on an enclosed dumpster pad onsite.*

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

Applicant Response: *The design of the proposed hotel has been reviewed with representatives of willow chase and the venetian golf and river club and the design includes northern mediterranean pallet of neutral colors, faux stone treatments of the ground elevation, architectural elements at entrances and along columns.*

Staff Comment: *The applicant reference to the architectural elements is from a prior project. This project has, however, incorporated northern Italian elements into the design by utilizing tile roofing accents, medallions, and columns.*

Land Development Regulations and Portofino CMU Binding Master Development Plan

The proposed two multi-suite retail buildings are consistent with the permitted land uses in the Portofino CMU Binding Master Development Plan, and the Site and Development Plan follows CMU requirements for lighting, buffering, signage and architectural design.

Portofino (Mirasol) CMU Standards

Standard	Required/ Allowed	Provided
Front Setback (South)	10'	156.6'
Side Setback (East)	0'	36.2'
Side Setback (West)	0'	69.0'
Rear Setback (North)	5'	10.1'
Building Height	45'	22.23'
Parking	92	103
Landscape Buffer (Laurel)	40'	40'
Landscape Buffer (Serano)	10'	10'
Landscape Buffer Side (West)	10'	10'
Landscape Buffer Side (East)	10'	10'

Conclusions/Findings of Fact (Compliance with the Land Development Regulations and Portofino CMU Binding Master Plan)

The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the 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	9 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	9 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks & Rec	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Master Planned	Compliance confirmed by Engineering

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	80 Peak Hour Trips	Compliant with City's traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a Trip Impact Analysis that has been reviewed by the City's traffic consultant. The analysis was found to be acceptable. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, the Portofino CMU, 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 Plan Petition No. 24-58SP.