



Project: Treviso Grand Apartments
Site and Development Plan Petition No. 17-05SP
Staff Report

Owners: Laurel Road Properties, LLC

Agent: D. Shawn Leins, P.E., AM Engineering, Inc.

Parcel ID #: 0376-12-0001

Parcel Size: 50.6 acres \pm

Future Land Use Designation: Knights Trail Neighborhood (Planning Area K)

Zoning District: Commercial, Mixed Use (CMU)

Summary of Site and Development Plan:

A proposed residential multi-family development in the Portofino CMU which includes the following improvements:

- Eight multi-family buildings with a total of 272 apartment units,
- Twelve one-story garage/storage buildings,
- A clubhouse and various recreational amenities,
- Associated improvements including but not limited to off-street parking, landscaping and signage, and
- One full vehicular access driveway is proposed on Laurel Road.

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and has been found in compliance with the regulatory standards of the City Code of Ordinances.

I. BACKGROUND / INTRODUCTION

The Portofino CMU was approved by City Council on February 11, 2014 through the adoption of Ordinance No. 2014-04. Entitlements for the Portofino CMU include a maximum of 425 equivalent dwelling units and a maximum of 425,000 square feet of non-residential floor area. The Portofino CMU approval included a binding master plan that established the development standards specific to the Portofino CMU.

The subject site and development plan is the first land development proposal associated with the Portofino CMU. Since the applicant elected not to plat the proposed residential multi-family project area to establish a parcel or tract, the site and development plan includes the entire 50.6 acre Portofino CMU. The applicant has confirmed that future site and development plan applications within Portofino will not be considered amendments to the subject site and development plan petition provided that final plat approval of the Treviso Garden Apartments property is obtained prior to approval of any subsequent site and development plan application. The proposed residential multi-family project encompasses the 19.2-acre northeastern portion of the Portofino CMU.

II. PROPOSED IMPROVEMENTS

FIGURE 1: Treviso Grand Apartments Site and Development Plan

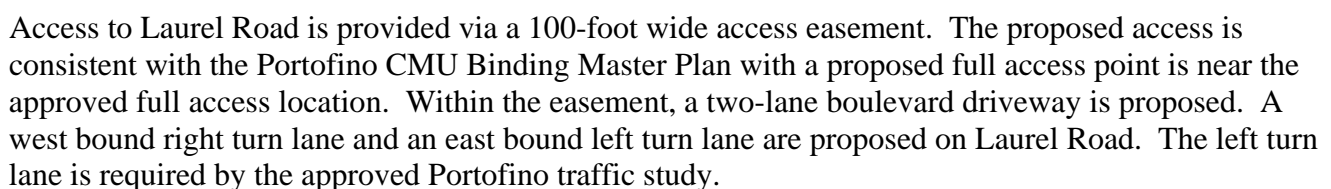
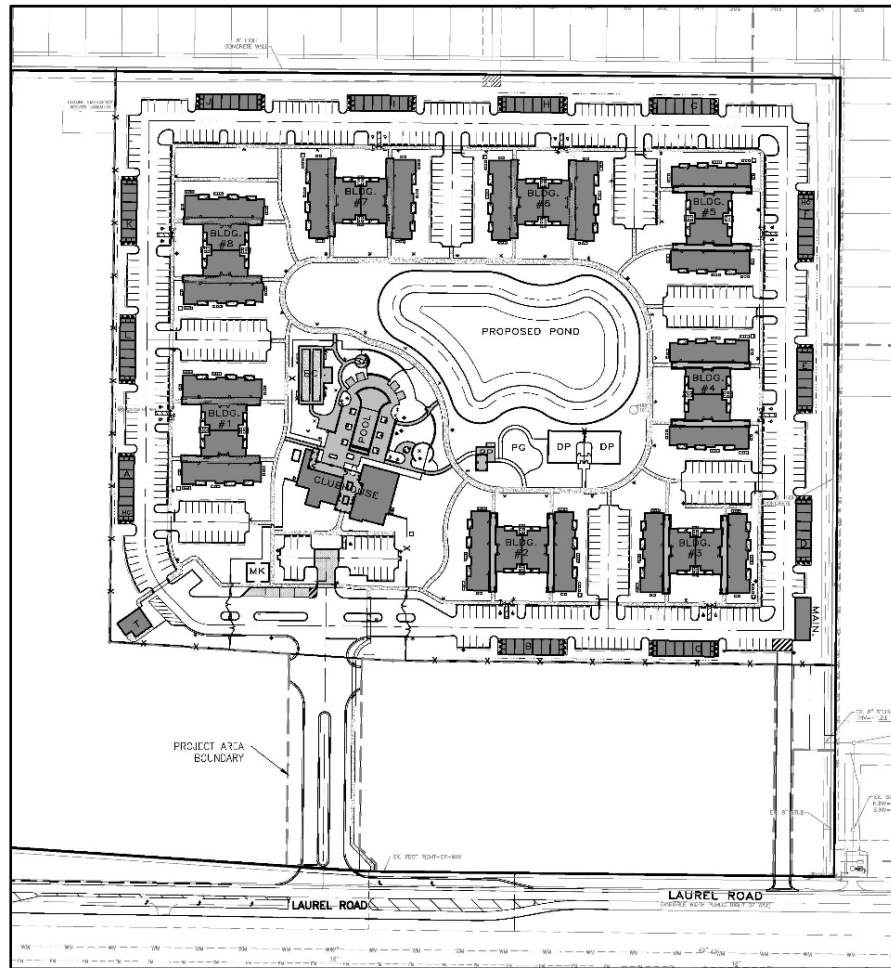


FIGURE 2: Treviso Grand Apartments Project Area



Proposed off-street parking is a combination of surface parking areas and one-story parking garages. A total of 591 off-street parking spaces are proposed. Most of the proposed parking (519 spaces) is surface parking while 72 spaces are provided in twelve one-story garage structures which also include tenant storage area.

Several recreational amenities are included in the project such as a clubhouse, swimming pool, picnic pavilion, playground, sitting area, bocce courts and a dog park. A network of sidewalks connects all buildings to the centrally located amenity area.

Other proposed improvements include a mail kiosk, maintenance building and a trash compactor. Two ground signs are proposed; one at the driveway entrance along Laurel Road and a second at the northern end of the driveway entrance.

Landscaping improvements are provided throughout the project. The north and east side of the project is screened with an eight-foot high concrete wall. The applicant proposes a six-foot aluminum fence along the south and west project boundaries. A total of 626 trees are shown on the proposed landscape plans. Twelve varieties of trees are proposed. Slash pine and live oak trees are proposed along the perimeter of the project area. The remainder of the site is landscaped with a variety of trees and shrubs.

The applicant has submitted architectural drawings for all proposed buildings including the multi-family buildings, clubhouse, garages, maintenance building, mail kiosk and trash compactor. The proposed architecture is described and evaluated in Planning Analysis section of the report (Section IV). The proposed design of the multi-family buildings includes the following architectural design elements:

- Arched stairwells
- Decorative features which include corbels, shutters, brackets and medallions
- Ornamental molding trim
- Window mullions
- Raised stucco banding
- Concrete tiles on accent roof areas

The applicant proposes fiberglass/asphalt shingle roofing on the main roof of the buildings. Typically, tiles roofs are provided to satisfy Northern Italian Renaissance or Northern Mediterranean design standards. Staff is seeking Planning Commission direction regarding the appropriateness of non-tile roofs on a property that is:

- Located in the Knight's Trial Neighborhood (Planning Area K) that requires Northern Italian Renaissance or Northern Mediterranean architectural design standards be applied to new projects.
- Subject to Portofino CMU Binding Master Plan which affirms that Portofino will meet the Northern Mediterranean or Northern Italian Renaissance design standards as required by the adopted comprehensive plan

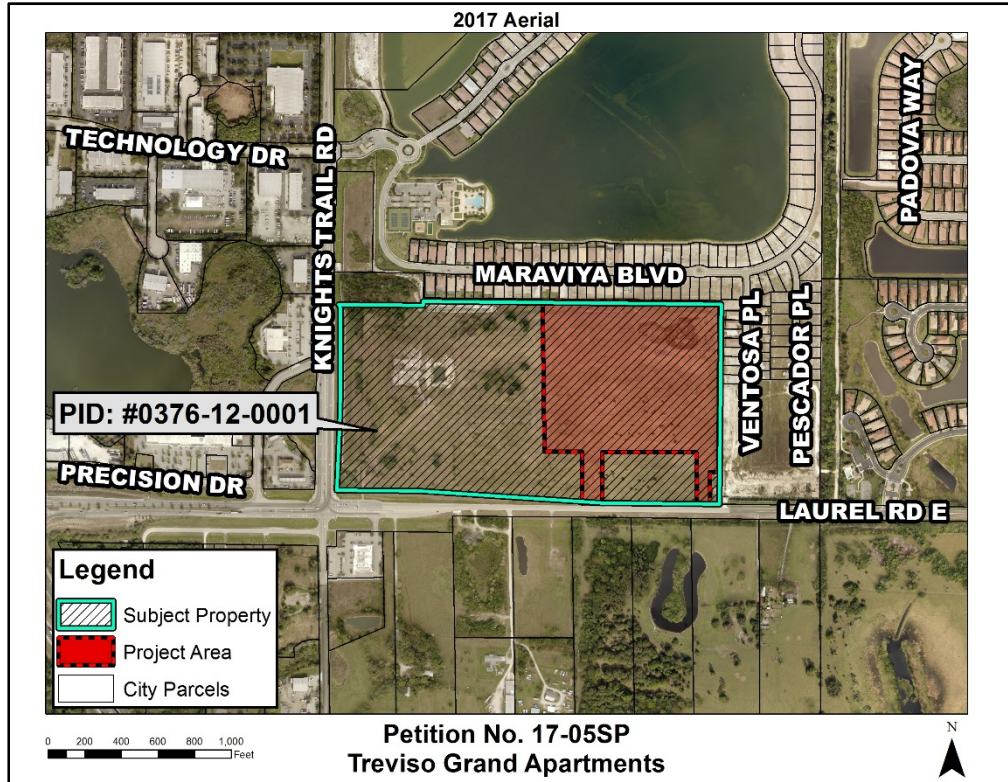
The Portofino CMU Binding Master Plan includes a stipulation which requires the developer to meet with an advisory board comprised of representatives from Willow Chase and Venetian Golf & River Club. The advisory board is to advise applicants on the concerns of the neighboring residential communities relative to architecture, buffers, and parking area landscape. Included in the applicant's materials is written documentation of meetings with the advisory board including comments and concerns on the subject project raised by the advisory board.

III. SUBJECT PROPERTY/SURROUNDING AREA INFORMATION

On- and Off-Site Conditions:

The subject property and surrounding properties are shown on Map 1 (see following page). Map 1 shows the project area within the Portofino CMU. The subject property is currently undeveloped. Toscana Isles PUD residential single-family detached lots are located along the north project boundary; Willow Chase residential subdivision is located along the east property boundary and undeveloped Portofino CMU property is located along the south and west project boundaries. Existing uses, current zoning and the future land use designation of surrounding properties are provided in the table on the following page.

MAP 1: Aerial Photograph



Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Toscana Isles PUD single family subdivision	Toscana Isles PUD and Government Use (GU)	Knights Trail Neighborhood (Planning Area K)
West	Convenience Store and Elks Club	Commercial, General (CG), Open Use Conservation (OUC), Planned Industrial Development (PID)	Knights Trail Neighborhood (Planning Area K)
South	Vacant commercial property (former CVS Drug Store), large-lot single family properties and vacant land	Commercial, Highway Interchange (CHI), Sarasota County Open Use Estate 1 (OUE-1), Commercial, Mixed Use (CMU), and Residential, Multiple-Family 2 (RMF-2)	South Laurel Neighborhood (Planning Area I) and Commercial
East	Toscana Isles PUD, single family subdivision and vacant land	Toscana Isles PUD	Knights Trail Neighborhood (Planning Area K)

Flood Zone Information:

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property in a Zone X FIRM designation with moderate to low flood risk. The Zone X designation is not identified as a Special Flood

Hazard Area and therefore not subject to base flood elevation requirements. Development of the property will be subject to compliance with applicable FEMA requirements.

Future Land Use:

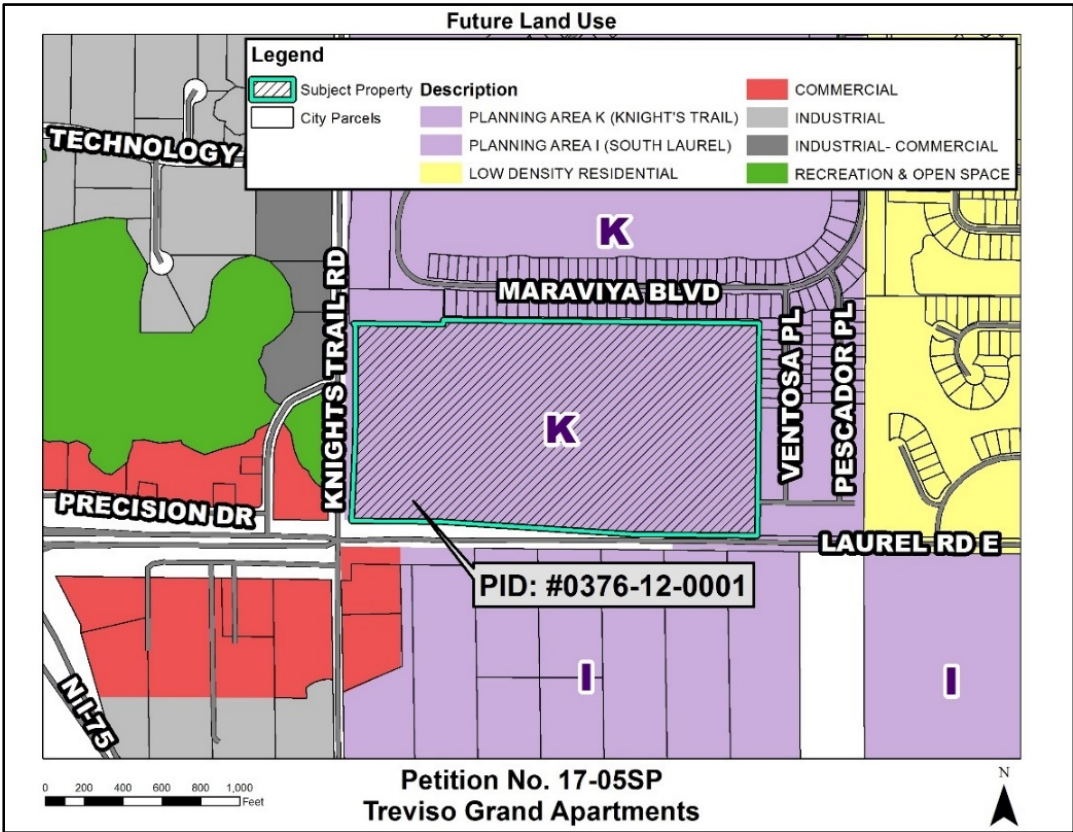
The future land use map (see Map 2 on the following page) shows the future land use designations of the subject property and surrounding properties. The future land use designation for the subject property is Knights Trail Neighborhood (Planning Area K). The planning area is comprised of four subareas; the subject property is in subarea 4 which is the southernmost subarea with frontage on Laurel Road.

The planning intent of the Knights Trail Neighborhood is to accommodate industrial-commercial; office and low intensity retail space; multi-family residential properties; and conservation/open space. Policy 16.14 provides development standards for the neighborhood which address maximum residential density and non-residential intensity, transportation, maximum building height, land use compatibility, parking, parks, public spaces and conservation area, and architectural design.

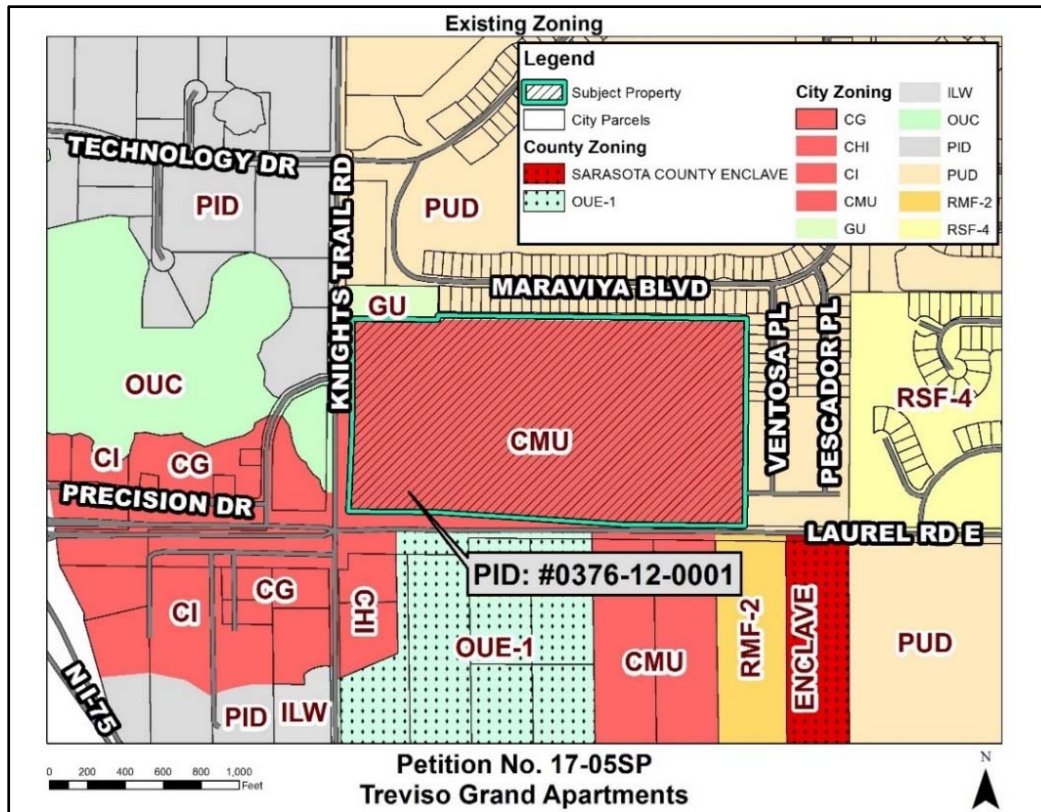
Existing Zoning:

Map 3 on the following page shows the existing zoning designation of the subject property as well as surrounding properties. The subject property currently has a Commercial, Mixed Use (CMU) zoning designation with an approved Portofino CMU Binding Master Plan. The Portofino CMU is permitted a maximum of 650 equivalent dwelling units and a maximum of 425,000 square feet of non-residential floor area.

MAP 2: Future Land Use Map



MAP 3: Existing Zoning Map



The approved Portofino project included a master plan drawing which showed the location of three development areas, vehicular access points on Laurel Road and Knights Trail Road, landscape buffer designations and a development identification area at the corner of Knights Trail Road and Laurel Road. Map 4 on the following page shows the Portofino CMU Development Areas. The following three residential uses are allowed in any of the development areas; however, the three residential uses are the only uses allowed in the 5-acre residential area:

- Residential single family detached homes
- Residential single family attached, paired villas, townhouses and multi-family homes
- Residential assisted living/adult congregate care facilities, nurses' homes, nursing homes, rest homes, convalescent homes, homes for the aged, assisted living facilities and community residential homes

Map 5 on page nine shows the location of the proposed residential multi-family project in relation to the planned development areas. The project is in the northern portion of mixed use area 2 and in nearly all of residential area 3. The project is also making use of the only full access point allowed on Laurel Road.

The Portofino CMU includes development standards which address maximum building height, minimum yards (setbacks), open space, landscape buffers, signage, lighting, parking, and architecture. The Portofino CMU includes eight stipulations on the following subjects:

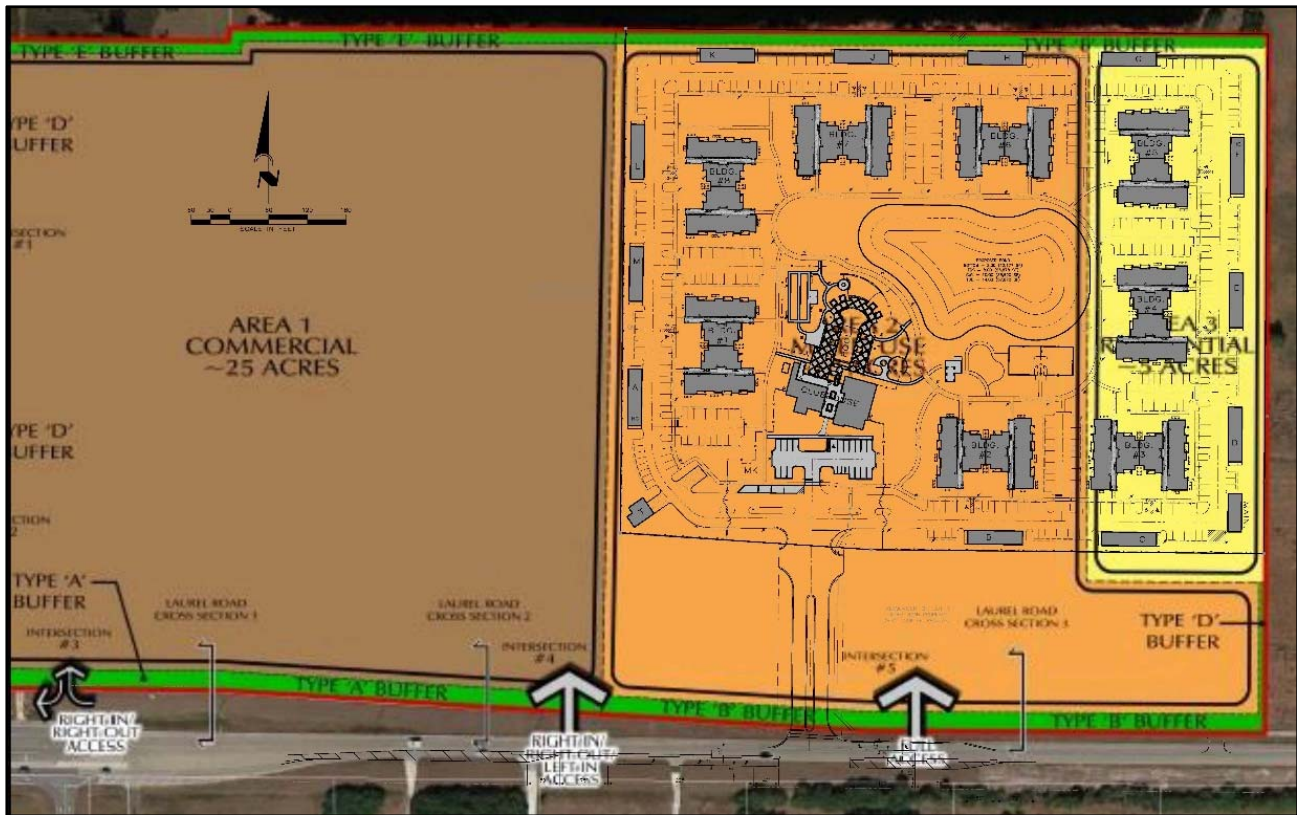
- 2.0 acre property leased by the City of Venice to Habitat for Humanity
- Advisory Board
- Project Identification Area
- Public Transit Access
- Overnight Parking
- Security Cameras
- Deliveries
- Extraordinary Traffic Exaction if Portofino includes a Single User Retail Building of 120,000 square feet or greater of Floor Area

In the planning analysis section of this report (Section IV), the proposed site and development will be reviewed for compliance with all applicable Portofino development standards.

MAP 4: PORTOFINO CMU DEVELOPMENT AREAS



MAP 5: PROJECT AREA IN RELATION TO DEVELOPMENT AREAS



IV. PLANNING ANALYSIS

This section of the report evaluates the site and development plan petition for 1) consistency with the comprehensive plan, 2) compliance with the Portofino CMU Binding Master Plan and Land Development Code, and 3) compliance with the city's concurrency management regulations and the project's expected impacts on public facilities.

Consistency with the Comprehensive Plan:

The approval of the Portofino CMU Binding Master Plan as part of Ordinance No. 2014-16, verified comprehensive plan consistency for the overall Portofino development. A site and development plan found in compliance with the approved Portofino CMU Binding Master Plan is therefore found to be consistent with the comprehensive plan.

Compliance with Portofino CMU Binding Master Plan and Land Development Code:

The subject site and development plan has been reviewed by the Technical Review Committee (TRC) for compliance with the Portofino CMU development standards as well as all applicable Land Development Code standards not specifically addressed by the Portofino CMU binding master plan. The table on the following page summarizes the Portofino CMU development standards and the standards by which the proposed site and development plan is designed.

Type of Standard	Portofino CMU Standard	Proposed Standard
Maximum Residential Density	650 Equivalent dwelling units	272 multi-family dwelling units
Maximum Building Height	Area 2: Four stories, up to 45 feet Area 3: Three stories, up to 42 feet	Three stories; 39' 7 7/8"
Minimum Landscaped Open Space	100,000 sq. ft. of pocket or linear park area(s), buffers and similar open space areas	453,025 sq. ft. of buffer and other open space
Minimum Off-Street Parking Spaces	Two spaces per dwelling unit 272 units x 2 spaces = 544 spaces	591 spaces
Minimum Separation Between Buildings	20 feet	60.4 feet
Minimum Setback from CMU boundary	Buildings Exceeding 2 stories: 15 ft.	115.6 feet
Minimum Accessory Structure Setback	5 feet	8.7 feet

The Portofino CMU Binding Master Plans shows five approved accesses to public roads; two on Knights Trail Road and three on Laurel Road. The proposed access to the project utilizes the approved eastern-most full access on Laurel Road at a location which is consistent with the access shown on the binding master plan. The access, located within a 100-foot wide access easement, has a boulevard design with two 20-foot wide driveways separated with a 16-foot wide landscape median.

Regarding off-site transportation improvements, two turn lanes for the Laurel Road access driveway are proposed. The first is an eastbound left turn lane that was required by the approved Portofino CMU traffic study. The improvements for this turn lane extend into both Florida Department of Transportation (FDOT) and Sarasota County rights-of-way. The second turn lane is a westbound right turn lane located in Sarasota County right-of-way. Both turn lanes will require FDOT and/or Sarasota County approval prior to construction.

The Portofino CMU Binding Master Plan requires a five-foot wide landscape buffer along the north and east boundaries of the project and one canopy tree planted 40 feet on-center in the north landscape buffer. Section 86-438 requires interior landscaping of the project's parking areas. Finally, additional trees are required by the Sarasota County tree code. These three landscaping standards required a total of 122 trees. The proposed landscape plan shows 626 trees located throughout the site. Twelve varieties of trees are proposed. Slash pine and live oak trees are proposed along the perimeter of the project area. The remainder of the site is landscaped with a variety of trees and shrubs.

Additional hardscape features include an existing eight-foot concrete wall along the project's north and east boundaries and a proposed six-foot aluminum fence along the project's south and west boundaries.

The Portofino CMU Binding Master Plan includes architectural design standards. The standards read as follows:

Architectural standards within Portofino shall be designed to complement the appropriate scale and mixture of development, as well as be consistent with the community character and design intent of the Portofino CMU District and the Knight's Trail Planning Area. Portofino will meet the Northern Mediterranean or North Italian Renaissance design standards as required by the adopted Comprehensive Plan.

Architectural design shall utilize Northern Italian Renaissance or Northern Mediterranean elements, with components that shall be of the overall quality of design and aesthetic appearance of the following developments, which were previously approved by the City of Venice and meet the City of Venice's architectural design element, feature, and character standards (the Comparables"):

The architectural "comparables" listed and/or shown include 1) the Bank of America building on the north side of West Venice Avenue, 2) The Shoppes at Laurel Square at the northwest corner of Laurel Road and Knights Trail Road, 3) Plaza Venetia at the southwest corner of Laurel Road and Pinebrook Road, and 4) CVS at the southeast corner of Laurel Road and Knights Trail Road.

The Portofino CMU architectural design standards specify the intent of the comparables is to "cite examples of overall quality of design that shall be utilized at Portofino". The architectural design standards continue as follows:

The following elements may be utilized, as appropriate, as accent features within the District to ensure the architecture at Portofino results in an aesthetically pleasing development and may include elements reflected in the illustrative graphics and photographs.

The elements listed include the use of pavers, landscape islands with vertical plantings, accent building materials and architectural features. Finally, the architectural design standards list and or show photographs of three developments in Sarasota and Manatee Counties (University Consumer Square, Ranch Lake Plaza and University Park Center) that have utilized such elements.

The proposed design of the multi-family buildings includes the following architectural design elements:

- Arched stairwells
- Decorative features which include corbels, shutters, brackets and medallions
- Ornamental molding trim
- Window mullions
- Raised stucco banding
- Concrete tiles on accent roof areas

The applicant proposes fiberglass/asphalt shingle roofing on the main roof of the buildings. Staff do not recall a project in which a shingle-roof building was determined to satisfy Northern Italian Renaissance or Northern Mediterranean design standards. As a result, the Planning Commission will need to evaluate the project's proposed architecture and determine if the project is consistent with the approved Portofino CMU architectural design standards. The Planning Commission's discuss and determination will provide staff with guidance and direction on the implementation and enforcement of comprehensive

plan architectural design standards in the review future land development projects as well as on the codification of architectural design standards in the upcoming Land Development Code re-write.

The Portofino CMU Binding Master Plan allows one monument ground sign at each public road entry to the Portofino project. The sign structures are allowed a maximum height of 20 feet and a maximum width of 20 feet. The sign copy is limited to a maximum of 240 square feet. The proposed monument sign in the median of the driveway access is intended to advertise the Treviso Grand Apartments and future tenants of the Portofino CMU. The sign complies with Portofino CMU sign standards as well as applicable sign code standards contained in the Land Development Code. The applicant proposes one additional ground sign at the entrance of the multi-family project. This sign will be required to comply with all applicable sign code standards.

Based on the TRC review, the subject site and development plan has been found in compliance with the regulatory standards of the City Code of Ordinances, including the Land Development Code.

Concurrency:

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The following table shows the expected public facility impacts and the status of the departmental concurrency reviews.

Lead Agency	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	190.4 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	190.4 ERUs	Concurrency confirmed by Utility Department
Public Works	Solid Waste	2,821 pounds/day	Concurrency confirmed by Public Works Department
Public Works	Parks & Recreation	461 persons	Concurrency confirmed by Public Works Department
Engineering	Drainage	Compliance with SWFWMD permit	Concurrency confirmed by Engineering Department
Transportation Planner/Engineer	Transportation	167 p.m. peak hour trips; 1,599 p.m. peak hour trips are approved for the overall Portofino CMU	Concurrency confirmed by City Consultant
School Board	Public Schools	No issues raised by School Board staff	Concurrency will be confirmed upon approval of site and development plan

Planning Commission Findings of Fact for the Site and Development Plan:

Section 86-23(n) specifies the Planning Commission's role in taking action on a site and development plan application and reads in part, "..... the planning commission shall be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards". Staff has provided commentary on each standard or finding to facilitate the Planning Commission's

review and evaluation of the site and development plan application.

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

Staff Comment: *A deed and survey have been submitted confirming ownership and control of the subject property.*

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in article IV, division 2 of this chapter.

Staff Comment: *The intensity of the proposed project in relation to adjacent and nearby properties and the effect thereon was evaluated as part of the approval of the Portofino CMU, including the Portofino CMU Binding Master Plan. In finding the overall Portofino CMU consistent with the comprehensive plan, the overall Portofino development was found to be compatible with adjacent and nearby properties. Development consistent with the binding master plan can therefore be found compatible with adjacent and nearby properties.*

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing utilities and refuse collection, and access in case of fire, catastrophe or emergency.

Staff Comment: *Consistent with the Portofino CMU Binding Master Plan, ingress and egress to the residential multi-family development is provided via a driveway connection on Laurel Road. The design of the proposed access was submitted to both Sarasota County and the Florida Department of Transportation (FDOT) for their review and comment. Both jurisdictions raised no concern regarding the proposed access. Since the proposed access is within both Sarasota County and FDOT right-of-way, the proposed design of the access will need to be approved by both jurisdictions prior to construction. The ingress and egress to the development have been reviewed for compliance with applicable Portofino CMU and Land Development Code standards. No concerns were raised regarding automotive and pedestrian safety, provision of services and servicing utilities and refuse collection and access in case of fire, catastrophe or emergency.*

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Staff Comment: *The design of the proposed off-street parking and loading facilities have been reviewed for compliance with applicable Portofino CMU and Land Development Code standards. No concerns were raised regarding pedestrian safety, traffic flow and control and access in case of fire or catastrophe. Off-street parking facilities have been screened and landscaped in compliance with Portofino CMU and Land Development Code standards.*

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Staff Comment: *Through the approval of the Portofino CMU Binding Master Plan, development consistent with the binding master plan was found to be compatible with adjacent properties. The proposed landscape buffers were reviewed for compliance with all applicable Portofino CMU and Land Development Code standards. The proposed perimeter landscaping exceeds those standards.*

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

Staff Comment: *The Engineering Department confirmed compliance with applicable drainage requirements.*

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Staff Comment on Sanitary Sewer: *New sanitary sewer lines will connect to an existing sanitary sewer main stub located in a non-platted portion of the Toscana Isles project adjacent to the eastern project boundary. The Utilities Department, in its concurrency review, confirmed there is adequate sanitary sewer capacity to serve the proposed city project.*

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Staff Comment on Potable Water: *New water service and fire lines will connect to an existing water main located in a right-of-way of Laurel Road. The Utilities Department, in its concurrency review, confirmed there is adequate water capacity to serve the proposed city project.*

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

Staff Comment: *The Portofino CMU binding master plan includes an open space standard which states that open space shall include pocket or linear park area(s), buffers and similar open space areas totaling 100,000 square feet. No active park areas are required. The site and development plan includes approximately 453,000 square feet of open space and the following recreational amenities: clubhouse, swimming pool, bocce courts, dog park, picnic pavilion, playground, sitting area and sidewalks throughout the project.*

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

Staff Comment: *The approval of the Portofino CMU Binding Master Plan as part of Ordinance No. 2014-16, verified comprehensive plan consistency for the overall Portofino development. The comprehensive plan consistency determination included a determination that Portofino development is compatible with surrounding properties. The proposed site and development plan can be found in compliance with the approved Portofino CMU Binding Master Plan and therefore can be found to be compatible with properties in the general area.*

- (11) Such other standards as may be imposed by this chapter on the particular use or activity involved.

Staff Comment: *The project complies with all applicable standards contained in the Portofino CMU and the Land Development Code.*

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the Planning Commission. The Planning Commission may consider modifications to these standards under the provisions and requirements for special exceptions.

Staff Comment: *The applicant is not requesting any modifications from the standards contained in the Portofino CMU and the Land Development Code.*

V. SUMMARY FINDINGS

Based on the planning analysis provided in Section IV of this report, sufficient information has been provided to allow the Planning Commission to make the following findings on the subject site and development plan petition.

1. **Consistency with the Comprehensive Plan:** *The proposed site and development plan may be found to be consistent with the comprehensive plan.*
2. **Compliance with the Land Development Code:** *The proposed site and development plan may be found in compliance with the Portofino CMU and the Land Development Code.*
3. **Concurrency:** *The proposed site and development plan complies with the city's concurrency management regulations. If the petition is approved, staff will issue the project a concurrency certificate.*