

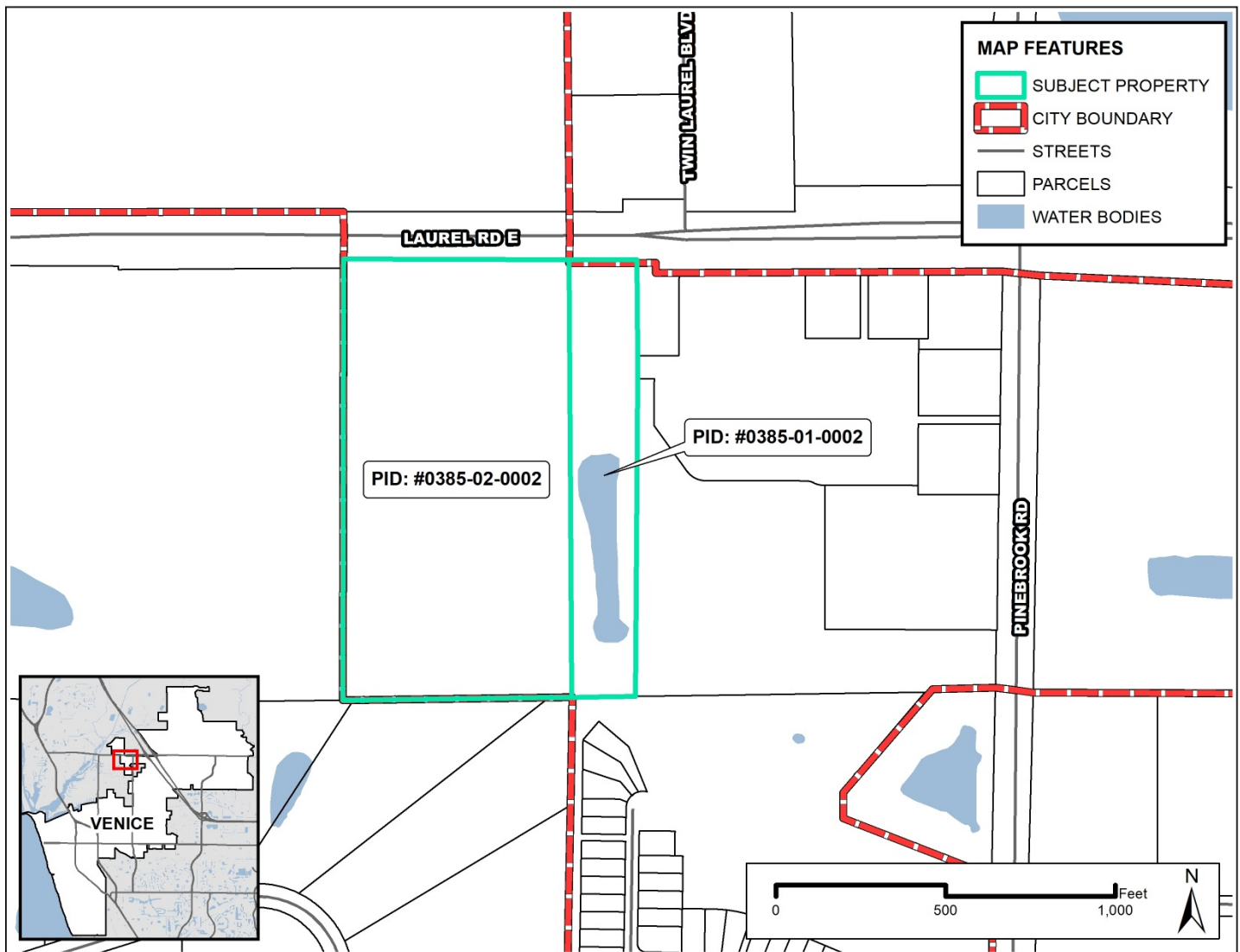


THE RESERVE AT VENICE

SITE & DEVELOPMENT PLAN 19-02SP

STAFF REPORT

September 3, 2019
19-02SP



PETITION NO.: 19-02SP

REQUEST: A Site & Development Plan for the development of a 276 unit rental apartment complex with associated amenities, parking and landscaping.

GENERAL DATA

Owner: Venice MF Ventures, LLC

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

Address: 2300 Laurel Road E.

Parcel ID: 0385010002 and 0385020002

Property Size: 25.57 +/- Acres

Future Land Use: Mixed Use Corridor (MUC)

Comp Plan Neighborhood: Laurel Road Neighborhood

Zoning: Residential, Multi-Family 3 (RMF-3) with Stipulations

ASSOCIATED DOCUMENTS

- A. Application Materials
- B. Ordinance

I. EXECUTIVE SUMMARY

The subject petition is a proposed site and development plan for the development of a 276 unit rental apartment complex on the south side of Laurel Road just west of Interstate 75. The property consists of approximately 25.57± acres and includes 12 buildings, both 2 and 3-story, along with a clubhouse for resident use surrounding an approximately seven acre wetland. In addition, both surface and garage parking will be provided. Based on the submitted application materials, staff analysis, and conclusions from this staff report, staff provides the following summary findings on the subject petition:

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, Policy 8.2 regarding compatibility, strategies found in the Laurel Road Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Conclusions / Findings of Fact (Compliance with the Land Development Code (LDC)):

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

Conclusions / Findings of Fact (Concurrency):

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Conclusions / Findings of Fact (Mobility):

The applicant has provided a full traffic study that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards.

II. PROJECT DESCRIPTION

Consistent with Ordinance No. 2016-11 that was adopted by City Council on November 8, 2016, the property is being developed for rental apartments. Stipulations were included in the indicated zoning ordinance that provided specific requirements if the property was developed as rental apartments related to buffering, building height limits, and density. Based on review of the applicant's submittal, the project is consistent with the approved stipulations.

The proposed project includes 276 rental apartments throughout 12 buildings across the approximately 25 acre property. This equates to a residential density of 10.79 units per acre, less than the maximum of 12 units per acre provided in the zoning ordinance. The buildings are sited in a circular pattern around a large wetland of a little over seven acres. There are four different types of residential buildings, the majority of which are 3-story with the Type II buildings being 2-story. The Type II buildings are the southernmost located in order to comply with the zoning stipulation that the southerly most buildings shall be limited to 35 feet in height. The height of these

building types is approximately 33 feet 9 inches. The remaining 9 buildings are 3-story and vary in height from 43 feet 9 inches to 44 feet 1 inch. This building height is consistent with an additional zoning stipulation that limits maximum building height to 45 feet for the project. Units range anywhere from studio size to 3 bedroom/2 bath. Parking for the project is provided through surface parking lots, enclosed garages and open carport structures.

Onsite amenities are also proposed for the residents. There is a clubhouse that will include a fitness room along with other areas for events and residents to gather. The clubhouse is connected to a community pool and large deck. On the southern portion of the property, there will also be a dog park for those residents with pets. All buildings and site amenities are connected through a sidewalk system.

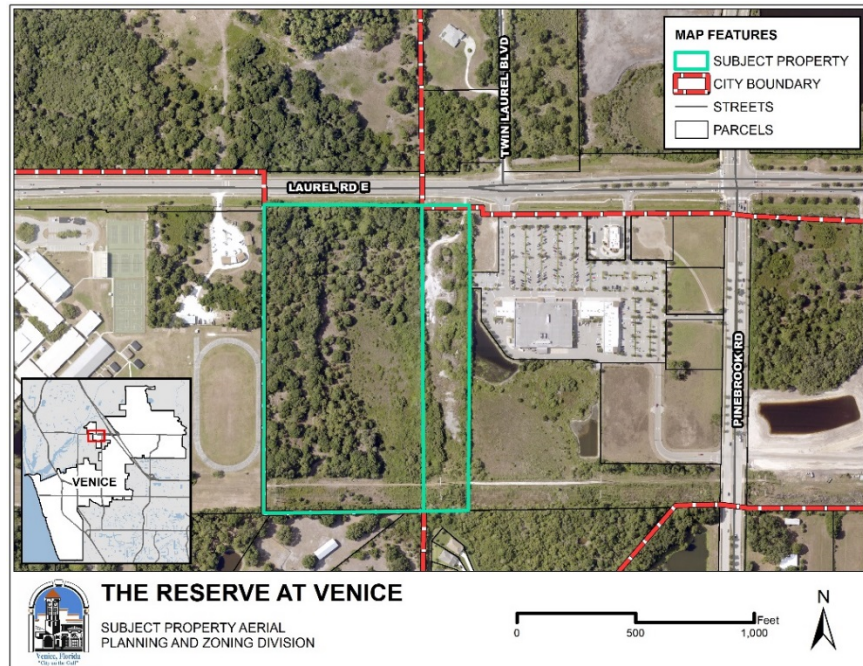
The project is fully landscaped consistent with the City's code and stipulations of the rezone ordinance. A vegetative buffer is required along the northern boundary of the 170 foot FPL easement that runs across the southern portion of the property. The buffer is to be designed to provide and maintain a minimum of 70% opacity between two and six feet above grade and is to include a six foot fence. The proposed landscape design is compliant with these requirements. In addition, an area of 20 feet adjacent to the southern boundary of the FPL easement is to remain undisturbed and this has been confirmed by the applicant through inclusion of this stipulation, along with all the other stipulations, on the cover page of the submitted site and development plans. In order to save an existing grand tree in the northeast corner of the site, the applicant is providing an approximately 2% reduction (9 spaces) in the required number of parking spaces per Code Section 86-510(g).

Below are photos taken of the subject property, the photo on the left is looking east on Laurel Rd. E, and the photo on the right is looking west on Laurel Rd. E.:

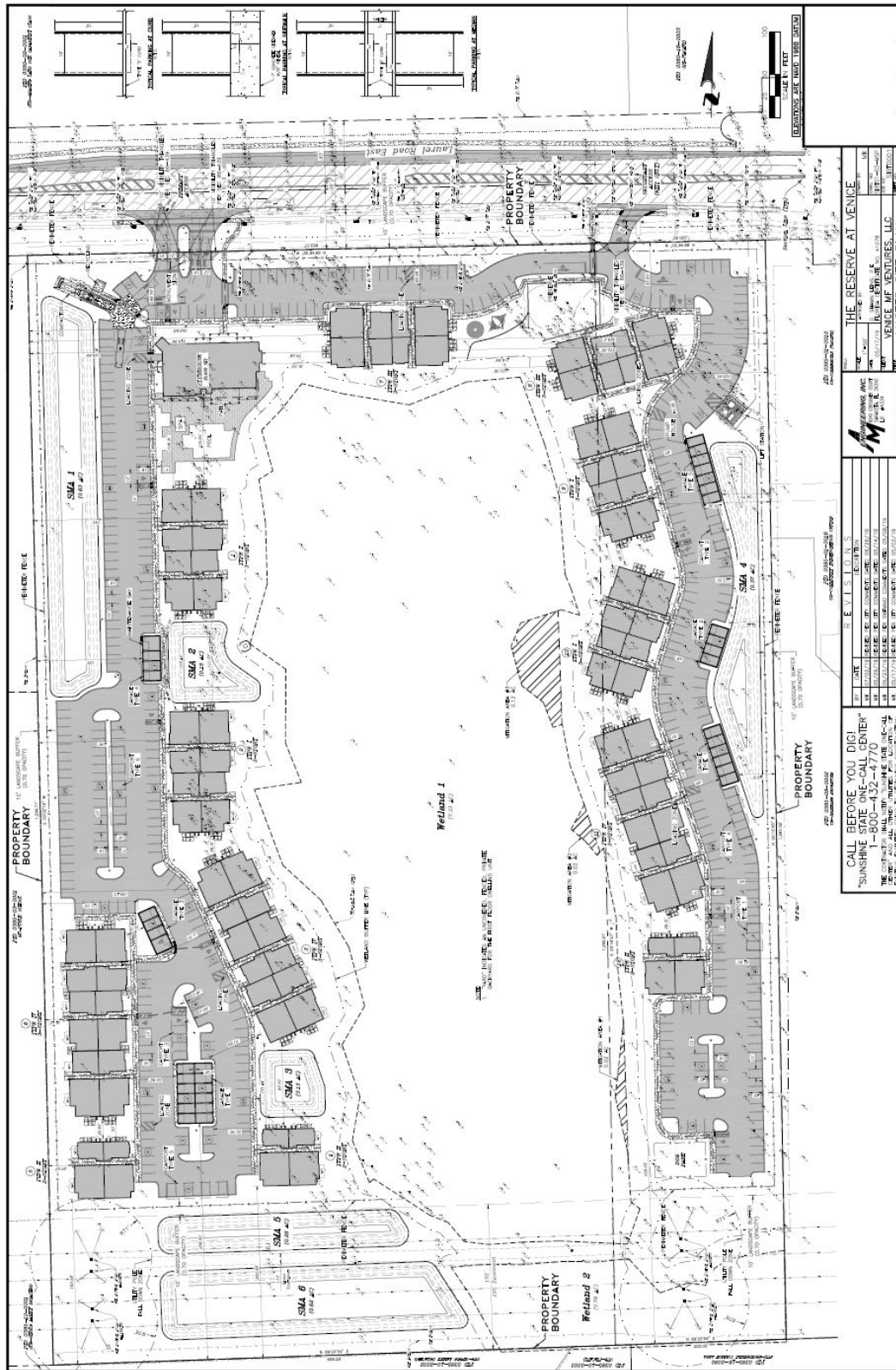


III. EXISTING CONDITIONS

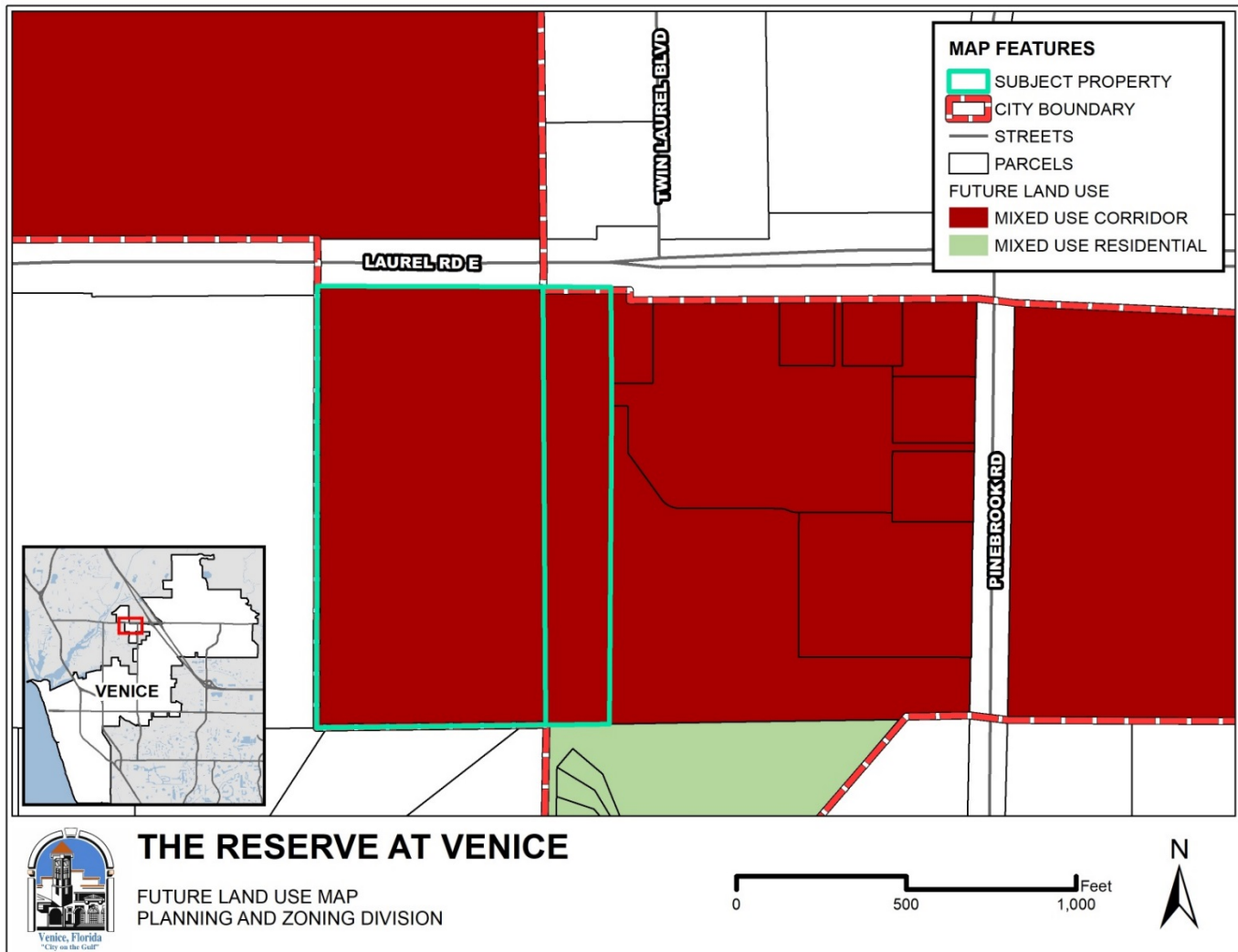
The aerial photograph below depicts the subject property location south of Laurel Road and west of Pinebrook Road. Immediately to the east is the Plaza Venezia Shopping Center and abutting the property to the west is a Sarasota County maintenance facility and the Laurel Nokomis School. Across Laurel Road is property that is currently vacant and to the south is the Sorrento Ranches subdivision under County jurisdiction.



PROPOSED SITE PLAN

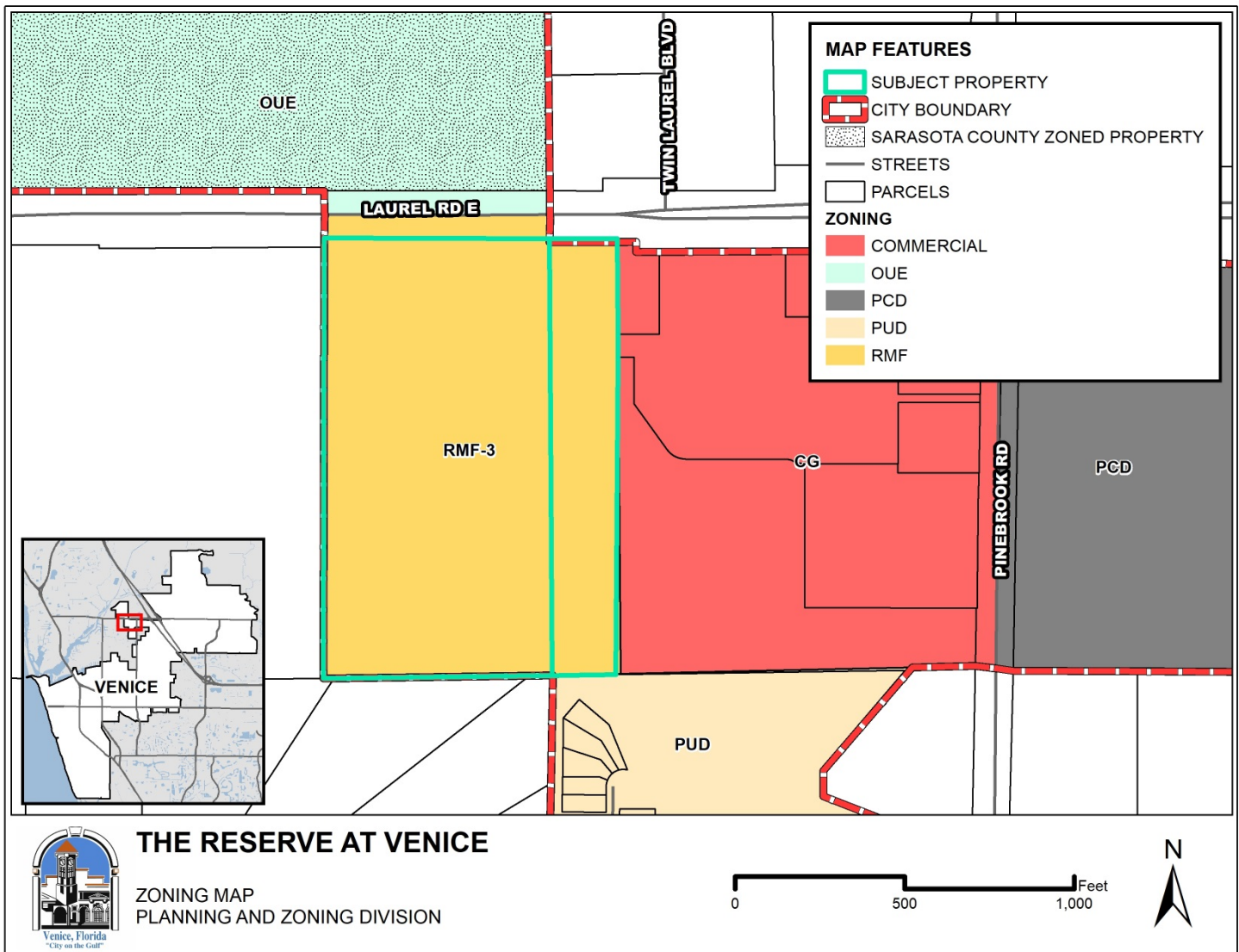


Future Land Use The subject property is located in the Laurel Road Neighborhood. This Neighborhood is predominantly undeveloped, however, development is expected to increase with the construction of the new Sarasota Memorial Hospital. The subject property is designated as Mixed Use Corridor (MUC) on the City's future land use map as is the property to the east. The property to the north across Laurel Road is mostly MUC and also contains some County Office/Multi-Family Residential. The property to the west is designated as County Moderate Density Residential and the Sorrento Ranches property to the south is County Low Density Residential along with City Mixed Use Residential (MUR) on the Windwood property.



Zoning Designation

The subject property is zoned Residential, Multi-Family 3 (RMF-3). The property to the west is zoned County Government Use (GU) and to the south is zoned County Open Use Estate 1 (OUE-1) and City PUD. The property to the east is zoned City Commercial, General (CG) and to the north, the property is also zoned County OUE and OPI.



The following table summarizes the existing uses and current zoning and future land use designations on properties adjacent to the subject property.

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Vacant	County OUE and OPI	MUC and County Office/Multi-Family Residential
East	Commercial (Plaza Venezia)	CG	MUC
South	Residential (Sorrento Ranches)	OUE and City PUD	County and Low Density Residential and City MUR
West	Government (County Maintenance Facility and Laurel Nokomis School)	County GU	County Moderate Density Residential

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject properties are within a Zone X500 FIRM designation. The Zone X500 designation is an area of moderate flood hazard and is determined to be outside the 0.2 percent annual chance floodplain. Any development of the property will be subject to compliance with FEMA requirements.

IV. PLANNING ANALYSIS

A. Consistency with the Comprehensive Plan

The Comprehensive Plan identifies the subject property as being within the 473 acre Laurel Road Neighborhood. The subject property has a Mixed Use Corridor future land use designation. The following analysis includes review of significant strategies found in the Land Use Element, Laurel Road Neighborhood and other Elements of the comprehensive plan that provide for consistency with the Comprehensive Plan.

Land Use Strategy LU 1.2.9.c includes the following MUC standards applicable to the project:

LU 1.2.9.c.3 indicates Moderate to Medium Density Residential uses are permitted.

LU 1.2.9.c.7b) Residential density: 55.1-13. The development of the proposed project at a density of 10.79 units per acre is consistent with the Medium Density Residential density range of 9.1-13 units per acre.

LU-LR 1.1.1 establishes the minimum and maximum residential and non-residential development in the MUC designated land in the Laurel Road Neighborhood. For residential development in the neighborhood, 389 dwelling units currently exist and a maximum of 972 are allowed. The proposed 276 residential rental units on the subject property is consistent with this policy.

LU-LR 1.1.3 – Multi-Family Focus. The subject project provides for multi-family housing.

LU 4.1.1 provides Policy 8.2, Land Use Compatibility Review Procedures.

Policy 8.2 - Land Use Compatibility

The land use compatibility review procedures contained in Policy 8.2 are intended to ensure that the character and design of infill and new development are compatible with existing neighborhoods and surrounding uses. The review requires an evaluation of the following items listed in Policy 8.2 A through H.

A. Land use density and intensity.

Applicant Response: *The proposed apartment use is compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses. The apartments have been located to provide an appropriate transition between the single family residential development to the south, and the more intense commercial uses to the east.*

B. Building heights and setbacks.

Applicant Response: *The proposed apartment buildings will be three stories in height and located internally to the site with one story garage structures located throughout the site.*

C. Character or type of use proposed.

Applicant Response: The proposed residential apartment use is consistent with the surrounding uses in the area.

D. Site and architectural mitigation design techniques.

Applicant Response: The proposed development is consistent with the architectural requirements of the Comprehensive Plan.

Policy 8.2 E through H lists considerations for determining compatibility. Staff provided the applicant's response to each consideration as well as staff's commentary on each consideration.

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

Applicant Response: The proposed multi-family use is compatible with single family use.

Staff Comment: The community of Sorrento Ranches lies south of the subject property and is a large lot single-family subdivision under the jurisdiction of Sarasota County. Based on concerns raised by the residents that became memorialized in zoning stipulations, the applicant has provided a project in compliance with buffering and building height standards identified in the zoning stipulations.

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

Applicant Response: Not applicable.

Staff Comment: The project does not propose any commercial or industrial uses.

G. 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.

Staff Comment: Staff is not aware of any existing non-conforming uses on the site.

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

Applicant Response: The proposed use is compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses.

Staff Comment: The proposed project is adjacent to commercial property to the east, government uses to the west and vacant land to the north across Laurel Road. Regarding the large lot single-family subdivision to the south, see the response to E. above.

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

Potential incompatibilities shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Response: The proposed apartment complex includes significant open spaces, perimeter buffers and landscaping to further ensure compatibility.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Applicant Response: Sources of light, noise, mechanical equipment, refuse areas, and delivery and storage areas have been appropriately screened.

K. Locating road access to minimize adverse impacts.

Applicant Response: Access will be in compliance with all applicable regulations.

L. Adjusting building setbacks to transition between different uses.

Applicant Response: The proposed building heights and setbacks establish appropriate transitions between the different uses.

M. Applying step-down or tiered building heights to transition between different uses

Applicant Response: The proposed apartment buildings will be three stories in height and located internally to the site with one story garage structures located throughout the site.

N. Lowering density or intensity of land uses to transition between different uses.

Applicant Response: The proposed apartments have been located to provide an appropriate transition between the single family residential development to the south and the more intense commercial uses to the east.

Open Space Element

Consistent with Strategy OS 1.3.1, the applicant has minimized impacts to existing wetlands on the property. Existing wetlands are being impacted in the amount of 0.16 acres. In addition, existing wetlands are being enhanced through wetland specific plantings. The applicant provided an environmental assessment of the project site that indicates that minimal, if any, adverse impacts will result from the proposed project.

Transportation Element

The Comprehensive Plan indicates that the required LOS for all transportation facilities is LOS “C”. The roadway segment adjacent to the project site which is Laurel Road from Albee Farm Road to Pinebrook Road is currently operating at LOS “C” and the City’s adopted LOS is expected to be maintained. In addition, the for pedestrian and bicycle facilities for this road segment are also operating at LOS “C”. Regarding transit, no LOS has been determined in the Comprehensive Plan and there are no transit routes in this area currently.

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, Policy 8.2 regarding compatibility, strategies found in the Laurel Road Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

B. Consistency with the Land Development Code

<i>Land Development Code Compliance</i>		
RMF STANDARDS	REQUIRED	PROPOSED
Front (Laurel Road)	20 FT	66.96 FT
Side (East & West)	NA	21.5 FT
Rear (South)	NA	193.59 FT
Building Separation	30 FT	30 FT
Maximum Building Height	45 FT	44 FT 1 Inch
Maximum Lot Coverage	28%	12.4%
OFF-STREET PARKING STANDARDS	REQUIRED	PROPOSED
Parking Spaces	552	543*
LANDSCAPING STANDARDS	REQUIRED	PROPOSED
North	5 FT	20 FT
South	5 FT	20 FT
East	5 FT	20 FT
West	5 FT	20 FT
Interior Landscaping	3,420 SQ FT	16,855 SQ FT

**Per Code Section 86-410, parking space numbers may be reduced up to 10% to protect existing trees.*

Section 86-23(m) 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 purposes and to ensure that such common facilities will not become a future liability for the city .

Applicant Response: *The proposed rental apartment complex will be owned by Venice MF Ventures, LLC, who will be responsible for maintenance of the facility and property. The City will not be responsible for any maintenance related to this project and property.*

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provide, 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 this code.

Applicant Response: *The proposed rental apartment complex will provide a benefit to the Triple Diamond Commerce Park and Laurel Interchange Business Park by providing housing for those workers at these industrial parks.*

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

Applicant Response: The proposed development includes one full entrance and one right- in/right-out entrance. In addition, a westbound to southbound left turn lane is proposed on Laurel Rd. Parking, refuse collection, and utility infrastructure is proposed.

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.

Applicant Response: Proposed off-street parking and off-street loading facilities have been designed with safety, flow, access, screening, and landscaping in mind.

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

Applicant Response: Proposed landscaping buffers will preserve harmony and compatibility.

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

Applicant Response: The proposed surface water management system meets the requirements of the City of Venice and the Southwest Florida Water Management District.

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

Applicant Response: Sanitary sewer service is available and there is sufficient capacity for the proposed development.

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

Applicant Response: All utilities to the proposed rental apartment complex are existing and have the capacity to serve the intended use.

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 of citywide open spaces and recreational facilities.

Applicant Response: The proposed rental apartment complex includes recreation facilities for the use of the residents.

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.

Applicant's Response: The proposed layout is consistent with the originally approved site development plans.

11. Such other standard as may be imposed by the city on the particular use or activity involved.

Applicant's Response: The proposed project meets the known City of Venice standards.

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.

***Applicant's Response:** The proposed project does not require any variances to the City of Venice standards.*

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

Concurrency/Mobility

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

<u>Concurrency</u>			
FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Potable Water	Utilities	193 ERUs	Concurrency Confirmed by Utilities
Sanitary Sewer	Utilities	193 ERUs	Concurrency Confirmed by Utilities
Solid Waste	Public Works	2,862 lbs. per day	Concurrency Confirmed by Public Works
Parks and Rec	Public Works	469 Residents	Concurrency Confirmed by Public Works
Drainage	Engineering	Compliance Shown with SWFWMD permit	Concurrency Confirmed by Engineering
Public Schools	School Board	Application Received	Confirmed by Sarasota County Schools

Conclusions / Findings of Fact (Concurrency):

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Regarding Transportation, the City has entered into an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County Ordinance. Fees collected may be used to mitigate transportation impacts.

<u>Mobility</u>			
FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning and Zoning	125 PM Peak Hour Trips	Confirmed by Traffic Engineering Consultant

Conclusions / Findings of Fact (Mobility):

The applicant has provided a full traffic study that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards.

V. 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 for the Planning Commission to take action on the Site & Development Plan Petition No. 19-02SP.