

25-02SP

VNC AIRPORT TERMINAL
BUILDING

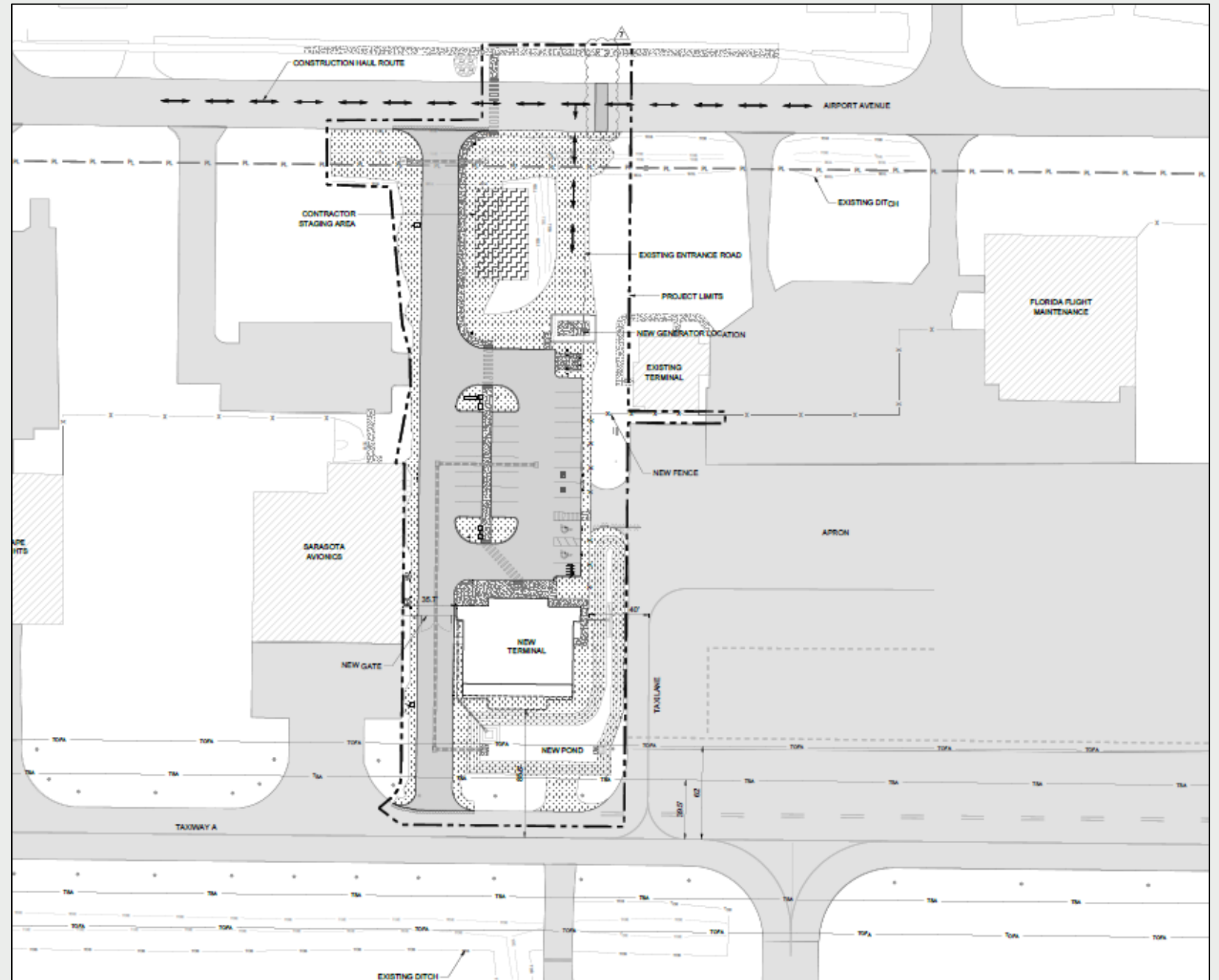
General Information	
Address:	150 Airport Avenue
Request:	New terminal building for Venice Municipal Airport
Owner:	City of Venice
Agent:	Mark Cervasio, Airport Director
Parcel ID:	Mohsen Mohammadi, P.E., MDGI
Parcel Size:	A portion of 0431060001
Future Land Use:	453.8 + acres
Zoning:	Mixed Use Airport
Comprehensive Plan Neighborhood:	Government
Application Date:	April 21, 2025



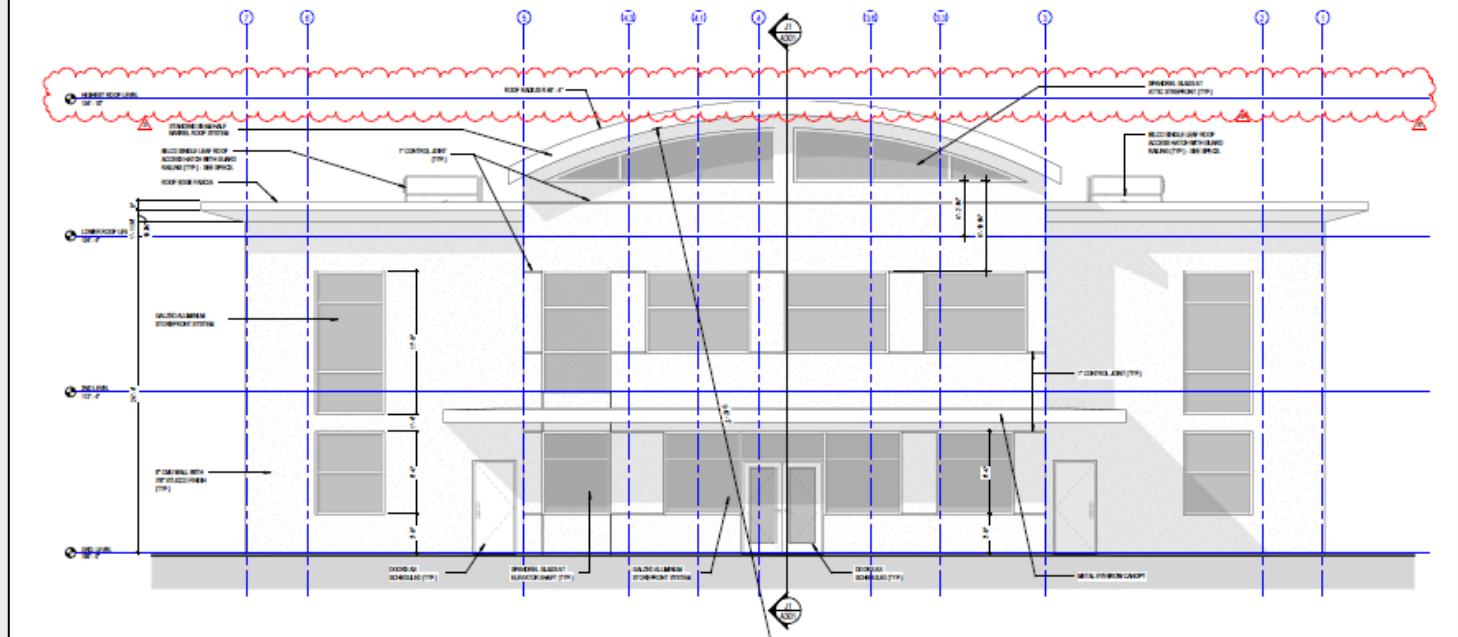
Project Description

- Proposed plan is for a new terminal and administration building for Venice Municipal Airport (VNC)
 - Will provide increased protection during hurricanes
 - Will house conference rooms, offices, flight planning areas, and common areas
- New access drive off Airport Avenue is proposed plus additional parking
- New fencing to be installed around the site
- No landscaping is proposed due to FAA's Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants on or near Airports
 - Recommends no trees, shrubs, flowers, etc. within 10,000 feet of an airport serving turbine-powered aircraft

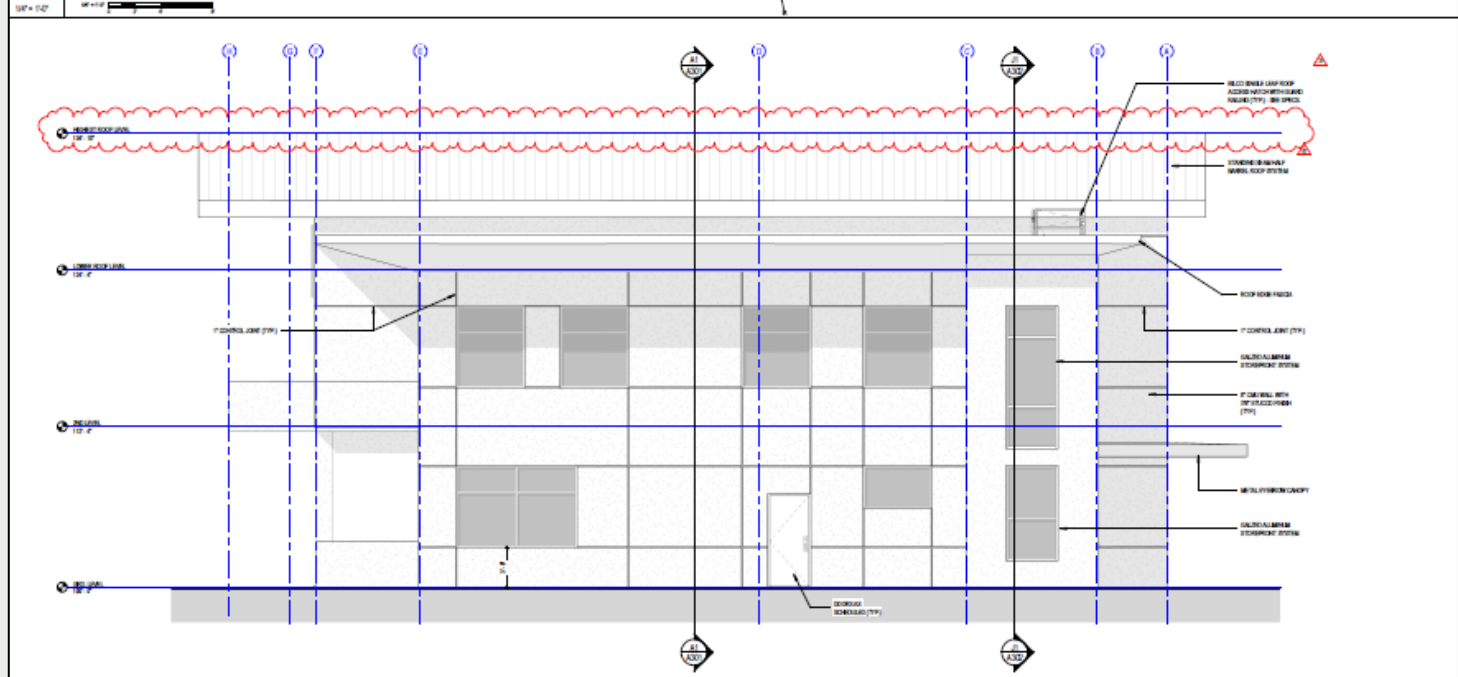
PROPOSED PLAN



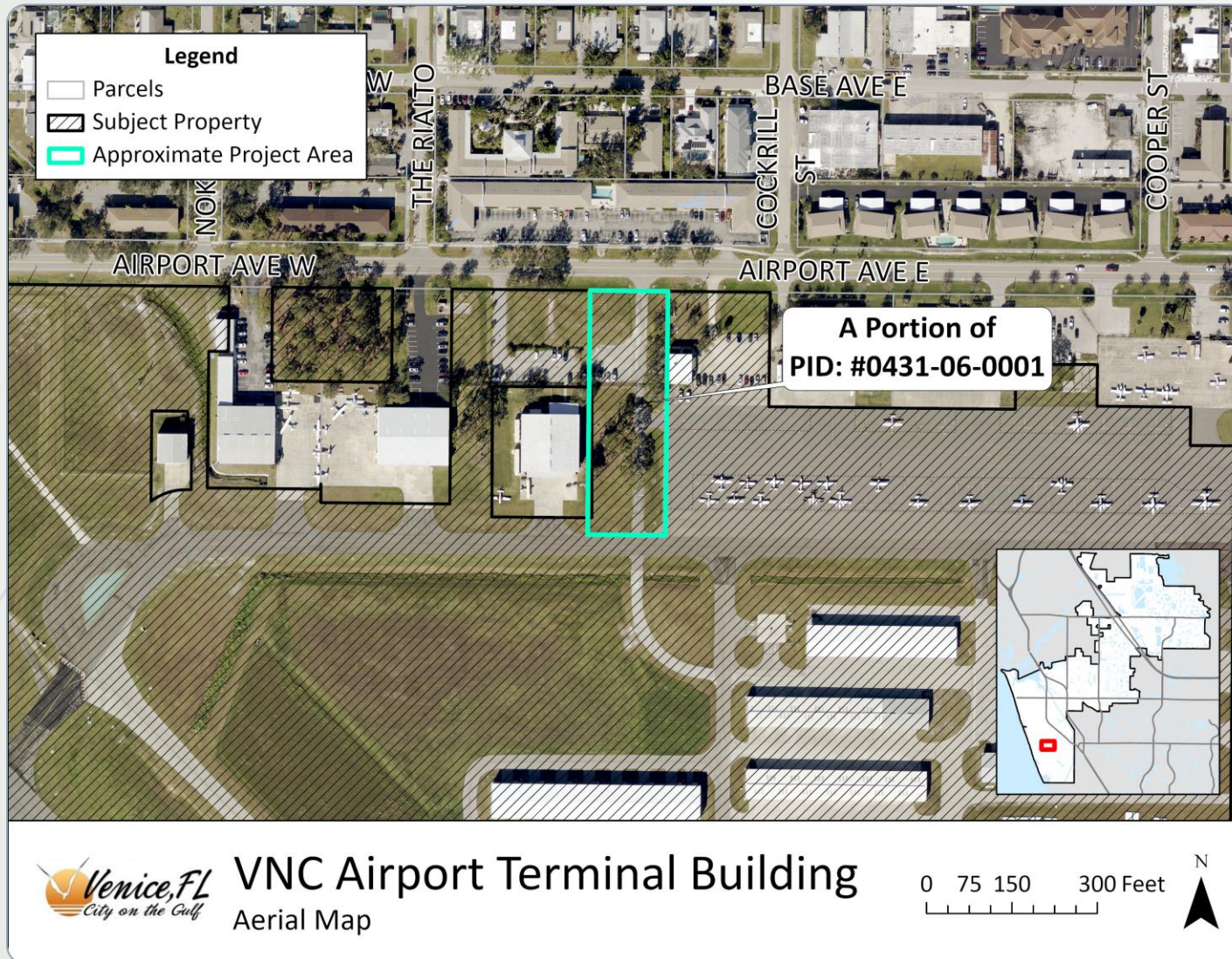
ELEVATIONS



E18 NORTH ELEVATION



J18 EAST ELEVATION



Aerial Map



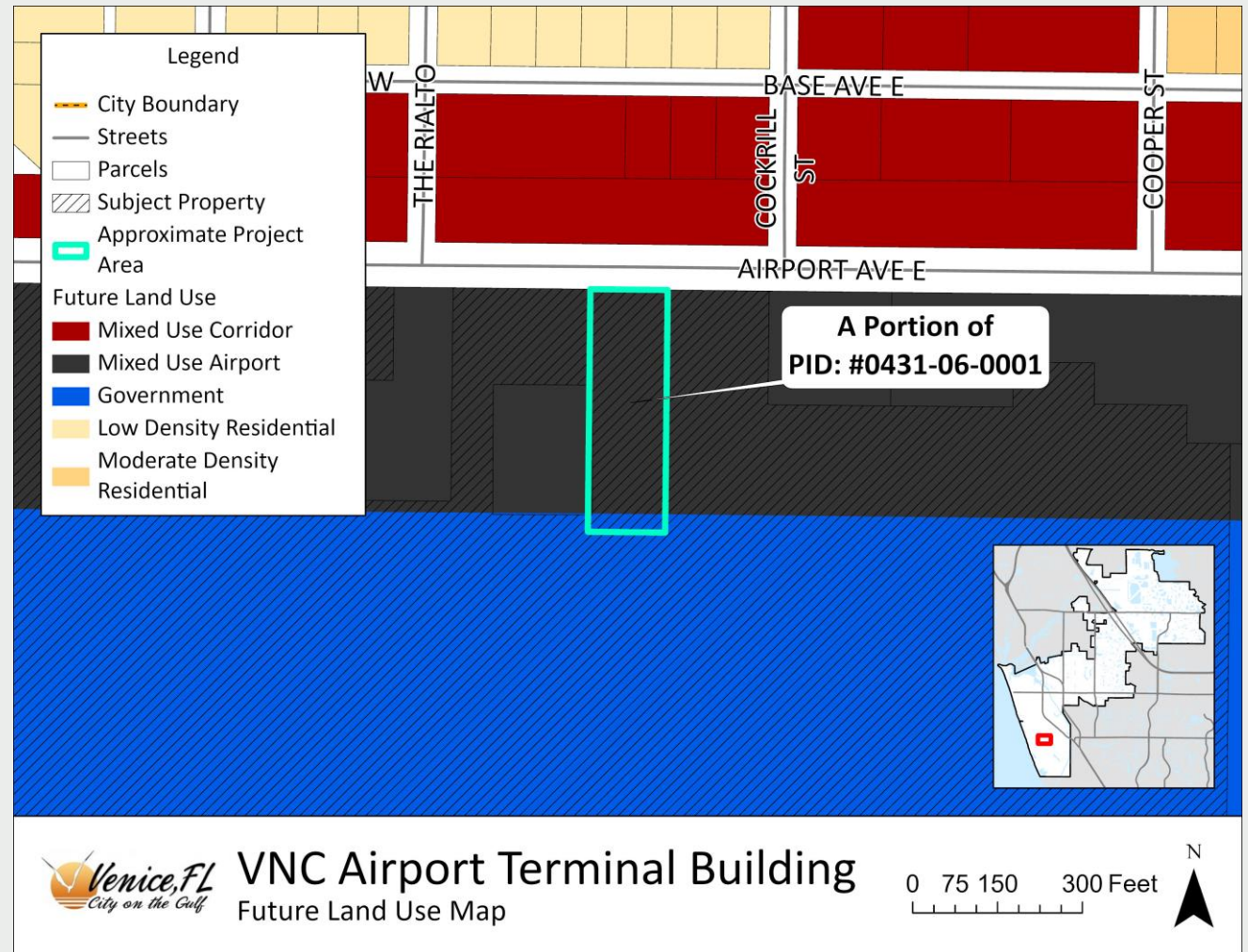
EXISTING CONDITIONS

Site Photographs, Future Land Use Map, Zoning Map, Surrounding Land Uses

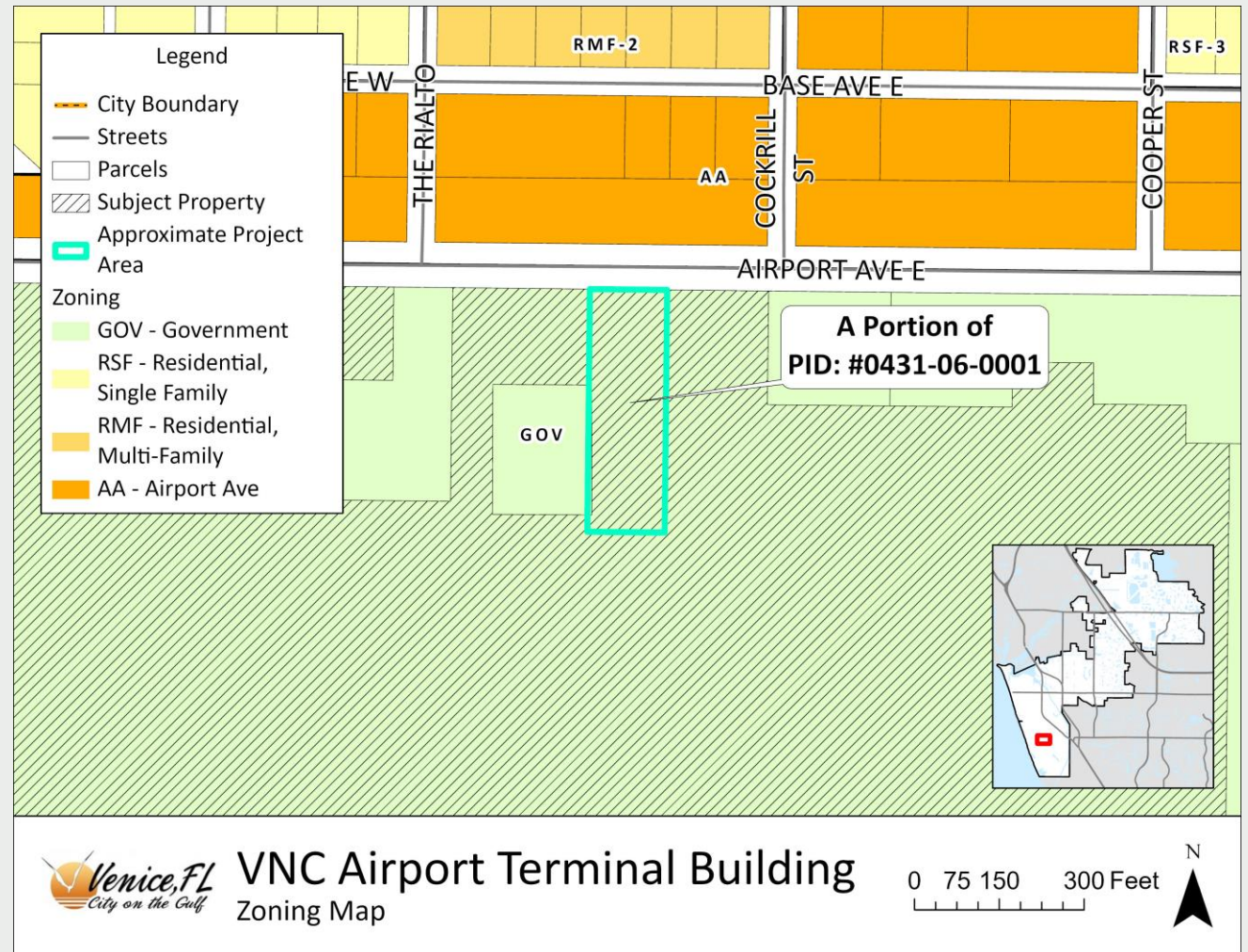


SITE PHOTOGRAPHS

FUTURE LAND USE MAP



ZONING MAP





Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Citadel Apartments	Airport Avenue	Mixed Use Corridor
South	Airport	Government (GOV)	Government
East	Airport uses	GOV	Mixed Use Airport (MUA)
West	Airport uses	GOV	MUA



PLANNING ANALYSIS

Comprehensive Plan & Land Development Code



► **Strategy LU 1.2.9.d - Airport (MUA)**

1. Primarily encompasses the non-aeronautical areas of the Venice Municipal Airport (i.e., not runways and taxiways).
 2. Uses shall be consistent with the adopted Airport Master Plan
 3. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.35 (average) Designation-Wide; 1.0 maximum per individual property
 - b) Residential: not permitted
- Airport use other than runway or taxi
 - No residential included in the site
 - Building size 4,120sf – intensity well below 1.0 FAR for project area and negligible compared to overall MUA designation

Consistency with the Comprehensive Plan

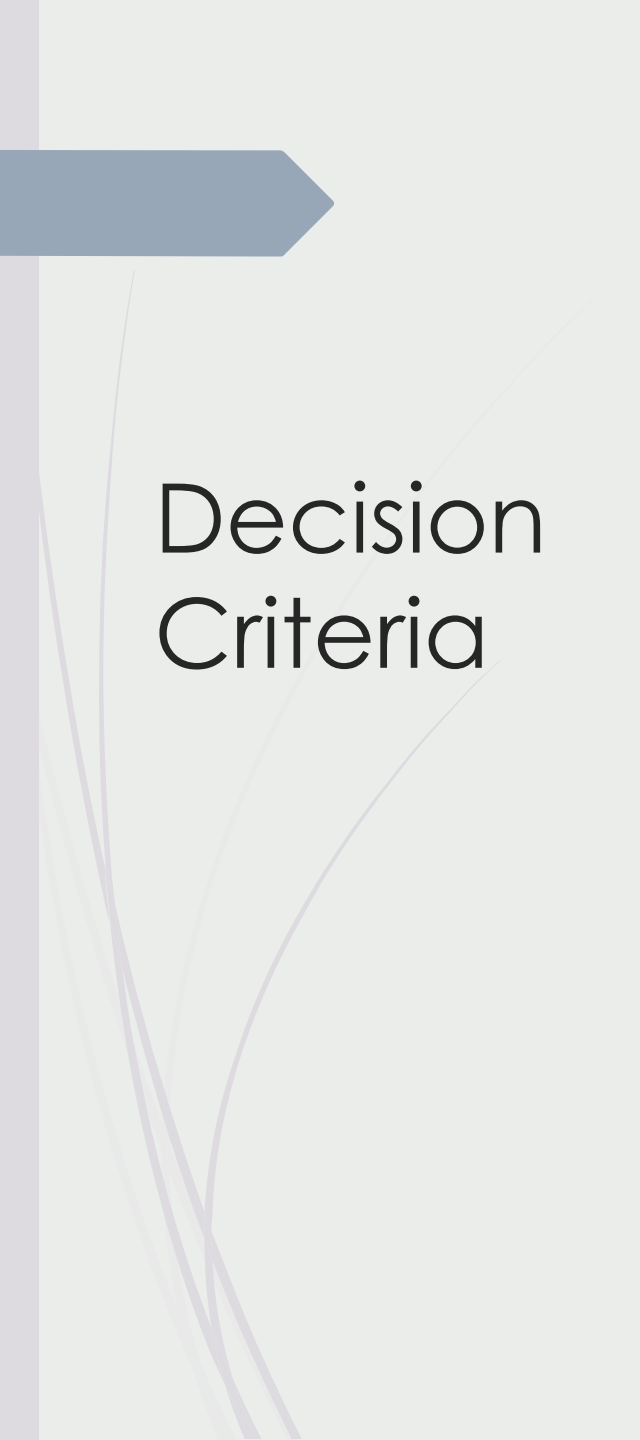
CONCLUSIONS/
FINDINGS OF FACT
(COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.



Standard	GOV Zoning Requirement	Provided
Setbacks: Front Side Rear	Min: 20' 8' 10'	To boundaries of project area: >100' 35.7'/40' 85.5'
Building Height	35'	34' 10"
Parking	Based on Airport Master Plan (no standards listed)	25 spaces

Compliance with the Land Development Code



Decision Criteria

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.

CONCLUSIONS/
FINDINGS OF FACT (LAND
DEVELOPMENT CODE):

- The subject petition has been processed with the procedural requirements to consider a site and development plan. In addition, the petition has been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified.



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 Site and Development Plan Petition No. 25-02SP.