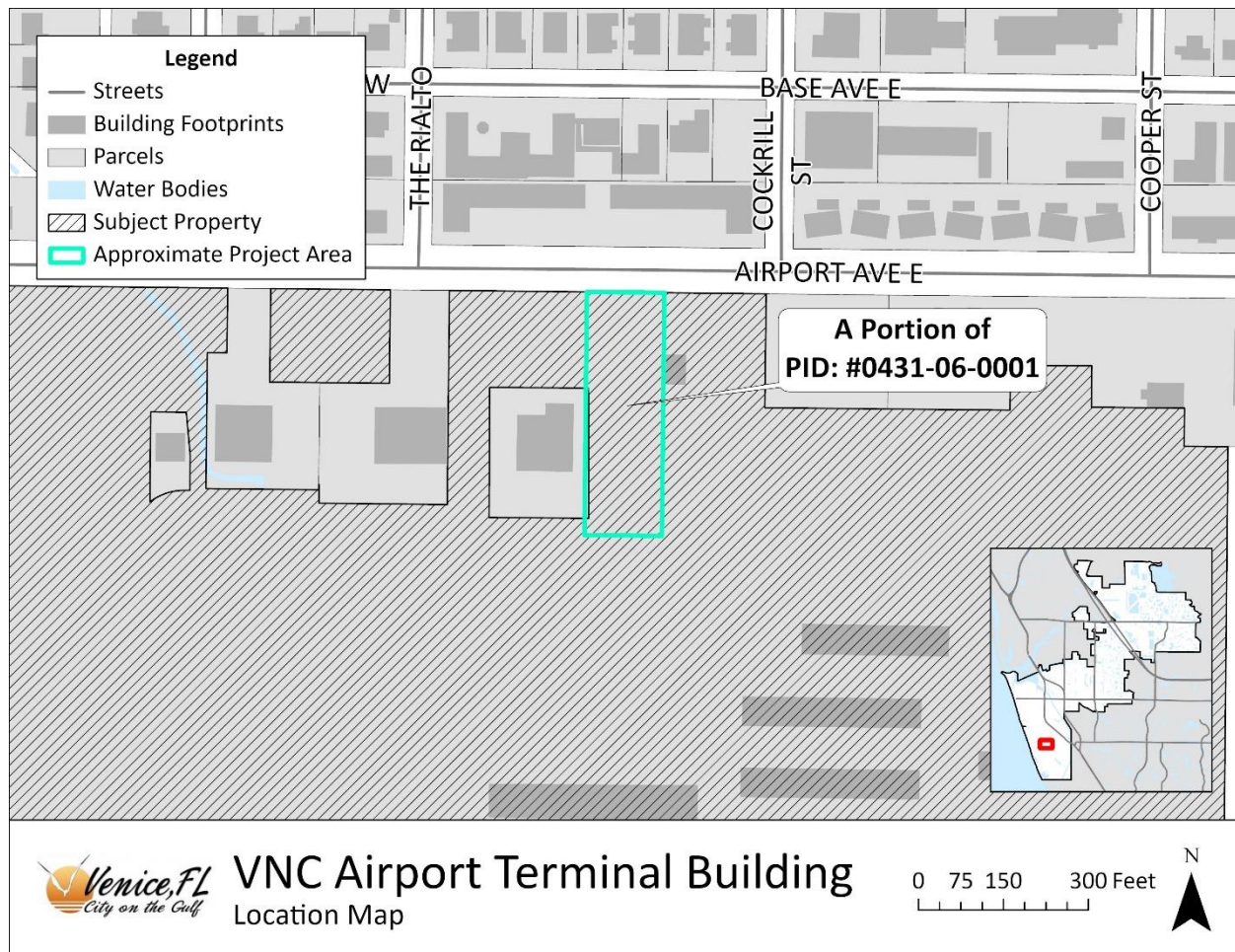


25-02SP VNC Airport Terminal Building Staff Report



GENERAL INFORMATION

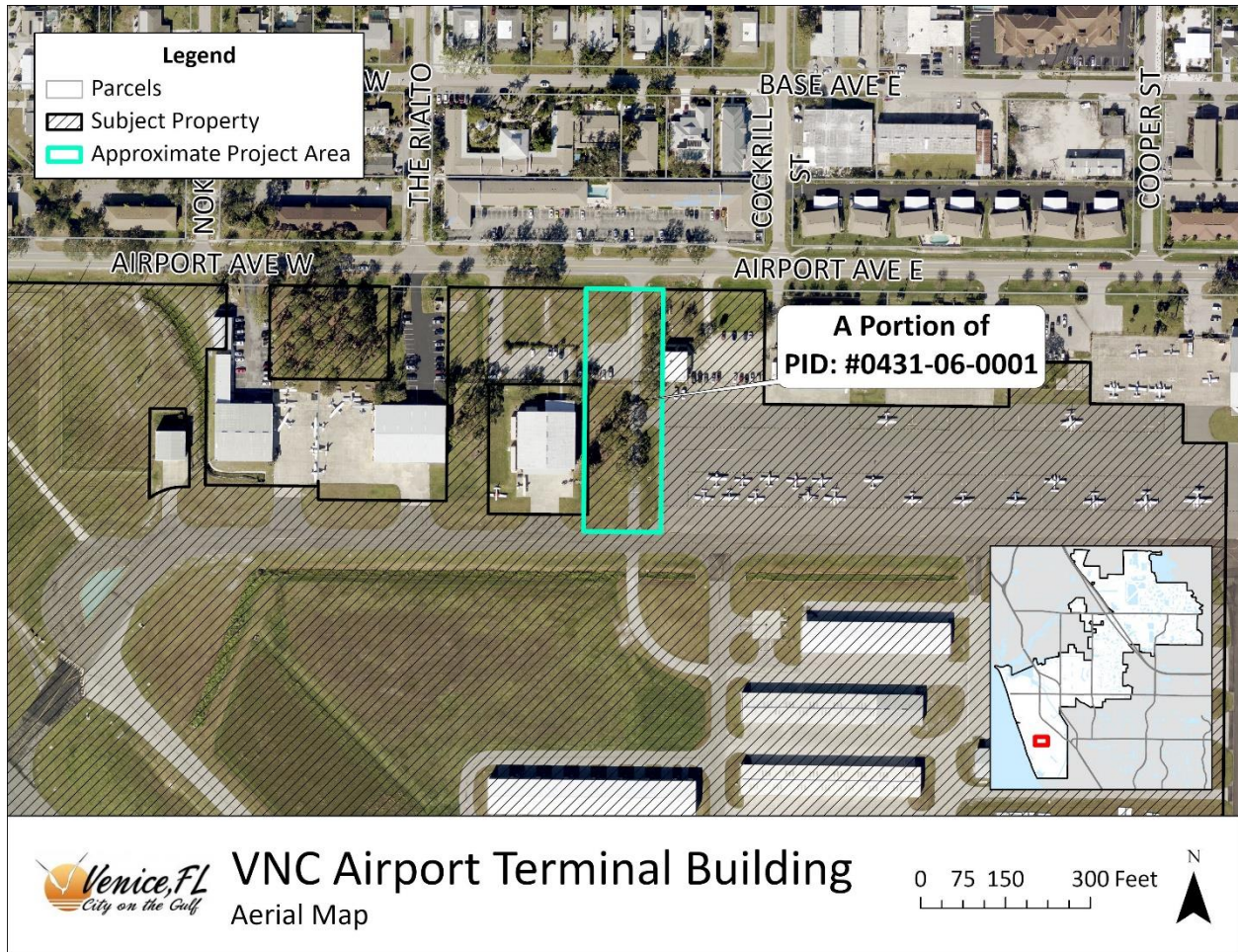
Address:	150 Airport Avenue
Request:	New terminal building for Venice Municipal Airport
Owner:	City of Venice
Applicant:	Mark Cervasio, Airport Director
Agent:	Mohsen Mohammadi, P.E., MDGI
Parcel ID:	A portion of 0431060001
Parcel Size:	453.8 + acres
Future Land Use:	Mixed Use Airport
Current Zoning: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

I. BACKGROUND AND EXISTING CONDITIONS

The proposed site and development plan is for a new terminal and administration building for Venice Municipal Airport (airport code VNC). This building will provide increased protection during hurricanes and will house conference rooms, offices, flight planning areas, and common areas.

A new access drive off Airport Avenue is proposed, along with additional parking. New fencing will 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, which recommends no trees, shrubs, flowers, etc. within 10,000 feet of an airport serving turbine-powered aircraft.

Aerial Photo



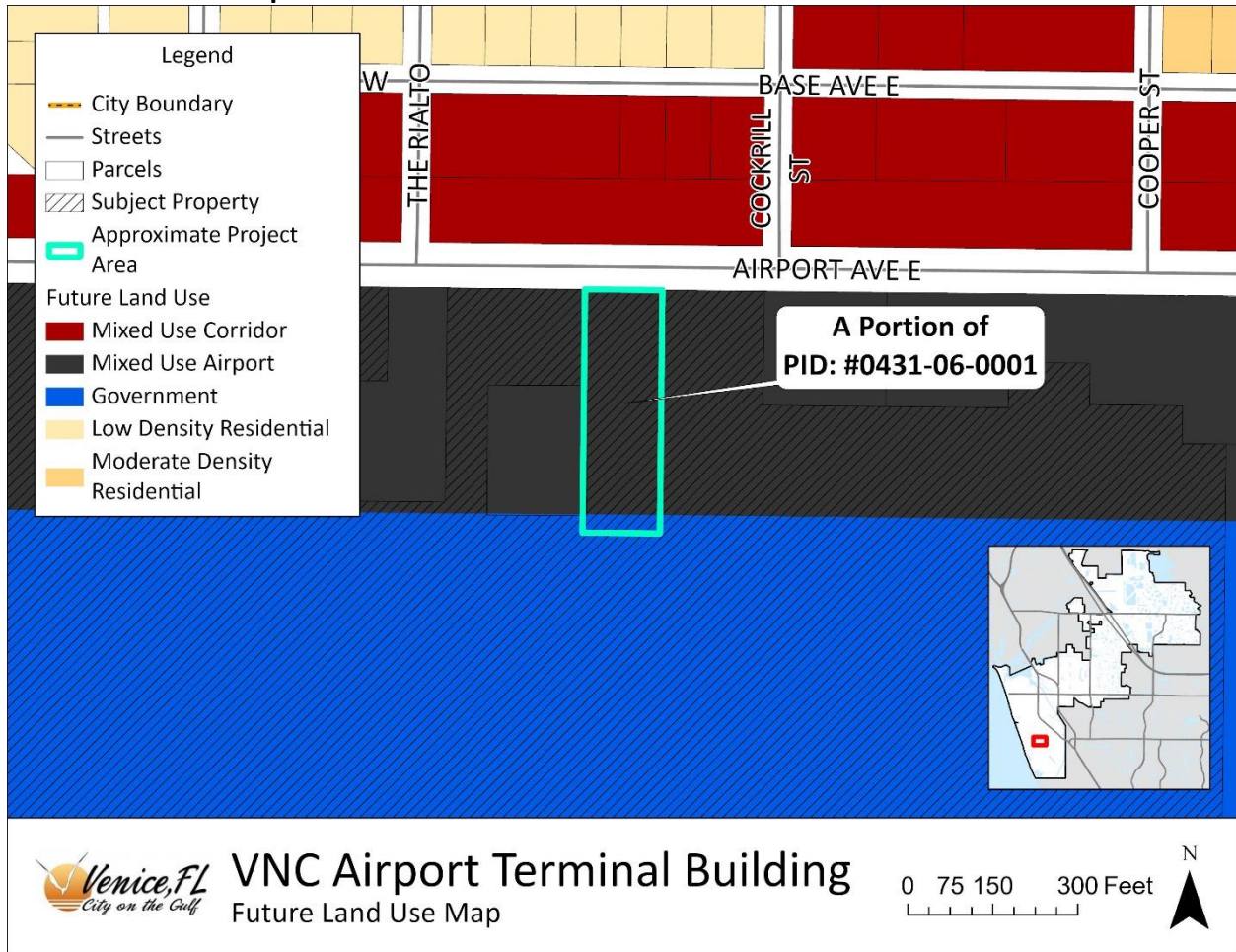
Surrounding Land Uses

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

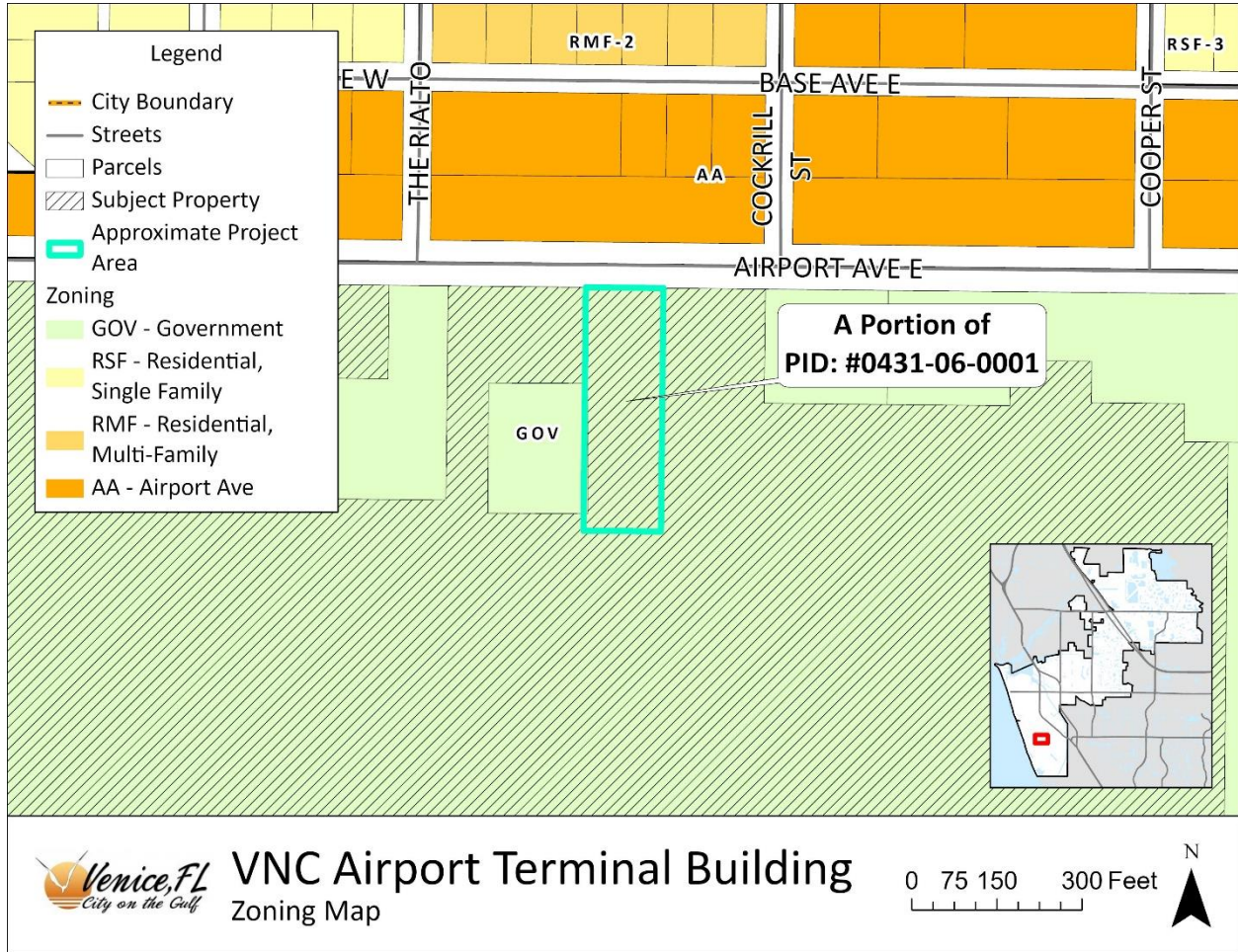
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Airport and the current zoning is Government, as depicted on the maps below.

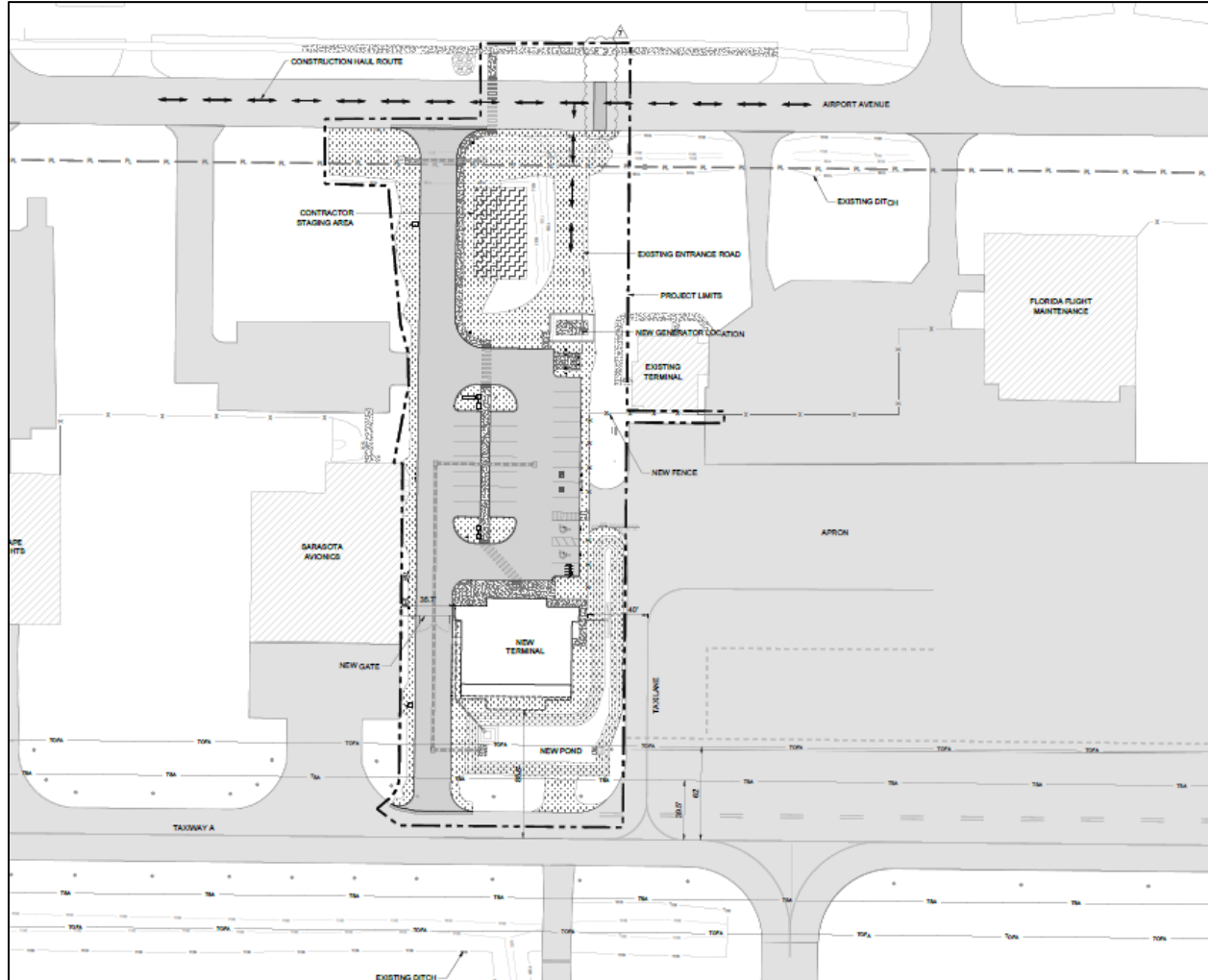
Future Land Use Map



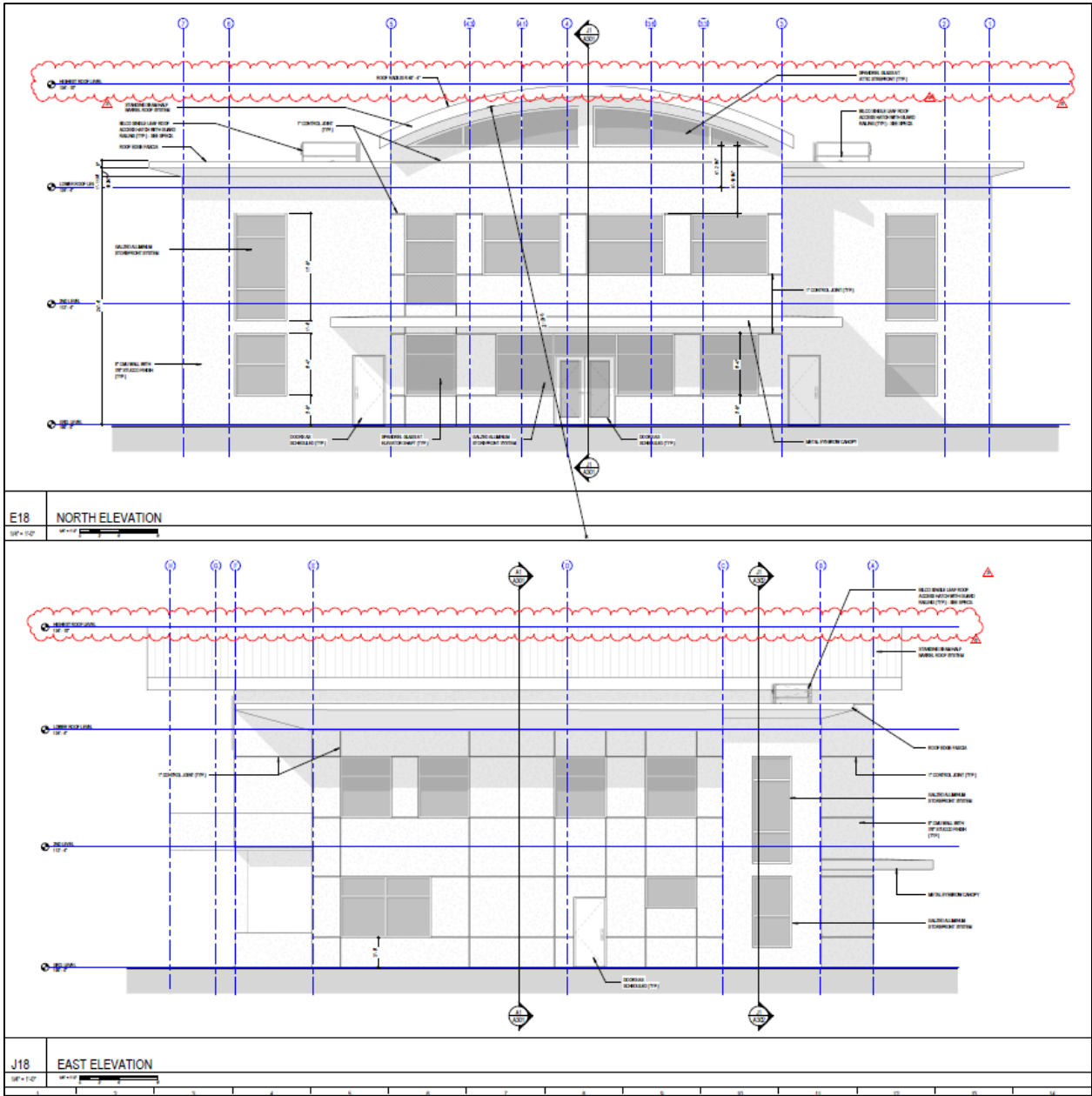
Zoning Map



Site and Development Plan



Architectural Elevations



Site Photographs

Views of area proposed for change



View of existing terminal area



View of apartments across Airport Avenue



III. PLANNING ANALYSIS

In this section of the report, the subject site and development plan is evaluated in the following ways: 1) review of strategies in the Comprehensive Plan, 2) review based on the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Consistency with City's Comprehensive Plan

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

This proposal is for an airport use other than runway or taxi, and there is no residential included in the site. With a building square footage of 4,120sf, intensity is well below 1.0 FAR for the project area and negligible compared to the overall MUA designation.

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 Airport land use designation, strategies found in the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Development Standards

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

Site and Development Plan applications require a review of Section 1.2.C.8 to ensure compatibility with surrounding properties. Section 1.9.4 contains the decision criteria upon which Planning Commission should base their decision. The items from these sections are reproduced below with applicant responses and staff comments where applicable.

1.2.C.8 Land Use Compatibility Analysis

(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.
- ii. Building heights and setbacks.
- iii. Character or type of use proposed.
- iv. Site and architectural mitigation design techniques.

Applicant Response: The project does not change the land use and does not rezone. Moreover, it will be maintained within the airport & government premises and usage. The land use, building heights, setbacks, and site are within compatibility standards for this project.

Staff comment: *The use, intensity, height, and design are consistent with the existing airport and compliant with the Land Development Code.*

(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.
- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
- 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.
- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The project does not change the nature of the original & existing compatibility; therefore, no further consideration is needed.

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: This project is within VNC (government) and complies with all (GOV) elements of the Comprehensive Plan. The plans and attachments support the design and plan.

- 2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: This project is consistent with Section 4 of the LDR.

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

Applicant Response: The project layout, access points, and onsite mobility have been designed for safety and to meet the code requirements. Construction Plans Sheet C030 for Construction Safety and Phasing Plan (access points and onsite mobility) upholds the design of these elements.

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

Applicant Response: 25 off-street parking spaces are proposed for this project, which includes two (2) electric vehicle spaces and two (2) ADA-spaces. The parking layout has been designed safely and according to local standards. Please see for Geometry Layout.

- 5. General layout of drainage on the property;

Applicant Response: This drainage layout adheres to local standards and water district (SWFWMD) requirements. The pond is designed as a dry pond to comply with FAA (aviation) requirements and to prevent attracting wildlife. Please see Drainage Layout.

6. Adequacy of recreation and open spaces;

Applicant Response: Open spaces meet or exceed code requirements. Sheet C301 Site and Geometry Plan illustrates open areas as sod areas, which are adequate for aviation operations and functions.

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

Applicant Response: Not Applicable.

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

Applicant Response: Not applicable.

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

The Site and Development Plan petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through this process.

Concurrency/Mobility

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan. No impact is expected on public facilities, as this is a replacement of the existing terminal building. No increase in trips is expected to result from development of this project.

Conclusions/Findings of Fact (Concurrency/Mobility)

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

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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.