



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
SPECIAL EXCEPTION APPLICATION

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APR 23 2014

PLANNING
& ZONING

14-2 SE

SPECIAL EXCEPTION

Project Name: The Old Salty Dog

Parcel Identification No.: 0428-12-0003

Address: 1485 South Tamiami Trail

Parcel Size: 8.25 Ac. (Project Area = 1.34 Ac.)

FLUM designation: Planning Area - Southern Gateway

Zoning Map designation: Commerical, Intensive/Venetian Design Overlay (VUD)

Property Owner's Name: Marine Max, East, Inc.

Telephone: (727) 536-2628

Fax: (727) 532-8367

E-mail: N/A

Mailing Address: 1485 S. Tamiami Trail, Venice, FL 34285

Project Manager: Phillip Needs

Telephone: (941) 962-3610

Mobile / Fax: (941) 922-6658

E-mail: N/A

Mailing Address: 7875 Saddle Creek Trail, Sarasota, FL 34241

Project Engineer : Tim Roane, P.E.

Telephone: (941) 379-7600

Mobile / Fax: (941) 416-2203

E-mail: tim.roane@kimley-horn.com

Mailing Address: 2601 Cattlemen Rd, Ste 200, Sarasota, FL 34232

Project Architect: Ron Scott

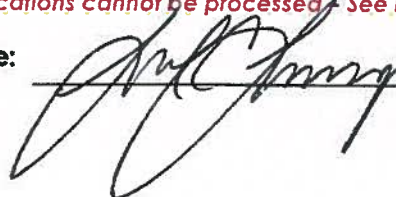
Telephone: (941) 371-0829

Mobile / Fax: (941) 650-8781

E-mail: rrscott4379@gmail.com

Mailing Address: N/A

Incomplete applications cannot be processed. See reverse side for checklist.

 4/2/2014

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition** (address the required findings for approval below)
- ☒ **Public Workshop Requirements.** Date held _____
 - ☒ Copy of newspaper ad. ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet. ☒ Written summary of public workshop.

Required findings for approval. Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the comprehensive plan.
2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
3. Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
4. Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.
5. Utilities, with reference to location, availability and compatibility.
6. Screening and buffering, with reference to type, dimensions and character.
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
8. Required yards and other open space.
9. General compatibility with adjacent properties and other property in the district.
10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☒ Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces;
- ☒ Plans showing proposed locations for utility hookups;
- ☒ Plans for screening and buffering with reference as to type, dimensions and character;
- ☒ Proposed landscaping and provisions for trees protected by city regulations; and
- ☒ Proposed signs and lighting, including type, dimensions and character.

Fees

Application filing fee \$3,766 or \$400 (modification of standards 86-43(b)(3)).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

Special Exception Narrative

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Background

The Maine Max marina, hereafter referred to as the Marina is located at 1485 S. Tamiami Trail, Venice Florida. The existing marina consists of 67 wet slips, dry boat storage building, boat repair and parts store buildings, and a boat sales showroom building. The existing boat sales showroom is located immediately at the U.S. 41 entrance of the Marine Max site.

Originally constructed in 1975, the existing boat showroom structure at was formerly a restaurant known as The Pewter Mug (City of Venice Bldg. Permit No. B02193). After the Pewter Mug was closed, the building was renovated to serve as the current boat sales showroom for the Marina.

The owner of the Marina is proposing an infill project consisting of renovating 3,241 square feet of the exiting boat showroom building to accommodate a proposed 165 seat restaurant known as the Old Salty Dog. Indoor dining will be provided interior to the existing building and outdoor dining will be provided with the addition of 1,977 square foot deck located behind the existing boat showroom building.

The primary use of this property is and will remain Marina; the restaurant use is ancillary to the Marina. The proposed restaurant use is consistent with the current zoning, Commercial Intensive (CI), and the future land use is Southern Gateway Planning Area. The property also lies within the Venetian Urban Design (VUD) overlay district.

Project Description

As stated above, the existing boat showroom building will house the proposed restaurant. Parking for the proposed restaurant will be provided in the existing asphalt parking lot located adjacent to the existing boat sales showroom building. The existing asphalt parking lot is currently used for boat display, as well as boat and trailer parking. There are no existing landscape islands or medians located within the existing asphalt parking lot. This is due to the nature of the Marina business where boats are moved in and out of the site via trailer and forklift. Interior landscape islands and medians within this parking lot would present a safety hazard during the movement and transport of boats for the Marina.

As stated before, the primary function of this property is Marina. As such, moving boats in and around the site is of the highest importance for the primary business function of the Marina. Boat display will remain along the frontage of U.S. 41 and the storage area behind the display area will be striped for automotive parking to serve the restaurant and marina.

Request for Special Exception

Due to the primary business function of the marina, moving boats in and around the site in a safe manner prohibits the use of interior parking lot landscaping. In addition, the existing asphalt parking lot is paved up to the property lines along U.S. 41 and the northwester property line abutting the asphalt parking lot of the adjacent Darby Buick car dealership. Because of these existing site constraints, the applicant is requesting approval for a Special Exception to the following sections of the Land Development Regulations:

- 86-436 – Landscaping Adjacent to Public Rights-of-way: A special exception is requested to allow the use of palm trees every 50 linear feet with a hedge instead of “trees” as defined by chapter 86-431(b) of the land development regulations. Palm trees are requested because they are consistent with the existing landscaping along U.S. 41. In addition, because of the boat display area along the U.S. 41 frontage, palm trees present a cleaner and more sustainable buffer and are compatible with the boat display area.

- 86-437 – Landscaping Adjacent to Property Lines: A special exception is requested for the requirement of a landscape buffer adjacent to the property line due to the fact that the existing asphalt parking lot is paved up to the abutting asphalt parking lot of the adjacent Darby Buick Car dealership. This is an existing condition that does not allow for proposed landscaping.
- 86-438 – Interior Landscaping: A special exception is requested for the requirement of interior parking lot landscaping. Due to the primary business function of the marina, moving boats in and around the site in a safe manner prohibits the use of interior parking lot landscaping.
- 86-411(8) – Landscaping Between Parking Tiers: A special exception is requested for the requirement of landscaping between parking tiers. Due to the primary business function of the marina, moving boats in and around the site in a safe manner will prohibit the use of landscaping between parking tiers.

In lieu of being able to meet the landscape requirements adjacent to property lines and interior parking lot landscaping, plantings are proposed along the rear edge of the parking lot. In addition two areas of the parking lot along the perimeter will have asphalt removed and become landscaped areas. Supplemental planting will also be provided to buffer the existing lift station if allowed by the Utility Department. Please refer to the Landscape Plan (Sheet L-1).

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Finding of Facts

Sec. 86-43. Special exception uses.

- (e) *Required findings for approval.* Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- (1) Compliance with all applicable elements of the comprehensive plan.

The proposed site improvements comply with all applicable elements of the comprehensive plan. Refer to the Comprehensive Plan consistency narrative included with the Site and Development Application.

- (2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Sufficient ingress and egress to property and proposed site improvements with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe are provided. Refer to Sheet C-6.

- (3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Sufficient off-street parking and loading areas are provided as required. Refer to Sheet C-6.

- (4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

Sufficient refuse and service areas are provided as required. Refer to Sheet C-6.

- (5) Utilities, with reference to location, availability and compatibility.

Existing utility service is available for water and wastewater service. Proposed fire protection is also provided on site. Refer to Sheet C-6.

- (6) Screening and buffering, with reference to type, dimensions and character.

Screening and buffering where possible are provided. Refer to the Special Exception application, Waiver application, Sheet C-6 and Sheet L-2

- (7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Proposed building signage is included on the Architectural plans and colored West Elevation drawing

- (8) Required yards and other open space.

There are no new buildings proposed with this application. Existing yards and open space will remain on site.

- (9) General compatibility with adjacent properties and other property in the district.

The site is compatible with adjacent properties and other commercial property in the district.

- (10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Not applicable.

(Code 1982, § 20-17—20-17.7; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2005-22, § 4, 4-26-05)