



SITE & DEVELOPMENT PLAN APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

Project Name: 1460 E. Venice Ave.

Brief Project Description: Proposed project consists of 13,000 +/- SF of commercial/retail building with associated parking, sidewalks, utilities, driveways, and stormwater connections.

Address: 1460 E. Venice Avenue, Venice, FL 34292

Parcel Identification No.(s): 0412-02-0001

Parcel Size: 1.38 AC/10.39 AC

☒ Non-Residential ☐ Residential (Requires School Concurrency)

Zoning Designation(s): Planned Unit Development (PUD)/VG

FLUM Designation(s): Mixed Use Residential

Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. **Extended technical review fee of \$1400 charged at third resubmittal.*

☐ Major Site & Development Plan \$4,700 ☐ Review Fee \$2000 OR

☒ Major Site & Development Plan Amendment \$2,300 ☐ Review Fee \$1000 OR

☐ Minor Site & Development Plan Amendment \$533 (with required public hearing ☐ Review Fee \$250) OR

☐ Minor Site & Development Plan Amendment \$533 (Administrative – no review fee)

Applicant Name/ and Property Owner Name: Galleria Shops, LLC

Address: 1222 SE 47th St., Suite 330, Cape Coral, FL 33094

Email: mike@thenewhomespot.com

Phone: (239) 333-0030

Design Professional or Attorney: Timothy E. Roane, P.E.

Address: DMK Associates, Inc., 421 Commercial Ct., Suite C-D, Venice, FL 34292

Email: troane@dmkassoc.com

Phone: (941) 412-1293

Authorized Agent (1 person to be the point of contact): Jackson R. Boone, Esq.

Address: Boone Law Firm, 1001 Avenida del Circo, Venice, FL 34285

Email: jackson.boone@boone-law.com

Phone: (941) 488-6716

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness within 3 business days. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

- ☒ **Application:** Signed by agent and applicant (3 copies) **Authorized Agent: Jackson R. Boone, Esq.**
- ☒ **Narrative:** Provide a paragraph describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).
- ☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy). **Included**
- ☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy). **5/23/18**
- ☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey: 4/18/18**
- ☒ **Concurrency Application and Worksheet:** (3 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. **Included**
- ☒ **School Concurrency (Residential Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). **N/A**
- ☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Meeting sign-in sheet ☒ Summary of public workshop ☒ Mailing List of Notified Parties (1 copy of each) (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS) **6/17/18**
- ☒ **Common Facility Statements:** if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). **Included**
- ☒ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies). **See Drainage Report and SWFWMD ERP Minor Modification Included**
- Site & Development Plans:** 3 signed, sealed, and dated sets, that are collated 24"x36", and folded (rolled plans not accepted), that include the following sheets:
- ☒ **Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.
- ☒ **Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups.
- ☒ **Landscaping plan:** include types, sizes and location of vegetation, trees and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. ☐ Existing Tree survey ☐ Detailed inventory
- ☒ **Signage:** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.
- ☒ **Architectural Elevations:** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type. **See Architectural Exhibits**
- ☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. All PDF's of site & development plans need to be signed and sealed. Submit each document or set of plans as one pdf- not each sheet in individual pdf's. **Provide a separate document with the legal description.**

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent **MUST** be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date: JACKSON R. BOONE, ESQ.	Applicant Name & Date:
Authorized Agent Signature: for JRB 3/31/2020	Applicant Signature:

Project Narrative
Major Site and Development Plan
1460 E. Venice Ave.
Venice, FL 34292

The purpose and intent of this project is to construct 13,000 ± SF of commercial/retail building with associated parking, sidewalks, utilities, driveways, and stormwater connections.

The subject property is a commercial out-parcel located in Section 9, Township 39S, Range 19E in Sarasota County, Florida. More specifically, the site is located in the City of Venice at 1460 E. Venice Ave., Venice FL 34292. The entire parcel contains ±10.39 acres more or less, with an associated ±1.38 acres project area.

The property is owned by Galleria Shops, LLC. For proof of ownership and legal description of the parcel, please refer to the Special Warranty Deed.

Situs Address: 1500 E. Venice Ave., Venice, FL 34292

Property I.D.: 0412-02-0001

Ownership: Galleria Shops, LLC

Water and Sewer Provider: City of Venice Utilities Department

The original ERP for the parent parcel, Venice Professional Office Park (ERP No. 44027360.000), was permitted December 3, 2004. This permit authorized the construction of a surface water management system to serve a 10.40-acre commercial development known as Venice Professional Office Park, located in Sarasota County on East Venice Avenue, near Capri Isles Boulevard. The project consisted of the construction of retail, office, restaurant, and medical buildings, totaling 90,915 square feet with paved parking and walkways, for a total impervious area of 372,309 square feet. The surface water management system consists of inlets, piping, and a wet detention pond (Alternate 3) which provides water quality treatment and attenuation. Treated runoff discharges offsite to an existing ditch along the rear lot line which connects to the Blackburn Waterway. The permit approved permanent impact of 0.21 acres of wetlands and 0.67 acre of other surface waters. Pursuant to Subsection 3.2.2.1 and 3.2.2.2, Basis of Review, Habitat compensation was not required for the impacts. Modification to ERP Permit No. 44027360.000 was approved by SWFWMD on December 5, 2019, authorizing construction of the proposed scope of work.

The property has an existing zoning designation of Planned Unit Development (PUD) with a Venetian Gateway District (VG) Overlay. The adjacent Venice Zoning Designations are as follows:

North	Planned Unit Development (PUD) and Residential Multi-Family (RMF-2)
South	Right-of-Way, E. Venice Ave.
East	Residential Multi-Family (RMF-3)/VG
West	Office, Professional and Institutional (OPI)/VG

The property out-parcel will connect to the existing private access to the Venice Professional Office Park. This street travels North/South between E. Venice Ave. and Auburn Lakes Drive. The previously developed parcels will remain. The stormwater treatment system for the site still remains in place in the back of the property (PID: 0412-04-1001-1019).

The proposed parking lot is to be located South of the existing buildings and North of the proposed building. This location provides the shortest ADA accessible route possible to the front doors of the building. For location of the proposed parking, please refer to the site plan.

A pre-application meeting was held with City staff on June 14, 2019. Based on input provided by staff, the project requires Major Site and Development Plan Amendment review.

The Major Site and Development Amendment Plan application includes the following information:

1. A statement of the character and intended use of the development (Cover Sheet).
2. Documentation of ownership and control of the subject property by Deed.
3. A general location map (Cover Sheet).
4. Site plan containing the title of the project and the names of the project engineer and owner, date and north arrow, based on survey data drawn to a scale of sufficient size to show:
 - a. Boundaries of the project, existing streets, buildings, and easements;
 - b. Tabulation of project acreages;
 - c. Location of existing buildings and proposed structures;
 - d. Access and traffic flow;
 - e. Screens and buffers;
 - f. Land use of adjacent properties;
 - g. Tabulation of total gross acreage in the project and the percentages thereof proposed to be devoted to the various permitted uses; ground coverage by structures; and Impervious surface coverage.
 - h. Tabulations showing the number of proposed off-street parking and off-street loading spaces and a calculation of the minimum number of such spaces.

Existing and proposed common facilities and infrastructure will be maintained by the property Owner.

With regards to stormwater, runoff will be collected by inlets and roof drains and directed to the existing stormwater system located in the back of the property.

The existing signage will not be altered with this application.

Parking lot buffer and vehicular use area landscaping are included with the site plan.

There are no proposed recreational facilities associated with this project.

There is potable water and wastewater collection connections on the property. Potable water connection and wastewater collection is provided by the City of Venice.

A public workshop was conducted on July 17, 2018; the newspaper advertisement, notice to property owners, summary of the public workshop, and mailing list will be provided with the Site and Development Application.

On behalf of our Client (Galleria Shops, LLC), we respectfully request that the Technical Review Committee review the attachments, as requested for approval of the Major Site & Development Amendment Plan Application for 1460 E. Venice Ave.

If you have any questions, please contact Timothy E. Roane, P.E. by phone: (941) 412-1293 or email: troane@dmkassoc.com.

Sec. 86-120. - VG Venetian gateway district.

(e) *Architectural design standards.* The following architectural design standards are applicable in the VG district:

(4) In reaching a decision as to whether or not the site and development plan as submitted shall be approved, or approved with changes, the planning commission shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following architectural design standards:

- a. *Architectural style.* The Northern Italian Renaissance style of architecture, as elsewhere defined in this code, is encouraged but is not mandatory. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

We have utilized forms, materials and patterns from the Northern Italian Renaissance style of architect to meet the aesthetic goals of the city and in keeping with the existing and newly planned buildings surrounding the area.

- b. *Harmonious design of buildings.* Buildings and structures shall have good scale and be in harmonious conformance with the general intent of the Venetian gateway and the permanent neighboring development. No building shall exceed 35 feet in height. Building design shall not be based upon a prototype which was created without giving consideration to the specific site and the character of the Venetian gateway. Industrial style metal sheathed buildings shall be prohibited. All designs and materials for structures including signs, shall be reviewed by the planning commission for consistency in design and scale, structure to structure both on- and off-site.

Our design is under 35 feet and consists of materials that either match or compliment all of the surrounding buildings along the Venetian gateway and neighboring developments.

c. Materials.

1. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings and the general intent of the Venetian gateway.

We have utilized various materials that reflect the renaissance design theme. We have utilized a terra cotta barrel tile roof with peaked forms, stone corbels and brackets, decorative cornice trim on parapets and colorful awnings. The varying textures of stucco and stucco banding also give it an old-world aesthetic.

2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

The materials such as awnings, brackets, corbels and parapets are fitting and architecturally appropriate to a renaissance style mercantile/retail shopping plaza. The same materials are used around the entire exterior of the building and are harmonious from the street view, sides and front entry.

3. Materials shall be of durable quality.

All materials are durable, made from stone, steel, stucco adhered to concrete block and all materials are attached to the building utilizing Florida Approved hurricane rated details.

- d. *Proportion of building components.* Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.

Doors and windows are dispersed such to accommodate a proportional distance between tenants and between heights of the parapets and peaked roof forms. Adequate space for painted stucco and signage is designed to be proportional to the overall composition of the elevations.

- e. *Colors.* Colors shall be harmonious and shall use only compatible accents.

The painted stucco, trim, roof and awning colors are designed to compliment each other and also the surrounding building. Effort was taken to blend in with the surrounding existing and new developments as well as the Venetian Gateway

- f. *Visibility of mechanical equipment.* Mechanical equipment or other utility hardware on roofs, the ground or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

Any and all roof equipment will be screened by the parapets and roof forms that were designed with this in mind.

- g. *Exterior lighting.* Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

Any exterior lighting on the building will be of a Renaissance theme and will match the other trim and hardware colors. All exposed accessories shall be harmonious with the building design.

- h. *Screening of service and storage areas.* Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using the same materials for all other structures.

The dumpster area located on the site plan will be completely shielded from view with a 6' high opaque fence and gates approved by local code. Paint and material color will match the building and blend in with all exposed accessories.

- i. *Variation of design.* Monotony of design in single- or multiple-building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple-building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

This building design avoids monotony. The single building form is broken into smaller forms that undulate along the long sides of the building. Each long side is composed of four plane changes and three different roof forms and heights. The awnings are of various styles, some being cantilevered, angled, solid and louvered. The texture, patterns and colors of the stucco, stucco banding and trim also vary throughout the design.