



Project Narrative – Proposed Site and Development Plan – Agape Hanger Addition

PID: 0431-03-0009 & portion of 0431-06-0001

Site Address: 100 Airport Ave West and Proposed 104 Airport Ave West, Venice, FL 34285

The subject property is approx. 2.02 ac located East of Harbor Dr S, and along Airport Ave West. The existing parcel, 0431-03-0009 consisting of approximately 1.51 ac, is proposed to be expanded to approx. 2.02 Ac, which would reduce the existing adjacent parcel, PID 0431-06-0001 by approximately 0.51 Ac.

The property has a Future Land Use Designation of Mixed-Use Airport and is zoned Government (G).

Access to the site exists today via a driveway on Airport Ave West, and additional driveway access is proposed to provide circulation and access to Airport Ave West.

The proposed addition is a 12,000 GSF (100-ft x 120-ft pre-fab steel structure), which will consist mostly of hangar storage and mechanical shop space, but will also include 3 offices, airman lounge, and toilet rooms. Interior Space breakdown is provided on the cover of the Site and Development Plans and shown graphical on the site plan.

The proposed addition constitutes a required minimum of 30 parking spaces for both the proposed and existing hangers, and the proposed site plan reflects a total of 35 parking spaces both existing and proposed.

The proposed site and development plan, once reviewed and coordinated with the TRC, should be deemed consistent with Section 4 of the LDR. Please see the provided Survey, Civil Engineering Site and Development Plans, Architectural Plans, and Landscape and Irrigation plans to review the proposed improvements and how they meet section 4 of the LDR.

The proposed improvements are consistent with the City of Venice, Venice Municipal Airport Master Plan, as well as the Minimum Standards for Commercial Aeronautical Activities, Venice Municipal Airport, and has been reviewed in detail with the Airport Director, Mark Cervasio.

The proposed site and development is consistent with the guidelines of the Comprehensive Plan Strategy LU 1.1.1 and consistent with strategy LU 1.2.9.d., LU 1.2.15, LU 1.3.6. and LU 2.1, is deemed to be compatible. Therefore, approval of the proposed site and development plan is hereby requested.

Contact information:

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