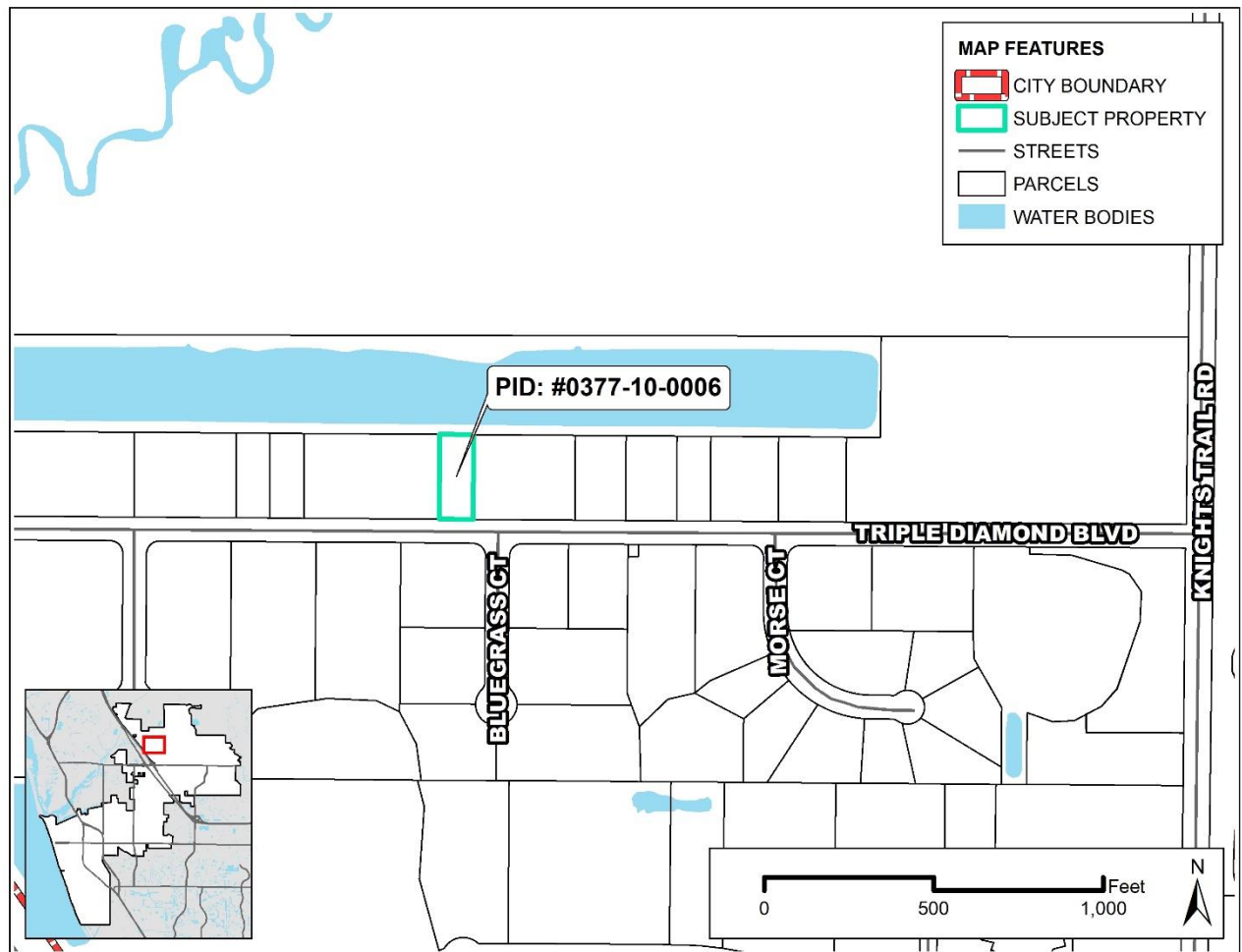


# 22-31SP – CRA Phase II Fabrication Building Staff Report

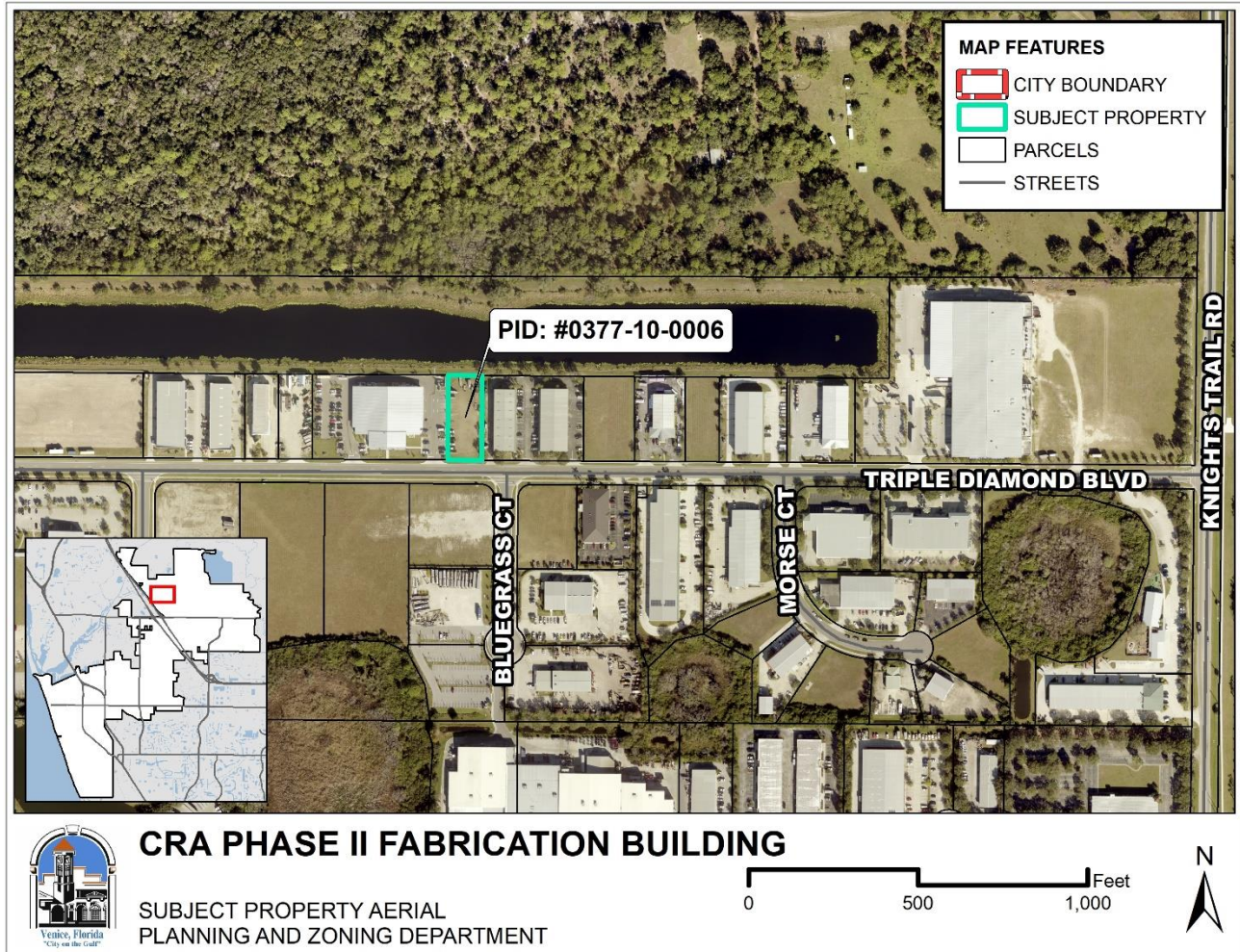


## GENERAL INFORMATION

<b>Address:</b>	152 Triple Diamond Blvd
<b>Request:</b>	6,000 square-foot fabrication building with office space and associated parking and landscaping
<b>Owner:</b>	Commercial Residential Properties of Venice
<b>Agent:</b>	Jennifer Smith – Hibner + Levine & Associates Architects
<b>Parcel ID:</b>	0377100006
<b>Parcel Size:</b>	0.57± acres
<b>Future Land Use:</b>	Industrial
<b>Zoning:</b>	Planned Industrial Development
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail
<b>Application Date:</b>	May 9, 2022

## I. PROJECT DESCRIPTION

The proposed project is for a fabrication building with office space in Triple Diamond Commerce Plaza, and it has been planned as phase two of the Commercial Residential Aluminum site. Phase one was approved through site and development plan petition no. 18-04SP; this project is on the adjacent lot and will have its own parking and landscaping sufficient to support the development of the subject property.

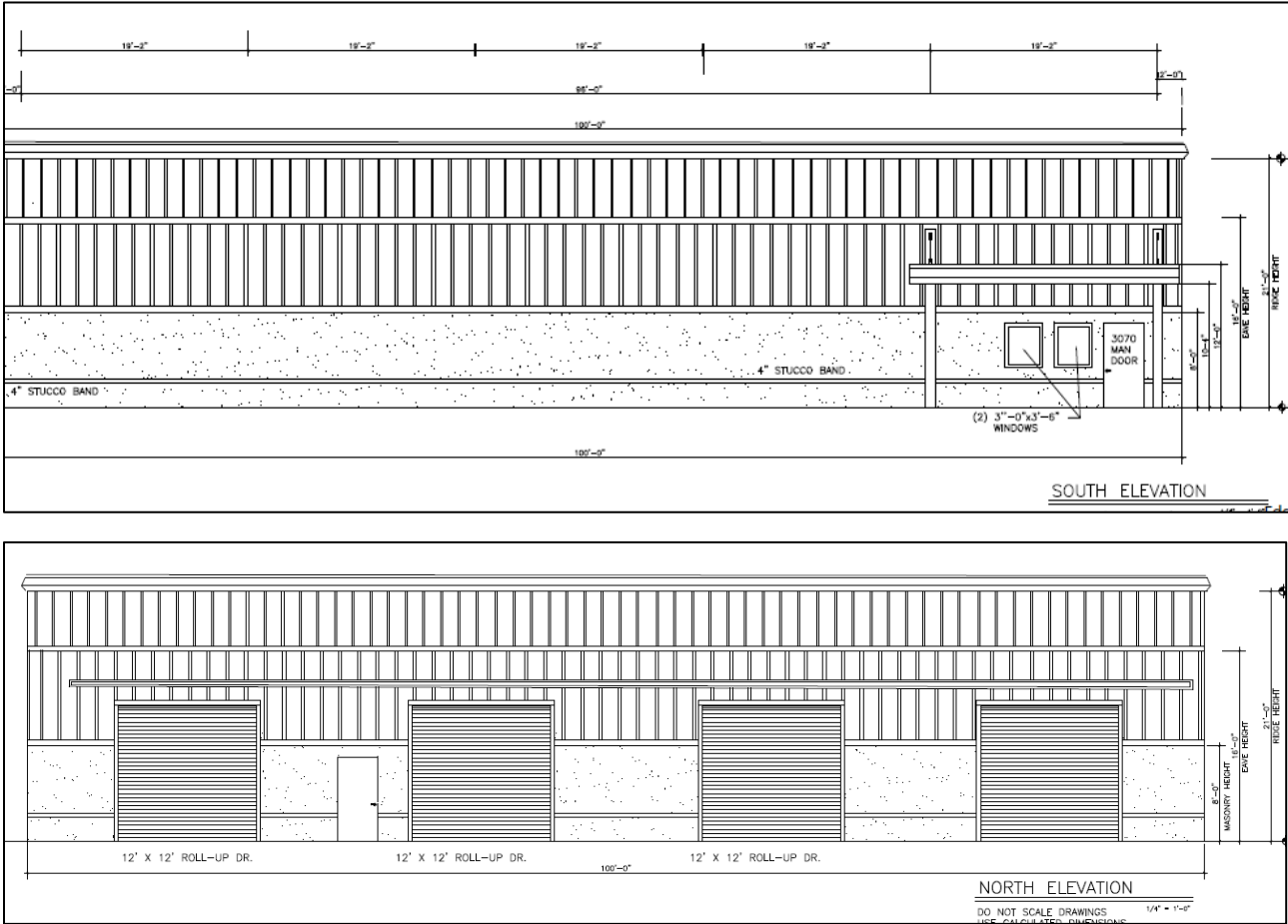


Phase I - Approved Plan (parking to be removed inside orange box)





Elevations



Site Photographs

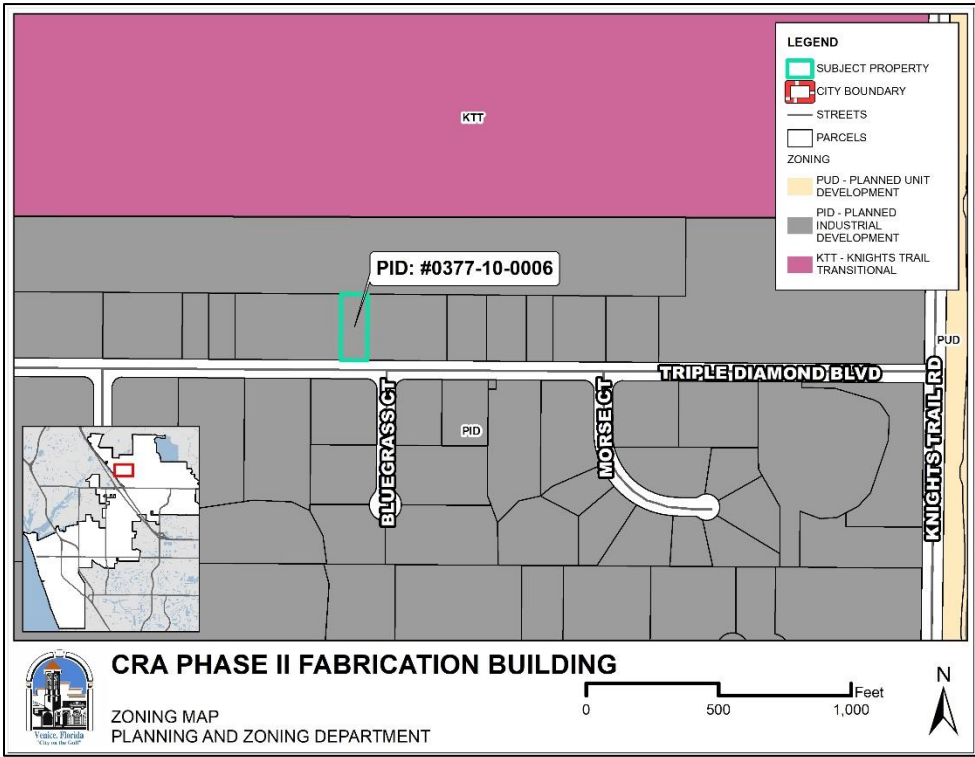




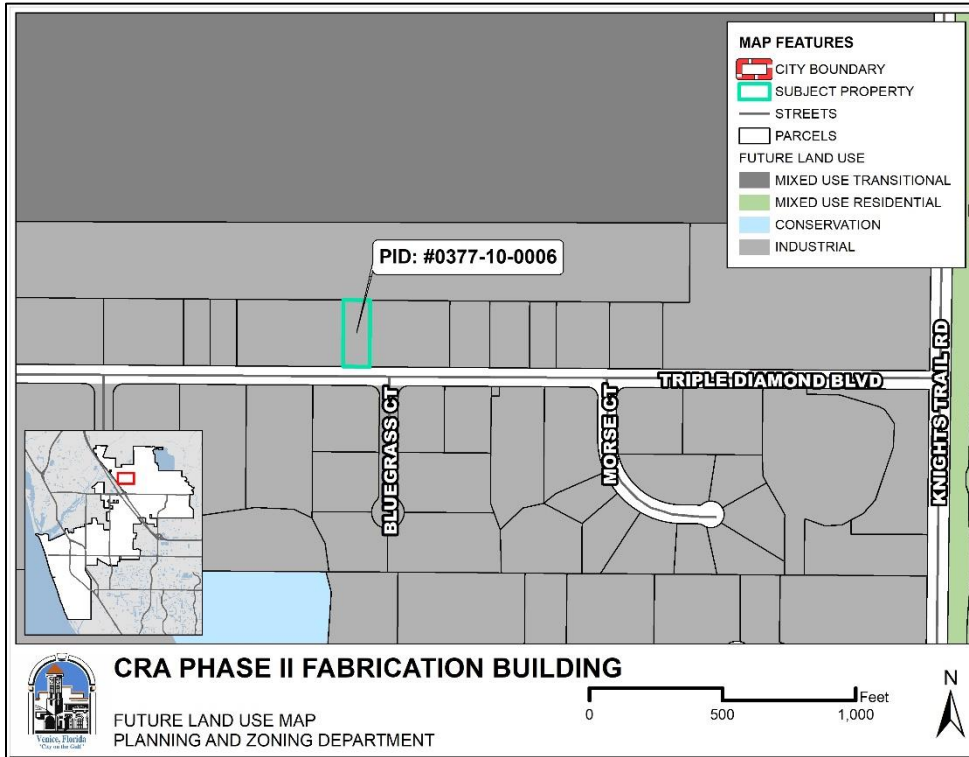
### Future Land Use and Zoning

The Future Land Use designation for the subject property is Industrial and the zoning is Planned Industrial Development (PID), as depicted on the maps below. This property is surrounded on all sides by the same future land use and zoning.

#### Future Land Use



## Zoning



## Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
South	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
East	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
West	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial

## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

## **Consistency with the Comprehensive Plan**

A review of elements and strategies in the Comprehensive Plan did not produce any relevant considerations for this project, and no inconsistencies have been identified with this proposal.

Site and Development Plan applications require a review of Policy 8.2, per Strategy LU 4.1.1 – Land Use Compatibility Review Procedures, to ensure compatibility with surrounding properties. The items from this policy are reproduced below with applicant responses and staff comments.

***Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:***

### **A. Land use density and intensity.**

Applicant Response: The proposed Use and Density is within the PID zoning;

### **B. Building heights and setbacks.**

Applicant Response: The building Height and Setbacks comply;

### **C. Character or type of use proposed**

Applicant Response: The character and type of use proposed for this building is well within the PID zoning, with the surrounding businesses, and within the Triple Diamond Commerce Plaza covenants;

### **D. Site and architectural mitigation design techniques.**

Applicant Response: The site and architectural mitigation design techniques are well within the City and Triple Diamond Commerce Plaza guidelines and are consistent with neighboring properties;

*Summary Staff Comment: This project is within the maximum allowed intensity of 2.0 FAR in the Industrial Future Land Use designation at a proposed 0.24 FAR. The building height and setbacks are compliant with the Land Development Code and the type of use is consistent with the Future Land Use designation and zoning district, as well as the surrounding uses in this industrial area.*

***Considerations for determining compatibility shall include, but are not limited to, the following:***

### **E. Protection of single-family neighborhoods from the intrusion of incompatible uses.**

Applicant Response: There are no single family residence near our project site;

### **F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.**

Applicant Response: The proposed development is consistent with the Comp Plan, the Zoning Codes, and the Triple Diamond Commerce requirements and guidelines;

### **G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.**

Applicant Response: The project nor project site are non conforming;

### **H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.**

Applicant Response: The proposed density and use are consistent with the requirements and neighboring properties;

*Summary Staff Comment: No single-family uses are expected to be impacted by this proposal, and staff is not aware of any nonconforming uses on the property. Intensity in the area is similar to the proposed intensity for this project, though there could be sites with intensities up to 2.0 FAR in the area.*

***Potential incompatibility shall be mitigated through techniques including, but not limited to:***

**I. Providing open space, perimeter buffers, landscaping and berms.**

Applicant Response: The proposed project exceeds the City requirements of Open Space, and contains all required perimeter buffers and landscaping;

**J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.**

Applicant Response: In compliance with both the City of Venice and Triple Diamond Commerce Plaza's, all mechanical equipment will be screened with landscaping and refuse area is within a masonry walled area;

**K. Locating road access to minimize adverse impacts.**

Applicant Response: The proposed project has existing access from Triple Diamond Boulevard;

**L. Adjusting building setbacks to transition between different uses.**

Applicant Response: The proposed project setbacks have been drastically increased from the City's required 20 feet to 78' (Triple Diamond) and 112' (rear);

**M. Applying step-down or tiered building heights to transition between different uses.**

Applicant Response: The proposed building has design elements consistent with their Main Headquarters Building - Phase I;

**N. Lowering density or intensity of land uses to transition between different uses.**

Applicant Response: The density and intensity of the project land is well within the allowable use.

*Summary Staff Comment: Planning Commission may use its discretion to require any mitigation techniques beyond the compliant setbacks, landscaping, screening, heights, and intensity proposed.*

***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 Industrial future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

**Compliance with the Land Development Code**

The proposed site plan has been reviewed for compliance with the Land Development Code and has been deemed to be compliant.

The applicant has provided responses to each of the findings for a site and development plan application contained in Sec. 86-23(m):

**(1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.**

Applicant Response: Statements of ownership and control of the development, along with sufficiency conditions have been included within the application documents. The maintenance of common open space or common lands shall be maintained to ensure this facility will not become a future liability to the City.

**(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.**

Applicant Response: The proposed project is in full compliance as indicated with the LDR



**(3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.**

Applicant Response: Ingress and egress has been provided with automotive and pedestrian safety, traffic flow, servicing utilities and emergency situations in mind during the design;

**(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.**

Applicant Response: The location and placement of off-street parking and loading facilities and thoroughfares, within the proposed development, provide adequate automotive and pedestrian safety and control in case of an emergency.

**(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.**

Applicant Response: Proposed screens and buffers have been designed to preserve internal and external harmony with use inside and outside the proposed development.

**(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.**

Applicant Response: Water management within the project is designed in accordance with the approved SWFWMD masterplan.

**(7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.**

Applicant Response: Proposed sanitary sewers have been designed to comply with the availability and capacities of the existing City sanitary sewers.

**(8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.**

Applicant Response: Utilities have been designed to be compatible with the availability of the existing capacities.

**(9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.**

Applicant Response: Open space provided is consistent with surrounding areas within Triple Diamond Commerce Plaza.

**(10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.**

Applicant Response: Site arrangement, appearance, and general layout of proposed project is in keeping within the surrounding areas and provides for a harmonious project, that is consistent with properties in the Triple Diamond Commerce Plaza.

**(11) Such other standards as may be imposed by the city on the particular use or activity involved.**

Applicant Response: We will comply with any additional reasonable standard, if imposed by the City of Venice

**(12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.**

Applicant Response: Acknowledged.

*Summary Staff Comment: The site and development plan has been deemed compliant with the Land Development Code and has been analyzed for site arrangement, access, landscaping and buffering, and relationship to surrounding properties. This is a proposal for an industrial use with office space in an existing industrial park, adjacent to a property with the same ownership and intended to be an expansion of that existing business.*

**Conclusions/Findings of Fact (Compliance with the Land Development Code):**

The proposed site and development plan is compliant, and no inconsistencies have been identified with the LDC.

**Concurrency/Mobility**

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the Site and Development Plan request.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	2.5 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	2.5 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	Non-residential	N/A
Parks & Recreation	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-residential	N/A

The traffic statement provided by the applicant indicates that this project will generate fewer than 50 PM peak hour trips, and therefore no transportation impact analysis is required.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	6 PM Peak Hour Trips	No traffic study required

***Conclusions/Findings of Fact (Concurrency):***

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

***Conclusions/Findings of Fact (Mobility):***

The traffic impact is not anticipated to reach the threshold of 50 PM Peak Hour trips. No additional issues have been identified.

### III. CONCLUSION

**Planning Commission Report and Action**

Upon review of the petitions 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. 22-31SP.