

**CRA PHASE II FABRICATION BUILDING
152 TRIPLE DIAMOND BOULEVARD
CITY OF VENICE**

SITE AND DEVELOPMENT APPLICATION

STATEMENT OF OWNERSHIP AND CONTROL:

Attached is County Tax Statement and Ownership provided by the Sarasota County Tax Collector and Sarasota County Property Appraiser's Office, as being Commercial Residential Properties of Venice, Inc. and a copy of Corporation Records provided by Sunbiz.org, indicating Thomas J. Teffenhart as Manager. Letter of Authorization, signed by Thomas J. Teffenhart - Manager provides full authorization to Jennifer Smith of Hibner + Levine & Associates to act as agent.

LEGAL DESCRIPTION:

Lot 12 Triple Diamond Commerce Plaza, according to the Plat thereof as recorded in Plat Book 43, Pages 48-48D, of the Public Records of Sarasota County, Florida.

The current Sarasota County Parcel ID number is 0377100006.

NARRATIVE:

The development of 152 Triple Diamond Boulevard (Lot 12), within the Triple Diamond Commerce Plaza, consisting of 0.574 acres of vacant land area is to be developed as a Phase II Fabrication Building utilized as additional Fabrication Space by Commercial Residential Aluminum, due to the expansion of their Venice based company. outgrowing their existing building that is located adjacent. The site is located in Section 28, Township 38S, and Range 19E, City of Venice. The existing zoning classification for this parcel is PID. The parcel to be developed is owned by Commercial Residential Properties of Venice, Inc. The purpose of the proposed development of this vacant land is to provide an expanded facility for Commercial Residential Aluminum to operate their current business. The proposed use of Light Industrial (Fabrication) is in accordance with the existing PID zoning classification.

The characteristics of this facility will be a total building footprint of 6,000 s.f. to be used for fabrication with a small office area and two (2) required ADA restrooms. This Phase II site project is combined with the existing and has a total of 105 parking spaces, including five (5) ADA accessible, and has a new two-way driveway. The existing dumpster, constructed during Phase I, is 12' x 28' and is in the north side of the property. There is an existing two-way entrance into the property via Triple Diamond Boulevard. Construction is planned to commence immediately upon completion of the permitting process.

Parking:

We have added twelve (12) new parking spaces, including one (1) additional ADA Handicap space, with a total of 105 spaces with five (5) ADA handicap spaces.

Existing Site Conditions:

Existing Land Use and Cover:

The existing condition of the site is a fully developed vacant lot within the subdivision having roadways, stormwater, and utilities in place. The site has been fully cleared and graded as a task within the master community development in preparation for individual lot construction.

Drainage:

The existing site is graded approximately in accordance with the master plan for the Triple Diamond Commerce sub-division.

Proposed Conditions:

Water Supply:

The supply for the site is located along the north side of Triple Diamond Boulevard. Each lot is developed with water supply to the site. A one inch (1") water line is being provided from the meter to the facility to provide portable water.

Sanitary Service:

Along the centerline of Triple Diamond Boulevard is an existing eight inch (8") sanitary sewer main running to an existing cleanout on the north side of Triple Diamond in front of Lot 12. The Sewer will be a six (6") service to the facility.

Fire Service:

There is an existing fire hydrant on the north side of Triple Diamond Boulevard, just East of Lot 12. No fire sprinkler system is required is in accordance with FBC 903.2.4.

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Re-Use Irrigation/Water:

There is no re-use/irrigation water supply available for this site.

Solid Waste:

Solid Waste collection is currently being provided through the City of Venice Waste Management with existing dumpster and masonry enclosure (12 feet x 28 feet - interior) at the north side of the property.

Accessibility Standards:

The design of the curbing, gutters, sidewalks and parking stalls are in complete compliance with accessibility standards required by the Florida Accessibility Code.

Best Management Practices:

The construction of this project will incorporate Best Management Practices and will be shown on the construction drawings. These shall include the staking of silt fences around the limits of construction to avoid mitigation off-site of any turbidity caused by the construction activities, as necessary.

SIGNAGE:

There will be no building signage on this Phase II Fabrication Building.

DEED RESTRICTIONS:

The Deed Restrictions for the property located in the Triple Diamond Commerce Plaza are attached.

PUBLIC WORKSHOP REQUIREMENTS:

The Public Workshop was held Thursday, November 18, 2021 at 400 South Tamiami Trail - Suite 180; City of Venice. Attached are the following:

- ▶ Newspaper ad;
- ▶ Copy of the sign-in sheet;
- ▶ Copy of the notice to the property owners, including a list of all owners mailed to;
- ▶ Written summary of the public workshop.

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COMPREHENSIVE PLAN CONSISTENCY:

The Development of 152 Triple Diamond Boulevard (Lot 12), within the Triple Diamond Commerce Plaza is consistent with the City of Venice Comprehensive Plan; and the proposed Construction Design is in compliance with Section III, Elements Land Use and Section IV Elements – Knight Trail Neighborhood and Policy 8.2.

The project is located with the Triple Diamond Commerce Plaza, who has strict design standards that include: increased Architectural Features; requires proper Massing; promoting Community Character; requires easily distinguished and well-marked entrance features; and additional Landscaping requirements to enhance the properties.

Under policy 8.2 the proposed project is consistent with the Land Use density and intensity, build heights, sets backs, and allowable Fabrication/Industrial Use policy. It also is in uniformity with the surrounding area and businesses. The proposed height, set backs, and use, are all prevalent throughout Triple Diamond Subdivision. The project site does not have any adverse impact to any single family neighborhoods.

The project contains abundant landscaping and perimeter buffers. The mechanical area is screened by landscaping, and the refuse area is located with in a gated masonry walled areas.

The proposed use of this property complies and is consistent with the Future Land Use Designation and will provide a Fabrication/Industrial-Commercial facility for a local business who is expanding.

- A. The proposed Use and Density is within the PID zoning;
- B. The building Height and Setbacks comply;
- C. 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. The site and architectural mitigation design techniques are well within the City and Triple Diamond Commerce Plaza guidelines and are consistent with neighboring properties;
- E. There are no single family residence near our project site;
- F. The proposed development is consistent with the Comp Plan, the Zoning Codes, and the Triple Diamond Commerce requirements and guidelines;
- G. The project nor project site are non conforming;

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- H. The proposed density and use are consistent with the requirements and neighboring properties;
- I. The proposed project exceeds the City requirements of Open Space, and contains all required perimeter buffers and landscaping;
- J. 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. The proposed project has existing access from Triple Diamond Boulevard;
- L. The proposed project setbacks have been drastically increased from the City's required 20 feet to 78' (Triple Diamond) and 112' (rear);
- M. The proposed building has design elements consistent with their Main Headquarters Building - Phase I;
- N. The density and intensity of the project land is well within the allowable use.

The proposed project is in full compliance with Chapter 86-23(m) of the Land Development Regulations. Proper with regards to: the intensity, the ingress and egress, sufficient screening of all unsightly areas (e.g. refuse, mechanical equipment), drainage is compliant with the approved Master Plan, adequacy with all utilities, site arrangement, and open space.

- (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 purposes and to ensure that such common facilities will not become a future liability for the City.

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 the 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.

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

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- (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.

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.

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.

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.

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.

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.

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

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- (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.

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.

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.

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.

Acknowledged.

PUBLIC WORKSHOP SUMMARY

The Public Workshop was held Thursday, November 18, 2021 at 5:00 p.m. at the Architect's office at 400 South Tamiami Trail - Suite 180; City of Venice.

The materials presented were:

- ▶ Recent Aerial of the Site and Surrounding Area
- ▶ Zoning Map, showing the designation of the property as being PID
- ▶ FEMA Floodplan Map
- ▶ Habitat Map from the City Comprehensive Plan
- ▶ FIRM Map of the Knights Trail Area
- ▶ Existing and Future Land Use Map
- ▶ Proposed Site and Floor Plan
- ▶ Proposed Exterior Elevations
- ▶ Color Rendering of the Exterior Building

All maps and proposed plans were reviewed by the attendees. No issues were raised, the attendees were interested in what the planned project was going to be and what the building would look like.