

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

**SITE AND DEVELOPMENT**

**Section 86-23(m) (1-12)**

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

- (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.

- (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.