



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626  
DEVELOPMENT SERVICES - PLANNING & ZONING  
**SPECIAL EXCEPTION APPLICATION**

16-03 SE  
**SPECIAL EXCEPTION**

**Project Name:** Lord-Higel House Facility & City of Venice Parking Improvements

Parcel Identification No.: 0176080016

Address: 409 GRANADA AVE VENICE, FL, 34285

Parcel Size: 33,750 Sq. Ft. (SARASOTA COUNTY PROPERTY APPRAISER RECORDS)

FLUM designation: MIXED USE RESIDENTIAL

Zoning Map designation: GU - GOVERNMENT USE

**Property Owner's Name:** CITY OF VENICE

Telephone: (941) 486-2487

Fax: (941) 480-3031

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Mailing Address: 351 S. Nassau St., Venice, FL 34285

**Project Manager:** James Hagler, Director Venice Museum & Archive - AGENT

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E-mail: jhagler@venicegov.com

Mailing Address: 351 Nassau St. S., Venice, Florida 34285

**Project Engineer :** NONE

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

**Project Architect:** Jon Barrick Architect

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Mobile / Fax: (941) 306-9227

E-mail: jondbarrick@gmail.com

Mailing Address: 409 NASSAU ST S, VENICE, FL 34285

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*James Hagler Jan. 11 2017*  
**RECEIVED**  
**JAN 11 2017**  
**PLANNING & ZONING**

City Code Sec. 86-411 (2) allows for 100% pervious parking areas for houses of worship and public and private schools. The proposed use of the Lord-Higel House facility as an early settler museum and welcome center is a similar non-profit educational use. Additionally, the funding to design and construct a paved parking area is not currently available through either Venice Heritage Inc. or the City FY17 Budget; therefore this Special Exception will allow continued use of the parking area until such time as the funding is available. Moreover, the grass parking area directly parallels the rural aesthetic of the Lord-Higel House and grounds, as an early settler museum estate and welcome center for visitors to Venice's historic downtown district; therefore Venice Heritage Inc. is very supportive of allowing the parking area to remain in its existing condition.



**LORD-HIGEL HOUSE  
COMPREHENSIVE PLAN CONSISTENCY**

September 20, 2016

The property is currently depicted as "Heritage Park Neighborhood" (HPN) on the City's adopted Future Land Use Map. The Lord-Higel House and adjacent public parking are existing uses with previous approval from City Council. The community benefit for the proposed uses are numerous. The Lord-Higel House, upon completed Architectural restoration, will serve to educate the public about the City's unique early settlement and be a venue in the downtown district for visitors to learn about the community. The restored home will provide an observable and experiential stroll into early 19<sup>th</sup> Century Venice with well-appointed period furnishings, objects, and fixtures. The house, conveniently located in within the HPN and downtown district, also will serve as a gateway to Nolen Park and the city's historic Apartment District.

Secondly, the existing car park, east of the historic Lord-Higel House, provides needed parking for the downtown district, Venice City Hall, and nearby multi-family housing within the HPN. The pervious parking area was constructed in 2015 by the City of Venice at the request of City Council and approved under agenda item 15-1426. The parking area is currently in operation, and is utilized by the public daily. The impervious parking surface is functioning well and complimentary to the intent of the HPN and the Lord Higel House.

The Lord-Higel House Site and Development Plan correspond well with the intent of the comprehensive plan and HPN. The use enhances community character, functionality, and provides a historical resource element that is easily accessible to residents and visitors.

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SEP 23 2016

PLANNING & ZONING



LORD- HIGEL  
HOUSEMASTER SITE  
PLAN409 GRANADA  
AVE., VENICE,  
FLORIDASPECIAL  
EXCEPTION USE

SHEET ORIENTATION:



OWNER: CITY OF VENICE

JON D. BARRICK, R.A. # AR94936

REVISIONS:

MARK DATE DESCRIPTION

PROJECT NO: 160101

CAD DWG FILE: SITE PLAN DETAIL PROJECT AREA.DWG

DATE: JANUARY 09, 2017

DRAWN BY: JDB

CHK'D BY: JDB

COPYRIGHT: JON BARRICK, ARCHITECT

SHEET:

SEP.01

SHEET DESCRIPTION:

SITE PLAN

16-03JE

PLANNING &amp; ZONING

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JAN 11 2017

DRAWING LEGEND		REF SURVEY FOR ADDITIONAL INFORMATION
	EXISTING ELEVATION	
	PROPOSED DRAINAGE FLOW	
	CONCRETE SURFACE	
	GRAVEL DRIVE AREA	
	GRASS PARKING AREA	
	CRUSHED SHELL	
	BRICK MATERIAL	
	PINE TREE (SIZE NOTED)	
	OAK TREE (SIZE NOTED)	
	PALM TREE (SIZE NOTED)	
	EXG VERIZON HAND HOLE	
	EXG WATER METER (NM)	
	EXG SIGN	
	EXG 8\"/>	
	EXG 4\"/>	
	EXG 12\"/>	
	EXG OVERHEAD UTILITY LINE	
	EXG SEWER MAN HOLE	
	EXG UTILITY	
	EXG WATER VALVE	

SITE DATA	
SITE AREA	.775 ACRES OR 33,767 SF
IMPERVIOUS SURFACE COVERAGE	
LORD-HIGEL HOUSE	2,508 SF
ACCESSIBLE RESTROOM	469 SF
ACCESSORY SHED BUILDING	176 SF
PARKING, SIDEWALKS, RAMP, MISC SLABS, ENTRY WALK	2,097 SF
ESTIMATED TOTAL	5,250 SF

FEMA FLOOD DATA (DESIGNATION PER  
STRAVER SURVEYING & MAPPING BOUNDARY &  
TOPOGRAPHIC SURVEY DATED AUGUST 03, 2015)

"C"

## SITE DATA - OFF-STREET PARKING TOTAL

USE	REFERENCE	OFF-STREET PARKING REQUIRED	PARKING PROVIDED	REF. LOCATION
LORD-HIGEL HOUSE FACILITY				
First Floor: Libraries, community centers & recreational facilities.	1 space for every 200 SF of nonstorage floor area. 678 SF / 200 SF = 3 spaces	3	3	Sec. 122-434. - Number of parking spaces. 2e.
Second Floor: Office & institutional uses.	1 space for every 200 SF of nonstorage floor area. 593 SF / 200 SF = 3 spaces	3	3	Sec. 122-434. - Number of parking spaces. 2a.
CITY OF VENICE PUBLIC PARKING	Not Applicable - not associated with a specific use.	29	29	Not Applicable
TOTAL OFF-STREET PARKING		35	35	

ACCESSIBLE PARKING REQUIRED

Lord-Higel House Use - 1 ADA Space  
Public Parking - 1 ADA Space

2 of 35

Florida Building Code, 5th Edition (2014).  
- Accessibility  
TABLE 208.2 PARKING SPACES

## NOTES:

\* Floor Area Deduction: Stair Circulation, Storage Closet(s), &amp; Bathrooms. Ref. FBC (2014), Chapter 2 Definitions, Section 201, Floor Area Net.

## PLAN GENERAL NOTES

- THE CURRENT SITE DOES NOT HAVE WATER OR SEWER UTILITIES. THE FACILITY WATER SEWER SERVICE IS AS NOTED ON THE PLAN AND KEYNOTES. THE PROPOSED LHH FACILITY WATER SERVICE IS A 3/4" WATER LINE WITH TIE-IN USING A TAPPING SADDLE. THE PROPOSED LHH FACILITY SEWER SERVICE IS A 4" SEWER LATERAL WITH TIE-IN AT EXISTING SEWER MANHOLE ON GRANADA AVE. FINAL UTILITY DESIGN IS BY OTHER WITH INSTALLATION ACCORDING TO MOST CURRENT CITY OF VENICE ENGINEERING & UTILITIES. STANDARD DETAILS, GENERAL NOTES, TESTING REQUIREMENTS AND APPLICABLE REGULATIONS AND ORDINANCES. REFERENCE PLAN FOR SPECULATIVE PIPING LAYOUTS AND CONNECTION POINTS FOR EACH UTILITY SERVICE.
- THE NEAREST FIRE HYDRANT TO THE FACILITY / SITE IS LESS THAN 100'-0". LOCATION OF THE HYDRANT IS WITHIN THE GRANADA AVENUE RIGHT-OF-WAY, ACROSS THE STREET FROM THE PROPERTY.
- STORM DRAINAGE IS PROPOSED TO BE RETAINED ON-SITE. THE TOTAL PLANNED IMPROVEMENTS, AS PROVIDED, IS CURRENTLY BENEATH THE EXEMPTION THRESHOLD FOR THE EXISTING SWFWMD PERMITTING.
- REFUSE AND RECYCLED MATERIALS FOR THE FACILITY IS PLANNED TO BE ROLL-OFF CONTAINERS AND RECYCLING BINS. THE LOCATION IS INDICATED ON PLAN.
- SPECIAL EXCEPTION PETITION (19-03SE) FOR PARKING AREA TO REMAIN A PVIOUS CONDITION, EXCLUDING (2) ADA SPACES, INSTEAD OF HARD SURFACED AS REQUIRED, CITY OF VENICE LDR, ARTICLE VI DESIGN AND DEVELOPMENT STANDARDS, DIVISION 4 - OFF-STREET PARKING, SEC. 86-411 GENERAL DESIGN STANDARDS, (2) SURFACING.

## PLAN KEYNOTES #

- EXISTING HISTORIC LORD-HIGEL BUILDING
- EXISTING ELEVATED, COVERED PORCH. PORCH TO FEATURE INFORMATIONAL SIGNAGE - DESIGN TO BE DETERMINED.
- 2'-0" WIDE CRUSHED SHELL BOUNDARY ADJACENT TO PORCH w/ CONTINUOUS BRICK BORDER ALL SIDES.
- EXISTING HISTORIC WOOD FRAME SHED TO REMAIN.
- ACCESSIBLE RAMP  
13'-0" x 5'-6" CONCRETE SLAB FOR MECHANICAL EQUIPMENT AND REFUSE COLLECTION. SIZE TO BE FIELD DETERMINED.
- ACCESSIBLE RESTROOM BUILDING
- CITRUS TREES w/ ADJACENT INFORMATION PLAQUE(S). NUMBER OF TREES TO BE DETERMINED.
- CONCRETE SIDEWALK WITH BROOM FINISH.
- INSTALLATION OF FACILITY SIDEWALKS WILL BE PHASED.
- BRICK ENTRY STEPS WITH KNEE WALL EACH SIDE
- PROPOSED OPAQUE SCREEN FENCE - DESIGN TO BE DETERMINED.
- BRICK ENTRY WALK
- EDUCATIONAL / PICNIC AREA
- DEMONSTRATION GARDEN AREA WITH INFORMATIONAL PLAQUES
- EXISTING TREES / PLANT MATERIAL TO REMAIN.
- MONUMENT SIGN - DESIGN TO BE DETERMINED.
- EXISTING STEPS TO REMAIN - TYPICAL.
- EXISTING PARKING LOT LIGHT FIXTURES, INSTALLED ON POWER POLES ADJACENT TO SOUTH PROPERTY LINE. TYPICAL.
- EXISTING 6 FT. COMPOSITE PARKING STOP - TYPICAL.
- DRAINAGE FLOW - TYPICAL. NO SURFACE RUNOFF TO ADJOINING PROPERTIES AND STREETS.
- PROPOSED WATER SERVICE CONNECTION: 2" TAPPING SADDLE PER CITY STANDARD DETAIL. FINAL DESIGN BY OTHER.
- 2" WATER METER & BACK FLOW ASSEMBLY.
- PROPOSED 6" SEWER SERVICE CONNECTION INTO EXG SEWER MANHOLE, PER CITY STANDARD DETAIL. FINAL DESIGN BY OTHER.
- ENTRY ARBOR - DESIGN TO BE DETERMINED.

1 LORD-HIGEL HOUSE MASTER SITE PLAN  
3/32" = 1'-0"GRANADA AVENUE  
(70' PUBLIC R/W - 28'± PAVED)

EDGE OF PAVEMENT±

EXISTING 2' CURB &amp; GUTTER±

EDGE OF PAVEMENT±

EAST 270°(P)  
S89°59'35"E 270.02°(M)SOUTH 125°(P)  
S00°00'36"W 125.03°(M)WEST 270°(P)  
N89°59'56"W 270.04°(M)ELEVATED  
STRUCTURE  
F.F.=17.15'AVENUE DES PARQUES  
(60' PUBLIC R/W - 28'± PAVED)NORTH 125°(P)  
N00°01'07"E 125.06°(M)EXISTING CONCRETE  
SIDEWALK  
TYPICAL - LOC  
APPROXIMATEMODIFIED  
EXISTING GRASS  
PARKING AREA  
TYPICALEXISTING 6" GRAVEL  
DRIVE AREA  
TYPICALACCESSIBLE  
PARKING SPACESASPHALT  
DRIVEONE STORY RESIDENTIAL  
STRUCTURE  
F.F.=16.39'ONE STORY RESIDENTIAL  
GARAGE  
F.F.=16.48'ONE STORY RESIDENTIAL  
STRUCTURE  
F.F.=17.63'ONE STORY RESIDENTIAL  
STRUCTURE  
F.F.=16.25'