



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING  
**SITE & DEVELOPMENT PLAN APPLICATION**

**SITE & DEVELOPMENT PLAN** *17-01 SP*

**Project Name:** Venice Library

**Parcel Identification No.:** 0408130012, 0408130009, & 0408130011

**Address:** 300 Nokomis Ave. S., Venice, FL 34285

**Parcel Size:** 10.22 AC

**FLUM designation:** Planning Area - Island Professional

**Zoning Map designation:** GU - Governmental Use District

**Property Owner's Name:** Sarasota County Government & City of Venice

**Telephone:**

**Fax:**

**E-mail:** 1660 Ringling Blvd. Sarasota, FL 34236

**Mailing Address:** & 401 W Venice Ave Venice, FL 34285

**Project Manager:** Kim Humphrey

**Telephone:** 941-549-4549

**Mobile / Fax:** 941-861-0775

**E-mail:** khumphre@scgov.net

**Mailing Address:** 1001 Sarasota Center Blvd. Sarasota, FL 34240

**Project Engineer :** Dan Moyer, P.E.

**Telephone:** 941-365-4771

**Mobile / Fax:** n/a

**E-mail:** dmoyer@cphcorp.com

**Mailing Address:** 3277A Fruitville Rd., Suite 2 Sarasota, FL 34237

**Project Architect:** Sweet Sparkman Architects, Inc.

**Telephone:** 941-952-0084

**Mobile / Fax:** n/a

**E-mail:** tsweet@sweetsparkman.com

**Mailing Address:** 2168 Main St. Sarasota, FL 34237

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

**Applicant Signature / Date:**

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Oper: CASHIERJ Date: 1/10/17 Type: OC Drawer: 1  
Receipt no: 29725

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OK CHECK 292483 \$4700.00  
Total tendered \$4700.00  
Total payment \$4700.00

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# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of ownership and control.** Include copy of property deed or County tax statement.
- ☒ **Agent authorization letter.** Agent authorization letter listing project engineer, architect, planner, and other design professionals must be signed by the property owner and submitted with the application.
- ☒ **Legal Description and signed and sealed Survey of Property.**
- ☒ **Narrative.** Provide a detailed narrative describing purpose of petition and intended use of property.
- ☐ **Deed Restrictions (§ 86-49(b)(7)).** If common facilities and/or private streets are proposed, submit document(s) addressing how common facilities are to be provided and permanently maintained.
- ☒ **Public Workshop Requirements.** Date held December 8, 2016
  - ☒ Copy of newspaper ad. ☐ Copy of notice to property owners.
  - ☒ Copy of sign-in sheet. ☒ Written summary of public workshop.
- ☒ **Comprehensive Plan Consistency.** Confirm consistency with all applicable elements of the City's Comprehensive Plan.
- ☒ **Concurrency Application and Worksheet.** Signed, sealed and dated.  
If a traffic study is required, submit 3 copies of the study (3 signed, sealed and dated).  
Electronic **hcs** files must be e-mailed to staff or submit 3 CDs.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☒ **Site Plan Sheet.** Include all proposed improvements, buildings and structures, sidewalks, parking and transportation network, yards and open space.
  - ☒ Municipal address
  - ☒ FEMA Flood Zone designation and base flood elevation
  - ☒ Names of all existing and proposed public and private streets
  - ☒ Location of all sidewalks
  - ☒ Location of refuse and recycled materials enclosure.
- ☒ **Utility Plan Detail Sheet**
  - ☒ Potable water and wastewater main size and location
  - ☒ Water valve location
  - ☒ Manhole separation
  - ☒ Distance from water main to proposed building
  - ☒ Location of nearest fire hydrants
- ☒ **Paving and Drainage Detail Plan Sheet**
  - ☒ Document addressing drainage concurrency by means of a certified drainage plan
  - ☒ Driveway dimensions and turning radius
- ☒ **Landscape Plan Sheet**
  - ☒ Tree survey
  - ☒ Detailed inventory of all proposed trees and plants by type and size
- ☒ **Signage.** Depict – by dimension – all ground and wall signage
- ☒ **Architectural Elevations.** Definitions for buildings in the development; and number of dwelling units, sizes and types, together with typical floor plans of each type.

## Fees

Application filing fee \$4,700.

Transportation review fee will be billed to applicant and is not included in application fee.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

Extended Technical Review Fee \$1,400.

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## **Sarasota County / City of Venice**

### **Project Narrative and Comprehensive Plan Consistency Analysis**

Sarasota County is proposing to construction a 26,096 s.f. public library on a 1.46 acre site, which is part of the City of Venice Cultural campus that totals approx. 10.22 acres. The site is currently developed with an existing library that will be demolished and redeveloped. The demolition of the existing structure is proposed to begin in early 2017. The proposed library will incorporate a drive-thru book drop and the dumpster enclosure will be incorporated into the architecture.

The site will have a total of 500 parking spaces with 15 being handicap accessible. Access will be modified as part of this project. The two existing one-way access drives along Nokomis Avenue will be removed and replaced with a single two-way drive located along the south of the proposed library. The existing access connection to Milan will be relocated to the west. The proposed access modifications will provide for more efficient use of the parking lots and provide for better circulation for the entire campus. The existing drives that are removed adjacent to the existing stormwater management area will be sodded and provide additional open space for the campus.

There are both water mains and gravity sewer available to the site that are owned by the City of Venice Utilities. Both water service and fire lines from the water mains can service the proposed building.

The proposed plan is consistent will all applicable elements of the City of Venice Comprehensive Plan as outlined below:

#### Policy 8.2 Land Use Compatibility Review Procedures.

- A. Land use density and intensity – The site already is developed as a cultural campus with a library. The existing library will be replaced with a slightly smaller library.
- B. Building Heights and setbacks – the proposed building height and setbacks are consistent with the permitted building heights
- C. Character or type of use proposed – there is no change in the proposed character or use of the site, since the use remains the same.
- D. Site and Architectural mitigation design techniques – the proposed library is being designed to meet the City's architectural requirements.
- E. Protection of single-family neighborhoods from the intrusion of incompatible uses – the zoning and land use for the property allows for a public library, which is consistent with the character of the campus.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses – Not applicable, commercial or industrial uses are not proposed.

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- 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 – the proposed uses is not inconsistent with the Comp Plan.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses – the proposed development will decrease both the building area and impervious cover for the site.
- I. Providing open space, perimeter buffers, landscaping and berms – Open space is being increased with the development and all required buffers and landscaping is being provided.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas – Proposed site and building lighting will be designed to minimize and spill over. The main source of noise for the site will be from the mechanical equipment, which has been incorporated in the building area to be full enclosed to minimize any noise. The proposed dumpster area has also been enclosed within the architecture. No exterior storage areas are proposed and deliveries will consist of small box trucks.
- K. Locating road access to minimize impacts – the modifications of the proposed access to the site has been designed to increase efficiency and circulation as well as providing for safer pedestrian access.
- L. Adjusting building setbacks to transition between different uses – the proposed setbacks meet the City's requirements.
- M. Applying step-down or tiered building heights to transition between different uses – not applicable as the uses onsite are consistent with the zoning and land use.
- N. Lowering density or intensity of lane uses to transition between different uses - not applicable as the uses onsite are consistent with the zoning and land use.

#### Policy 16.7 Island Professional Neighborhood

The site is consistent with this policy as we are redeveloping the site and maintaining the same use of the property. The project is not auto-centric and improves pedestrian access and bikeability. The site is adjacent to two existing bus stops.

#### Policy 16.8 Island Professional Neighborhood Standards

- A. Maximum residential density – the project does not include any residential uses.
  - 1. The project does not include any residential, commercial, office or industrial uses.
- B. Up to 80% of the acreage in this neighborhood will be allowable for commercial – no commercial uses are proposed.
- C. Integrated transportation network:
  - 1. Provide transportation alternatives including transit, pedestrian access, and bikeways – the proposed site includes two existing bus stops and increases the pedestrian and bike access with additional sidewalks and connections to adjacent roadways.

- 2 Expand established pedestrian linkages between the surrounding neighborhoods – Sidewalks are already present along all adjacent roadways, and additional connections are being provided internal to the site.
  - 3 Connect the area to the Venetian Waterway Trail – not applicable for this site since we are not located next to the Trail.
- D. Building Envelope:
1. Maximum height shall be limited to 3 stories, up to 42 feet including parking – the proposed building is a single story with the maximum height of the highest roof element being 38 feet.
  2. Hospital exception – not applicable to this site.
  3. Mitigating techniques – not applicable to this site.
- E. Parking standards:
- 1 Elevated parking – not applicable to this site.
  - 2 Rear parking lots – not applicable to this site.
  - 3 Front drives for residential – not applicable to this site.
  - 4 On street parking allowed as designed by S&D Plan – the proposed parking is consistent with the City's requirements.
  - 5 Alternative parking / reduction – not applicable to this site as the proposed parking meet's the City's requirements.
- F. Parks and Public Space shall address the following considerations:
- 1 Include a variety of community places and public spaces including but not limited to pocket parks, courtyards, plazas, open air sitting areas, urban trails and playgrounds – the proposed development and existing cultural campus provides for the majority of these uses. The proposed stormwater area will have increased open space with the removal of the existing one-way driveways that can be used by patrons of the campus. The library will provide for covered seating areas. The site does not contain a playground, however there is a public park and playground located directly to the west of the cultural campus.
  - 2 Urban trails and sidewalks shall be utilized as connectors between commercial and residential areas – the existing sidewalk network onsite will be enhanced with the additional sidewalk connections being added. The sidewalk network along the adjacent roadways is intact and provides for connections to the neighborhood.
- G. Architectural design style:
- 1 . North Italian Renaissance – the proposed building will adhere to the City's requirements.
- H. Regional Medical Center Campus – not applicable for this site.

#### Policy 3.5 Library Services

- A. Neighborhood needs assessment – numerous design meetings and public input meetings have been conducted for the development of this site to evaluate the needs for the community.

- B. Computer access – the proposed library will include public computer access.
- C. Meeting space – the proposed library includes a number of public meeting spaces.
- D. Technology improvements – the proposed library will be designed to be a LEED certified building.
- E. Facility location – the proposed library is replacing the existing library. The County conducted an exhaustive search of numerous project locations and determined the Cultural campus to be the best location.
- F. Cost effectiveness – the project is being designed to minimize construction and ongoing maintenance costs.

Policy 11.9 Public Facility and School Siting

- A. Surrounding land uses – the proposed library is located within the City's cultural campus and is consistent with the uses identified in the Comprehensive Plan.
- B. Transportation network – the cultural campus is surrounded on all four sides by public roadways and is located along a bus route with 2 bus stops.
- C. Neighborhood demographics – the campus is located within a residential area that includes families, active adults and seniors.
- D. Proximity of similar facilities and properties – the proposed library is not located near another library and the other uses within the campus provide for essential public services.
- E. Future Development Impacts – the proposed library will not impact any future development of the area.
- F. City demands and needs – the proposed library will be the only library with the City of Venice limits.
- G. Neighborhood design standards – the site is designed to be consistent with its location within a residential area.
- H. Adequacy of essential services – capacity exists for roadway concurrency, fire protection, water and sewer.
- I. Cost effectiveness of service delivery to site – the site will mostly receive deliveries from small box trucks and postal shipments.

**Sarasota County / City of Venice**

**Site and Development Plan Approval Narrative**

1. Sufficiency of statements on ownership – The cultural campus and the property where the library structure is located are owned by the City of Venice, with a lease to the County for the library site. The offsite parking on the east side of Nokomis Ave. is owned by Sarasota County. The proposed library will be located on the parcel owned by The City of Venice, and the proposed site modifications will occur on the City owned parcel.
2. Intensity of Use – the proposed development represents a decrease in intensity of the site. The proposed library is slightly smaller than the existing library. In addition, the site's impervious area will be reduced.
3. Ingress and Egress – Modification of the site's access is proposed to provide better circulation and efficiency of the site. Reducing the total number of driveways will provide for safer vehicular movements and reduce the number of potential conflicts with pedestrians.
4. Location of parking - The County will be readily working with the City to craft a shared parking agreement. Sidewalks have been provided in the new parking areas to avoid any conflicts with pedestrians and cars, as patrons will not have to walk thru parking areas and behind cars to gain access to the Library and other uses in the campus.
5. Sufficiency of screening and buffering – the site is being designed to meet all applicable City requirements for landscaping and buffers.
6. Drainage – the site is currently served by a stormwater pond, which will remain. The site will decrease impervious cover and provide a drainage collection system to divert runoff to the existing pond.
7. Adequacy of Sanitary sewer – the site is currently served and will utilize an existing gravity sewer lateral onsite. The proposed library will not exceed the capacity of the previous use.
8. Utilities – the site will connect to the existing water mains located along the north side of the site, and have available capacity for the development.
9. Recreation and Open Space – the amount of open space will be increased with the redevelopment. The existing one-way driveways located next to the stormwater pond will be removed and provide for additional open space.
10. General site arrangement – the site has been redesigned to provide for better use of the proposed parking areas and access to the cultural campus.
11. Other standards may be imposed by the City – acknowledged.
12. Acknowledged.

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