



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626

www.venicegov.com

CHANGES IN PLANS APPLICATION FOR PUD

Submit application to the City of Venice Planning and Zoning Division. All information on the application must be legible and will become a permanent part of the public record. Incomplete applications will not be processed.

Date: November 18, 2016

Project Name: Eye Associates

Project Description:

The approved Capri Isles PUD/ Ventura Commerce Park Concept Plan authorized certain commercial uses and intensity of those uses for defined development pods as depicted on the approved Development Concept Plan (attached). The proposed plan relates to the development pod located at the southeast of the approved Development Concept Plan. The subject development pod within the PUD is currently authorized for 12,000 square feet of retail use. The proposal is to change the development of the subject development pod to allow for 1,008 square feet of retail and 8,532 square feet of medical office. The proposed change represent a reduction of 2,460 square feet of development and a significant reduction in the intensity of a portion of the development from the more intense retail use to the less intense medical office use. A proposed PUD Plan reflecting the Change in Plans is attached.

Existing Zoning District: PUD

Address: 1550 Venice Ave. East

Parcel Size: 1.25 +/- acres

FLUM Designation: Eastern Gateway Corridor

Parcel Identification No(s): 0411-15-0089

Property Owner Florida Practice Management, LLC

Name(s):

Address:

Email:

Phone:

Authorized Agent Jeffery A. Boone, Esq.

Name and Company: Boone, Boone, Boone & Koda, P.A.

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email: jboone@boone-law.com

Phone: (941) 488-6716

The owner or authorized agent MUST be present at the Planning Commission Meeting. All written correspondence from staff will be sent only to one person (the owner or the agent if one is authorized)

RECEIVED

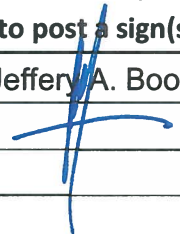
APR 14 2017

PLANNING & ZONING

The application must include all of the following information to be deemed complete. Staff will determine if the application is complete within three working days after submission of the application. Incomplete applications will not be processed and must be returned to the applicant. If revisions are requested by staff, additional copies will be requested at a later time that will be distributed to the Planning Commission.

☒	Agent Authorization Letter: If the applicant is not the property owner, a signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the processing of the application (one copy).
☒	Statement of Ownership and Control: Include a copy of the property deed or other legal instrument that identifies current ownership of the property (one copy).
☒	Narrative: Provide a detailed narrative describing the purpose of the petition and intended use of the property (15 hard copies).
☒	Master Plan Approved by City Council: Provide the previously approved Master Plan (one copy). Also provide a strike-through and underline version of the proposed master plan text and proposed conceptual plans, if applicable (15 hard copies).
☒	Comprehensive Plan Consistency: Written statement confirming consistency with all applicable goals, objectives and policies of the City's Comprehensive Plan, including documentation that supports the statement confirming consistency (15 hard copies).
☒	Disc with separate appropriately titled PDF files of all application material including drawings and supporting documentation A new disc will need to be submitted with each resubmittal with PDF's of revised documents.
☒	Application Fee: Changes in Plans in a PUD District: \$533

The owner or authorized agent must sign below. By submitting this application the owner of the subject property does hereby grant consent to the Zoning Administrator or designee to enter upon the subject property for the purposes of making examinations, surveys, measurements and inspections deemed necessary to evaluate the property and application, and to post a sign(s) to provide notice of public hearings or meetings.

Authorized Agent Name (print): Jeffrey A. Boone, Esq.	Owner Name (print):
Authorized Agent Signature: 	Owner Signature:
Date: November 18, 2016	Date:

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Change In Plans (PUD)

Narrative & Comprehensive Plan Consistency Analysis

The subject property is a 1.25 acre parcel located at 1550 E. Venice Avenue within the Galleria on Venice Avenue Professional Center. The property is zoned PUD/VG and has a Future Land Use designation of Eastern Gateway Corridor.

The proposed plan is to Change the Plan for the currently approved Capri Isles PUD/Ventura Commerce Park Concept Plan. The current PUD Plan authorized certain commercial uses and intensity of those uses for defined development pods as depicted on the approved Development Concept Plan. The proposed change in plans is limited to the development pod at the southeast corner of the Ventura Park PUD. The subject development pod within the PUD currently authorizes 12,000 square feet of retail use. The proposal is to change the PUD Plan for the subject development pod to allow for construction of an 8,532 square foot medical office and a 1,008 square foot retail facility associated with the medical office. The proposed change represents a reduction of 2,460 square feet of development and a significant reduction in the intensity of a portion of the development from the more intense retail use to the less intense medical office use.

The proposed uses are consistent with the intent (Policy 16.15) of the Eastern Gateway Corridor to "...create a mixed use business corridor that promotes community connectivity, provides critical shops and services, and supports the City's architectural character." The proposal is also consistent with all applicable elements of *Policy 16.16 Eastern Gateway Corridor Standards*, and all other applicable elements of the Comprehensive Plan.

Finally, the proposal is consistent with Future Land Use Policy 8.2 as evaluated below.

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:

- A. Land use density and intensity.
The proposed land uses of medical office and retail are currently permitted within the PUD district, the intensity of the proposed uses is a reduction from the intensity of the permitted uses, and the proposed uses are compatible with the existing neighborhood.
- B. Building heights and setbacks.
The proposed building heights and setbacks are compatible with the existing neighborhoods.
- C. Character or type of use proposed.
- D. **The proposed land uses of medical office and retail are currently permitted within the PUD district, the intensity of the proposed uses is a reduction from the intensity of the permitted uses, and the proposed uses are compatible with the existing neighborhood.**
- E. Site and architectural mitigation design techniques.

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Site and architectural design is consistent and compatible with the Venetian Gateway standards of the existing neighborhood.

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

- F. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Not applicable.
- G. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
- H. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
- I. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The intensity of the proposed uses is a reduction from the intensity of the permitted uses

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

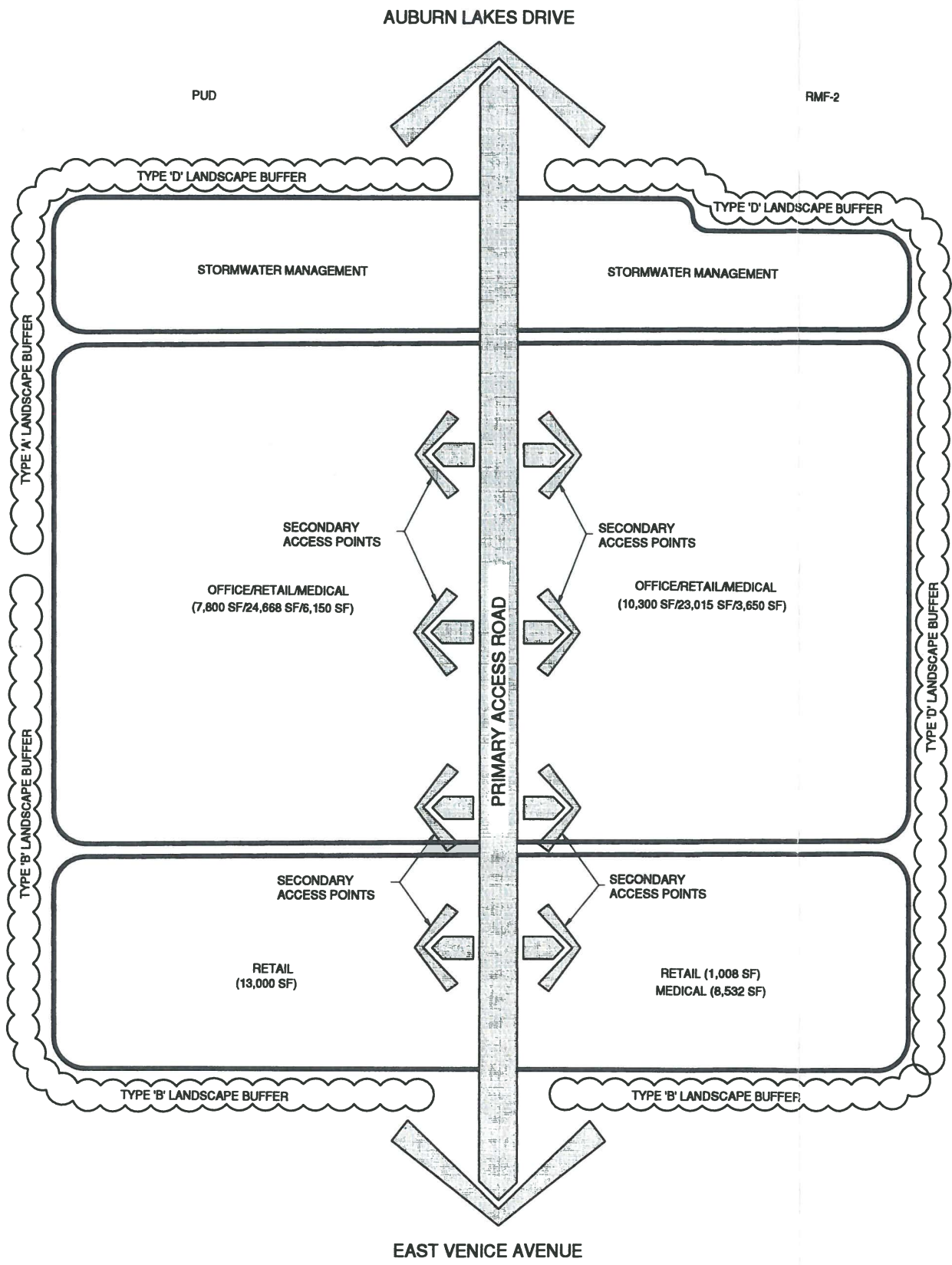
- Not applicable, no incompatibility exists.**
- J. Providing open space, perimeter buffers, landscaping and berms.
Not applicable.
- K. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- L. **Not applicable.**
- M. Locating road access to minimize adverse impacts.
- N. **Not applicable.**
- O. Adjusting building setbacks to transition between different uses.
- P. **Not applicable.**
- Q. Applying step-down or tiered building heights to transition between different uses.
- R. **Not applicable.**
Lowering density or intensity of land uses to transition between different uses.
Not applicable.

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OPI/WG



SITE SUMMARY

EXISTING ZONING = PUD
ADJACENT PARCEL ZONING = OPI/WG, RMF-2/VG, RMF-2, PUD

SITE AREA +/- 452,683.49 S.F. +/- 10.39 AC.

PROPOSED USES

EXISTING PD CONCEPT PLAN	PROPOSED PD CONCEPT PLAN
OFFICE: 18,100 SF	OFFICE: 18,100 SF
RETAIL: 72,683 SF	RETAIL: 61,691 SF
MEDICAL: 8,800 SF	MEDICAL: 18,332 SF

NOTE: DETAILED PLANS FOR THE SITE AND OUTPARCELS WILL BE SUBMITTED TO THE CITY OF VENICE FOR SITE DEVELOPMENT PLAN REVIEW AND APPROVAL.

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APR 14 2017
PLANNING & ZONING

CES/American

CIVIL ENGINEERS-LAND DEVELOPMENT
SPORTS FACILITY CONSULTANTS
LANDSCAPE ARCHITECTS

Charlotte Engineering & Surveying, Inc.
1700 El Jobean Road
Port Charlotte, Florida 33948
Telephone No.: (941) 629-2552
Fax No.: (941) 743-8298
E-mail: ces@cep-oss.com

LC No. 371
LB No. 2804
EB No. 2804

FOR

THE EYE ASSOCIATES
2111 Bee Ridge Road
Sarasota, Florida 34239

Concept Plan

Galleria on Venice Avenue
Venice, Florida

Revisions:

Rev.	per City	01/10/2017
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Joseph S. Menen, P.E.
P.E. No. 47168
State of Florida
Charlotte Engineering & Surveying, Inc.
Corporation No. 2804

Date:	10/31/2016
Scale:	NTS
Drawn By:	JTS
Checked By:	JSM
Project #:	12809

SHEET 1

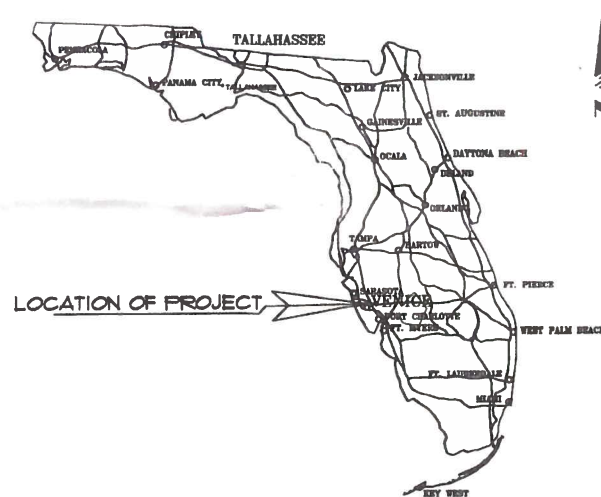
REZONING REQUEST FOR Ventura Commerce Park

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NOV 28 2016

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1601PC



- ### INDEX OF DRAWINGS
1. COVER SHEET
 2. CONCEPT PLAN
 3. ILLUSTRATIVE SITE PLAN
- AI-A4 ARCHITECTURE DRAWINGS

OWNER
Clover Development, Inc.
5600 Lakewood Ranch Boulevard
Sarasota, Florida 34240
Telephone No. (941) 521-4636
Fax No. (941) 525-2859

PLANNING CONSULTANT
Freedman Consulting & Development LLC
190 Second Street
Sarasota, Florida 34236
Telephone No. (941) 558-9266
Fax No. (941) 558-9717

ARCHITECT
Daniel Sagan Architect, P.A.
500 Blue Heron Drive
Sarasota, Florida 34236
Telephone No. (941) 360-9730
Fax No. (941) 360-8633

ENGINEER AND LANDSCAPE ARCHITECT
Charlotte Engineering and Surveying, Inc.
1100 El Jobean Road
Fort Charlotte, Florida 33946
Telephone No. (941) 670-2887
Fax No. (941) 743-8258

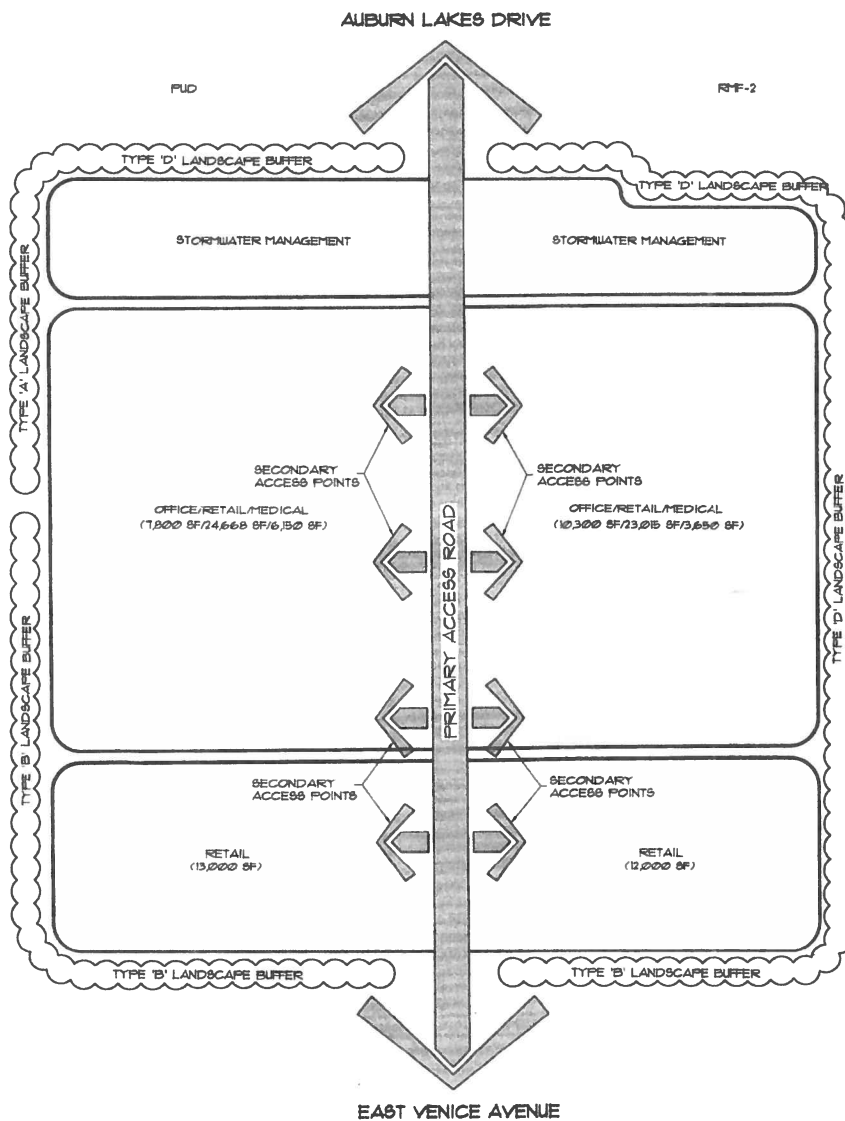
APPROVED BY
THE CITY COUNCIL
DATE: 12-4-05

APPROVAL RECOMMENDED
BY THE PLANNING COMMISSION
DATE: 12-6-05

"FILE COPY"

[Signature]
10/19/05
Joseph S. Moran, P.E.
P.E. No. 41745
State of Florida
Charlotte Engineering & Surveying, Inc.
Corporation No. 2904
Job No. 12160-5

OP!MG



QUE-1

RMF-2/VG

SITE SUMMARY

SITE AREA ✓- 452.83 AC S.F. ✓- 10.39 AC.

PROPOSED USER

OFFICE: 10,000 SF
 RETAIL: 72,653 SF
 MEDICAL: 9,800 SF

NOTE: DETAILED PLANS FOR THE SITE AND OUTPARCELS WILL BE SUBMITTED TO THE CITY OF VENCE FOR SITE DEVELOPMENT PLAN REVIEW AND APPROVAL.



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 **CHARLOTTE ENGINEERING & SURVEYING, INC.**
CIVIL ENGINEERS—LAND DEVELOPMENT • SPORTS FACILITY CONSULTANTS
LAND SURVEYORS—LANDSCAPE ARCHITECTS—ARCHITECTURAL RENDERINGS

100 N.W. 19th Ave.
19th Floor
19th Street
12th Fl. 3rd

□ Tampa Office
□ Orlando Office
□ Jacksonville Office

Port Charlotte Office
10000 S. Highway 41
Port Charlotte, Florida 33681
Telephone No. (813) 429-3843
Telex No. 540100
Fax No. (813) 429-4000

100 N.W. 19th Ave.
19th Floor
19th Street
12th Fl. 3rd

□ Tampa Office
□ Orlando Office
□ Jacksonville Office

Port Charlotte Office
10000 S. Highway 41
Port Charlotte, Florida 33681
Telephone No. (813) 429-3843
Telex No. 540100
Fax No. (813) 429-4000

Concept Plan

Ventura Commerce Park
Venice, Florida

Clover Development, Inc.
5800 Lakeview Ranch Boulevard
Bakersfield, California 93312
Telephone No. (818) 831-4636
Fax No. (818) 831-2153

REVISIONS:	
DRC	08/23/08
DRC	10/13/09

10/19/05

Joseph S. Menon, P.E.
P.E. No. 44740
State of Florida
Civil Engineering Firm No. 2004
C-00000000000000000000

DATE:	07/25/05
SCALE:	NTS
DRAWN BY:	JTB
CHECKED BY:	JSM
PROJECT #	0706-0

Sheet 2

PUD

AUBURN LAKES DRIVE

RT

OPING

RT-2/VG

OUTPARCEL NO. 1
POTENTIAL RETAIL
4,500 SF

OUTPARCEL NO. 2
POTENTIAL RETAIL
4,500 SF

EAST VENICE AVENUE (R/W WIDTH VARIES)

CUE-1

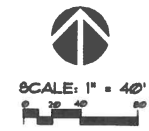
SITE SUMMARY

EXISTING ZONING - PUD, CUE-1
ADJACENT PARCEL ZONING - OP/VG, RT-2/VG, RT-2, CUE-1, PUD
SITE AREA - 482,633.49 SF - 10.99 AC.

PARKING REQUIREMENTS (INCLUDES OUTPARCELS)
OFFICE: 9,000 SF/LESS 10% STORAGE - 10,700 SF/200 - 514 SPACES
RETAIL: 4,500 SF/LESS 10% STORAGE - 4,950 SF/200 - 248 SPACES
MEDICAL: 9,000 SF/LESS 10% STORAGE - 9,900 SF/200 - 495 SPACES
TOTAL SPACES REQUIRED - 299 SPACES

PARKING PROVIDED:
TOTAL PARKING PROVIDED - 299 SPACES
HANDICAPPED SPACES REQUIRED - 1 SPACES
HANDICAPPED SPACES PROVIDED - 2 SPACES

THIS SITE PLAN IS PROVIDED TO SHOW POSSIBLE
USERS AND SITE LAYOUT AND IS INTENDED FOR
ILLUSTRATIVE PURPOSES ONLY. DETAILED PLANS
FOR THE SITE AND OUT PARCELS WILL BE REQUIRED
TO BE SUBMITTED TO THE CITY OF VENICE FOR SITE
DEVELOPMENT PLAN REVIEW AND APPROVAL.



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CHARLOTTE ENGINEERING & SURVEYING, INC.
CIVIL, ENGINEERING, LAND DEVELOPMENT & SURVEYING
LAND SURVEYING, LANDSCAPE ARCHITECTURE, PLANNING
10000 N. 29th Ave., Suite 100
Tampa, FL 33634
Telephone No. (813) 286-2800
Fax No. (813) 286-2800

VENICE COMMERCIAL PARK
VENICE, FLORIDA
VENICE COMMERCIAL PARK
VENICE, FLORIDA

Illustrative Site Plan
Venice Commerce Park
Venice, Florida

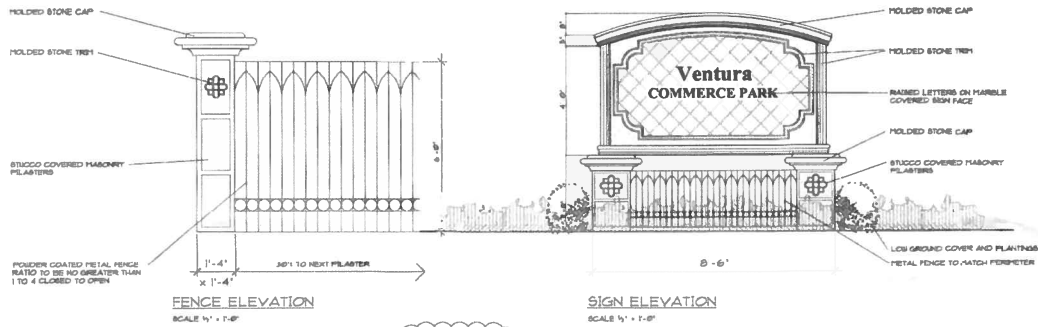
Clover Development, Inc.
5000 Lakewood Road, Suite 100
Sarasota, Florida 34240
Telephone No. (941) 551-4636
Fax No. (941) 551-2999

REVISIONS:
DRC 08/23/05
DRC 10/10/05

10/10/05
Joseph B. Patten, P.E.
P.E. No. 24745
State of Florida
Charlotte Engineering & Surveying, Inc.
Professional Seal No. 10000
DATE: 07/29/05
SCALE: 1"=40'
DRAWN BY: JTB
CHECKED BY: JSM
PROJECT: 0106-1

Sheet 3

VENTURA COMMERCE PARK VENICE AVENUE EAST VENICE, FLORIDA



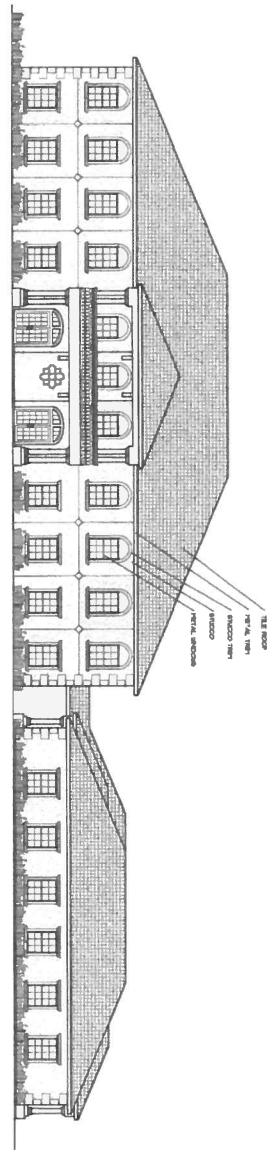
FENCE AND SIGN
DETAILS REVISED 10/15/05



DATE: 10/15/05 PROJECT: VENTURA COMMERCE PARK SHEET: A1	
DESIGN: DSA DRAWN: DSA CHECKED: DSA APPROVED: DSA	
PROJECT: VENTURA COMMERCE PARK VENICE AVENUE EAST VENICE, FLORIDA	
ARCHITECT: DSA 1500 Blue Heron Drive, Sarasota, FL 34239 941-365-8700 Fax 941-365-8800 www.dsa.com	
POSSIBLE OVERALL STREET ELEVATIONS	
VENTURA COMMERCE PARK VENICE FLORIDA	
Project Manager: [Name] Architect of Record: [Name] Owner: [Name] Project Number: [Number] Date: 7/18/05	
A1	

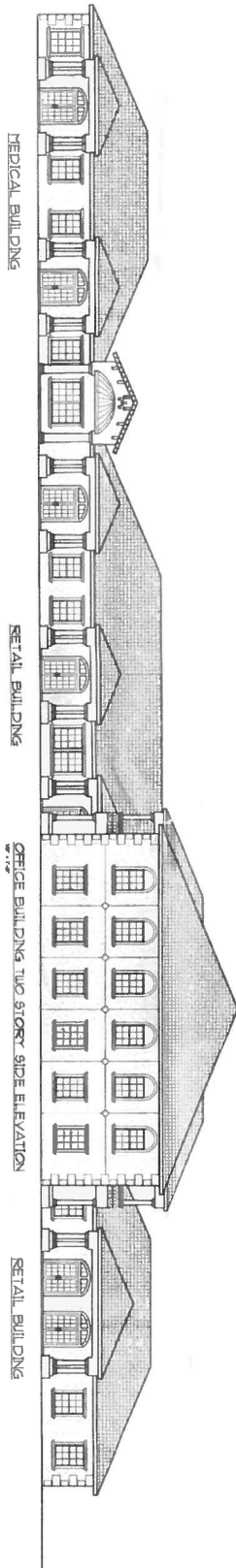


POSSIBLE FLOOR PLAN MEDICAL RETAIL BLDG + TWO STORY OFFICE BLDG VENTURA COMMERCE PARK VENICE FLORIDA		DSA DANIEL SACAN ARCHITECT, P.A. - Architecture/Planning 1550 Blue Heron Drive, Sarasota, FL 34239 941-365-8730 Fax 941-365-8633	10/1/09 200905 Rev/020 10/1/09 10/1/09	10/1/09 10/1/09 10/1/09 10/1/09
Project Manager Architect or Engineer Owner Project Location Date	CHS CHS CHS CHS CHS			
A2				



OFFICE BUILDING TWO STORY FRONT ELEVATION

RETAIL BUILDING SIDE ELEVATION



MEDICAL BUILDING

RETAIL BUILDING

OFFICE BUILDING TWO STORY SIDE ELEVATION

RETAIL BUILDING

A3

Project Manager	
Architect or Engineer	DSB
Drawn By	DSB
Project Number	00040
Date	1/28/98

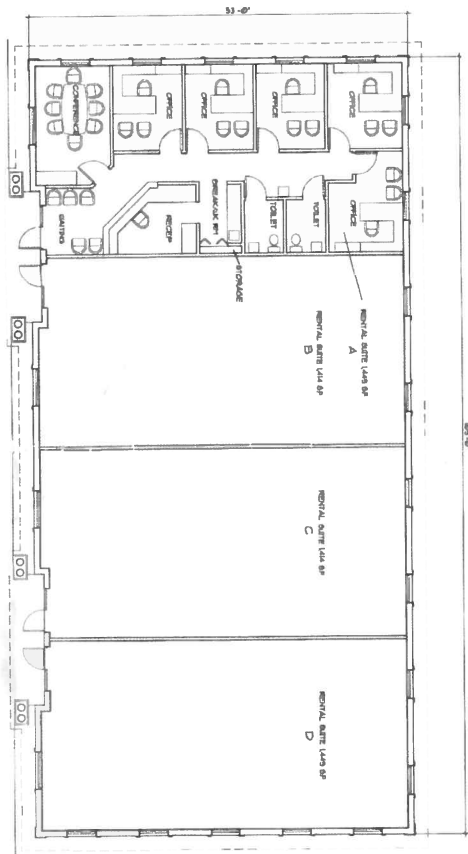
POSSIBLE ELEVATIONS
MEDICAL RETAIL BLDG + TWO STORY OFFICE BLDG
VENTURA COMMERCE PARK
VENICE, FLORIDA

DANIEL SAGAN ARCHITECT, P.A. - Architecture/Planning
1580 Blue Heron Drive, Sarasota, FL 34239
941-365-6730 Fax 941-365-6833
AA-000897

DSA

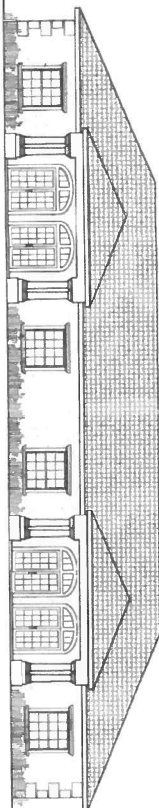
Revised	1. SHARP ELEVATIONS
By	DSB
Date	1/28/98
Revision	

DSB
Date



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



ONE STORY OFFICE BUILDING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

A4

ONE STORY OFFICE BUILDING
VENTURA COMMERCE PARK
VENICE FLORIDA

DANIEL BAGAN ARCHITECT, P.A. - Architecture/Planning
1280 Blue Heron Drive, Sarasota, FL 34239
941-365-8730 Fax 941-365-8833
AA-00087

DSA

REVISION		SAMPLE SITE	
No.	Date	Description	Date
1	10/10/08	REVISION	
		D. B. Bagan	
		Date	