

PZ 16-341  
\$4700



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

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

05-25.2SP  
16-00 SP  
AMENDMENT

<b>Project Name:</b>	Eye Associates
<b>Parcel Identification No.:</b>	0411-15-0089, 0411-15-0001, 0412-02, 0001, 0000-00-8534
<b>Address:</b>	1550 Venice Avenue East
<b>Parcel Size:</b>	1.25 +/- acres
<b>FLUM designation:</b>	Eastern Gateway Corridor
<b>Zoning Map designation:</b>	PUD/VG
<b>Property Owner's Name:</b>	Florida Practice Management, LLC
<b>Telephone:</b>	
<b>Fax:</b>	
<b>E-mail:</b>	
<b>Mailing Address:</b>	6002 Pointe West Blvd, Bradenton, FL 34209
<b>Project Manager:</b>	Jeffery A. Boone, Esq.
<b>Telephone:</b>	(941) 488-6716
<b>Mobile / Fax:</b>	
<b>E-mail:</b>	jboone@boone-law.com
<b>Mailing Address:</b>	1001 Avenida Del Circo, Venice, FL 34285
<b>Project Engineer :</b>	CES/American, John Swen, RLA
<b>Telephone:</b>	(941) 629-2552
<b>Mobile / Fax:</b>	
<b>E-mail:</b>	jswen@acp-ces.com
<b>Mailing Address:</b>	1700 El Jobean Road, Port Charlotte, FL 33948
<b>Project Architect:</b>	Beebe Design Studio, Mark A. Beeb, AIA
<b>Telephone:</b>	(941) 484-6762
<b>Mobile / Fax:</b>	
<b>E-mail:</b>	mark@beebdesignstudio.com
<b>Mailing Address:</b>	825 S. Tamiami Trail, Venice, FL 34285

Incomplete applications cannot be processed - See reverse side for checklist

**Applicant Signature / Date:**

(Appt)

Open: CASHIER  
Date: 11/21/16  
Type: CC  
Receipt no: 25726  
PZ 2016  
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1.00 \$4700.00  
CK CHECK 77545 \$4700.00  
Trans date: 11/09/17  
Time: 15:28:02  
NOV 28 2016

# 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 N/A
  - ☐ 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.

## 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 construct an 8,532 square foot medical office and a 1,008 square foot retail facility associated with the medical office.

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 Design 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.

**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.**

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- 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.**

**EYE ASSOCIATES**  
**AT THE GALLERIA ON VENICE AVENUE**  
**NARRATIVE**

Eye Associates is proposing to construct a ±8532 SF medical and 1008 SF retail facility on a 1.25 acre outparcel within the Galleria on Venice Avenue Professional Center.

The site is zoned PUD/VG and is within the Venetian Gateway Theme District.

Parking is based on ±8532 SF of medical and ±1008 SF retail for a total of 60 spaces required.

Loading Zone is based on square footage of each individual use (retail and medical) and there are no offstreet loading spaces required for the project area and no loading spaces provided.

Stormwater is provided by an existing master stormwater facility.

Water for both domestic and fire protection are available on-site. Wastewater gravity sewer connection is also available on-site.

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