



Project: Triple Dee Properties
Site and Development Plan Petition No. 17-07SP
Staff Report

Owners: Triple Dee Properties, LLC

Agent: Jackson Boone, Boone Law Firm

Address: 216 Triple Diamond Boulevard

Parcel ID #: Portion of 0377-11-0003

Parcel Size: ± 1.15 acres

Future Land Use Designation: Industrial-Commercial

Zoning District: Planned Industrial Development (PID)

Summary of Site and Development Plan:

The applicant proposes to develop two combined lots in the Triple Diamond Commerce Park. Two “spec buildings” are proposed on the site; any future tenant will be required to comply with the PID district use regulations. Proposed improvements include:

- Two 5,067 square foot industrial buildings, and
- Associated improvements including but not limited to off-street parking, landscaping and utility and drainage improvements.

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and has been found in compliance with the regulatory standards of the City Code of Ordinances.

I. INTRODUCTION / PROPOSED IMPROVEMENTS

The subject property is located on lots 24 and 25 of the Triple Diamond Commerce Plaza. The subject petition is one of several projects over the past few years that have been proposed (and subsequently developed) in the industrial park.

The applicant proposes to develop two 5,067 square foot industrial buildings on the subject 1.15-acre property. Figure 1 on the following page is the site plan drawing for the project. As can be seen by the architectural elevations submitted by the applicant, the two building are “mirrored” with identical exterior design. At this stage of the project the owner has not secured tenants for the buildings. Other proposed on-site improvements include an off-street parking and vehicular use areas, landscaping, drainage and utility improvements. The drainage improvements are to convey stormwater to master planned off-site drainage facilities. Driveway access is provided to Triple Diamond Boulevard.

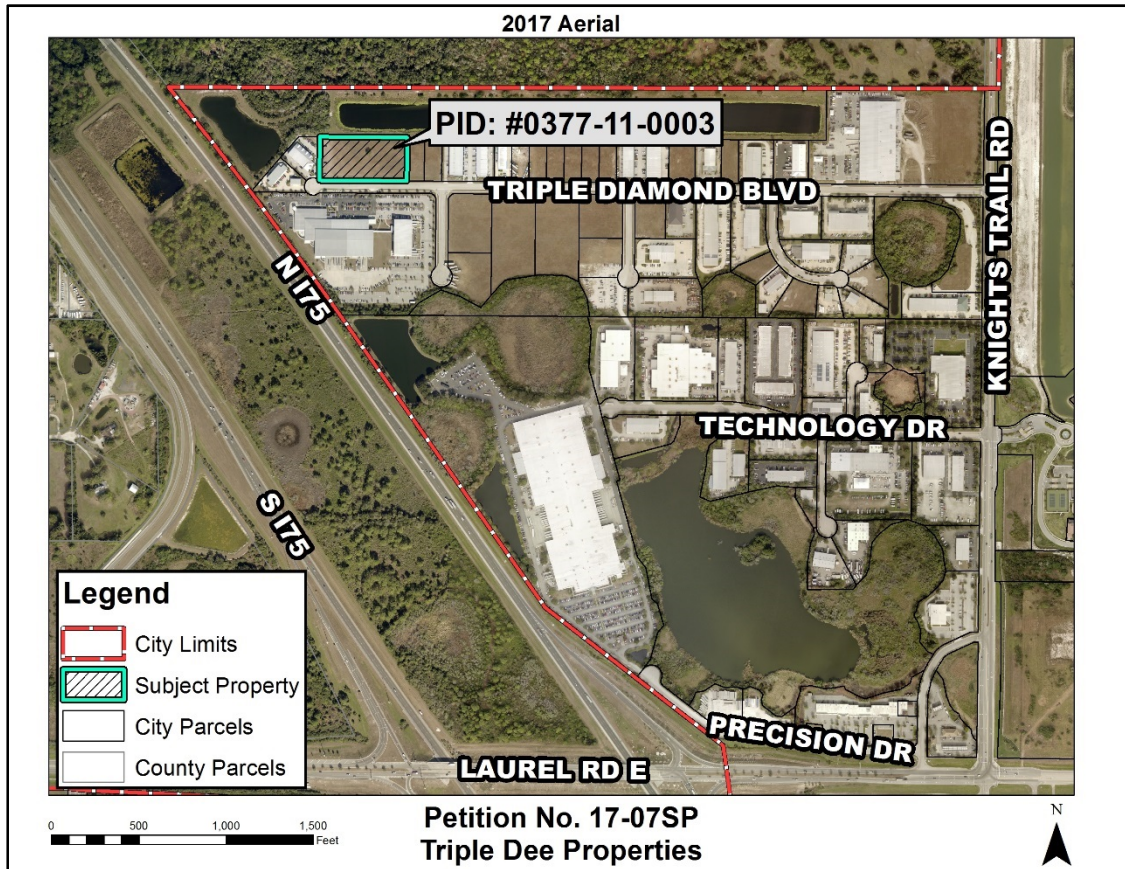
[illegible]

On- and Off-Site Conditions:

Existing uses, current zoning and the future land use designation of surrounding properties are provided in the following table.

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Triple Diamond stormwater facility and undeveloped land in incorporated Sarasota County	Planned Industrial Development (PID)	Industrial-Commercial
West	Vacant lots and various industrial/commercial businesses	PID	Industrial-Commercial
South	Tervis Tumbler (industrial) facility	PID	Industrial-Commercial
East	Vacant lots and industrial/commercial businesses	PID	Industrial-Commercial

MAP 1: Aerial Photograph



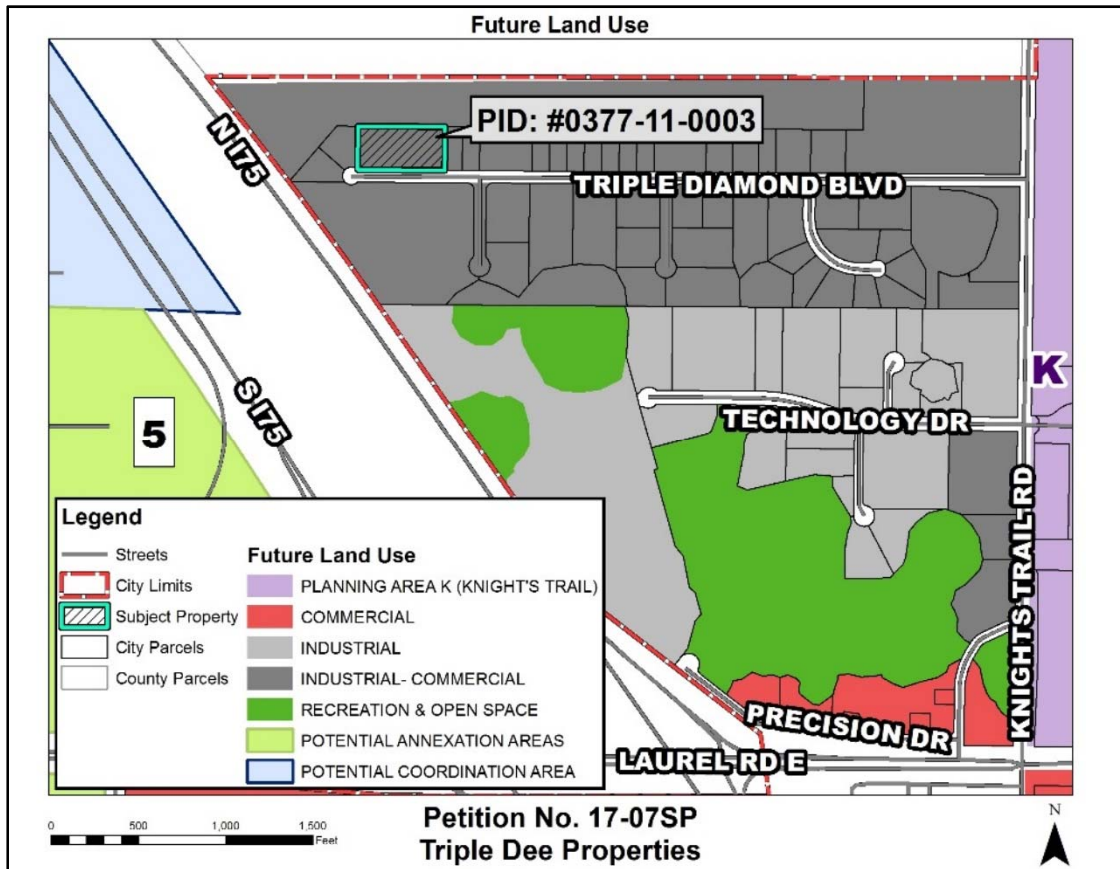
Flood Zone Information:

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property in a Zone X FIRM designation with moderate to low flood risk. The Zone X designation is not identified as a Special Flood Hazard Area and therefore not subject to base flood elevation requirements. Development of the property will be subject to compliance with applicable FEMA requirements.

Future Land Use:

Map 2 shows the subject property having a Future Land Use designation of Industrial-Commercial. The designation plans for activity centers that include a mix of commercial businesses, retail operations, offices, manufacturing, wholesaling, storage, and distribution/shipping facilities, and workforce housing by conditional use. The total square footage of industrial-commercial uses shall not exceed a floor area ratio (FAR) of 2.0.

MAP 2: Future Land Use Map



Existing Zoning:

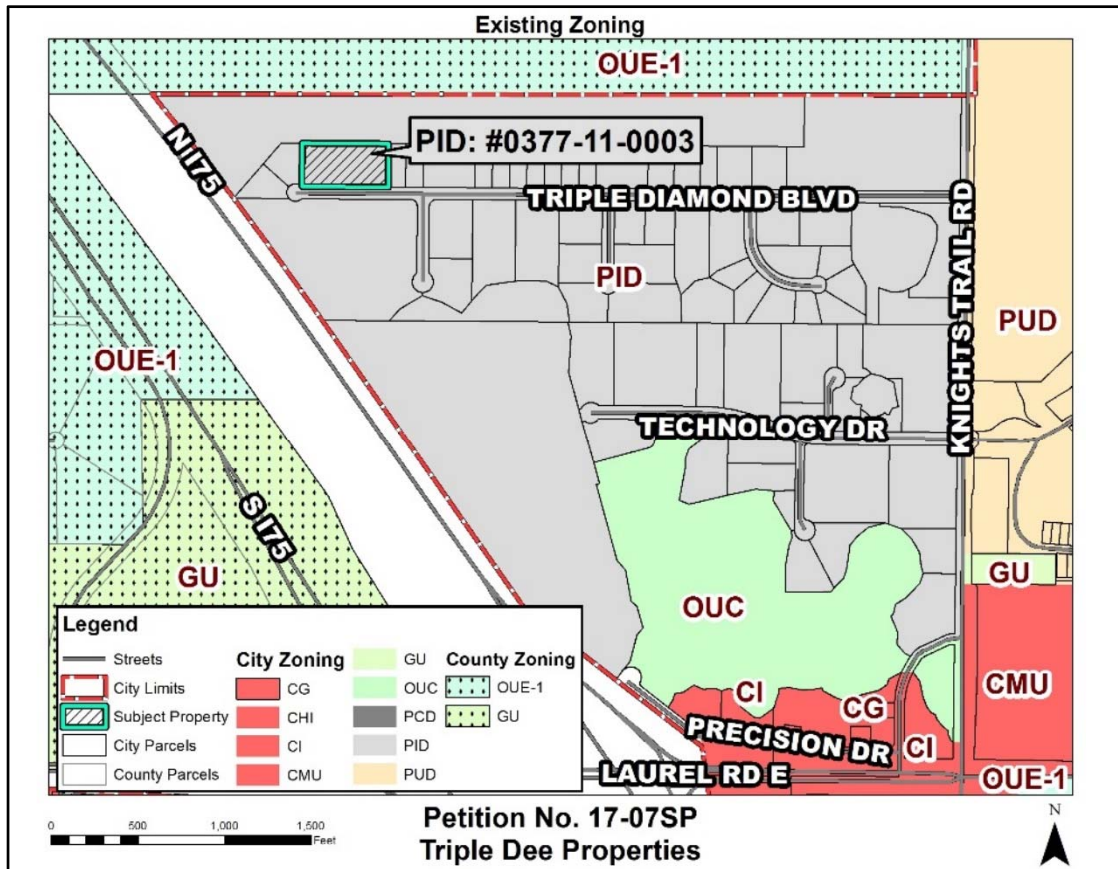
Map 3 shows the existing zoning of the subject and surrounding properties. The subject property is zoned Planned Industrial Development (PID). Section 86-132(a) specifies the PID district is intended to be used for industrial activity, promoting thereby, more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and protection of adjacent and nearby existing and future nonindustrial uses and activities.

The Triple Diamond Commerce Park PID includes the following two development standards:

- A minimum 20-foot front yard setback shall be provided for lots within the PID development
- An average lot width of 100 feet shall be provided for industrial or wholesaling uses

Other development standards are contained in the PID district regulations as well as applicable standards contained in the Land Development Code.

MAP 3: Existing Zoning Map



III. PLANNING ANALYSIS

This section of the report evaluates the site and development plan petition for 1) consistency with the comprehensive plan, 2) compliance with the Land Development Code, and 3) compliance with the city's concurrency management regulations and the project's expected impacts on public facilities.

Consistency with the Comprehensive Plan

The subject property has an industrial-commercial future land use map designation. Policy 13.3 lists the following uses planned for this designation: a mix of commercial businesses, retail operations, offices, manufacturing, wholesaling, storage, and distribution/shipping facilities, and workforce housing by conditional use. The maximum floor area ratio (FAR) in this designation is 2.0.

At the current stage of the project, no uses are proposed for the two "spec" buildings. Future occupants of the buildings will be required to comply with the use provisions contained in Policy 13.3. The proposed buildings on the property have a FAR is 0.20, a value that is one-tenth of the maximum FAR of 2.0.

Policy 8.2 of the comprehensive plan requires that site and development plan petitions undergo a land use compatibility review to ensure the character and design of the development are compatible with existing neighborhoods. Considerations for determining compatibility include the following:

- Protection of single-family neighborhoods from the intrusion of incompatible uses
- Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses
- The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current comprehensive plan
- Densities and intensities of proposed uses as compared to the densities and intensities of existing uses

The following are the mitigation techniques provided by Policy 8.2 to address potential incompatibility:

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impact
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses

The subject property is not adjacent to a residential zoning district, nor is there a single-family neighborhood adjacent to the proposed development. The use of proposed buildings will be required to be compatible to the use of other properties in the industrial park, and the intensity of the proposed development is comparable to other existing developments in the industrial park. The applicant's project narrative and comprehensive plan consistency analysis provides an additional evaluation of project's land use compatibility.

Compliance with the Land Development Code

The proposed site and development plan has been designed to comply with the Triple Diamond Commerce Plaza PID zoning standards, the Planned Industrial Development (PID) zoning district standards and other applicable standards contained in the Land Development Code. The following table summarizes the PID district standards which apply to the development of the subject property and the standards which are proposed by the site and development plan application. The project has been reviewed by the City's Technical Review Committee and found to comply with the Triple Diamond Commerce Plaza PID and the Land Development Code.

Type of Standard	PID Standard	Proposed Standard
Maximum Building Height	85 feet	23.0 feet
Minimum Front Yard (Setback)	20 feet	86 feet
Minimum Side Yard (Setback)	20 feet	36.3 feet
Minimum Rear Yard (Setback)	25 feet	62.7 feet
Minimum Landscaped Open Space	20%	32.4%

Concurrency/Adequate Public Facilities

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The table on the following page shows the expected public facility impacts and the status of the departmental concurrency reviews.

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	2.285 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	1.71 ERUs	Concurrency confirmed by Utility Department
Public Works	Solid Waste	N/A	There is no adopted level of service for non-residential uses.
Public Works	Parks & Recreation	N/A	There is no adopted level of service for non-residential uses.
Engineering	Drainage	Compliance with SWFWMD permit	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	9 p.m. peak hour trips	Concurrency confirmed by Planning & Zoning Division
School Board	Public Schools	N/A	The project is non-residential therefore not subject to school concurrency

Based on the above review, adopted minimum levels of service for the evaluated public facilities will be maintained after accounting for the estimated public facility impact of the proposed development project.

Planning Commission Findings of Fact for the Site and Development Plan

Section 86-23(n) specifies the Planning Commission's role in taking action on a site and development plan application and reads in part, "..... the planning commission shall be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards".

Staff has provided commentary on each standard or finding to facilitate the Planning Commission's review and evaluation of the site and development plan application.

- (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 purpose and to ensure that such common facilities will not become a future liability for the city.

Staff Comment: *A deed and survey have been submitted confirming ownership and control of the subject property. No common open space is required or proposed.*

- (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 this 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 article IV, division 2 of this chapter.

Staff Comment: *The intensity of the proposed project is similar to the intensity of other developed properties in the Triple Diamond Commerce Plaza. The proposed development has a FAR of 0.20 and complies with minimum yard and landscaped open space standards.*

- (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 utilities and refuse collection, and access in case of fire, catastrophe or emergency.

Staff Comment: *Ingress and egress to the development has been designed in compliance with LDC standards. The Public Works Department raised no concern regarding solid waste collection and the Fire Department identified no issues related to access in case of fire, catastrophe or emergency.*

- (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.

Staff Comment: *The design of the proposed off-street parking and loading facilities have been reviewed for compliance with applicable LDC standards. No concerns were raised regarding pedestrian safety, traffic flow and control and access in case of fire or catastrophe.*

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Staff Comment: *The off-street parking facility is designed in compliance with all applicable Land Development Code standards. The site plan drawing shows 32.4% of the site as landscaped open space which exceeds the minimum 20% standard.*

- (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.

Staff Comment: *The Engineering Department confirmed compliance with applicable drainage requirements.*

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Staff Comment on Sanitary Sewer: *The project will connect to an existing sanitary sewer main in the right-of-way of Triple Diamond Boulevard. The Utilities Department in its concurrency review confirmed there is adequate sanitary sewer capacity to serve the proposed city project.*

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Staff Comment on Potable Water: *The project will connect to an existing water main in the right-of-way of Triple Diamond Boulevard. The Utilities Department in its concurrency review confirmed there is adequate water capacity to serve the proposed city project.*

- (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.

Staff Comment: *The PID district requires a minimum of 20% of the lot area to be landscaped open space. The site plan drawings submitted by the applicant show compliance with this standard. Recreational facilities are not required and such facilities are not provided.*

- (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.

Staff Comment: *The proposed development implements the Industrial-Commercial future land use map designation and the Triple Diamond Commerce Plaza PID. The site and development plan complies with the standards contained in the Triple Diamond Commerce Plaza PID and all applicable Land Development Code standards. The compatibility of the proposed project in relation to properties in the general area and the effect thereon is reported on in evaluation of the project's consistency with the comprehensive plan (See Section III of this report, Consistency with the Comprehensive Plan, on pages 5). Finally, the proposed development is not at variance with other development in the Triple Diamond Commerce Plaza.*

- (11) Such other standards as may be imposed by this chapter on the particular use or activity involved.

Staff Comment: *The project complies with all applicable standards contained in the Triple Diamond Commerce Plaza PID and the Land Development Code.*

- (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.

Staff Comment: *The applicant is not requesting any modification from the standards contained in the Triple Diamond Commerce Plaza PID and the Land Development Code.*

IV. SUMMARY FINDINGS

Based on the planning analysis provided in Section III of this report, sufficient information has been provided to allow the Planning Commission to make the following findings on the subject site and development plan petition.

1. **Consistency with the Comprehensive Plan:** *The proposed site and development plan may be found to be consistent with the comprehensive plan.*

2. ***Compliance with the Land Development Code:*** *The proposed site and development plan may be found in compliance with the Triple Diamond Commerce Plaza PID and the Land Development Code.*
3. ***Concurrency:*** *The proposed site and development plan complies with the city's concurrency management regulations. If approved, staff will issue the project a concurrency certificate.*