



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

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

# SITE & DEVELOPMENT PLAN 17-07SP

**Project Name:** Triple Dee Properties

**Parcel Identification No.:** 0377-11-0003

**Address:** 216 Triple Diamond Boulevard

**Parcel Size:** 1.15 +/- acres

**FLUM designation:** Industrial-Commercial

**Zoning Map designation:** Planned Industrial Development (PID)

**Property Owner's Name:** Robert Corby

**Telephone:**

**Fax:**

**E-mail:**

**Mailing Address:** 6527 Meeting Point Circle # 101, Bradneton, FL 34202

**Project Manager:** Jackson R. Boone, Esq.

**Telephone:** (941) 488-6716

**Mobile / Fax:**

**E-mail:** jackson.boone@boone-law.com

**Mailing Address:** 1001 Avenida Del Circo, Venice, FL 34285

**Project Engineer:** CES/American, Joe Menen, P.E.

**Telephone:** (941) 629-2552

**Mobile / Fax:**

**E-mail:** jmenen@acp-ces.com

**Mailing Address:** 1700 El Jobean Road, Port Charlotte, FL 33948

**Project Architect:** Beebe Design Studio, Mark A. Beebe, AIA

**Telephone:** (941) 484-6762

**Mobile / Fax:**

**E-mail:** mark@beebedesignstudio.com

**Mailing Address:** 825 S. Tamiami Trail, Venice, FL 34285

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

Revised 12/10

**Applicant Signature / Date:**

*[Signature]*

Oper: CASHIERJS Type: OC Drawer: 1  
Date: 7/05/17 Receipt no: 82239

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OK CHECK  
Total tendered  
Total payment

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Trans date: 7/03/17 Time: 14:19:33

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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. **See Attached**
- ☐ **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. **Not Applicable**
- ☒ **Public Workshop Requirements.** Date held June 22, 2017
  - ☒ 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. **See Attached**
- ☒ **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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# MANUFACTURING FACILITY

## SITE & DEVELOPMENT NARRATIVE

### INTRODUCTION

Triple Dee Properties, LLC is proposing to construct two (2) 5,067 SF industrial buildings totaling 10,134 SF on lots 24 & 25 within the Triple Diamond Park / Parcel ID No. 0377110003. The site is located at 216 Triple Diamond Boulevard, Venice, FL.

### ZONING

The 1.15 acre project site is zoned Planned Industrial Development (PID) and the proposed office/warehouse buildings are consistent with this zoning designation.

### PARKING

Parking is based on 10,134 SF industrial for a total of 11 spaces required. Applicant will provide 14 spaces with 2 being handicap spaces.

### ACCESS

Access to the project will be from Triple Diamond Boulevard with easy access to I-75 via Knights Trail and Laurel Road.

### SOLID WASTE

Solid waste will be handled by on-site dumpster located in a 12'x24' enclosure at the rear of the site.

### UTILITIES

**Water:** There is an existing 12" PVC water main on the north side of Triple Diamond Boulevard that will be used for domestic and fire protection.

**Wastewater:** There is an existing 8" gravity sewer main in the center of Triple Diamond Boulevard and an existing gravity stubout that will be used for connection.

### STORMWATER

The project has a master stormwater facility under SWFWMD Permit No. 44022060.000. The master stormwater facility has allocated 70% impervious area for each of the future developed lots. Since the proposed project will not exceed 70% imperviousness, stormwater will not be required on-site.

### TRIP GENERATION (PM PEAK TRIPS)

An analysis was performed to determine the p.m. peak trips that would be generated for the subject site. The ITE Trip Generation Handbook – 9<sup>th</sup> Edition was used to determine the peak p.m. trips. Since this is a “spec” building within an industrial park and the exact use of the building is unknown at this time, an “industrial park” 130 was selected to best fit this type of use. The Industrial Park land use is described in the ITE Handbook as a mix of manufacturing, service and warehouse facilities. As such, this land use designation would be appropriate for all likely uses of the proposed spec building. Additionally, the average trip generation rate is greater than the rates for manufacturing and warehousing land uses. The p.m. peak trips were determined as follows:

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Industrial park 130:  $10,100 \text{ sq. ft.} \times 0.85 \text{ trips per } 1,000 \text{ sq. ft. gross floor area} = 8.585 \text{ or } 9 \text{ trips}$

It is also acknowledged and understood that the engineer of record for this project will be responsible to fill in the peak p.m. trips into the City of Venice spreadsheet for this project. This spreadsheet is the City of Venice process used in tracking the total number of p.m. peak trips within the Triple Diamond Industrial Park. Currently the spreadsheet is not available and will become available in the near future at which time the spreadsheet will be updated.

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## Project Narrative and Comprehensive Plan Consistency Analysis

The subject property is a 1.15 acre parcel located at 216 Triple Diamond Boulevard within the Triple Diamond Commerce Park. The property has a future land use designation of Industrial-Commercial and is zoned Planned Industrial Development. The proposed Site & Development Plan is for construction of two warehouse building of 5,067 square feet each, for a total of 10,134 square feet.

The proposed development is consistent with all applicable elements of the City's Comprehensive Plan and specifically is consistent with Comprehensive Plan Policy 8.2 as analyzed below.

### Policy 8.2 Analysis

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 warehouse development is consistent with development in the neighborhood and the intensity of the development (0.20 FAR) is significantly less than the 2.0 FAR limit set out in the Comprehensive plan for the Industrial-Commercial future land use designation.**
- B. Building heights and setbacks.  
**The proposed building height and setbacks are consistent with the character of the neighborhood.**
- C. Character or type of use proposed.  
**The proposed warehouse development is consistent with the character and type of use in the neighborhood.**
- D. Site and architectural mitigation design techniques.  
**The proposed architecture of the development is consistent with existing development in the neighborhood.**

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

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.  
**Not applicable.**
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
**Not applicable.**
- 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.  
**Not applicable.**

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- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**The intensity of the development (0.20 FAR) is significantly less than the 2.0 FAR limit set out in the Comprehensive plan for the Industrial-Commercial future land use designation.**

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

- I. Providing open space, perimeter buffers, landscaping and berms.  
**The proposed development provides sufficient buffers and landscaping to ensure compatibility with the neighborhood.**
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.  
**Sources of light, noise, mechanical equipment, refuse areas and delivery and storage areas are located to ensure compatibility with the neighborhood.**
- K. Locating road access to minimize adverse impacts.  
**Road access is located so as to minimize any adverse impacts.**
- L. Adjusting building setbacks to transition between different uses.  
**Not applicable.**
- M. Applying step-down or tiered building heights to transition between different uses.  
**Not applicable.**
- N. Lowering density or intensity of land uses to transition between different uses.  
**Not applicable.**

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