



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

DEVELOPMENT SERVICES - PLANNING & ZONING
SITE PLAN AMENDMENT APPLICATION

15 - 11 SP.1
SITE PLAN AMENDMENT

Project Name: SSE / Sun State Express & Triple Diamond
Parcel Identification No.: 0377090005 and 0377090004
Address: 108 & 112 Triple Diamond Blvd Nokomis
Parcel Size: 25.000 SF Each 50.000 SF (Total)
FLUM designation: Industrial - Commercial
Zoning Map designation: PID
Property Owner's Name: SSE Properties, LLC
Telephone: 941-426-8611
Fax: 941-244-0977
E-mail: Georgedevidart@yahoo.com
Mailing Address: 108 Triple Diamond Blvd Nokomis FL 34275
Project Manager: Venice Design Group, LLC
Telephone: 941-486-1212
Mobile / Fax: 941-928-7676
E-mail: Jeff Matthews @ Comcast.NET
Mailing Address: 738 E Venice Avenue, Ste D Venice FL 34285
Project Engineer: Florida Engineering & Surveying, LLC
Telephone: 941-485-3100
Mobile / Fax: 941-485 3100 Fax
E-mail: Jessie @ Floridaeas.com
Mailing Address: 631 Tamiami Trail N2 Nokomis FL 34275
Project Architect: Venice Design Group LLC
Telephone: 941-4861212
Mobile / Fax: 941-928-7676
E-mail: Jeffmatthews@comcast.net
Mailing Address: 738 E Venice Ave Ste D Venice FL 34285

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

[Handwritten Signature]

7-26-17

RECEIVED
AUG 01 2017

PLANNING & ZONING

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 _____
 - ☐ 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 \$2,300 (major) or \$533 (minor).

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.

NARRATIVE
SITE & DEVELOPMENT PLAN
APPLICATION

Petitioner, SSE Properties, LLC, is the owner of approximately 1.15+/- acres located at 10/ & 112 Triple Diamond Blvd., Nokomis, Florida 34275 (the property). George deBidart, Petitioner and Managing Member of the property, has commercial development experience.

The Property is in the City of Venice and is currently designated under the Land Use Map as Industrial-Commercial. The zoning designation is PID, which is Planned Industrial Development. The proposed plan is to construct a warehouse with offices on the site.

The PID, called Triple Diamond Commerce Plaza, is an industrial development with similar uses throughout. The PID has a master storm water system that was permitted through SWFWMD with a maximum impervious coverage of each lot to be 70%. The proposed development of Sun State Express will provide 63.7% of the impervious coverage, which is below the threshold for the master storm water system.

The resubmission of application and drawings is due to the changes on the site plan and landscape drawings, to indicate the changes to the location of the Handicap parking to be in compliance with the city codes and remove the fence from the property due to a funding issue at this time, and to remove some of the bushes and shrubs that were on the original drawings, (owner never saw and approved before submission). Therefore, the owners of SSE Properties, LLC decided to make the revisions to the landscape plan because they were never involved in the concept of the plan from the first Landscape Architect. Whereas they did not see the finished plan before they were submitted by the General Contractor. Because of this they sought to simplify it from a maintenance perspective and they did not want to allocate the funds required to install the first plan. The new plan uses plants that require less water and less upkeep to maintain. There is an emphasis on native species as well. The new plan will blend with the other properties in the industrial park and as it matures will add value to the property and to the area. As you review the new plan you will easily see all these attributes.

Thank you for your consideration.

RECEIVED
AUG 01 2017
PLANNING & ZONING

COMPREHENSIVE PLAN CONSISTENCY

The proposed SSE project is an industrial development within the Triple Diamond Commerce Plaza, which is a PID, Planned Industrial Development. The Triple Diamond Commerce PID was required to provide assurance to meet all elements of the comprehensive plan prior to a final approval. In addition, the PID was required to include declaration of covenants and restrictions for Triple Diamond Commerce Plaza as part of the planning and development process. Therefore, all lots within the Triple Diamond PID, meet all elements of the comprehensive plan. The purposed project is also consistent with the future land use map.

The proposed revisions will not have any bearings on the consistency of the original plan.

RECEIVED

AUG 01 2017

PLANNING & ZONING