

CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: FPL Mechanical Canopy, Petition 17-10SP

FROM: Katherine Woellner, Planner

SUBJECT: Zoning Administrator Approval of Minor Site and Development Plan Petition No. 17-10SP

DATE: January 25, 2018

Project Description: Florida Power and Light intended to construct a 1,920 sqft (24ft by 80ft) equipment canopy within the existing security fence enclosure that surrounds the FPL substation at 425 Albee Farm Rd.

Based upon review of the criteria established in accordance with Section 86-49 (c)(1-3) regarding Site and Development Plans, staff provides the following justification for a minor site and development plan review as follows:

(1) Do not meet the thresholds of subsection (b) above (Section 86-49 (b)(1-8));

Staff Comment— The proposed project does not meet the requirements for a Major Site and Development Plan as outlined in Section 86-49(b). The site of the proposed project has already been developed with many components. The proposed project would not be considered a substantial redevelopment of the property as no alterations will be made to any of the existing structures on the site. The use on the property will not change with the construction of this project. The property does not host any residential units so there will be no increase in residential density. Landscaping and architectural standards have been adequately addressed through the existing conditions and will be further enhanced with the proposed project. No increase in height was proposed for any habitable building. Lot coverage is only increasing from 4.3% to 5.7% of the 3-Acre parcel, which does not meet the 15% threshold for a Major Site and Development Plan.

(2) Clearly meet the requirements of the comprehensive plan and land development code; and

Staff Comment—The Technical Review Committee reviewed the proposed equipment canopy and found it to be consistent with the Comprehensive Plan and Land Development Code.

(3) Are unlikely, in the opinion of the zoning administrator, to have an impact on neighboring properties.

Staff Comment—The proposed project is not adjacent to any residential properties or changing any uses on the property. Additionally, the project will be constructed behind an opaque fence which will further shield the subject property from view.