



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626  
DEVELOPMENT SERVICES - PLANNING & ZONING  
**SITE & DEVELOPMENT PLAN APPLICATION**

**SITE & DEVELOPMENT PLAN** 18 - 08 SP

**Project Name:** CAITHNESS CONSTRUCTION

**Parcel Identification No.:** 0176090014

**Address:** 218 HARBOR DRIVE

**Parcel Size:** 16,225 SQFT / 0.37 ACRES

**FLUM designation:** INSTITUTIONAL PROFESSIONAL

**Zoning Map designation:** OPI/HV - OFFICE, PROFESSIONAL, INSTITUTION

**Property Owner's Name:** CAITHNESS CONSTRUCTION, LLC, MARK CAITHNESS

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**Project Engineer :** FLORIDA ENGINEERING & SURVEYING, LLC, JESSICA HEINY, P.E.

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**Project Architect:** BEEBE DESIGN STUDIO, MARK BEEBE

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

**Applicant Signature / Date:**

*Mark Caithness*

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**NARRATIVE**  
**SITE AND DEVELOPMENT PLAN APPLICATION**

Petitioner, Caithness Construction, LLC, is the owner of .37 acres +/- located at 218 Harbor Drive, Venice Florida, 34285 (the property).

The property is in the City of Venice and is currently designated under Institutional Professional in the FLUM. The Institutional Professional requires a Northern Italian Renaissance architectural style of building. The architectural elements of the building will go before the architectural review board.

The zoning designation is OPI/HV, which allows professional offices as a principle use. The proposed plan is to construct an office building with two tenant suites and an accessory garage building to provide employee parking of vehicles. Overall, the proposed development is compatible with the existing neighborhood and will not create intrusion of incompatibility with the adjacent properties.

The project will increase the net impervious area (subject to vehicular use) by 680 sf and will increase the net impervious area (non-vehicular use) by 2,484 sf. The total net increase of both vehicular use areas and non-vehicular use areas meet the exemption criteria thresholds of the Southwest Florida Water Management District (SWFWMD). The applicant will apply for an exemption permit from the SWFWMD. Landscaped areas have been provided and will soften the building along Harbor Drive as well as create a walkable street for the residents in the neighborhood.

The site and development plan is consistent with Section 86-23(m)1-12 of the land development code as indicated in the following statements and no code modifications are being requested to deviate from the standards outlined in the City of Venice Land Development Code (LDC):

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.**

The applicant/petitioner currently owns the property and will provide maintenance of the common areas of the property.

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 this code.**

The proposed project will provide a professional office building within Planning Area B which is consistent with the Comprehensive Plan.

3. **Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and**

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**pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.**

Ingress and egress to the development will be a full access driveway from Menendez Street.

Potable water and sewer connections will be to the City of Venice infrastructure. An irrigation well is proposed for irrigation. Roll-out refuse is provided as part of the proposed project and storage of the containers will be screened behind a masonry wall 48 inches in height.

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.**

Off-street parking has been provided in the garage structure; 2 parking stalls. Additional off-street parking is provided in the proposed parking lot. The total parking count meets the required parking of the development. Perimeter landscaping and internal landscaping will screen the parking area.

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

The proposed project will have perimeter landscaping and internal landscaping to preserve internal and external harmony and compatibility with uses inside and outside the project.

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.**

The project is exempt from providing stormwater management permitting with the SWFWMD. The proposed drainage of the development will not adversely impact neighboring properties. The drainage will be conveyed to the central stormwater system via overland flow.

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

The existing parcel is currently serviced by central water and sewer. The proposed water and sewer demands will not substantially increase with the redevelopment of this parcel. The proposed power demands will not significantly increase with the redevelopment of this parcel.

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

The existing ground sign along Harbor Drive will be eliminated and signage of the development will be mounted onto the building.

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.**

Recreation and open spaces are not applicable to this project.

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.**

General site arrangement and appearance of the building and site work will be compatible and harmonious with adjacent uses.

11. **Such other standards as may be imposed by the city on the particular use or activity involved.**

Noted.

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.**

Noted.



## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The subject property is a 0.37 acre parcel located at 218 Harbor Drive South. The property is zoned Office Professional, Institutional (OPI), is located in the Island Neighborhood of the Comprehensive Plan, and has a Future Land Use Map designation of Institutional Professional.

The proposed 3,017 sq. ft. office building and 592 sq. ft. garage results in an FAR of approximately 0.12 which is consistent with **Strategy LU 1.2.4** which allows for up to 0.5 FAR for properties designated Institutional Professional, and with **Strategy LU1.2.4.1** which calls for areas within the City for professional offices and similar uses.

The proposal is also consistent with the Island Neighborhood specific strategies of the Comprehensive Plan such as **Strategy LU-IS-1.1.1** which supports the redevelopment of underutilized properties consistent with the historical character of the Neighborhood. The property is currently underutilized with a small outdated office building. The proposed office building will allow for a larger office building on site while still remaining consistent and compatible with development in the surrounding neighborhood.

Finally, the proposed Site & Development Plan is consistent with **Policy 8.2** of the *Vision LU 4 - Land Development Code and Transition Issues* as evaluated below, as well as all requirements of the City's zoning code, and therefore we hereby request approval of the proposed S&D plan.

**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 use of an office building is consistent with the historic land use of the property, the intensity of the use on site will be increased, but the proposed intensity will remain less intense than the adjacent office building site and will remain consistent and compatible with existing uses in the neighborhood.**
- B. Building heights and setbacks.  
**The proposed building heights and setbacks are consistent with code requirements in the OPI zoning district and compatible with building heights and setbacks in the surrounding neighborhood.**
- C. Character or type of use proposed.  
**The proposed use of office building is consistent with the existing use on site, consistent with the use on the adjacent property to the north and compatible with the surrounding neighborhood.**
- D. Site and architectural mitigation design techniques.  
**The proposed site and architectural design is consistent with all requirement of the City code and compatible with the neighborhood and will be an improvement to the existing site design.**

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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.  
**The proposed use is compatible with single family neighborhoods, nevertheless, the site has been designed with significant setbacks from nearby single-family homes, which are located on the opposite side of the 100' wide Harbor Drive right-of-way.**
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
**The proposed use is compatible with the surrounding land uses which include a mix of commercial and residential uses.**
- 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.**
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.  
**The density of the proposed assisted office building is consistent and compatible with the density and intensity of existing uses in the neighborhood.**

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

- I. Providing open space, perimeter buffers, landscaping and berms.  
**No incompatibility exists, nevertheless, the proposed development provides sufficient open space and setbacks to ensure compatibility with the surrounding neighborhood.**
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.  
**No incompatibility exists, nevertheless, the proposed use is sufficiently setback from the surrounding neighbors to avoid any impacts from light, noise, mechanical equipment, refuse areas and storage areas.**
- K. Locating road access to minimize adverse impacts.  
**Road access has been planned to minimize adverse impacts to the neighborhood.**
- L. Adjusting building setbacks to transition between different uses.  
**No incompatibility exists, nevertheless the site design includes significant setbacks from adjacent uses.**
- M. Applying step-down or tiered building heights to transition between different uses.  
**No incompatibility exists. Nevertheless, the proposed building height of 31' is compatible with the building heights in the surrounding area which all permit building heights up to 35' at a minimum.**
- N. Lowering density or intensity of land uses to transition between different uses.  
**No incompatibility exists, nevertheless, the proposed use is less intense than the office use on the immediately adjacent property to the north.**

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## **VISIBILITY TRIANGLE SUPPLEMENTAL INFORMATION**

### **CITY STAFF REVIEW COMMENT:**

No visibility triangles were indicated on the plans and it appears the proposed landscaping/parking spaces may interfere. Refer to Section 86-439 on Visibility Triangles and revise.

### **APPLICANT RESPONSE:**

Noted. The visibility triangles have been added to the site plan and landscape plan. The visibility triangles do encroach into the vehicular spaces on plan view, however the visibility in both directions is not impacted and safety of traveling public is not an issue. Evidence of this has been achieved by laying out the proposed driveway and parking stall improvements in the field and taking photographs of the visibility achieved.

Section 86-439 of the code indicates no buffer, structure, or landscaping, except required grass or ground cover, shall not be located within the visibility triangle. Visibility triangles encroaching on vehicular spaces is not addressed. Additionally, the evidence submitted clearly demonstrates no safety concern with the vehicular spaces and the visibility triangle encroachment on those vehicular spaces.

Section 122-139 of the code indicates that no fence, wall, hedge, or other planting or structure that will materially obstruct vision shall be placed within the visibility triangle. Visibility triangles encroaching on vehicular spaces is not addressed. Again, the evidence submitted clearly demonstrates no safety concern with the vehicular spaces and the visibility triangle encroachment on those vehicular spaces.

A vehicle was parked in the parking spaces of concern to staff. Photos were taken from a vehicle in the middle of the proposed driveway entrance at the property line. Full visibility was achieved from both directions as evidenced by the photographs.

Furthermore, FDOT specifications on visibility triangles for site distance at roadway intersections, FDOT index 546, require clear site (visibility triangle) measured 14.5 ft from edge of pavement not property boundary. This requirement is for an intersection with travel speeds of 35mph. If this project had ingress/egress on an FDOT roadway, the clear site distance would be achieved.



***Image 1: Image taken from a vehicle parked in the center of the driveway apron at the property line with another vehicle parked in the parking space and full visibility achieved of traffic to the east.***



***Image 2: Image taken from a vehicle parked in the center of the driveway apron at the property line with another vehicle parked in the parking space and full visibility achieved of traffic to the west.***

Sincerely,

**FLORIDA ENGINEERING & SURVEYING, LLC**

*Jessie L. Heiny*

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