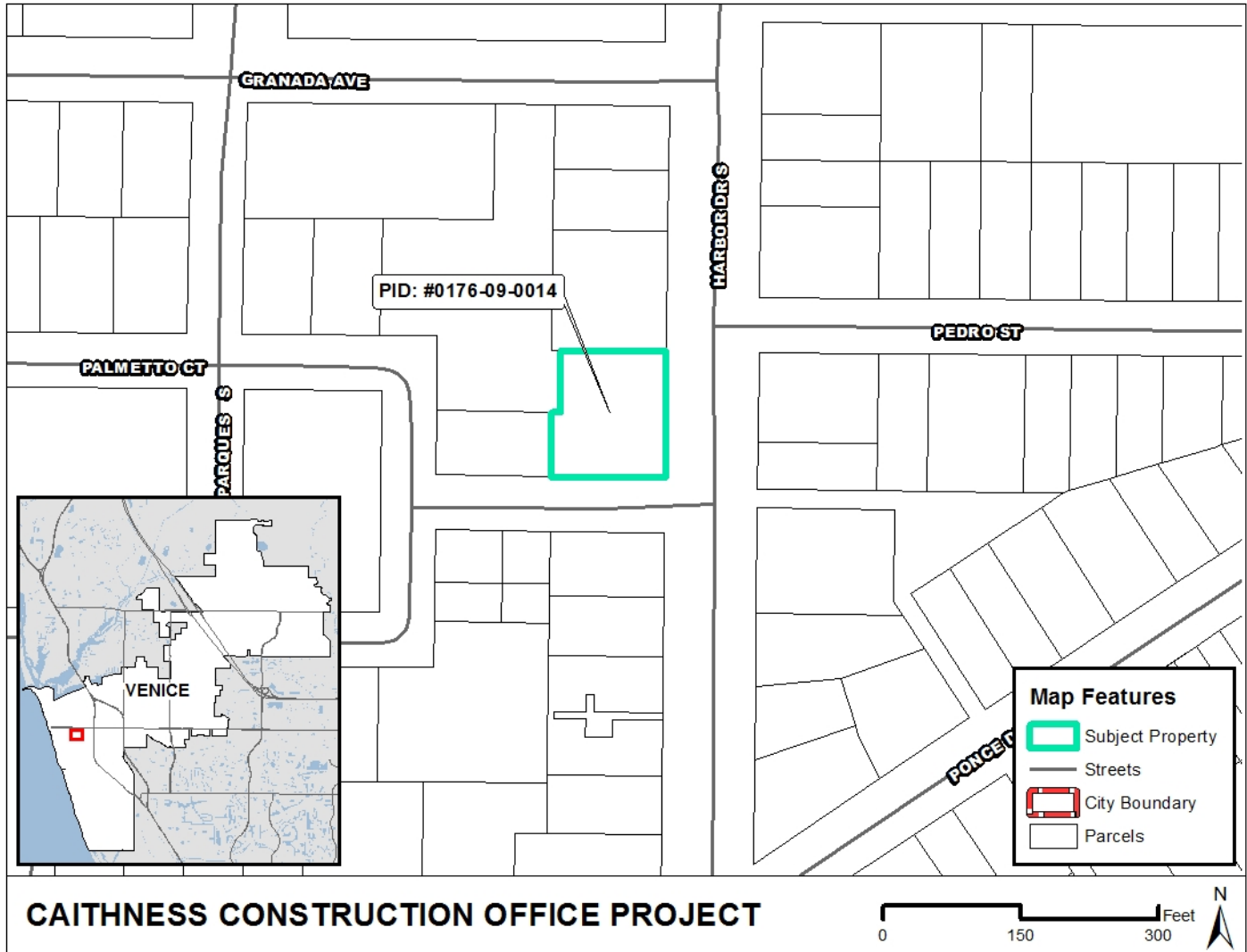




# SITE AND DEVELOPMENT PLAN STAFF REPORT

7/21/2018

18-08SP



**PETITION NO.:** 18-08SP

**REQUEST:** Approve Site and Development Plan 18-08SP to construct a 3,296 SQFT office building on a 16,225 SQFT parcel for Caithness Construction, LLC.

## GENERAL DATA

*Application Date:* 5/21/2018

*Owner:* Mark Caithness, Caithness Construction, LLC.

*Agent:* Mark Beebe, Beebe Design Studios

*Address:* 218 Harbor Drive

*Parcel ID:* 0176-09-0014

*Property Size:* 16,225 SQFT or 0.37 Acres

*FEMA Designation:* X

*Comp Plan Neighborhood:* Island

*Future Land Use:* Institutional-Professional

*Zoning:* Office, Professional, Institutional (OPI) and Historic Venice (HV)

## **ASSOCIATED DOCUMENTS**

- A. Application Materials
- B. Exhibit A: Applicant's Response for Visibility Triangle Encroachment
- C. Exhibit B: Photographs of Subject Property

## **I. EXECUTIVE SUMMARY**

The applicant, Caithness Construction, LLC., seeks Site and Development Plan approval for a new office building that will provide space for two tenants and a single-story garage. The subject property, zoned Office, Professional, and Institutional with a Future Land Use of Institutional, Professional, and is currently developed with a small office which is slated for demolition. The property is within the Historic Venice Architectural Control District. The Architectural Review Board approved the drawings for the new building and the demolition of the existing building on May 24<sup>th</sup>, 2018. No code modifications have been requested by the applicant.

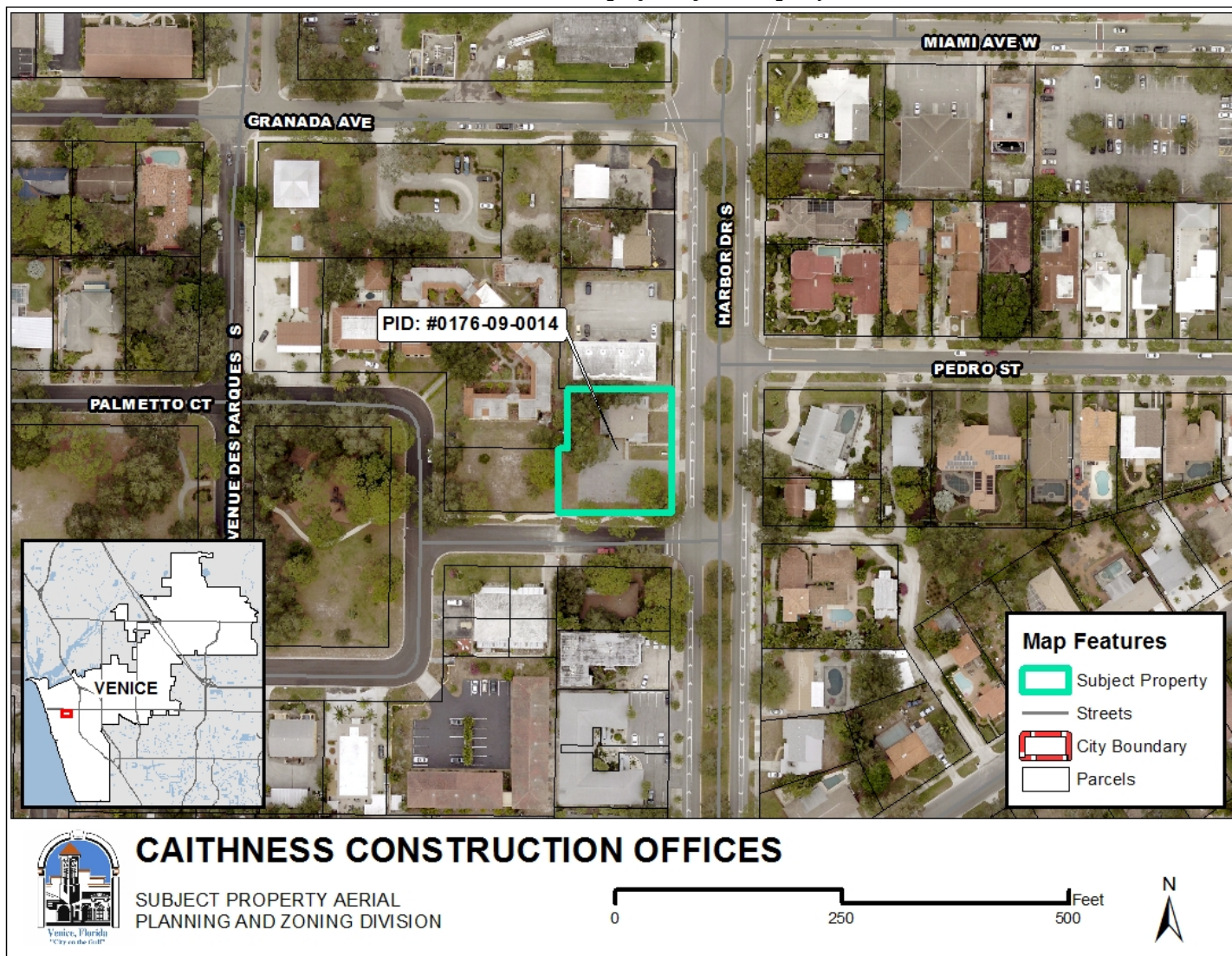
Based on the submitted application materials, staff data and analysis, and conclusions of this staff report, staff provides the following summary findings on the subject petitions:

**CONCLUSIONS/FINDINGS OF FACT – COMPREHENSIVE PLAN:** Based on review of the strategies of the 2017-2027 Comprehensive Plan applicable to the project, the proposed site and development plan may be found consistent with the Comprehensive Plan.

**CONCLUSIONS/FINDINGS OF FACT – LAND DEVELOPMENT CODE:** Based on the review of Land Development Code Section 86-90 regarding the OPI districts and the remainder of Chapter 86, the proposed Site and Development Plan meets the Land Development Regulations requirements reviewed; however, two required parking spaces encroach into visibility triangles at the access point.

**CONCLUSIONS/FINDINGS OF FACT – CONCURRENCY:** No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations. Upon Planning Commission approval of the site and development plan, staff will issue a certificate of concurrency for the project.

**MAP 1: Aerial Map of Subject Property**



## II. BACKGROUND INFORMATION

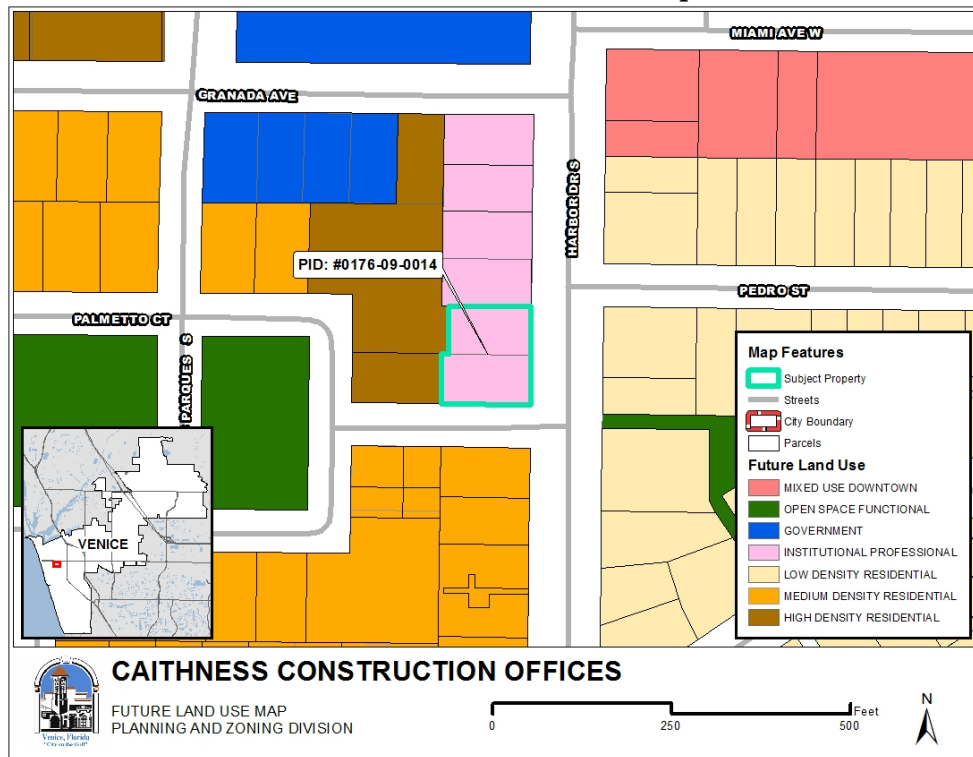
The 0.37-acre subject property is located in the Island Neighborhood as defined by the *2017-2027 Comprehensive Plan*. The project proposes redevelopment of the subject property from an existing office building to a new, two-tenant office building. Architectural Review Board approved the drawings for the new building and the demolition of the existing building on May 24<sup>th</sup>, 2018.

### *Future Land Use*

The subject property has a Future Land Use designation of Institutional-Professional in the *2017-2027 Comprehensive Plan* which provides areas within the City for professional offices, educational, healthcare, religious, or similar uses. Institutional-Professional has two implementing zoning districts: Office, Professional, and Institutional (OPI) and Office, Medical, and Institutional (OMI).



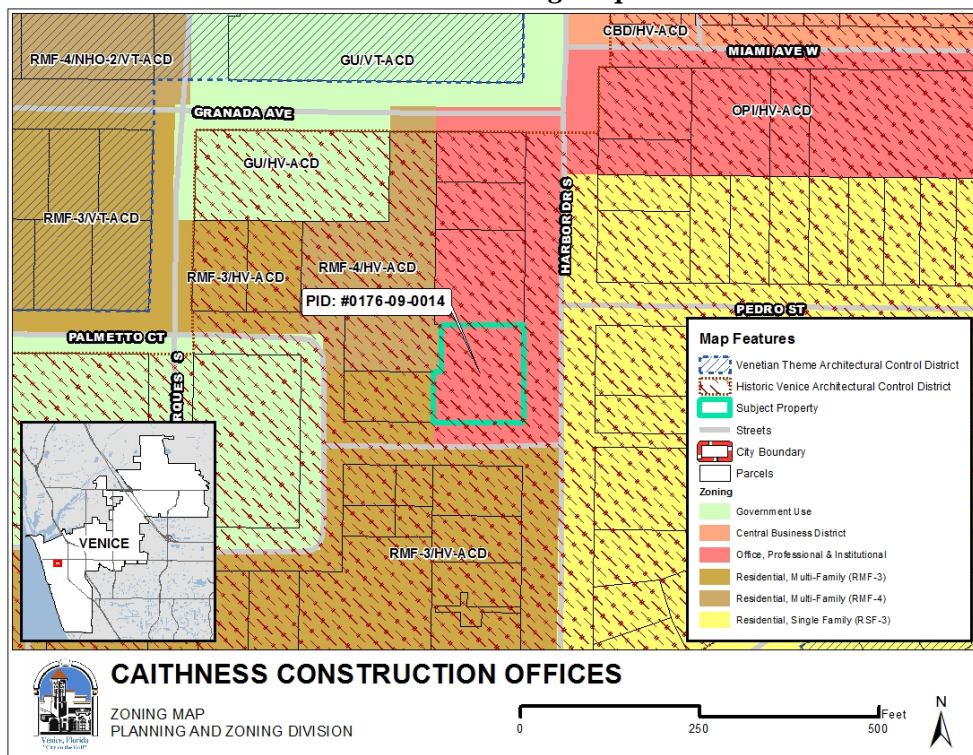
**MAP 2: Future Land Use Map**



### Zoning Designation

The subject property is zoned Office, Professional, and Institutional (OPI) and is part of the Historic Venice Architectural Control District (HV) overlay.

**MAP 3: Zoning Map**



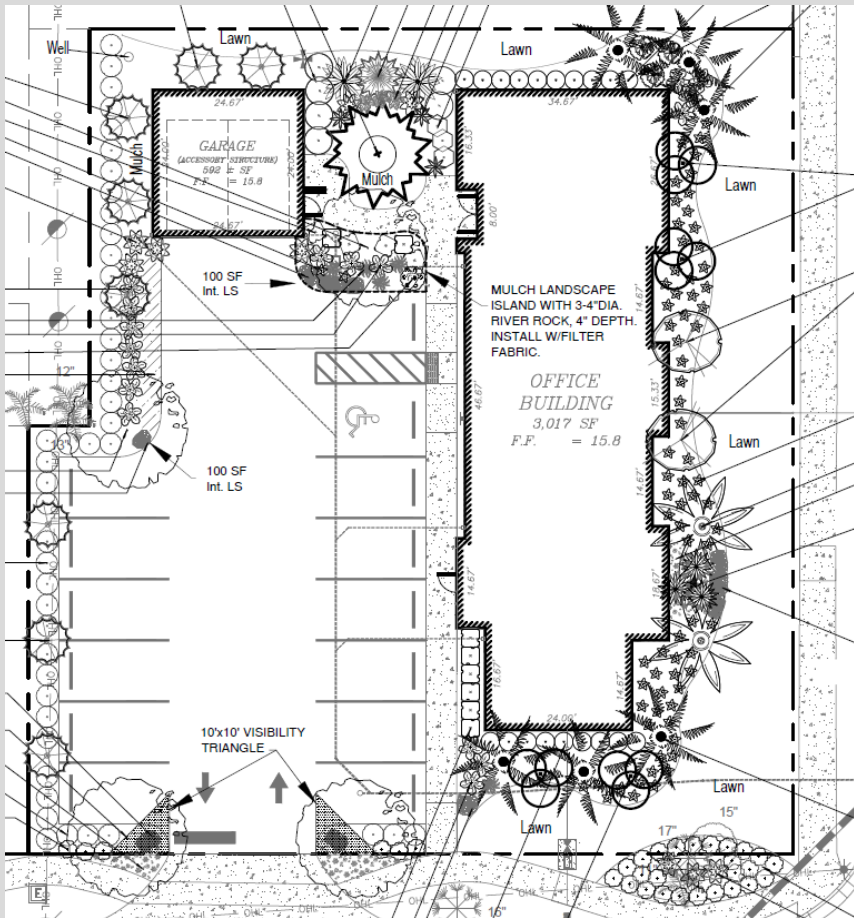
**TABLE 1: Existing Uses and Conditions**

DIRECTION	EXISTING USE(S)	CURRENT ZONING	FUTURE LAND USE DESIGNATION
NORTH	Professional Office (Real Estate)	OPI/HV	Institutional Professional
EAST	Residential (Single-Family – Across Harbor)	RSF-3/HV	Low Density Residential
SOUTH	Residential (Multi-Family – Across Menendez)	RMF-3/HV	Medium Density Residential
WEST	Residential (Vacant/Multi-Family)	RMF-3/HV	High Density Residential

#### IV. PROJECT INFORMATION

The proposed project consists of a 3,017 SQFT office building and 592 SQFT garage for Caithness Construction, LLC. The proposed Site and Development Plan is intended to provide two professional office spaces; one office space for Caithness Construction and another for a tenant. The proposed garage is intended for employee parking. No code modifications have been requested from the applicant. See chart below for project details:

**TABLE 2: Site Plan Highlights**

	ARB Approval:	May 28 <sup>th</sup> , 2018
	Building Size:	3,296 SQFT (Main) 592 SQFT (Garage)
	Lot Coverage:	22.14%
	Floor Area Ratio:	0.24
	Building Height:	31' 4" (Main) 17' 4" (Garage)
	Buffer Size(s):	5ft (West & Street)
	Setbacks:	20.3' & 10' (Main) 10' (Garage)
	Parking Spaces:	14 Surface 2 Garage
<p>Landscaping:</p>		19 Palm Trees
		117 Shrubs
		12 Shade Trees
<p>Image taken from submitted landscape plan.</p>		
<p>Chart created by Staff based on applicant materials</p>		

## V. PLANNING STAFF ANALYSIS

Summary including information on Pre-Annexation Agreements or JPA.

### A. 2017-2027 Comprehensive Plan

#### 1. Future Land Use Designation Strategies

The subject property has a Future Land Use designation of Institutional-Professional which the *2017-2027 Comprehensive Plan* which provides areas within the City for professional offices, educational, healthcare, religious, or similar uses. The Institutional-Professional Future Land Use specifies two implementing zoning districts: Office, Professional, and Institutional (OPI) and Office, Medical, and Institutional (OMI).

Institutional-Professional Future Land Use designations restrict the allowed Floor Area Ratio (FAR) to 0.5. The proposed project has an FAR of 0.24, below the maximum allowed.

#### 2. Transitional Strategies

In the previous Comprehensive Plan (2010), the subject property was located within the Heritage Park Planning Area (Planning Area B). The *2017-2027 Comprehensive Plan* did not carry-over the planning areas, but did require some transitional strategies for these areas of the city. According to Figure LU-13 in the Comprehensive Plan, the Heritage Park Neighborhood has a maximum building height of 42' and requires Northern Italian Renaissance-style architecture. Both of these requirements have been fulfilled with the proposed project.

The transitional strategy of the *2017-2027 Comprehensive Plan* also requires petition applications to address Policy 8.2 to ensure compatibility. See below, as well as the application materials, for response to criteria.

Compatibility review shall include the evaluation of:

- A. **Land use density and intensity.**
- B. **Building heights and setbacks.**
- C. **Character or type of use proposed.**
- D. **Site and architectural mitigation design techniques.**

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.**

Applicant Response: *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.*

Staff Comment: The current/historic use on the property is professional office, and the proposed use is professional office.

#### F. **Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.**

Applicant Response: *The proposed use is compatible with the surrounding land uses which include a mix of commercial and residential uses.*

Staff Comment: No commercial or industrial uses are proposed with this project.

**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.**

*Applicant Response: Not applicable.*

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

*Applicant Response: 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.**

**J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.**

**K. Locating road access to minimize adverse impacts.**

**L. Adjusting building setbacks to transition between different uses.**

**M. Applying step-down or tiered building heights to transition between different uses.**

**N. Lowering density or intensity of land uses to transition between different uses.**

*Staff Response:* In order to mitigate any potential incompatibility, the applicant has proposed landscape buffers along the southern and western property lines, screening via vegetation and solid wall around the refuse storage area, and a garage to match the main building for employee parking. Additionally, the applicant has relocated the access point off of Harbor Drive, an “urban major collector” road, to Menendez to better maintain the flow of traffic.

**3. *Transportation & Mobility Element***

Harbor Drive has been designated as an “Urban Major Collector” in Figure TR-1 in the *2017-2027 Comprehensive Plan*. No major changes to transportation infrastructure is proposed. Harbor Drive already includes bike lanes and sidewalks which are components of the desired Complete Streets/Multimodal design of the comprehensive plan.

The *2017-2027 Comprehensive Plan* identifies the Roadway Level of Service Requirement for the segment of Harbor Drive between Venice Ave and Beach Rd as “C”. The traffic statement provided with the proposed project states that the LOS will not be impacted by the trips this project should generate and has been confirmed by the city’s transportation consultant.

The *2017-2027 Comprehensive Plan* identifies the Pedestrian Level of Service Requirement for the segment of Harbor Drive between Venice Ave and Beach Rd as “D”. The proposed project does not impact the sidewalk around the subject property. Sidewalks along Harbor and Menendez will remain.

The *2017-2027 Comprehensive Plan* identifies the Bicycle Level of Service Requirement for the segment of Harbor Drive between Venice Ave and Beach Rd as “C”. The bike lane along Harbor Drive will remain.

**4. *Neighborhood Strategies***

Section IV of the *2017-2027 Comprehensive Plan* identifies specific strategies/standards for the Island Neighborhood within the City of Venice that focus on redevelopment and mixes of uses.

Strategy LU-IS 1.1.1 states that the City “supports the redevelopment of underutilized properties to encourage a diversity of non-residential uses capable of supporting the adjacent residential areas.” The proposed development on the subject property would be considered redevelopment of an underutilized property that is in-line with the historic character of the neighborhood. The proposed development has been designed in the Northern-Italian Renaissance style and arranged in a traditional style with the main building towards the front to the property with parking behind the structure.

Strategy LU-IS 1.1.8 addresses parking in the Island Neighborhood by stating that adequate parking facilities should be provided for existing and new development. The proposed project includes on-site parking facilities as well as access to pedestrian and bike-lane facilities.

**CONCLUSIONS/FINDINGS OF FACT – COMPREHENSIVE PLAN:** Based on review of the strategies of the 2017-2027 Comprehensive Plan applicable to the project, the proposed site and development plan may be found consistent with the Comprehensive Plan.

### ***B. Land Development Regulations***

**TABLE 3: Land Development Code Compliance**

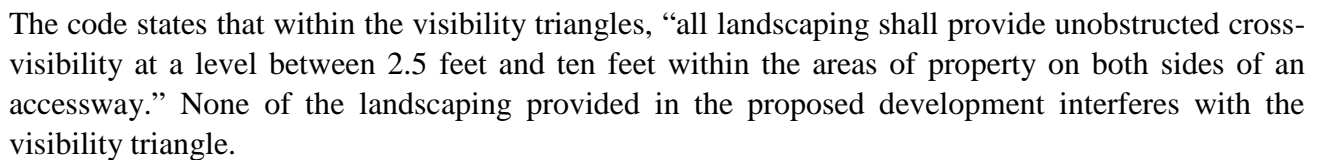
<b>OPI STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
Lot-Width	100 FT	125 FT
Lot-Size (Total Square-Footage)	10,000 SQFT	16,225 SQFT
Lot Coverage	30%	22.14%
Front-Yard Setback	20 FT	20.3 FT
Side-Yard Setback	10 FT	10 FT
Building Height	35 FT Maximum	31.3 FT
Landscaping in the Front Yard	10 FT	10 FT
<b>OFF-STREET PARKING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
Parking Spaces	16	14 Surface, 2 Garage – 16 Total
<b>LANDSCAPING STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
Buffer Adjacent to ROW	5 FT	5 FT
Buffer Adjacent to Property Line	5 FT	5 FT
Interior Landscaping	139.64 SQFT	200 SQFT

#### ***1. Land Development Code Section 86-439 – Visibility at Intersections and Points of Access***

The proposed project contains all of the required parking, however two of the parking spaces encroach into the required visibility Triangles. Code Section 86-439 requires 10ft by 10ft visibility triangles



**FIGURE 1: Visibility Triangles at Access-Drive**



The Land Development Regulations do not clearly address vehicle encroachment into visibility triangles, which are intended to provide a safe transition from private to public space for all forms of transportation. Staff believes the encroachment into the visibility triangle has the potential to create liability and safety concerns.

(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.**

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- (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.**

*Applicant Response: 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 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.**

*Applicant Response: 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.**

*Applicant Response: Off-street parking has been provided in the garage structure; 2 parking stalls. Additional offstreet 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.**

*Applicant Response: 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.**

*Applicant Response: 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.**

*Applicant Response: 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.**

*Applicant Response:* 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.**

*Applicant Response:* 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.**

*Applicant Response:* 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.**

*Applicant Response:* 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.**

*Applicant Response:* Noted.

**CONCLUSIONS/FINDINGS OF FACT – LAND DEVELOPMENT REGULATIONS:** Based on the review of Land Development Code Section 86-90 regarding the OPI districts and the remainder of Chapter 86, the proposed Site and Development Plan meets the Land Development Regulations requirements reviewed; however, two required parking spaces encroach into visibility triangles at the access point.

### C. **Concurrency Management – Chapter 94**

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. No issues have been identified regarding adequate public facilities capacity to accommodate the development of the subject site and development plan. The Table 4 shows the expected public facility impacts and the status of the departmental concurrency reviews.

**TABLE 4: Concurrency**

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Potable Water	Utilities	1.36 ERU	Concurrency Confirmed by Utilities
Sanitary Sewer	Utilities	1.36 ERU	Concurrency Confirmed by Utilities
Solid Waste	Public Works	N/A	No Adopted LOS for Non-Residential Uses
Parks and Rec	Public Works	N/A	No Adopted LOS for Non-Residential Uses
Drainage	Engineering	SWFWMD ERP Exempt	Concurrency Confirmed by Engineering
Transportation	Planning and Zoning	4 PM Peak Hour Trips	Concurrency Confirmed by Traffic Engineering Consultant
Public Schools	School Board	N/A	Non-Residential Project – Not Applicable

CONCLUSIONS/FINDINGS OF FACT – CONCURRENCY: No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations. Upon Planning Commission approval of the site and development plan, staff will issue a certificate of concurrency for the project.

## **VI. CONCLUSION**

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan No. 18-08SP.

## **Exhibit A: Applicant's Response for Visibility Triangle Encroachment<sup>1</sup>**

*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.*

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<sup>1</sup> #3 on Page 3 and 4 of Applicant Response to Planning and Zoning Comments dated June 29, 2018 to the City of Venice. Response has been copied into the staff report and reformatted only. No changes have been made to the text.





*FIGURE 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.*



*FIGURE 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.*



**Exhibit B: Photographs of Subject Property**





