



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

17-02 CU

CONDITIONAL USE

Project Name: Fisherman's Wharf

Parcel Identification No.: 0407-06-0010

Address: 509 Tamiami Trail North

Parcel Size: 7.18 acres

FLUM designation: Current-Northern Gateway Corridor and Waterway / Proposed-Commercial

Zoning Map designation: Proposed CG

Property Owner's Name: Venice Marine Park, LLC

Telephone:

Fax:

E-mail:

Mailing Address: 1834 Main St., Sarasota, FL 34236

Project Manager: Jeffery A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax:

E-mail: jboone@boone-law.com

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

Project Engineer: Paul Sherma, P.E., Professional Engineering Resources, Inc.

Telephone: (727) 408-5207

Mobile / Fax:

E-mail:

Mailing Address: 10225 Ulmerton Rd, Suite D, Largo, FL 33771

Project Architect: Venice Design Group, LLC

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

738 Venice Ave. East, Suite D, Venice FL 34285

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

(Agent) 6/29/17

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APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition** (address Section 86-42(e) below)
- ☒ **Public Workshop Requirements.** Date held November 30, 2016
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.

Sec. 86-42 (e) *Contents of planning commission report.* The planning commission shall make a written finding to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the comprehensive plan;
2. General compatibility with adjacent properties and other properties in the district;
3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;
4. Required yards and other open space;
5. Screening and buffering, with reference to type, dimensions and character;
6. Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
7. Off-street parking and loading areas, where required;
8. Value added considerations including tax base diversification, employment, and affordable housing unit expansion;
9. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved. PLEASE SEE ATTACHED

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

A written petition for conditional use shall be submitted indicating the provision of this chapter under which the building height allowance is sought and stating the grounds on which it is requested, with particular reference to the types of findings that the planning commission must make. The petition shall include material necessary to demonstrate that the grant of conditional use will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare. Such material may include, but is not limited to the following, where applicable:

- ☐ Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces;
 - ☐ Plans for screening and buffering with reference as to type, dimensions and character;
 - ☐ Proposed landscaping and provisions for trees protected by city regulations; and
 - ☐ Proposed signs and lighting, including type, dimensions and character.
- PLEASE SEE CONCURRENTLY FILED SITE PLAN AMENDMENT APPLICATION

Fees

Application filing fee \$4,366.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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Fisherman's Wharf Project Conditional Use Narrative

The subject property is a 7.18 acre parcel located at 501 N. Tamiami Trail with the Northern Gateway Corridor and Waterway of the City's Comprehensive Plan. Applications to amend the Comprehensive Plan future land use designation for the property to Commercial, to rezone the property to the Commercial General (CG) zoning district, and for approval of a Special Exception for the multi-family residential use are currently under review by the City.

A concurrent Site Plan Amendment Application has been filed with this proposed Conditional Use Application. The proposed conditional use is to allow for building heights in excess of 35' for the four (4) proposed multi-family buildings. The four buildings are proposed to be five stories over under structure parking with ten dwelling units in each building. Specifically, pursuant to Sec. 96-92(k) a conditional use is requested for an additional 20' to allow for a building height of 55' over 5.1' of understructure parking. All other elements of the building located above the roof deck cupolas (specifically excluded), elevator shaft, elevator mechanical room, and stair enclosures (necessary for function), and parapet walls (necessary for safety) are limited structural elements excluded from building height standards pursuant to Sec 86.-570.

The proposed multi-family buildings have been sited along the adjacent bridge where the scale of the buildings relate well to the scale of the bridge. In addition, the multi-family buildings have been sited with setbacks in excess of 75' to the east, 50' to the south, 60' to the west and 200' to the north, all well in excess of code requirements. Furthermore, the Intracoastal Waterway and the north bridge provide for further separation from surrounding uses.

The applicant believes the proposed redevelopment at the northern gateway to the City will be a benefit to the City and is consistent with all applicable elements of the City Comprehensive Plan and Land Development Regulations, and, therefore, hereby requests approval.

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Section 86-42(e)

Contents of planning commission recommendation. The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- (1) Compliance with all applicable elements of the comprehensive plan;
The proposed conditional use is in compliance with all applicable elements of the comprehensive plan. No building height restrictions within the Comprehensive Plan apply to the subject property.
- (2) General compatibility with adjacent properties and other properties in the district;
The proposed development is compatible with adjacent properties and other properties in the district which include a mix of commercial and residential uses of varying building heights. The proposed building heights are also compatible due to the proximity to the large scale bridge immediately to the east of the subject property.
- (3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;
The scale of the proposed development is compatible with the size, height, bulk, massing, intensity and aesthetics of the surrounding area, including other similarly sized buildings in the area, and due to its proximity to the large scale bridge immediately to the east of the property.
- (4) Required yards and other open space;
The multi-family buildings proposed for a conditional use for additional height meet or exceed all requirements for yards and open space, and are located hundreds of feet from the nearest residential uses.
- (5) Screening and buffering, with reference to type, dimensions and character;
The proposed development is appropriately screened and buffered to ensure compatibility with the surrounding area.
- (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
Access management for the site has been designed to provide for safe and convenient movement of automotive and pedestrian traffic and is an improvement to the current access management on site.
- (7) Off-street parking and loading areas, where required;
Off-street parking requirements and loading areas will meet or exceed all City requirements.

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- (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;

The proposed development will improve the aesthetics of an important gateway to the City which is in need of redevelopment.

- (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Not Applicable

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