

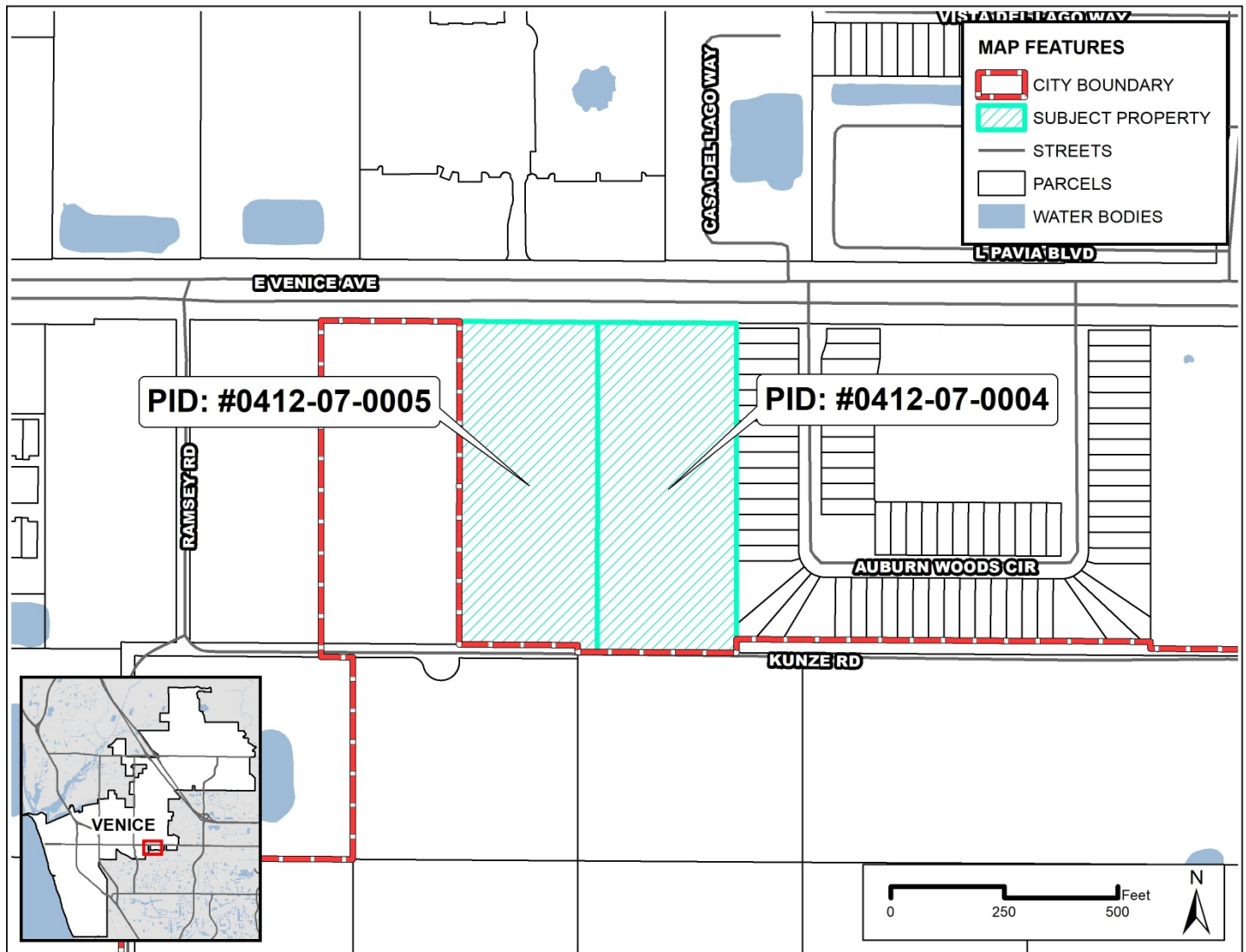
This agenda item will be handled in accordance with quasi-judicial procedures.

If a member should receive ex-parte communications (written or verbal) on this agenda item, any such contact must be formally reported during the meeting.



SITE AND DEVELOPMENT PLAN STAFF REPORT VENICE PUBLIC SAFETY FACILITY

February 5, 2019
18-13SP



PETITION NO.: 18-13SP

REQUEST: Site and Development Plan for the construction of an approximately 31,421± square foot public safety facility to house the City of Venice Police Department and function as an incident command center.

GENERAL DATA

Agent: Sergeant Rob Goodson, Venice Police Department

Owner: City of Venice

Address: 1575 E. Venice Ave.

Property Size: 9.92+ acres

Future Land Use: Government

Comp Plan Neighborhood: East Venice Avenue Neighborhood

Existing Zoning: Government Use/Venetian Gateway (GU/VG)

Property ID's: 0412070004 and 0412070005

ASSOCIATED DOCUMENTS

A. Application Information (completed petition)

I. BACKGROUND INFORMATION

- The subject property was annexed into the City on May 22, 2007 through City Council's adoption of Ordinance No. 2007-27.
- On November 8, 2016 a referendum for a Public Safety Improvement Bond was approved by the City taxpayers to finance the construction of a new public safety facility.
- On April 7, 2017, the subject site was purchased by the City.
- On July 10, 2018, the property was rezoned to Government Use/Venetian Gateway zoning through the adoption of Ordinance No. 2018-19.
- On September 14, 2018, the subject site and development plan petition was submitted.

II. EXECUTIVE SUMMARY

The proposed site and development plan includes the development of a 31,421± square foot City of Venice Public Safety Facility that will house the Venice Police Department and will also function as an incident command center when the need arises. The plan provides for public parking along with a secured parking area appropriate for the proposed facility. Associated landscaping, security fencing, and stormwater management areas are also proposed for the facility. The facility will be single-story and incorporates Northern Italian Renaissance style architectural features consistent with the standards encouraged by the Venetian Gateway overlay district and required by the Comprehensive Plan.

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:

Summary Findings:

- **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**
Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Government future land use designation, Policy 8.2 regarding compatibility, strategies found in the East Venice Avenue Neighborhood and other plan elements. One potential inconsistency has been identified regarding the non-removal of invasive species. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.
- **Conclusions / Findings of Fact (Compliance with the Land Development Code (LDC)):**
The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

- **Conclusions / Findings of Fact (Concurrency/Mobility):**

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 Amendment, staff will issue a Certificate of Concurrency/Mobility for the project.

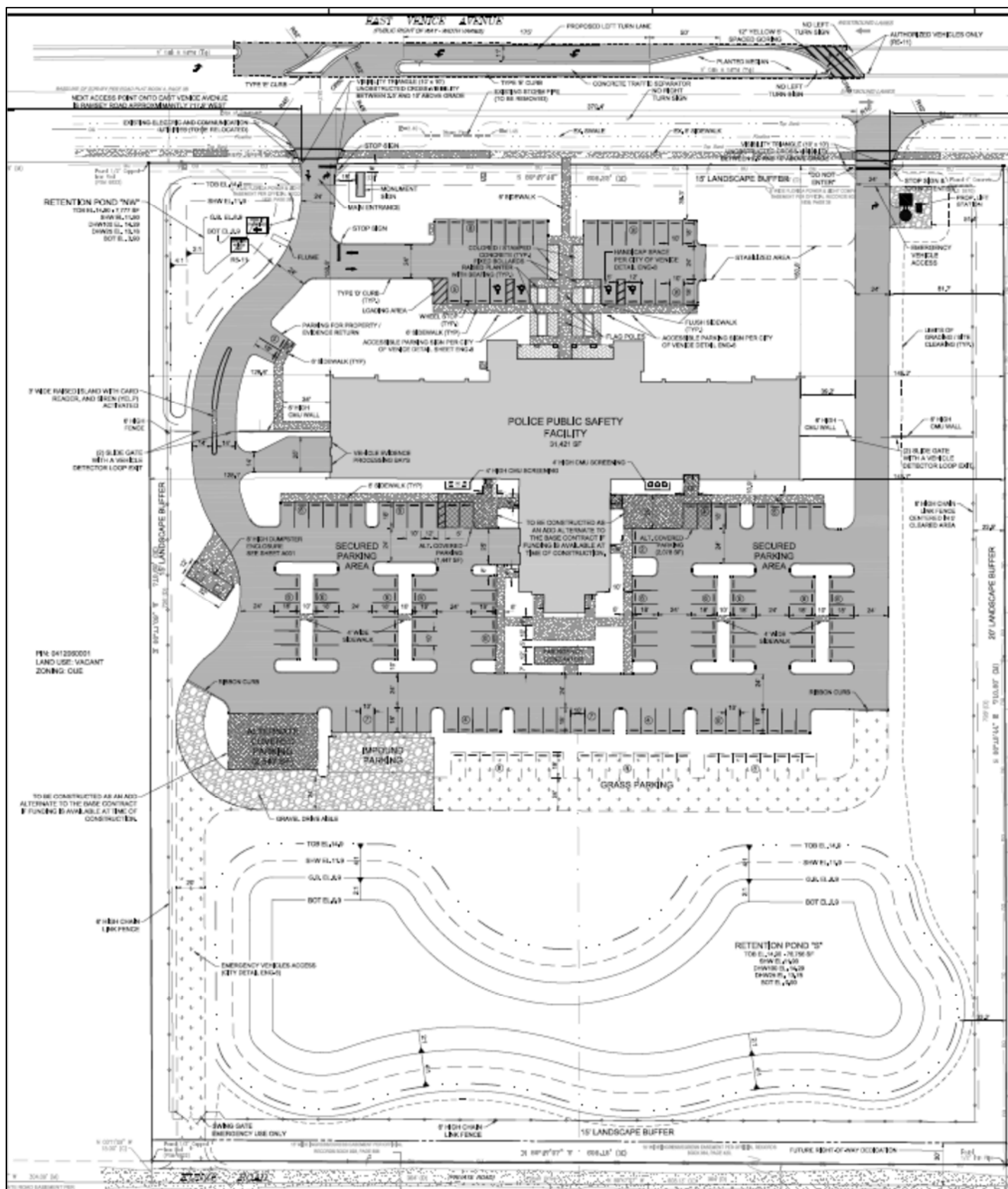
III. PROJECT DESCRIPTION

The site plan below depicts the proposed improvements on the subject property. The project includes a 31,421± sq. ft. hardened building that will house the City's police department and will also function as an incident command center when the need arises. There will be a parking lot along the front of the building that is accessible by the public. Services for the public will include records copies/viewing, interview space, and property/evidence release. There will also be a 983 sq. ft. community room available for public use. In the rear of the site, a secured parking area will be constructed for police vehicles along with officer and staff parking. Access to and from the site will be provided by an access drive from E. Venice Avenue at the westernmost portion of the property. There will be an "exit only" drive along the eastern portion of the property that will only be accessible from the secured parking area. There will also be a gated emergency access drive at the southwest corner of the site that will provide ingress and egress along Kunze Road.

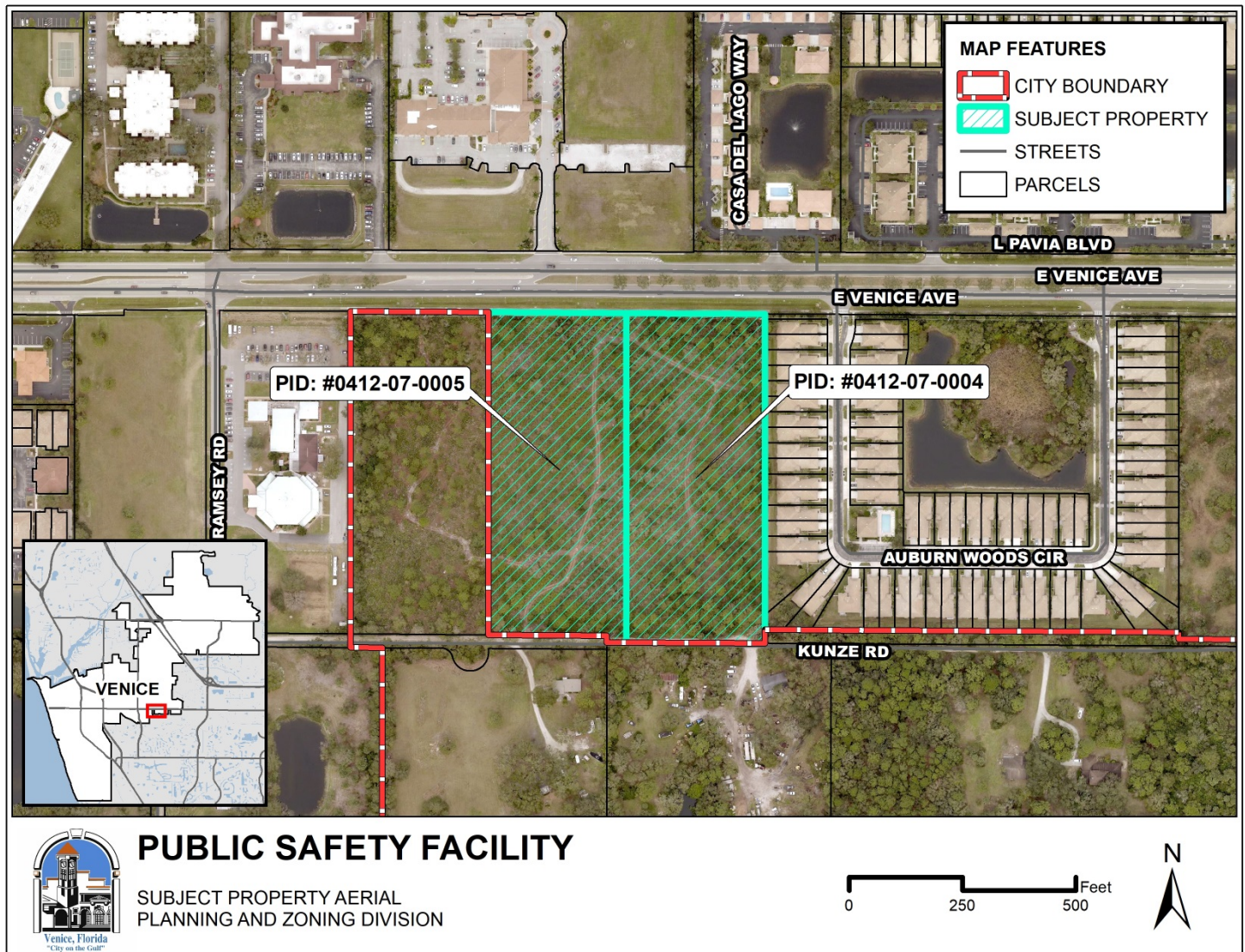
Regarding screening and buffering, there are 15 foot wide landscape buffers proposed along the west and south sides of the property with a 20 foot buffer proposed along the east side. All three landscape buffers will include a six foot tall vinyl coated chain link fence that will include vinyl slats that the applicant indicates will provide a complete physical and visual barrier consistent with the requirements of the VG overlay district. In order to maintain their existing visual barrier, the neighboring community of Auburn Woods requested that the existing vegetation along the shared eastern property line be maintained. As a result of working with the Auburn Woods Association, the site and development plan has been designed consistent with this request and the existing vegetation, including invasive species, will be maintained. Supplemental material will also be provided in all three buffers to provide the maximum visual barrier.

The building has been designed to incorporate Northern Italian Renaissance style architectural features encouraged by the VG overlay district and required by the Comprehensive Plan. The building is proposed to be approximately 30 feet tall. Elements of the Northern Italian Renaissance architectural style are included such as metal roof panels that provide a look and color of traditional clay or concrete tile, concrete banding, keystones and headers, soffit brackets along with arched openings, pilasters, and architectural louvers. Materials have been selected to be consistent and harmonious with other buildings in the VG district and to meet the standards of a hardened structure that is designed to withstand category 5 hurricane winds.

PROPOSED SITE PLAN



The aerial photograph below shows the undeveloped subject property located on the south side of E. Venice Avenue between Capri Isles Blvd. and Auburn Road. The property is adjacent to the Auburn Woods residential subdivision to the east, Kunze Road and large lot residential County properties to the south and a vacant 5-acre tract to the west. Across E. Venice Avenue is a combination of commercial and multi-family residential properties. Following the aerial are photographs of the subject property.



View looking west. Subject
property on the left.



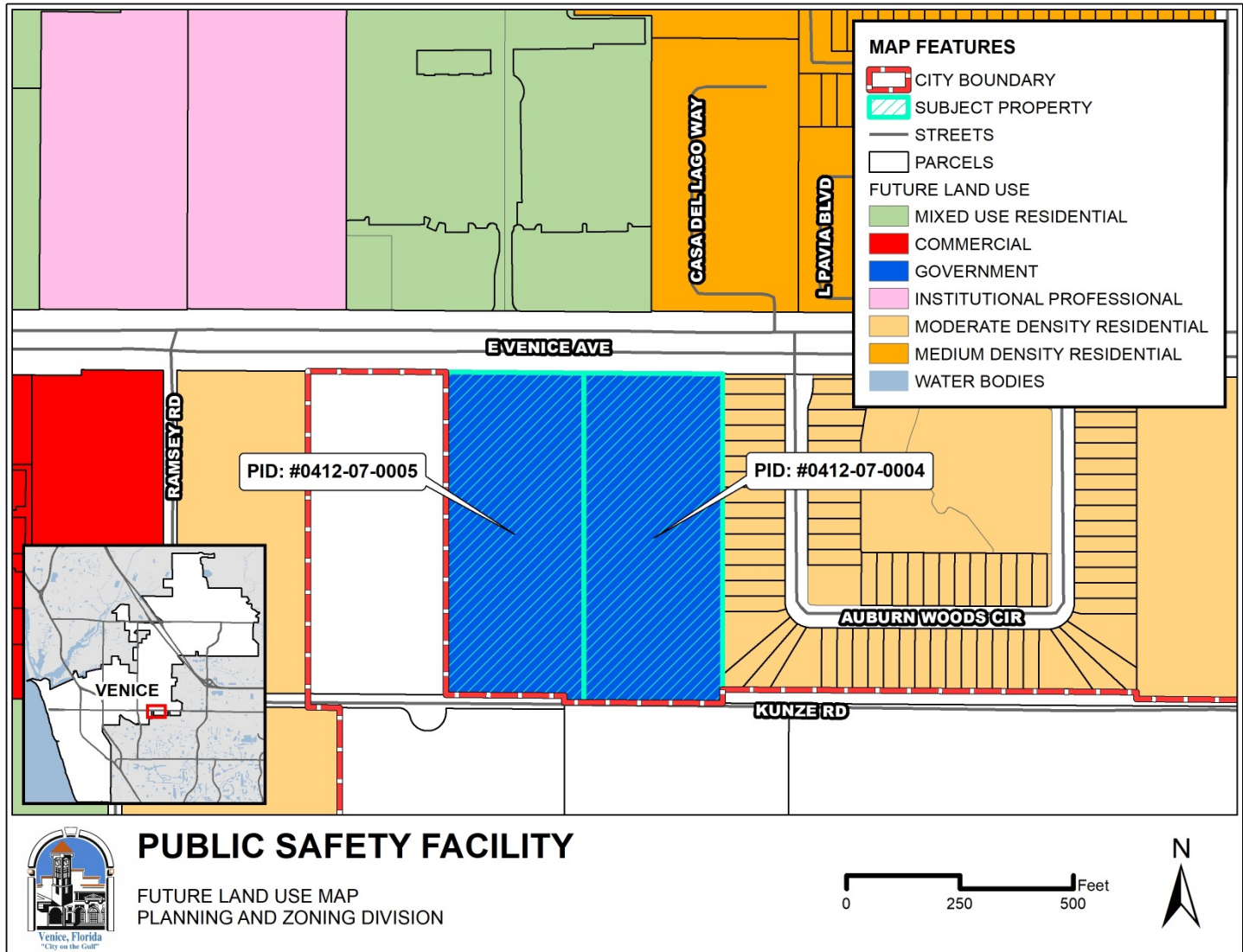
View of subject property
looking west.



View of subject property
looking east.

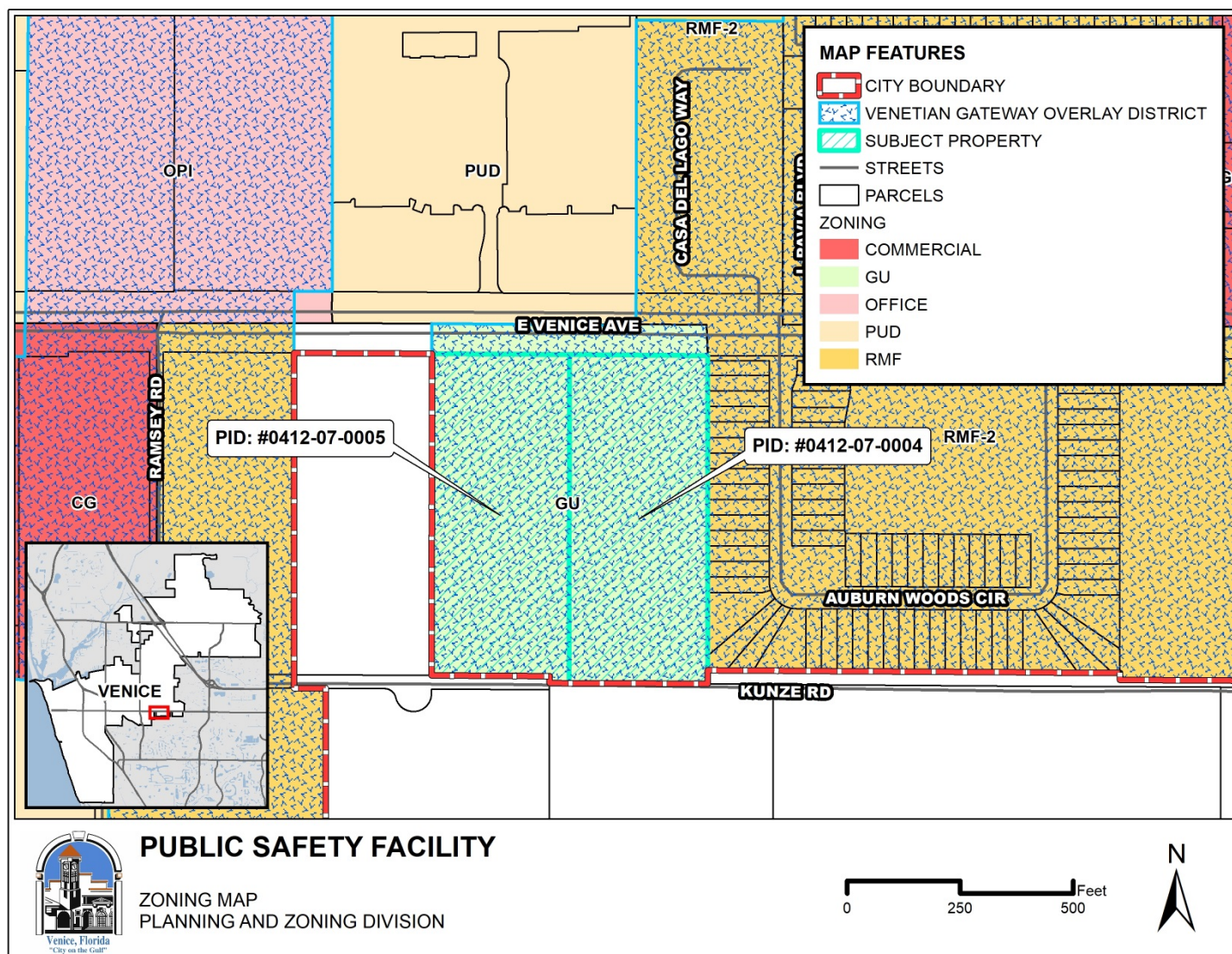
Future Land Use

The subject property is located in the East Venice Avenue Neighborhood. This neighborhood is a predominately residential area with significant commercial activity along East Venice Avenue and serves as an eastern gateway into the City. The Future Land Use Map below shows the future land use map designation for the subject property and adjacent properties. The subject property has a Government designation. Adjacent property to the east of the subject property is designated as Moderate Density Residential, across Kunze Road to the south and west is Sarasota County Medium Density Residential. Across E. Venice Avenue to the north is Mixed Use Residential (MUR) and Medium Density Residential.



Zoning Designation

The map below shows the existing zoning of the subject and adjacent properties. The subject property is zoned Government Use (GU) and is in the City's Venetian Gateway (VG) overlay district. Adjacent zoning districts include City Residential, Multi-Family-2 (RMF-2)/VG to the east, across Kunze Road to the south and to the west is Sarasota County Open Use Estate, and City RMF-2 and Planned Unit Development (PUD) to the north across E. Venice Avenue, both of which include the VG overlay district.



The following table summarizes the existing uses, current zoning, and future land use designations on properties adjacent to the subject property.

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	E. Venice Ave. and Commercial and Multi-Family residential	RMF-2/VG and PUD/VG	Mixed Use Residential (MUR) & Medium Density Residential
West	Vacant	Sarasota County OUE	Sarasota County Medium Density Residential
South	Kunze Road and large lot residential	Sarasota County OUE	Sarasota County Medium Density Residential
East	Single-family attached residential	RMF-2/VG	Moderate Density Residential

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with Zone X and Zone X500 FIRM designations with moderate to low flood risk. These flood zone designations are not in a Special Flood Hazard Area and therefore not subject to base flood elevation requirements. Development of the property will be subject to compliance with applicable FEMA requirements.

V. PLANNING ANALYSIS

The planning analysis provided in this section of the report evaluates the site and development plan for 1) consistency with the comprehensive plan, 2) compliance with the Land Development Code, and 3) compliance with the city's concurrency/mobility management regulations and the project's expected impacts on public facilities.

A. Consistency with the Comprehensive Plan

The 2017 Comprehensive Plan identifies the subject property as being within the 558 acre East Venice Avenue Neighborhood. The subject property has a Government future land use designation. The subject petition provides for uses consistent with those indicated in Strategy LU 1.2.4d-Government:

2. Typical government uses include educational facilities, cultural, social services, transportation facilities including aviation functions, which support the City and its residents.

Transportation Element:

Regarding this element, the road segment that corresponds with the proposed project is not identified in the City's Comprehensive Plan and therefore no level of service for bike/pedestrian or transit has been determined for this segment. This segment will need to be added through a scrivener's error, Comprehensive Plan amendment at a future date. It is important to note that E. Venice Avenue adjacent to the subject property does include sidewalks on both sides, bicycle lanes and there is a transit route on this roadway.

Open Space Element:

The proposed development is consistent with protective strategies of this element. An environmental report provided by Eco Consultants, Inc. confirms there are no wetlands onsite and no documented utilization of the subject parcel by listed species. In addition, no adverse impact to any threatened or endangered species has been indicated.

Strategy OS 1.4.4-Non-Native Invasive Species provides for the following:

The City should prevent the spread of non-native invasive vegetation, wildlife, insects, and other species and protect the health and well-being of the native environment through:

1. Removal of existing non-native invasive species in coordination with City initiated work projects and replacement with native Florida plant species.
3. At the time of development, require the developer to remove non-native invasive species through conditions of approval for the project area subject to the site and development review; property owners shall continue to prevent the existence of non-native invasive species in perpetuity.

The intent of the identified strategy is that invasive vegetative species should be removed upon development of a site. Through discussions with the neighboring community of Auburn Woods, the representatives requested that

the existing vegetation along the shared eastern property line remain untouched, including invasive species. Although this achieves the desired screening and buffering requested by the neighboring homeowners, it does not accomplish the intent of the identified Strategy that indicates removal of invasive species should be accomplished. The goal was to address the neighbor's concerns and provide the maximum visual buffer along the shared property line. It is noted that the terminology used in the identified strategy is "should" and allows for the site and development plan, as designed, to indicate maintenance of existing vegetation, including invasive species as requested by Auburn Woods.

Strategy LU 4.1.1 brought forward from the 2010 Comprehensive Plan into the 2017 Comprehensive Plan, on a transitional basis, includes Policy 8.2, Land Use Compatibility Review Procedures.

The land use compatibility review procedures contained in Policy 8.2 are intended to ensure that the character and design of infill and new development are compatible with existing neighborhoods. The review requires an evaluation of the following items listed in Policy 8.2 A through H. Staff provided the applicant's response to each item as well as staff's commentary on certain items.

A. Land use density and intensity.

Applicant's Response: The proposed land use meets the requirements of the existing zoning. The intensity of the FAR is only 0.073 which is much lower than the allowable and other projects in the area.

B. Building heights and setbacks.

Applicant's Response: The proposed building height of 30' is less than the allowed height of 35 feet required by the Venetian Gateway District Standards. The present zoning allows for zero setbacks, but the site plan has been prepared with large setbacks from the eastern, western and southern property boundaries to minimize potential compatibility conflicts with adjacent properties. A large setback is also provided from East Venice Avenue to help make the project compatible to the surrounding area.

C. Character or type of use proposed.

Applicant's Response: The proposed use meets existing zoning requirements. The building has been designed to meet the requirements of the Eastern Gateway Corridor Planning Area and the Venetian Gateway District Standards to meet the character of the area.

D. Site and architectural mitigation design techniques.

Applicant's Response: Site mitigation design techniques include providing setbacks far larger than minimums to property boundaries. Additionally, the building's setback from the parking and public drive aisles are a minimum safe distance per best CPTED (Crime Prevention Through Environmental Design) and Anti-Terrorism design guidelines for a Police Station. The architecture of the building has been designed to meet the Eastern Gateway Corridor Planning Area and the Venetian Gateway District Standards

Policy 8.2 E through H lists considerations for determining compatibility. Staff provided the applicant's response to each consideration as well as staff's commentary on each consideration.

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant's Response: The proposed use meets the existing zoning of the site. To provide additional compatibility protection to the residential areas to the east and south, the site has been designed to provide large buffers between the building and those property boundaries. Also, a large section of natural vegetation will be left along the eastern property boundary to provide additional buffering to the community to the east.

Staff Comment: It is noted that the applicant worked closely with the Auburn Woods community to the east to ensure adequate screening and buffering is provided. All landscape buffers include a six foot vinyl fence with vinyl slats to increase visual screening of the subject property from the adjacent properties. To the south of the site are large lot residential properties and to the west is vacant land.

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

Applicant's Response: The proposed project is not of commercial or industrial land use.

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's Response: The proposed land use meets the City adopted zoning classification for the land parcel as well as the Future Land Use element in the adopted Comprehensive Plan.

Staff Comment: This consideration is not applicable. There are no nonconforming uses on the subject property.

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

Applicant's Response: The proposed FAR of this project is significantly less than what is allowed in the area. This project will be far less intense than other developed land parcels along East Venice Avenue in the area.

Staff Comment: The proposed project is a government facility that is necessary to serve the increased population of the City of Venice. It has been designed with the surrounding uses in mind and provides for greater setbacks and buffering than is required.

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

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

I. Providing open space, perimeter buffers, landscaping and berms.

Applicants Response: A 20 foot landscape buffer leaving existing natural vegetation and exceeding the minimum required, has been provided along the east property boundary along with a 6 foot high opaque fence located 2.5 feet on the project side of that buffer. To provide additional buffering along the east side,

a large area of natural vegetation will be left undisturbed in addition to the buffer. Landscape buffers meeting city code requirements along with a 6 foot high opaque fence has been provided along the south and east boundaries. There is also a landscape buffer along East Venice Avenue that meets city requirements.

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

Applicant's Response: As shown on Sheet C-2.0, the mechanical equipment has been located immediately adjacent to the building along the east and west "legs" of the southern side of the building to screen it from East Venice Avenue. All mechanical equipment (DX system) shall be screened/protected with 8 inch CMU with a painted 7/8" thick portland cement plaster "stucco" finish to just above the highest point of the mechanical equipment to provide additional screening. The refuse area is located south of the building to screen it from East Venice Avenue and west of the building to screen it from the existing residential community east of the site. A wall has been added around the refuse area to provide additional screening (see Sheet A 001). Deliveries to the building will be via the loading zone shown along the north side of the building. Since the project has a landscape buffer meeting city requirements and the building has a large setback from East Venice Avenue, sufficient screening is provided from that road. Storage areas are situated on the south side of the building where they are screened from East Venice Avenue, but far away from the southern boundary to provide screening to areas to the south.

- K. Locating road access to minimize adverse impacts.

Applicant's Response: The west driveway from the site onto East Venice Avenue has been located at an existing median cut while the east driveway has been located to meet access requirements for the East Venice Ave Neighborhood and the Venetian Gateway District Standards.

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

Applicant's Response: The building has been located with a very large setback from all property boundaries to provide transition to those adjacent uses.

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

Applicant's Response: The building height is less than that required in the Venetian Gateway District Standards while the large setbacks to adjacent boundaries provide for transitioning between this site and adjacent areas. These provisions eliminate the need for a step-down or tiered building height.

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

Applicant's Response: There is no maximum building coverage under the GU/VG Zoning district. The proposed building coverage of approximately 7.3% is significantly less than this allowable intensity.

Staff Comment (I-N): The applicant has included mitigation techniques in the design of the proposed project including landscaped buffers, which include existing material (including maintaining invasive species) trees, hedges and fencing. Although no setbacks are required in the GU zoning district, large setbacks are provided. Consistent with the requirements of the VG overlay district, screening of mechanical and service areas is being provided and road access is being minimized through one public access drive onto E. Venice Avenue.

Other ingress/egress is being provided for emergency situations. The proposed 30 foot building height is consistent with the requirements of the transitional language in the Comprehensive Plan that allows for building height up to a maximum of 42 feet and the design includes elements of the required Northern Italian style of architecture.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Government future land use designation, Policy 8.2 regarding compatibility, strategies found in the East Venice Avenue Neighborhood and other plan elements. One potential inconsistency has been identified regarding the non-removal of invasive species. These findings should be taken into consideration upon determining Comprehensive Plan consistency.

B. Compliance with the Land Development Code

Land Development Code Compliance

CG STANDARDS-Residential Buildings	REQUIRED	PROPOSED
Lot Coverage	None	9.47%
North Setback	None	125+ Ft.
South Setback	None	380+ Ft.
East Setback	None	145+ Ft.
West Setback	None	128+ Ft.
Building Height	None	30± Ft.
OFF-STREET PARKING STANDARDS	REQUIRED	PROPOSED
Parking Spaces	158	166
LANDSCAPING STANDARDS	REQUIRED	PROPOSED
North	152 Points*	265 Points*
South	15 Ft.	15 Ft. w/fence
East	15 Ft.	20 Ft. w/fence
West	15 Ft.	15 Ft. w/fence
Interior Landscaping	3,320 SQFT 399 Tree Points*	16,400 SQFT 426 Tree Points*

*The Venetian Gateway provides a point system for required landscaping that must be complied with.

As indicated in the table above, the project has been designed consistent with the code requirements of the GU/VG district along with other code standards. In addition, the subject petition has been processed consistent with the procedural requirements contained in Section 86-49 of the LDC and has been reviewed by the Technical Review Committee (TRC). No issues regarding compliance with the LDC were identified.

Section 86-23(m) specifies the Planning Commission's role in taking action on a site and development plan

application and reads in part, “..... the Planning Commission shall be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards”. Staff has provided commentary on each standard or finding to facilitate the Planning Commission’s review and evaluation of the site and development plan amendment application.

- (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.

Applicant’s Response: The ownership is confirmed in the deed provided. Control and maintenance of common areas will be performed by the City’s Police Department.

Staff Comment: *The applicant has provided the appropriate deeds applicable to the subject 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 article IV, division 2 of this chapter.

Applicant’s Response: Building setbacks to project boundaries are significantly greater than the code minimums. Existing vegetation will be maintained and a setback much larger than the minimum is proposed along the east boundary so there will be minimal impact to the neighbors to the east.

Staff Comment: *Intensity of the proposed project is covered in Section V. of this report.*

- (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 utilities and refuse collection, and access in case of fire, catastrophe or emergency.

Applicant’s Response: The western driveway has been located at an existing median cut for traffic safety. The eastern driveway is proposed to provide needed circulation within the site and as a second access off the property. Pedestrian access has been separated from traffic access on the site plan. Utility lines have been located based on direction from the Fire Marshal and City Utility Department and where they can be accessed. The refuse collection facility has been located for easy access. Circulation has been provided for emergency vehicles and the Fire Marshal has reviewed the traffic flow and control.

Staff Comment: *Road access is being minimized through one access drive onto E. Venice Avenue. Other ingress/egress is being provided for police vehicles only or for emergency situations. Access by the public is limited and separated from police vehicle areas. Emergency access has been confirmed through TRC review.*

- (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's Response: Off-street parking and loading zones have been situated for easy access off of East Venice Avenue. Internal traffic patterns have been designed for easy access to East Venice Avenue. Pedestrian sidewalks have been located to allow for access from East Venice Avenue and to provide for separation from the internal public parking areas. Emergency vehicles leaving the site have been separated from public traffic patterns.

Staff Comment: The design of the off-street parking facility has been reviewed for compliance with applicable LDC standards. There are also multiple walkways for pedestrians to maintain safe separation from vehicles.

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

Applicant's Response: Buffering and screening meeting Venetian Gateway District Standards is being proposed along the east, south and west boundaries of the project. A chain link fence is proposed along each of these boundaries. In addition, an 80 foot natural buffer area has been proposed along the vast majority of the east boundary of the project.

Staff Comment: It is noted that the applicant worked closely with the Auburn Woods community to the east to ensure adequate screening and buffering is provided. All landscape buffers include a six foot vinyl fence with vinyl slats to increase visual screening of the subject property from the adjacent properties. To the south of the site are large lot residential properties and to the west is vacant land.

- (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's Response: The stormwater management system of the project has been designed to discharge to the north into an existing roadside swale along East Venice Avenue. A truncated version of the Roberts Bay Watershed Model was used to demonstrate that the project will not have an adverse effect on adjacent and nearby properties or the overall public drainage system. Runoff from the project will not drain to the east, south or west except for some areas left in their natural state that will continue to drain where they presently drain.

Staff Comment: The Engineering Department has confirmed compliance with applicable drainage requirements.

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

Applicant's Response: Sanitary sewer is available to the project through an existing force main located less than a few hundred feet east of the project. Sewer capacity has been confirmed by the City's Utility Department.

Staff Comment: The Utilities Department has confirmed compliance with applicable standards.

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

Applicant's Response: Utilities are available along East Venice Avenue and hook up will be in that location.

Staff Comment: *The Utilities Department has confirmed compliance with applicable standards.*

- (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's Response: There are no recreation areas proposed. Eighty feet of natural existing vegetation will be left in the vast majority of the eastern section of the project to provide open space and buffering to the residential neighborhood to the east.

- (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's Response: The general site arrangement provides for large building setbacks to adjacent properties. There is limited parking on the north side of the building for the public that provides convenient access to the facility. Staff parking has been located on the south side of the building where it will not be seen from East Venice Avenue providing for a more appealing view from the road. The large building setbacks have been provided so the project will be compatible and harmonious with other properties in the area. In addition, landscape buffering will be provided that meets the Venetian Gateway District requirements. These standards have been designed to protect the adjacent properties from potential adverse impacts from the project.

Staff Comment: *The compatibility of the proposed project in relation to properties in the general area and the effect thereon is studied in detail in evaluation of the project's consistency with the Comprehensive Plan in Section V. of this report.*

- (11) Such other standards as may be imposed by this chapter on the particular use or activity involved.

Applicant's Response: We are not aware of any other standards being imposed by the city.

Staff Comment: *No other standards proposed for the particular use of the development.*

- (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's Response: The applicant is not requesting a variance to any standards established in the code.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

C. *Concurrency and Mobility*

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The table below shows the expected public facility impacts and the status of the applicable departmental concurrency reviews. Although concurrency is still in the City's Code and applies to the items in the chart, in regards to Transportation, the City has entered into an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County Ordinance. Fees collected may be used to mitigate these impacts.

<i>Concurrency and Mobility</i>			
FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning and Zoning	35 PM Peak Hour Trips	Confirmed by Traffic Engineering Consultant
Potable Water	Utilities	19 ERUs (new)	Concurrency Confirmed by Utilities
Sanitary Sewer	Utilities	19 ERUs (new)	Concurrency Confirmed by Utilities
Solid Waste	Public Works	N/A (non-residential)	N/A
Parks and Rec	Public Works	N/A (non-residential)	N/A
Drainage	Engineering	Compliance Shown with SWFWMD permit	Concurrency Confirmed by Engineering
Public Schools	School Board	N/A (non-residential)	N/A

Conclusion / Findings of Fact (Concurrency/Mobility):

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 services applicable to the project.

VI. CONCLUSION

Planning Commission Action

Site and Development Plan

The Planning Commission is guided in its decision on Site and Development Plan Petition No. 18-13SP on the findings contained in Section 86-23(m). To provide support for this decision, this staff analysis and report has been prepared to provide the Planning Commission with competent and substantial evidence to support its actions on the subject petition.