

# DESIGN ALTERNATIVE 25-55DA

## VENICE ISLE

Agent: Beka Saldadze (B Design LLC)

Owner/Applicant: Venice Isle LLC

# GENERAL INFORMATION

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**Address:** 256 Nokomis Ave. South

**Request:** Request for relief from Chapter 87, Table 4.5 for perimeter buffer, Chapter 87, Section 3.1.8.B.1.a Driveway Location, and Chapter 87, Table 2.3.5.1 for setbacks

**Owner:** Venice Isle LLC

**Agent:** Beka Saldadze (B Design LLC)

**Parcel ID:** 0408-12-0060

**Parcel Size:** ±0.379 acres

**Future Land Use:** Mixed Use Downtown

**Current Zoning:** South Trail (ST 1)

**Comprehensive Plan Neighborhood:** Laurel Road Neighborhood

**Application Date:** August 13, 2025

**Associated Petitions:** 25-13SP

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# AERIAL MAP



Venice Isle  
Aerial Map

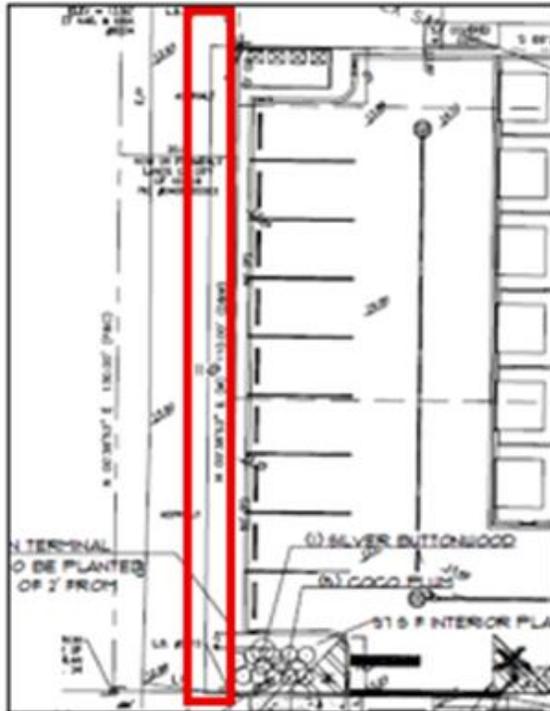


# PROJECT DESCRIPTION

- ▶ The applicant proposes three (3) design alternatives:
  - ▶ Chapter 87, Table 4.5 Perimeter Buffer
  - ▶ Chapter 87, Section 3.1.8.B.1.a Driveway Location
  - ▶ Chapter 87, Table 2.3.5.1 Setbacks

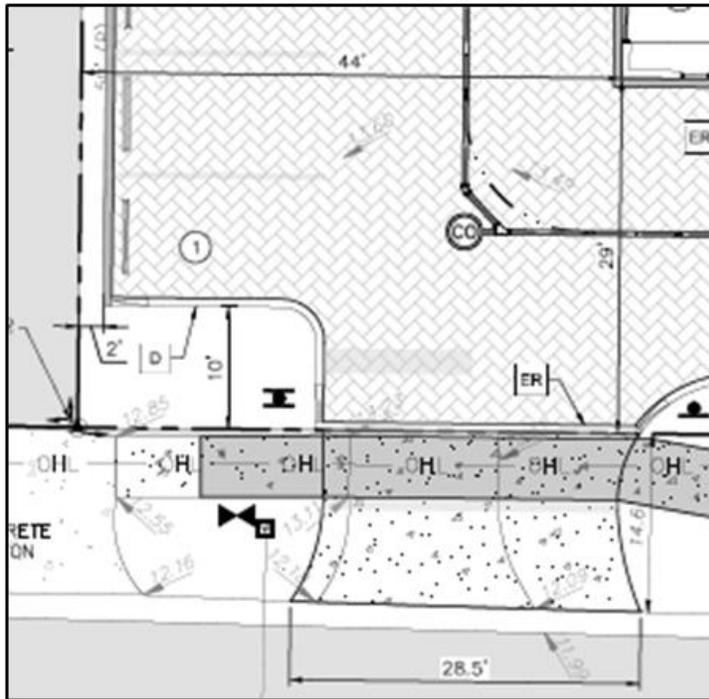
# Chapter 87, Table 4.5 Perimeter Buffer

- ▶ Mixed Use neighboring traditional zoning district requires perimeter Buffer Type 1
- ▶ Due to the proposed building design, property layout and required parking, a design alternative is requested for no perimeter buffer (crushed shell 2')



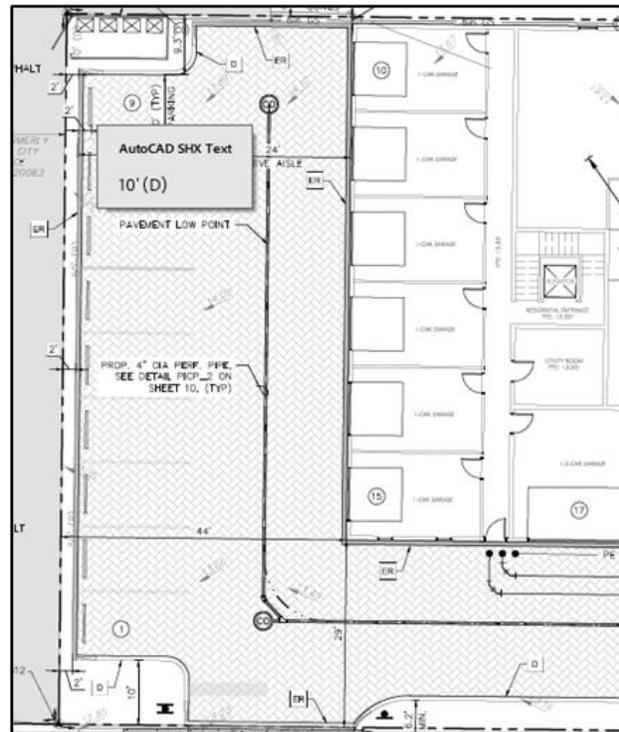
# Chapter 87, Section 3.1.8.B.1. Driveway Location

- Code requires 20' minimum from the center of the driveway to the property line for non-residential and mixed-use districts
- Design alternative request is for 17' setback, however the measurements exceeds 20' as depicted on the site plan
- **This design alternative is not needed**

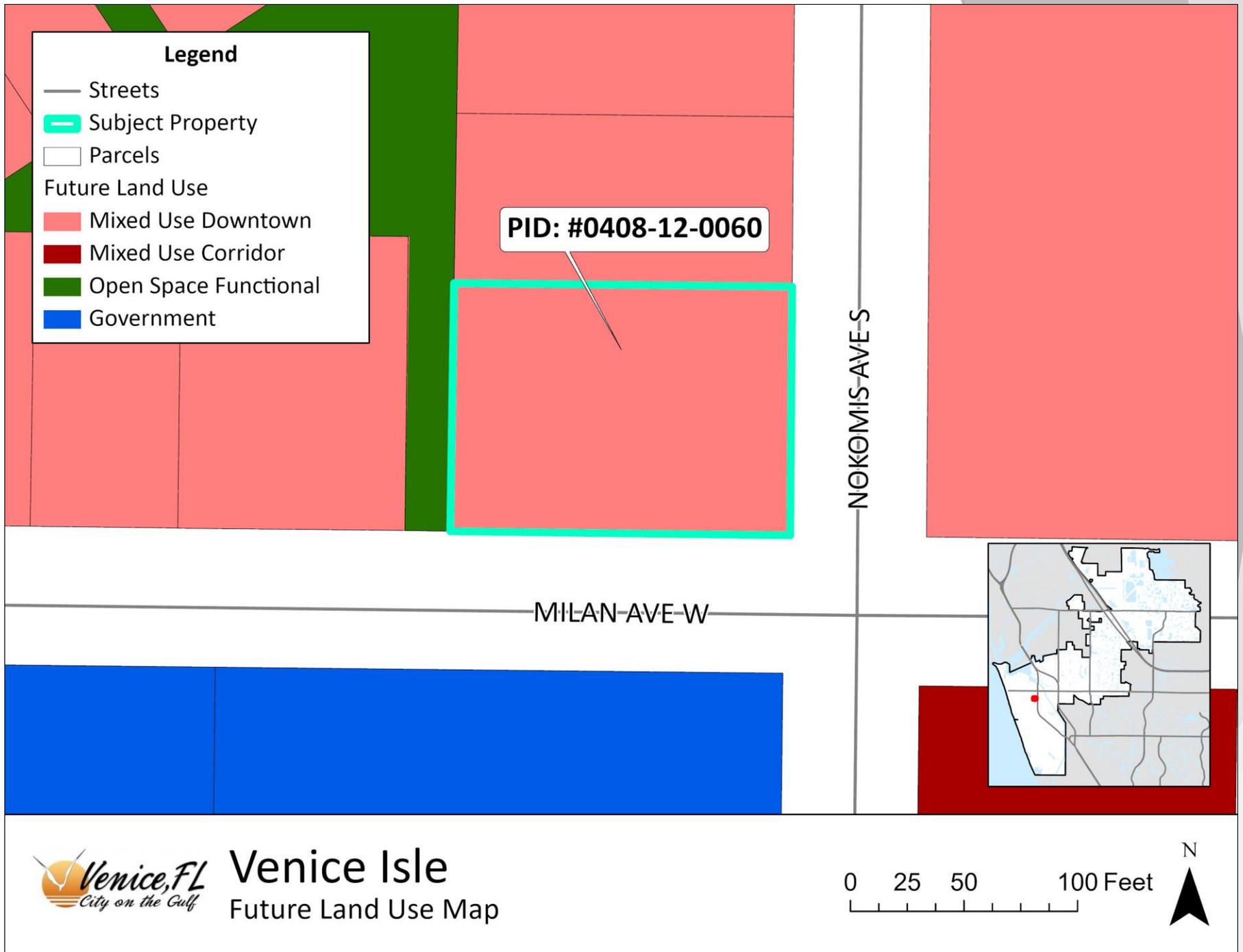


# Chapter, 87 Table 2.3.5.1 Setbacks (South Trail 1)

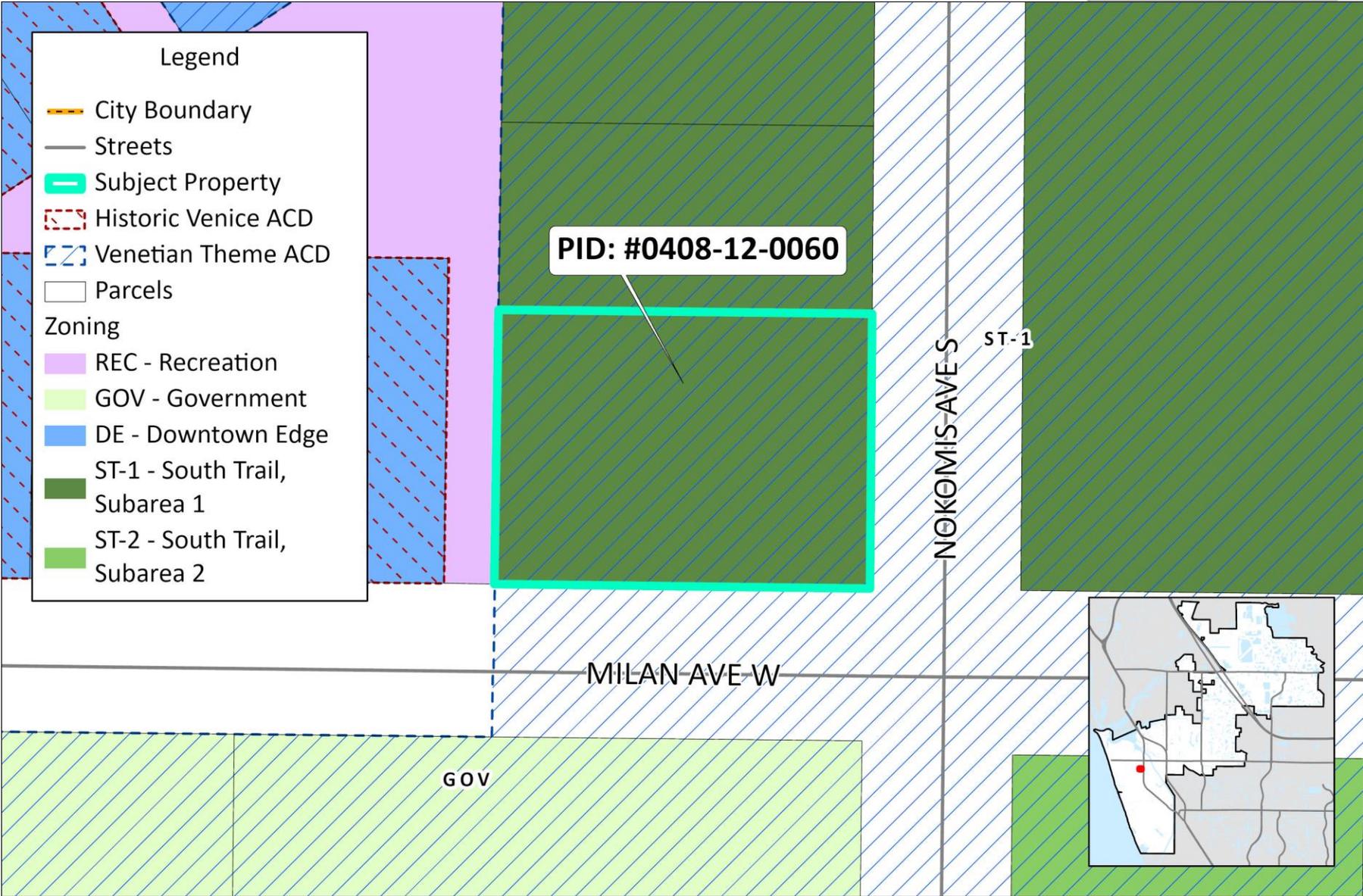
- ▶ Required Rear Setback maximum of 20' and Side Setback maximum of 15'
- ▶ Request: 44' Rear Setback (West) and 29' Side Setback (South)



# FUTURE LAND USE MAP



# ZONING MAP



**Venice Isle**  
Zoning Map

0 25 50 100 Feet



# PLANNING ANALYSIS

Comprehensive Plan Consistency and Land Development Code

# COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU-IS 1.1.2-Mixed Use Downtown.** Project is mixed use, including upper-story residential and ground floor commercial
  - ▶ Medium and high-density residential uses are permitted and commercial/office uses are envisioned on the ground floor
  - ▶ Residential Density range is 9.1-18 du/ac
    - ▶ Proposed 18 du/ac
  - ▶ Non-residential intensity (FAR) 0.65 (average) Designation-Wide; 3.0 maximum per property
    - ▶ Proposed FAR 0.40

# CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the Mixed Use Downtown future land use designation, strategies found in the Island Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# DESIGN ALTERNATIVE DECISION CRITERIA

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;
3. Whether the design alternative will permit superior design, efficiency, and performance;
4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

# CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

The subject petition has been processed with the procedural requirements of Chapter 87 to consider the Design Alternative. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

# CONCLUSION

## **PLANNING COMMISSION REPORT AND ACTION**

▶ Upon review of the petitions 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 Design Alternative Petition No. 25-55DA.