

256 NOKOMIS AVE. S., VENICE
VENICE ISLE LLC
LAND USE COMPATIBILITY

The subject property (Lots 7, 8 and the South 10 feet of Lot 6) is located in Section 07, Township 39S, Range 19E in Sarasota County, Florida. More specifically, the site is located in the City of Venice at 256 Nokomis Ave. S., Venice, FL 34285. The entire parcel contains ± 0.38 acres more or less. The existing parcel was previously developed and included a single-story office building for numerous tenants. The existing building was constructed in 1956 and includes vehicle parking in front of the building on the east, and adjacent to an alley and the building to the west. The existing building will be demolished in its entirety. The property is zoned ST1 -South Trail: Subarea 1.

The proposed project will include the construction of a three story, multi-use building. The ground floor of the building will consist of two commercial retail spaces (2,152 SF and 1,116 SF) and garage parking spaces for the residential tenants on the second and third floor. There will be a total of seven (7) residential units on the second and third floors ranging in size from 1,443 SF to 2,704 SF. Additional parking spaces will be provided along the west and south sides of the building. The Land Use Density for the property allows seven (7) residential units which matches the proposed building layout. The zoning for the property allows Mixed Use and the proposed uses of commercial and residential meets the requirements for Mixed Use. The proposed use is compatible with the surrounding existing uses and densities.

For the ST1-South Trail: Subarea 1 zoning, the maximum habitable height of the proposed building is 35'. The overall height of the building was revised to 35'. The allowable Appurtenance Height of non-habitable space as parapet and tower is 20% of 35' which equals 7 and is greater than the actual appurtenance height of 6'.

Required building setbacks for the property are Front (Street) 5', Side 0' min., and Rear 0'. The actual building setbacks are Front 5', Side 1', Side (Street) 29' and Rear 44 so the setback requirements are met.

The project was designed to include seven (7) residential units and commercial units as allowed by the zoning for mixed use. The building size was determined to maximize the overall space, provide adequate parking, provide required landscaping and to meet City of Venice code requirements including building height, setbacks and to ensure community compatibility.

As noted above, the proposed building is a mix of commercial and residential use and the property is zoned for Mixed Use by the City of Venice zoning. Adjacent to the property to the west along Milan Ave. W. is a two-story multi-family residence and across the street is William H. Jervey Jr. Venice Public Library. Directly north of the project is a two-story commercial building. Elsewhere surrounding the project is a mix of commercial and residential buildings. The proposed project has a compatible use to the surrounding area and will improve the appearance of the area. The proposed project provides the City of Venice with a building which matches the surrounding land use and does not deter any single-family neighborhoods.