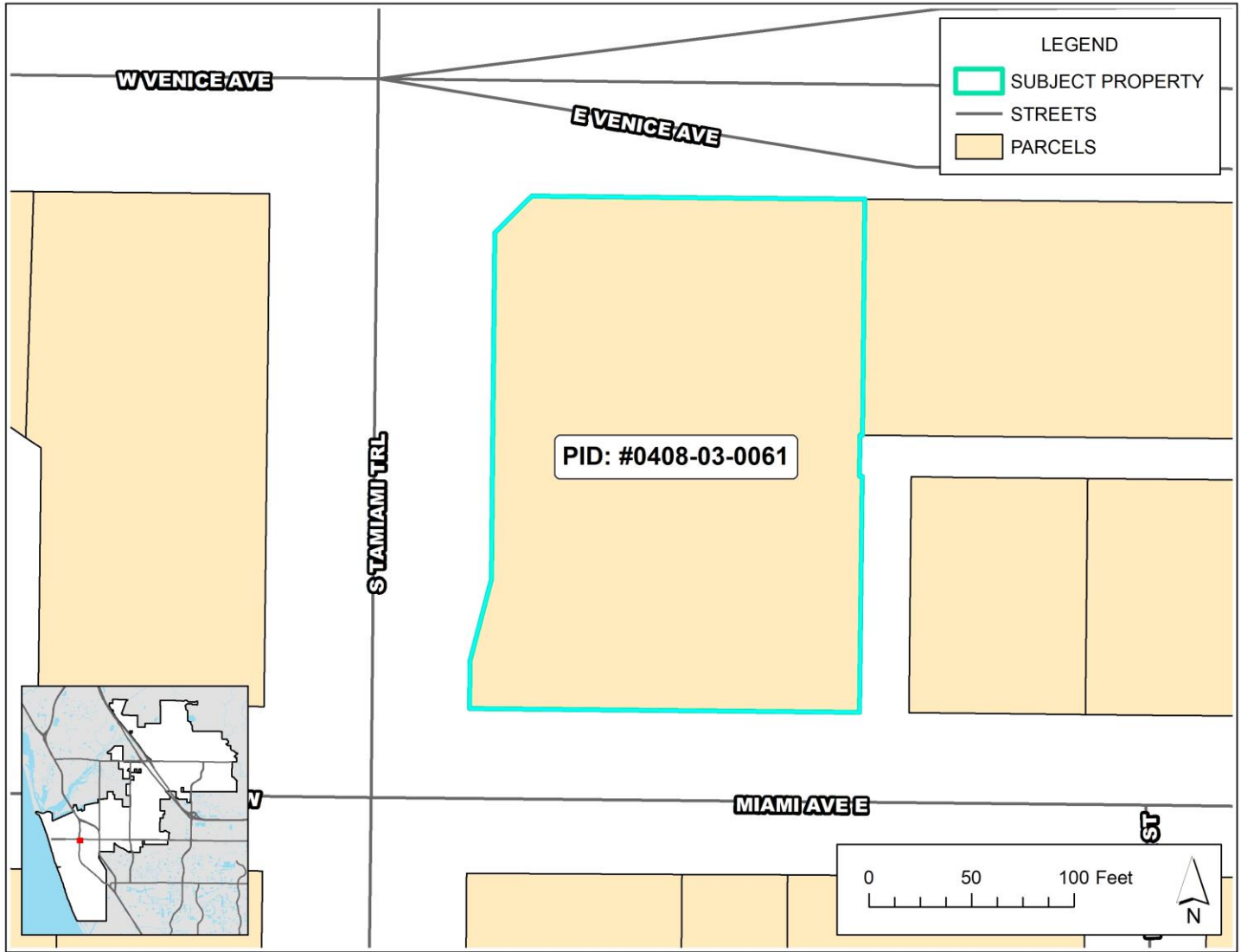


PLAR22-00247 – 108 E. Venice Avenue (Cassata Square)

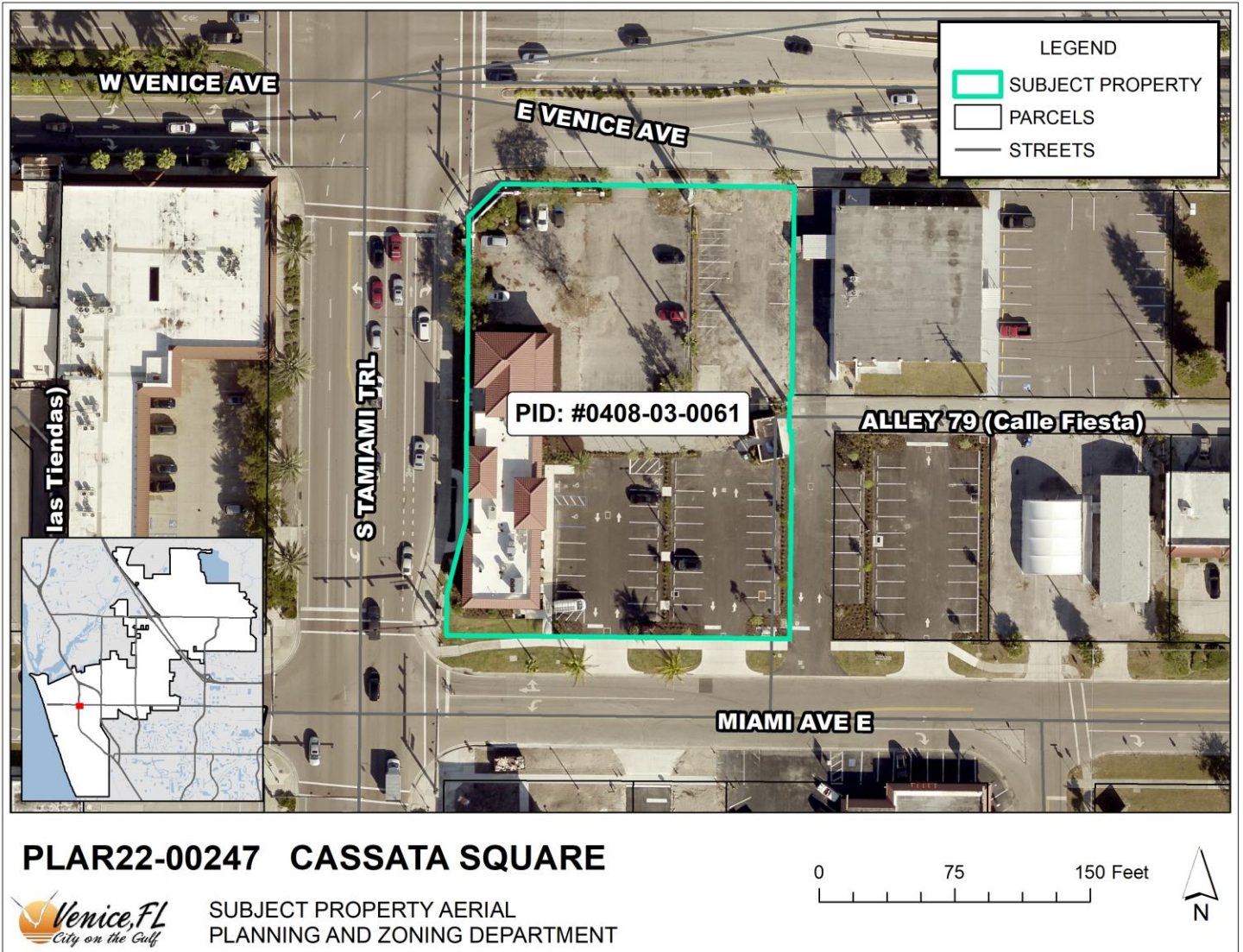
Staff Report



General Information

Address:	108 E. Venice Avenue
Request:	Certificate of Architectural Compliance for 3-story mixed use building in the Venetian Theme Architectural Control District (VT)
Owner/Applicant:	CS of Venice Development Co.
Parcel ID:	0408030061
Parcel Size:	1 ± acre
Future Land Use:	Mixed Use Downtown
Zoning:	Venice Avenue
Architectural Control District:	Venetian Theme
Application Date:	November 8, 2022

I. AERIAL MAP



II. PROJECT DESCRIPTION

The proposed project is for a three (3) story mixed use building located within the Venetian Theme (VT) District at the corner of Tamiami Trail and East Venice Avenue. In 2019, the project was approved by the Planning Commission through Site and Development plan 19-22SP. At the beginning of 2022, the project changed ownership and was amended through Site and Development 22-09SP to the configuration shown above, removing one of the parcels previously included in the project.

The proposed project includes the use of stucco and barrel roof tile as external materials, along with design elements of parapet cornice detailing, balconies, arched openings, canopies, stucco relief, applied medallions, trellises, and a variety of bracket elements, which are all elements of the Venetian Theme District. There are no substantive differences shown in the elevations between the approved Site and Development petition no. 22-09SP and the proposed HAPB petition for Cassata Square. Both elevations show a Polished Mahogany (Sherwin-Williams- Polish Mahogany SW 2838) tile roof with Rivers Edge (Sherwin-Williams- Rivers Edge SW 7517) as the base color of the building, both of which are compliant colors for the Venetian Theme District. Privacy fencing is approved to be placed along the eastern property line (not adjacent to any street frontage), and the proposal here is for sand-colored fencing in this area. Black aluminum fencing is proposed for the approved fence area along the front of the building, and residential unit balconies are proposed to have black “ring top accented”

aluminum railings. The proposed elevations show a variety of signage; however, signage is not part of the HAPB approval.

This application was forwarded to the Historical Resources Manager for review. The Historic Resources Manager as well as Planning and Zoning do not have outstanding comments on this project as it pertains to HAPB.

Excerpts of the proposed elevations and renderings are included in this report, and the full application package is available in the agenda. The applicant may provide more details regarding materials during the public hearing.





III. ARCHITECTURAL REVIEW BOARD FINDINGS

Several sections of the Land Development Code apply to this proposal. As stated, exterior materials and colors are compliant with VHP standards. Decorative elements appear to be compliant as well. Other items for the Board to consider include building massing and openings. The Land Development Code has the following requirements for building massing:

2. Nonresidential Development:

- a. Structures located on lots of 50' in width or less, shall have at least one massing form.
- b. Structures located on lots greater than 100' lot width, shall have at least 2 different massing forms.

Openings (specifically, windows in a non-residential building) are subject to the following code:

A. General Requirements:

2. Nonresidential Development:

- a. Wall surface may have greater than 50% door, window, or other openings, but not more than 90%.
- b. Existing structures having wall openings greater than 90% shall be exempt from this section.

3. Glazing: All glazing shall be clear or lightly tinted neutral gray consistent with VHP.

B. Windows: Arrangement, size, and proportions shall be symmetrical within any façade. A large focal window is common featuring double-arch shaped transom. Windows shall comply with the specific standards below.

2. Non-residential Development: Glazing areas shall be composed of multiple panels.

Based on the criteria in Sec. 87-7.8.1, these and any other relevant design standards should be considered in determining whether to issue a certificate of architectural compliance (CAC). These items should be considered by the Historic and Architectural Review Board (HAPB) in making any decision on the subject petition:

A. Applicability.

1. A CAC is required for the following within the HV and VT districts:

a. All new structures, including accessory structures.

C. Criteria. *New structures and changes to structures in the HV and VT Districts that require a CAC shall incorporate the design characteristics of the VHP Style.*

Staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.