

PLAR23-00090- 501-555 TAMiami TRIAL SOUTH

- Applicant: BRE Mariner Venice shopping Center LLC

GENERAL INFORMATION

Address:	501-555 Tamiami Trail South, Venice, FL 34285
Request:	Design alternative for awning Variance for Roof
Owner:	BRE Mariner Venice shopping Center LLC
Applicant:	BRE Mariner Venice shopping Center LLC
Parcel ID:	0429-03-0008
Parcel Size:	Approximately 11.3 acres
Future Land Use:	MUC
Zoning:	ST-2
Architectural Control District:	Venetian Theme
Application Date:	January 26, 2023

PROJECT DESCRIPTION

- AWNING: The proposal is for removal of the existing awning and replacement with metal awning material. The applicant is requesting approval of a design alternative for the new awning material. The proposed color of the awning material is:

Dark Bronze, as depicted below:



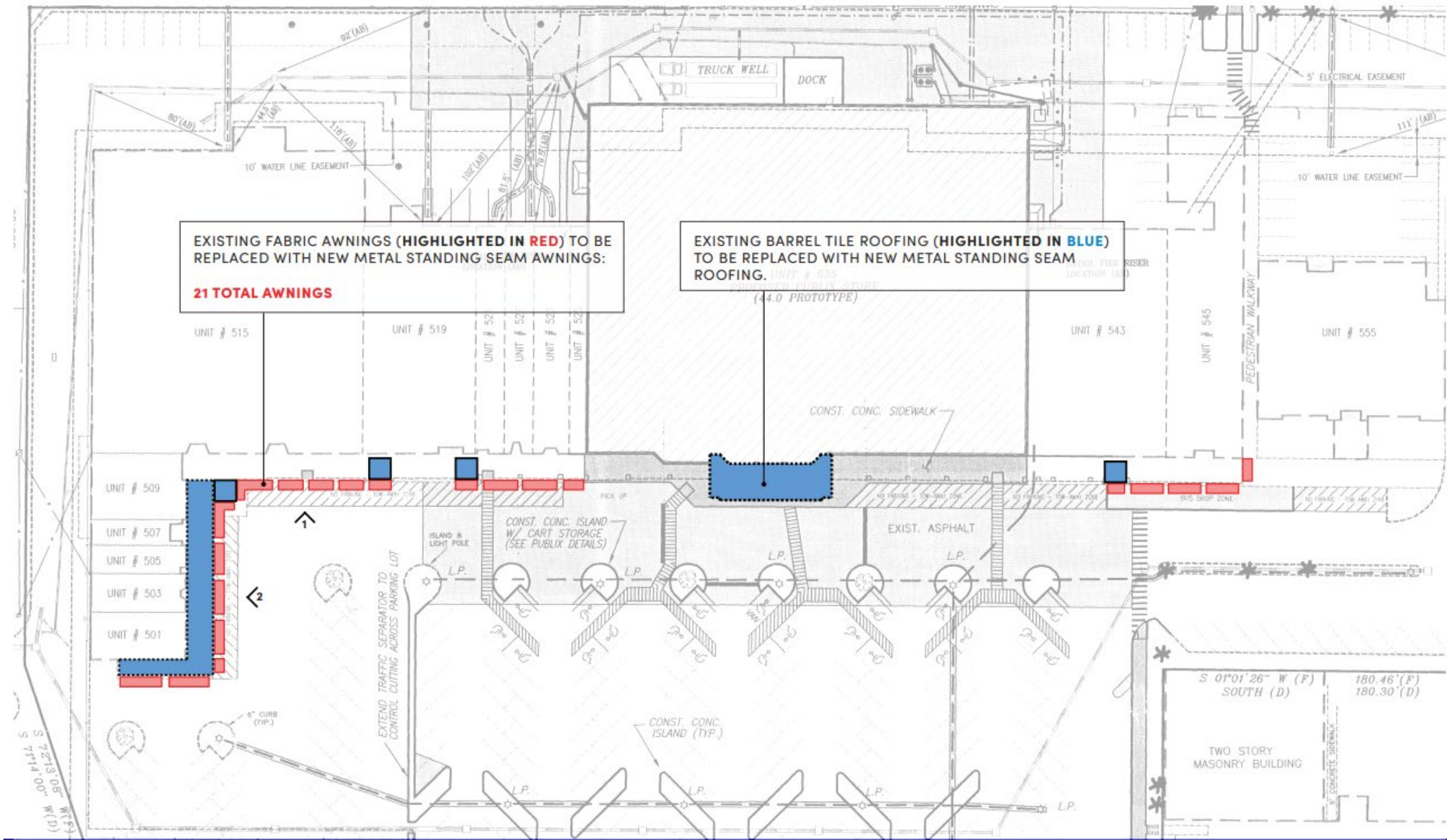
PROJECT DESCRIPTION

- ROOF: The proposal is for removal of the existing tile roofing and replacement with standing seam metal panel roofing. The applicant is requesting approval of the new roofing material. The proposed color of the roofing material is a Brown Bronze Coal.



SITE PHOTOS





AWNING: ARCHITECTURAL REVIEW BOARD FINDINGS

This design alternative decision is focused on the roof material choices for the property. The applicable code section, 7.10.5, reads as follows:

A. Awnings, Shutters, Canopies, and Curtains.

1. Awnings are permitted to shade openings and shall be of a size, shape, and number in proportion to the size, style and shape of the building openings and shall not obscure the building details.
 - a. Awnings shall not be internally illuminated or lighted from behind.
 - b. Awnings shall be opaque and made of heavyweight vinyl, acrylic or canvas fabrics.

F. Design Alternative. Unless prohibited in this section, a design alternative may be submitted for other building features.

Based on the criteria in Sec. 87-7.10.12, the following six criteria 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:

Considerations. *The HAPB shall consider the following criteria in consideration of requested VHP design alternatives:*

- 1. Whether the design alternative is consistent with the stated purpose and intent of this VHP and with the Comprehensive Plan;*
- 2. Whether the request is permitted as a design alternative for the specific standard for which a design alternative is being sought;*
- 3. Whether the design alternative will have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;*
- 4. Similar situations in the general area and in past decisions by the HAPB under this section;*
- 5. Whether the design alternatives will permit improved design, efficiency, and performance; and*
- 6. If applicable, whether the design alternative is necessary to preserve or enhance historic and architectural resources.*

With consideration of these six items, staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.

ROOF: ARCHITECTURAL REVIEW BOARD FINDINGS

This variance decision pertains only to roof material. The applicable code section for fences, 7.10.5.E, reads as follows:

E. Prohibited Items.

1. Metal, ceramic glazed, or high gloss materials are prohibited.

Based on the criteria in Sec. 87-7.10.13, Variances to Venice Historic Precedent, the following five factors should be considered in determining whether to approve or deny the variance. These items should be considered by the Historic and Architectural Review Board (HAPB) in making any decision on the subject petition:

The board shall consider the following factors:

1. Whether special conditions and circumstances exist that are peculiar to the structure or building involved;
2. The degree to which the structure in question is constructed in the VHP Style;
3. The degree to which structures in the immediate area are constructed in the VHP Style;
4. The visibility of the proposed improvement from the street and adjoining properties; and
5. The cost of compliance with the regulations compared to the cost of the improvement with the variance and the value of the existing structure.

With consideration of these five items, staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.