

MARTIN P. BLACK AICP ICMA-CM
LAND AND P-3 ADVISORS

November 4, 2024

Via Electronic Mail

RE: Proposed Medical Office-Retail at Mirasol – 401 and 405 Serrano Way

Decision Criteria (Section 1.9.4):

1. Compliance with all applicable elements of the Comprehensive Plan;
THE PROPOSED SITE AND DEVELOPMENT PLAN COMPLIES WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN. BY WAY OF ILLUSTRATION, THE PROPOSED MEDICAL OFFICE AND RETAIL TENANT SPACE BUILDING ADDS TO THE CITY'S ECONOMIC DEVELOPMENT GOALS, PROMOTES WALKABLE STREETS AND INTERCONNECTED CIRCULATION THROUGH SIDEWALKS AND INTEGRATION WITH THE EXISTING NETWORK IN PROXIMITY TO COMMERCIAL AND AREAS, AND IMPLEMENTS COMPATIBLE DEVELOPMENT WITHIN A COMMERCIAL SUBDIVISION PLANNED TO ACCOMMODATE THE PROPOSED USE, THEREBY FURTHERING THE INTENT OF LAND USE ELEMENT PLANNING AND DESIGN PRINCIPLES PER LU 1.3. PLEASE REFER TO THE TRAFFIC STUDY AND ENVIRONMENTAL REPORT SUBMITTED WITH THE APPLICATION IN SUPPORT OF THE PROPOSALS COMPLIANCE WITH ADDITIONAL COMPREHENSIVE PLAN ELEMENTS SUCH AS THE MOBILITY AND ENVIRONMENTAL ELEMENTS.

2. Compatibility consistent with Section 4 of this LDR;
THE PROPOSED SITE AND DEVELOPMENT PLAN IS CONSISTENT WITH ALL APPLICABLE PROVISIONS OF SECTION 4 OF THE LAND DEVELOPMENT REGULATIONS. PLEASE REFER TO THE SITE PLAN, LANDSCAPING PLAN, LIGHTING PLAN AND ARCHITECTURAL ELEVATIONS SUBMITTED WITH THIS APPLICATION FOR PURPOSES OF DEMONSTRATING SUCH CONSISTENCY AND SATISFACTION OF COMPATIBILITY CONSIDERATIONS.

3. General layout of the development including access points, and onsite mobility;
THE PROPOSED ACCESS TO THE SITE IS LIMITED TO SERRANO WAY, ENSURING NO INTERRUPTION OF TRAFFIC FLOW ALONG LAUREL ROAD, UTILIZING THE EXISTING SHARED DRIVEWAY ENTRANCES TO MIRASOL FOR ACCESS. A SIDEWALK SYSTEM AROUND THE BUILDING AND TO ENTRY POINTS IS INCLUDED TOGETHER WITH CONNECTIONS TO THE EXISTING SIDEWALK SYSTEM.

4. General layout of off-street parking and off-street loading facilities;
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF TWO NEW MEDICAL OFFICE AND RETAIL TENANT SPACE BUILDINGS AND ASSOCIATED PARKING. A PARKING DEMAND STUDY DEMONSTRATING CONSISTENCY WITH ESTABLISHED NATIONAL DEMAND STANDARDS AND THE EXISTING CITY CODE HAS BEEN PROVIDED UNDER SEPARATE COVER.

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5. General layout of drainage on the property;

THE DRAINAGE WILL BE TYING INTO THE NEARBY EXISTING INFRASTRUCTURE AND MASTER ASSOCIATION FACILITIES IN COMPLIANCE WITH APPLICABLE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND CITY STANDARDS.

6. Adequacy of recreation and open spaces;

OPEN SPACE HAS BEEN PROVIDED ON SITE IN COMPLIANCE WITH THE CITY REQUIREMENTS AND LANDSCAPING HAS BEEN ARRANGED TO FEATURE FLORIDA SPECIES AND THE INCLUSION OF A RAISED BERM ALONG LAUREL ROAD TO IMPROVE THE PEDESTRIAN SCALE AND INTERACTION AT THE PUBLIC RIGHT OF WAY.

7. General site arrangement, amenities, convenience, and appearance; and

WATER AND SEWER WILL BE EXTENDED TO THE BUILDING WITH SERVICES TYING INTO THE NEARBY EXISTING INFRASTRUCTURE ALREADY INSTALLED ALONG SERRANO WAY. REFUSE WILL BE VIA A DUMPSTER ON AN ENCLOSED DUMPSTER PAD ONSITE.

8. Other standards, including but not limited to, architectural requirements as may be required.

THE DESIGN OF THE PROPOSED HOTEL HAS BEEN REVIEWED WITH REPRESENTAIVES OF WILLOW CHASE AND THE VENETIAN GOLF AND RIVER CLUB AND THE DESIGN INCLUDES NORTHERN MEDITERREAN PALLET OF NEUTRAL COLORS, FAUX STONE TREATMENTS OF THE GROUND ELEVATION, ARCHITECTURAL ELEMENTS AT ENTRANCES AND ALONG COLUMNS.

Sincerely,



Martin P. Black, AICP, ICMA-CM

www.martinpblack.weebly.com

941.915.3435

602 84th Street NW

Palma Sola, Florida 34209