

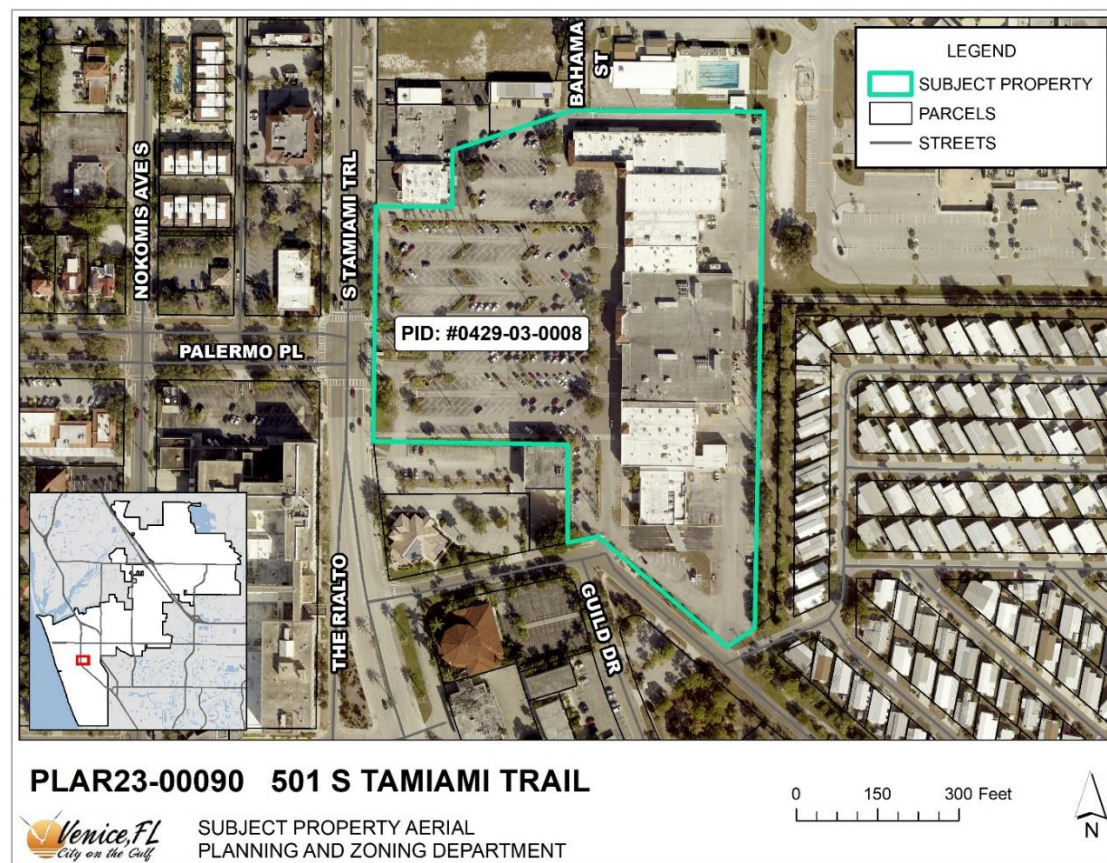
PLAR23-00090— 501-555 Tamiami Trail South

Staff Report

General Information

Address:	501-555 Tamiami Trail South, Venice, FL 34285
Request:	Variance for roofing materials
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:	April 20, 2023

AERIAL MAP



PROJECT DESCRIPTION

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 PHOTOGRAPHS

Pictures from the property as it currently stands.

Recent photo prior to proposed roof material change





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.