



Decision Criteria

SITE ADDRESS: 301 Serano Way
Nokomis, FL 34275

PROJECT #: 21-160

PROJECT: **Laurel Rick Johnson**
Petition No. 22-48SP

DATE: December 6, 2022

In reaching a decision regarding the site and development plan as submitted, the commission shall be guided in its decision to approve, approve with conditions, or to deny by the following conditions:

1. Compliance with all applicable elements of the Comprehensive Plan

The proposed project within the Portofino CMU demonstrates consistency with the City's Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR

Petition No. 22-48SP is consistent with Section 4 of the LDC with the perimeter setbacks and perimeter buffers being located on all sides of the property, so that consideration is in play with the adjacent zonings and uses.

3. General layout of the development including access points

The project consists of an 8-bay tire and auto center with (28) parking spaces that have a mix of standard, compact and handicap. The site consists of two access points along Serano way, that will provide a two-way travel lane.

4. General layout of off-street parking and off-street loading facilities

There are (8) compact spaces, (18) standard spaces and (2) handicap spaces, totaling to 28 parking spaces. This development does not propose any designated off-street loading areas, for the business itself only has deliveries made before/after the hours of operation.

5. General layout of drainage on property

The storm drainage for the development will be conveyed off-site via 12" - 24" storm drainpipe, with no on-site storage area. The storm water will then be transported to an existing detention/retention facility within the Portofino CMU.

6. Adequacy of recreation and open spaces

The Portofino CMU has been designed so that the overall development can maintain an area of open space, such as pocket parks or linear park areas. Our development proposes that our open areas are maintained with buffer canopy trees and shrubs, a pedestrian walkway and trash receptacles, as recommended in the Portofino CMU standards.

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

The site consists of (1) building, (28) parking spaces, perimeter buffer landscaping, internal parking landscaping, (1) dumpster, (2) access points with a pedestrian walkway. The layout of this site provides a convenience of traveling through out the development. The (2) two-way access points provide an at-ease accessibility that allows customers to come and go, without being obstructed by any vehicles entering the auto-bays for maintenance. The pedestrian walkway allows customers that are being serviced, an easy pathway to go and explore the other amenities within the surrounding community.

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

The architectural features of the building are consistent with the Portofino CMU requirements when it comes to presenting a more Mediterranean aesthetic. Along with the architectural style we are utilizing accent building features and landscape islands with vertical plantings. With this architectural Design, we are complementing the same desired look as the surrounding community.

Sincerely,

Andres Boral, P.E.

Boral Engineering & Design, Inc.