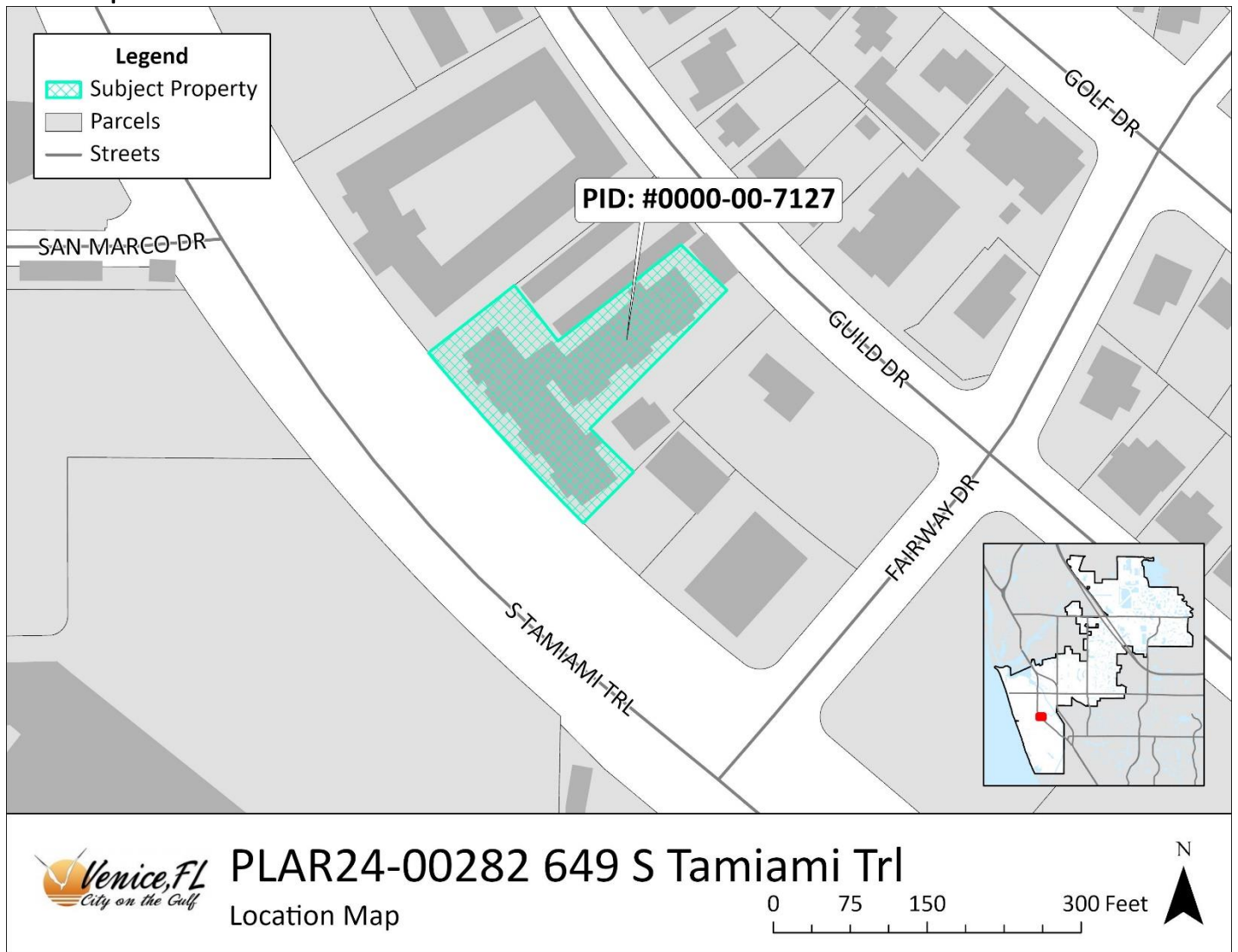


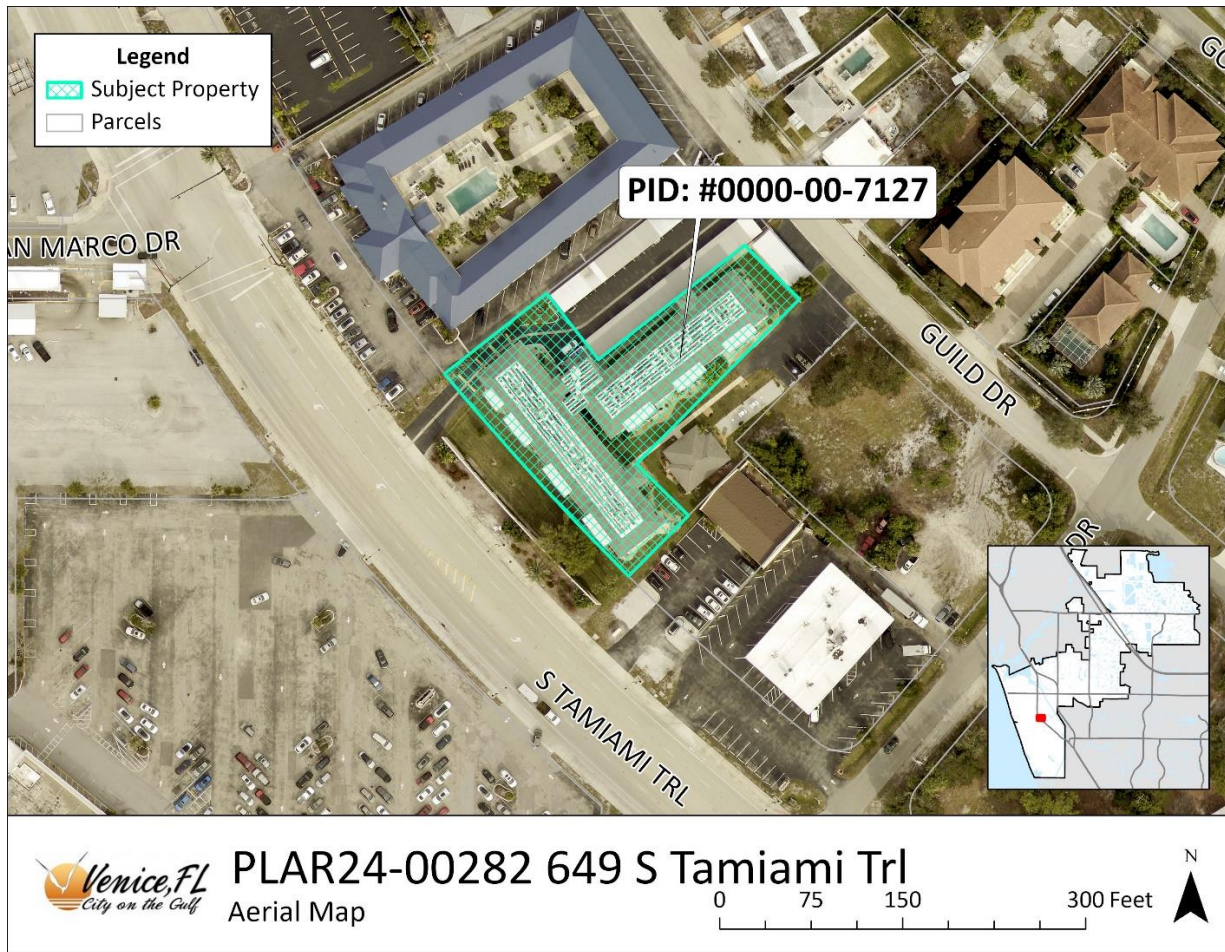
PLAR23-00282– 649 Tamiami Trail South  
 Staff Report



**General Information**

<b>Address:</b>	649 Tamiami Trail South, Venice, FL 34285
<b>Request:</b>	Variance for roofing materials
<b>Owner:</b>	County Club Apartments Condo Association, Inc.
<b>Applicant:</b>	Bernard Doogue, Condo Association Manager
<b>Parcel ID:</b>	0000007127
<b>Future Land Use:</b>	MUC
<b>Zoning:</b>	ST-2 (South Trail: Subarea 2)
<b>Architectural Control District:</b>	Venetian Theme
<b>Application Date:</b>	December 9, 2024

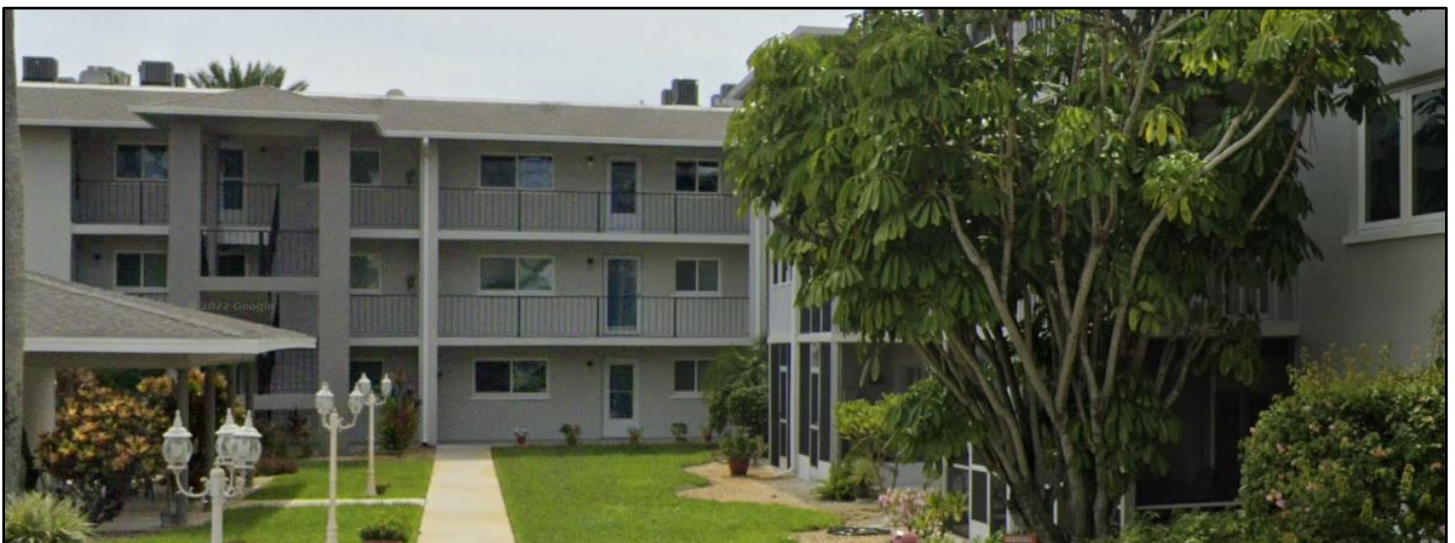
## AERIAL MAP



## PROJECT DESCRIPTION

The proposal is for removal of the existing asphalt single roof from two 3 story buildings and reroofing with standing seam metal panel roofing. The applicant is requesting approval of the new roofing material.

## SITE PHOTOGRAPHS





## ARCHITECTURAL REVIEW BOARD FINDINGS

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

### E. Prohibited Materials.

1. Standing seam or ribbed 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.

A variance granted for one structure shall not be a precedent or grounds for variance for another 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.