

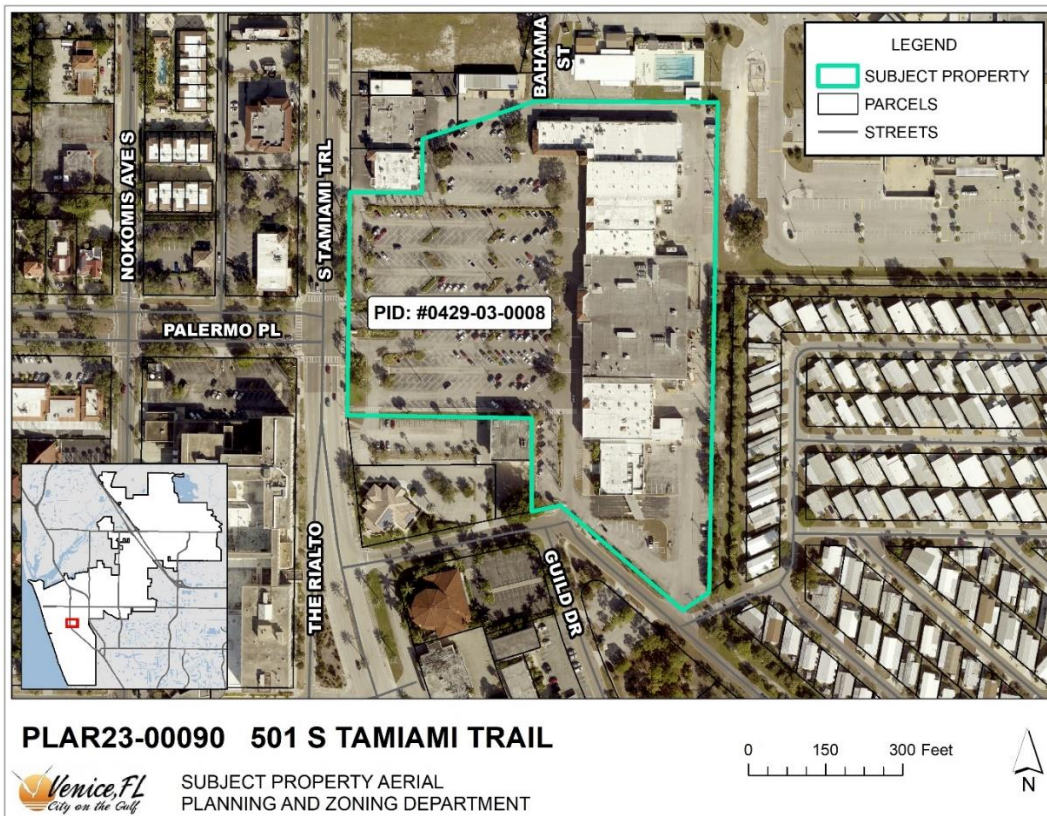
# PLAR23-00090— 501-555 Tamiami Trail South

## Staff Report

### General Information

|                                 |   |
|---------------------------------|---|
| Address:                        | 501-555 Tamiami Trail South, Venice, FL 34285 |
| Request:                        | Design alternative for awning                 |
| 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                              |

### AERIAL MAP



## PROJECT DESCRIPTION

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.



## SITE PHOTOGRAPHS

Pictures from the property as it currently stands.

Recent photo prior to proposed awning material change







## 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:

**C. Considerations.** *Proposed design alternatives may be approved or denied separately or have unique stipulations deemed appropriate for the request. 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.