

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

LAND USE COMPATIBILITY ANALYSIS

a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO NEW 1 STORY MEDICAL OFFICE AND RETAIL TENANT SPACE BUILDING AND ASSOCIATED PARKING. 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. THE PROPOSED INTENSITY OF DEVELOPMENT IS CONSISTENT WITH THE APPLICABLE STANDARDS OF THE CITY LAND DEVELOPMENT REGULATIONS.

ii. Building heights and setbacks.

THE PROPOSED BUILDING HAS BEEN DESIGNED AND PLACED CONSISTENT WITH REQUIRED SETBACKS AND IS BELOW THE PERMITTED BUILDING HEIGHT FOR THE DISTRICT.

iii. Character or type of use proposed.

THE PROPOSED MEDICAL OFFICE AND RETAIL TENANT SPACE ARE PERMITTED USES WITHIN THE DISTRICT AND DESIGNED IN COMPLIANCE WITH APPLICABLE STANDARDS OF THE CITY LAND DEVELOPMENT REGULATIONS.

iv. Site and architectural mitigation design techniques.

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. THE DESIGN OF THE PROPOSED MEDICAL OFFICE AND RETAIL TENANT SPACE HAS BEEN REVIEWED WITH REPRESENTATIVES OF WILLOW CHASE AND THE VENETIAN GOLF AND RIVER CLUB AND THE DESIGN INCLUDES A NORTHERN MEDITERRANEAN PALLET OF NEUTRAL COLORS, FAUX STONE TREATMENTS OF THE GROUND ELEVATION, ARCHITECTURAL ELEMENTS AT ENTRANCE AND ALONG COLUMNS.

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b. Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

THE PROPOSED MEDICAL OFFICE AND RETAIL TENANT SPACE IS SITED ON EXISTING PLATTED COMMERCIAL LOTS AND LOCATED AT A DISTANCE OF OVER 200 FEET FROM THE BOUNDARY OF ANY EXISTING SINGLE FAMILY NEIGHBORHOODS AND PROPOSED TO BE ONE STORY IN HEIGHT. 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.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

THE PROPOSED MEDICAL OFFICE AND RETAIL TENANT SPACE IS SITED ON EXISTING PLATTED COMMERCIAL LOTS AND LOCATED AT A DISTANCE OF OVER 200 FEET FROM THE BOUNDARY OF ANY EXISTING SINGLE FAMILY NEIGHBORHOODS AND PROPOSED TO BE ONE STORY IN HEIGHT.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

NOT APPLICABLE

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

THE PROPOSED SITE AND DEVELOPMENT PLAN COMPLIES WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS REGARDING INTENSITY OF USE. THE PROPOSED USE IMPLEMENTS COMPATIBLE DEVELOPMENT WITHIN A COMMERCIAL SUBDIVISION PLANNED TO ACCOMMODATE THE PROPOSED USE, THEREBY FURTHERING THE INTENT OF THE LAND USE ELEMENT TOGETHER WITH PLANNING AND DESIGN PRINCIPLES AND IS CONSISTENT WITH THE OTHER EXISTING AND PLANNED COMMERCIAL USES WITHIN THE DEVELOPMENT.

Sincerely,



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