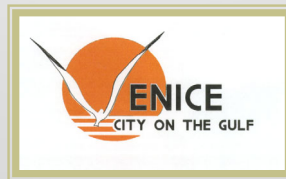


Galleria Plaza
1460 E. Venice Avenue

Project Owner and Agent:

Owner: Galleria Shops, LLC

Agent: Jackson Boone, Esq., Boone Law Firm



We serve with PRIDE

Galleria Plaza

PETITION NO.: 20-08SP

REQUEST: A Site and Development Plan Amendment for development of a commercial/retail building on an outparcel of the Galleria on Venice Avenue along with associated parking, landscaping and other improvements.

GENERAL DATA

Owner: Galleria Shops, LLC

Agent: Jackson R. Boone, Esq., Boone Law Firm

Parcel ID: 0412020001

Property Size: 10.4 +/- Acres

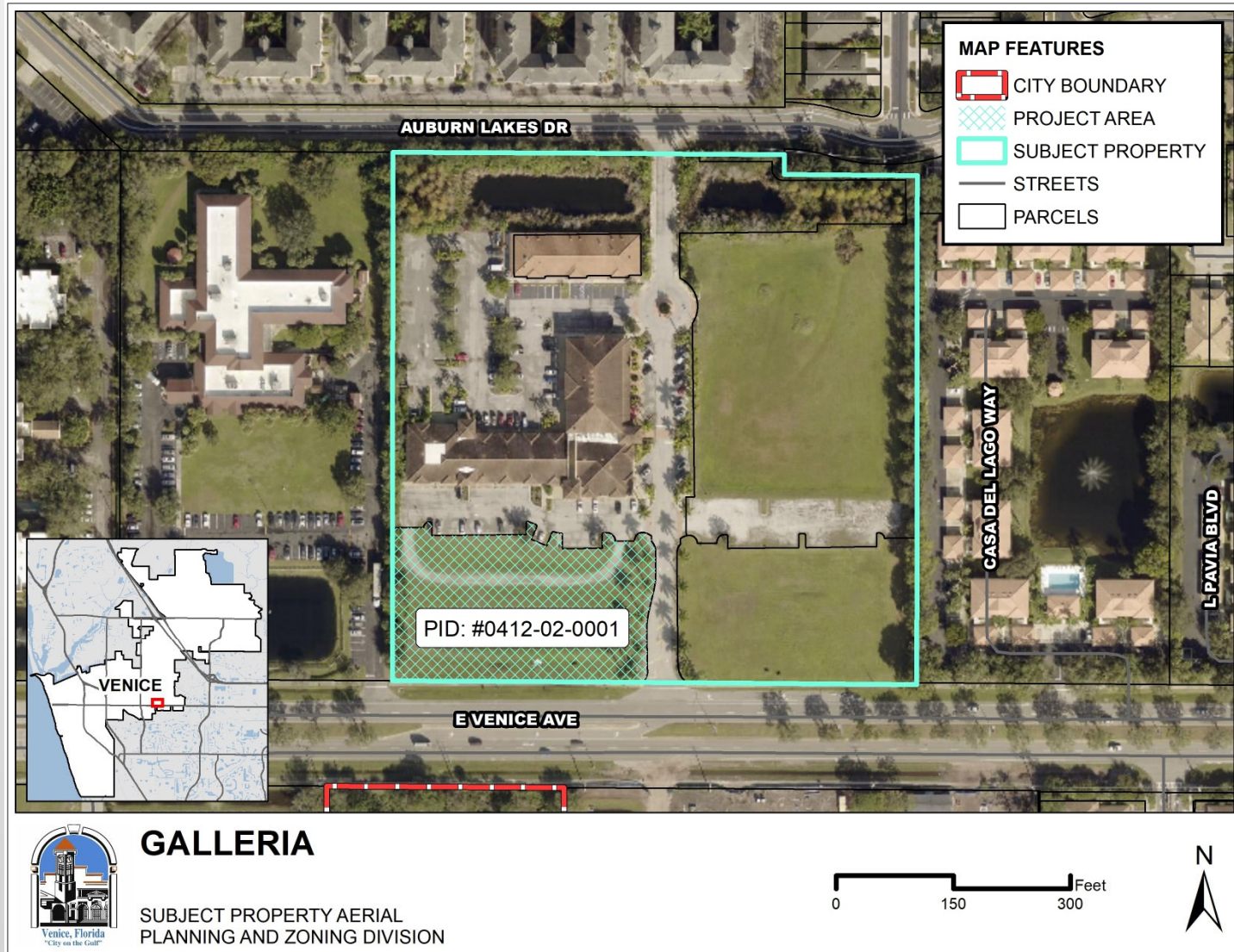
Project Area: 1.38 acres

Future Land Use: Mixed Use Residential (MUR)

Comp Plan Neighborhood: East Venice Avenue Neighborhood

Zoning: Planned Unit Development (PUD)

Aerial Photograph



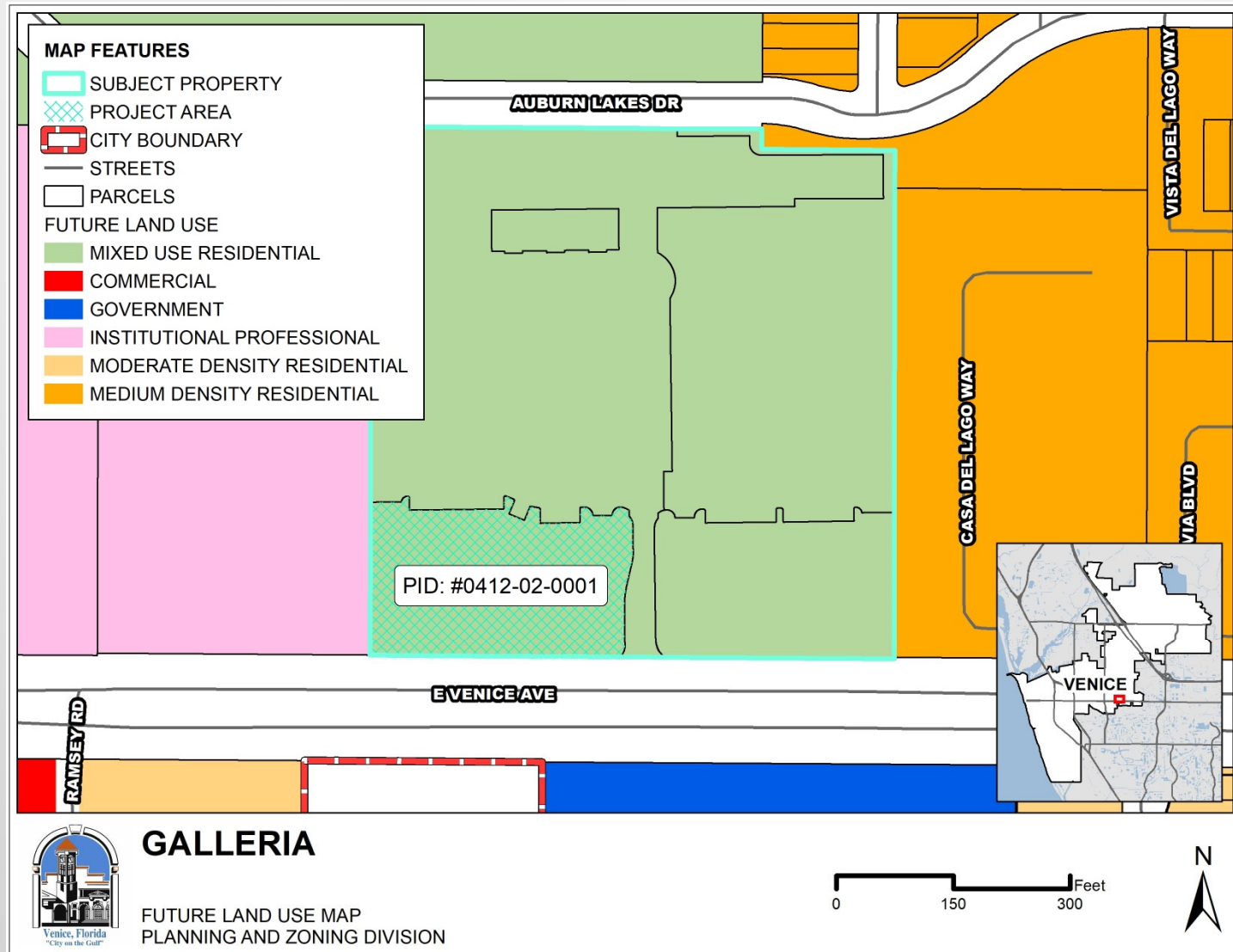
Photographs of the Site



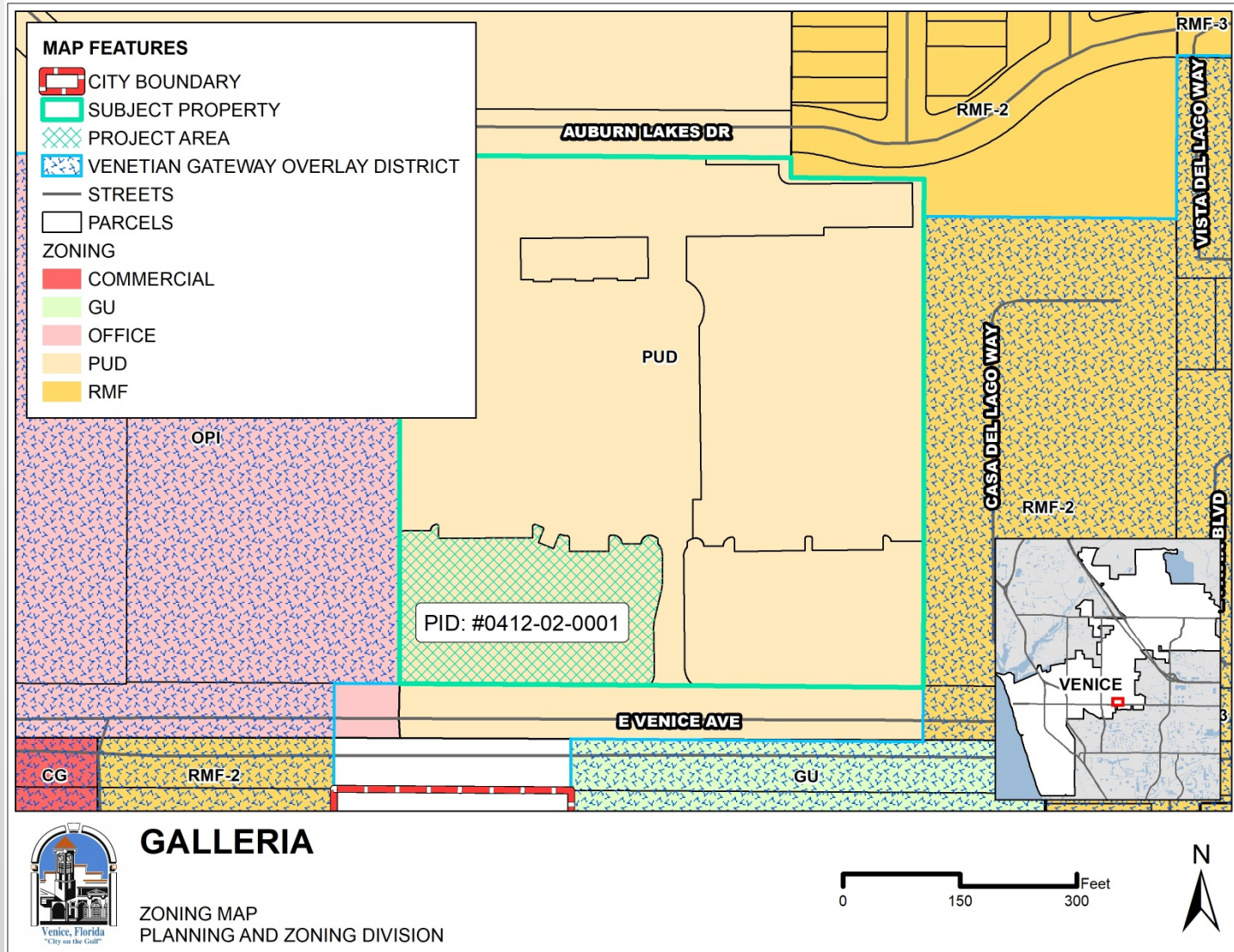
Surrounding Property Information

| Direction | Existing Land Use(s) | Current Zoning District(s) | Future Land Use Map Designation(s) |
|-----------|---|------------------------------|---|
| North | Residential (Gondola Park & Auburn Cove) | PUD & RMF-2 | MUR & Medium Density Residential |
| West | Institutional (Manor Care) | OPI/VG | Institutional Professional |
| South | Vacant & Government (VPD Public Safety Facility) | County OUE/VG and City GU/VG | County Medium Density Residential & City Government |
| East | Residential (Casa Del Lago) | RMF-2/VG | City Medium Density Residential |

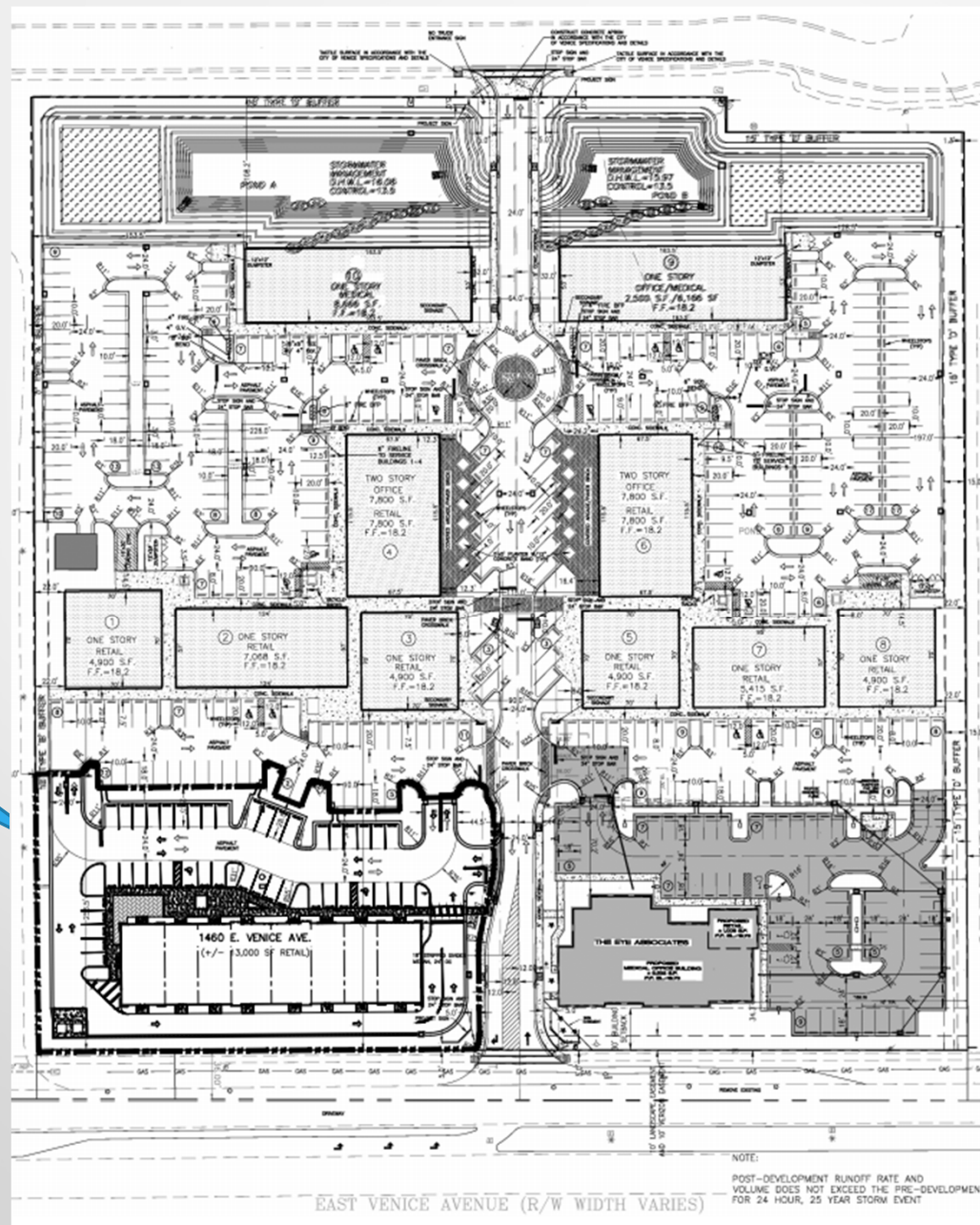
Future Land Use Map



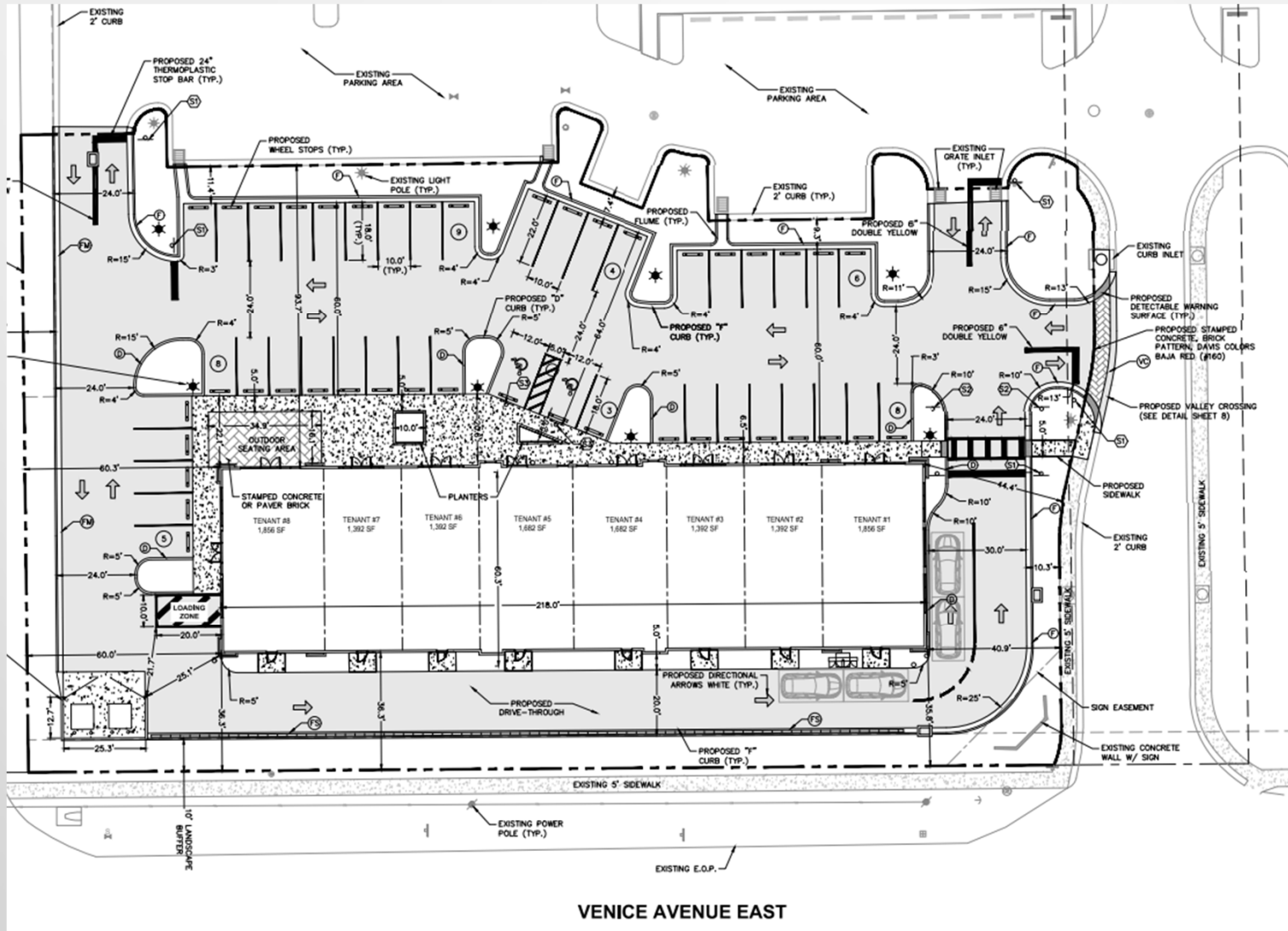
Zoning Map

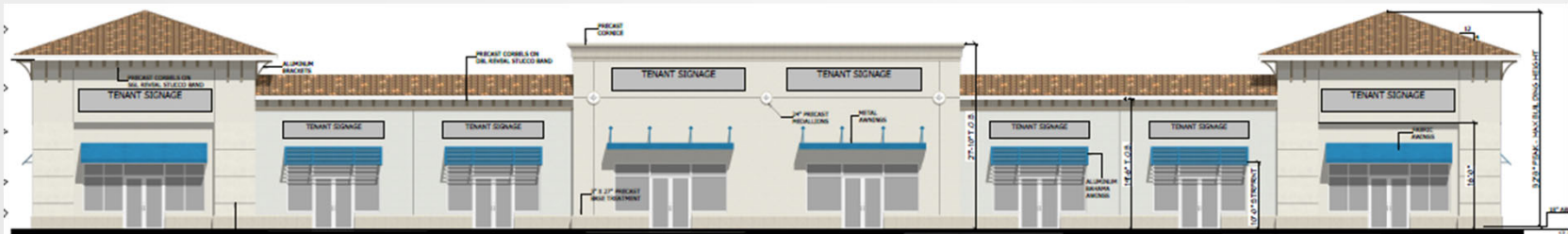


Galleria Plaza



1460 E. Venice Avenue





NORTH ELEVATION
Scale: 1/8" = 1'-0"

1 CORRECTIONS TO BUILDING HEIGHT MEASUREMENT & SIGNAGE ALLOWANCE PER AHD REVIEW



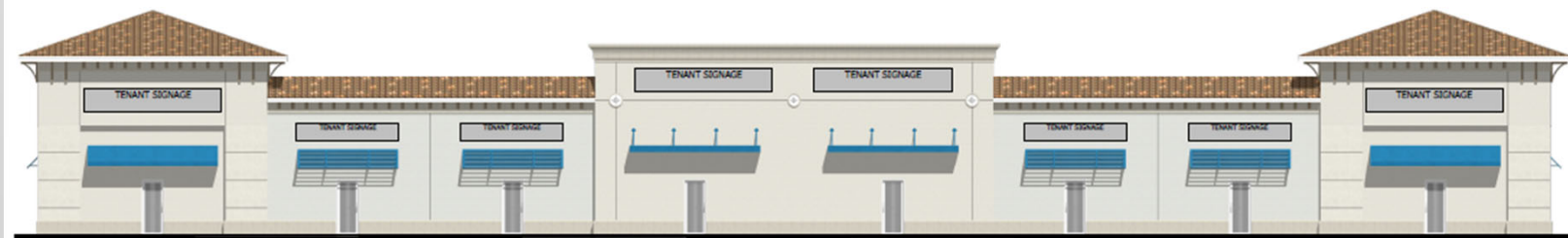
EAST ELEVATION
Scale: 1/8" = 1'-0"

1 CORRECTIONS TO BUILDING HEIGHT MEASUREMENT & SIGNAGE ALLOWANCE PER AHD REVIEW

"THE AREA OF SUCH SIGNS NOT TO EXCEED TEN PERCENT OF THE TOTAL FACE OF THE WALL ALLOCATED FOR THE USE OR OCCUPANCY TO WHICH THE WALL OR CANOPY SIGN IS ATTACHED, UP TO A MAXIMUM SIZE OF 90 SQUARE FEET PER SIGN."



WEST ELEVATION
Scale: 1/8" = 1'-0"



Comprehensive Plan Consistency

- The Comprehensive Plan identifies the subject property as being within the 558 acre East Venice Avenue Neighborhood. The subject property has a Mixed Use Residential (MUR) future land use designation. The following analysis includes review of significant strategies found in the Land Use Element of the Comprehensive Plan.
- Strategy LU 1.2.16 provides criteria for the MUR designation. The proposed project is consistent with the requirements of this strategy and is also covered by Strategy LU 1.2.21 that provides that previously approved PUD's exceeding standards are permitted to maintain their previously approved development standards. Although the proposed project does not exceed current PUD standards, the PUD is recognized and the proposed further implements the approved PUD.
- Strategy LU-EV 1.1.2 – Provides for a floor area ratio (FAR) maximum of 0.25. The proposed project FAR is 0.20.
- Strategy TR-EV 1.1.4 – Driveway Connections. This strategy discourages additional driveway connections to East Venice Avenue. No additional access is proposed to E. Venice Ave.

Comprehensive Plan Consistency

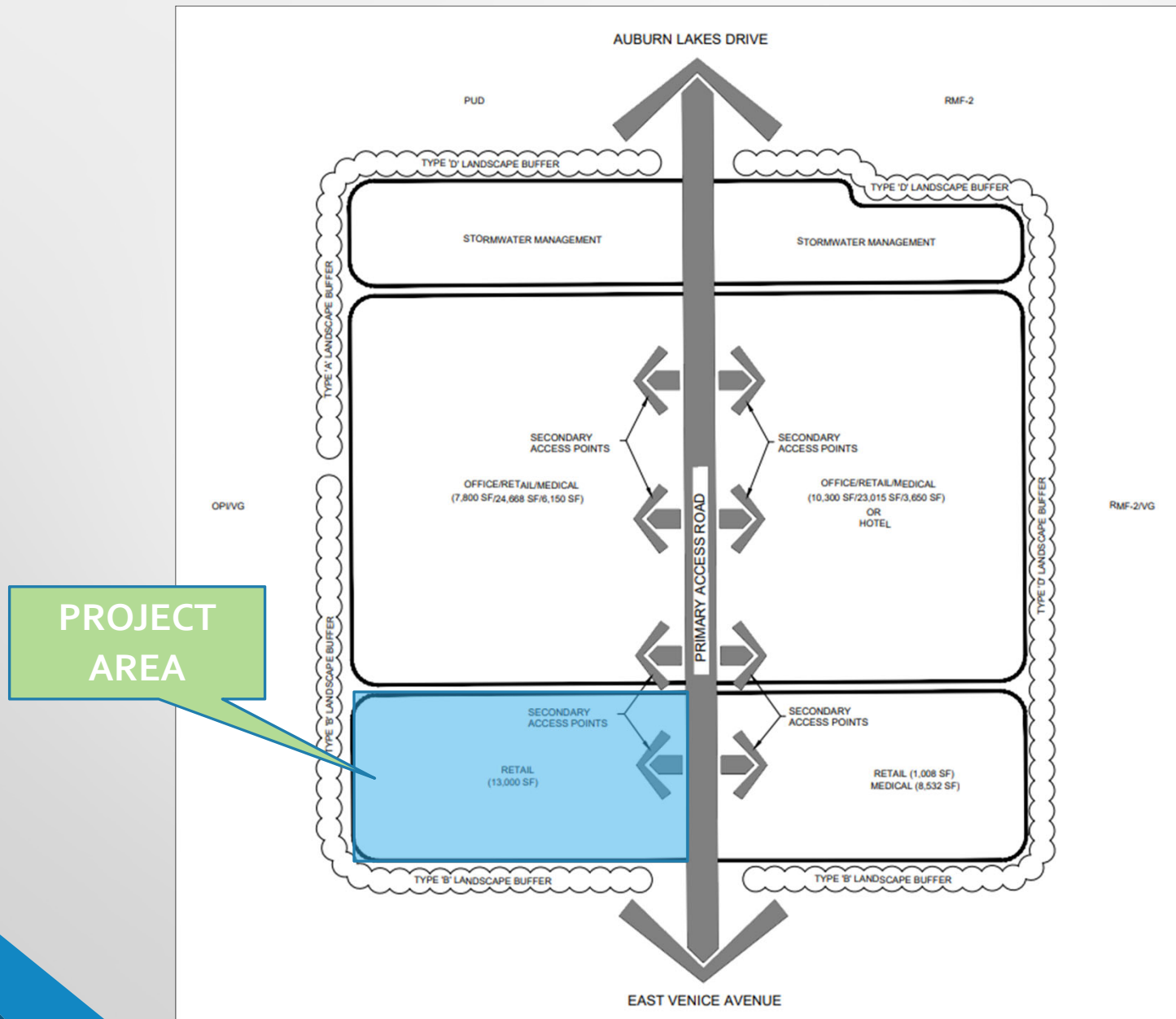
- East Venice Avenue Neighborhood
 - **LU-4.1.1 Transitional Language:** Policy 8.2 Land Use Compatibility
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques
 - **Considerations to determine compatibility**
 - Protection of single-family neighborhoods from the intrusion of incompatible uses.
 - Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
 - The degree to which the development phases out non-conforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
 - Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Comprehensive Plan Consistency

Mitigation techniques of Policy 8.2:

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impacts
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses.

PUD Consistency



Concurrency/Mobility

| Concurrency | | | |
|----------------|-------------------|--|--|
| FACILITY | DEPARTMENT | ESTIMATED IMPACT | STATUS |
| Potable Water | Utilities | 51.06 ERUs | Concurrency Confirmed by Utilities |
| Sanitary Sewer | Utilities | 50.5 ERUs | Concurrency Confirmed by Utilities |
| Solid Waste | Public Works | N/A (Non-Residential) | N/A |
| Parks and Rec | Public Works | N/A (Non-Residential) | N/A |
| Drainage | Engineering | Compliance Shown with SWFWMD permit | Concurrency Confirmed by Engineering |
| Public Schools | School Board | N/A (Non-Residential) | N/A |
| Mobility | | | |
| FACILITY | DEPARTMENT | ESTIMATED IMPACT | STATUS |
| Transportation | Planning & Zoning | 596 PM Peak Hour Trips (previously approved) | Compliance Confirmed by Traffic Engineering Consultant |

Findings of Fact

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, Policy 8.2 regarding compatibility, strategies found in the East Venice Avenue Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Conclusions / Findings of Fact (Compliance with the PUD and Land Development Code):

The subject petition complies with all PUD and applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

Conclusions / Findings of Fact (Concurrency/Mobility):

The project has been reviewed by the City's TRC and no issues have been identified regarding facilities capacity. In addition, generated traffic falls within the previous approval issued for the Galleria Plaza.

Planning Commission Action

Site and Development Plan Amendment

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 20-08SP.