256 NOKOMIS AVE. S., VENICE
VENICE ISLE LLC
DECISION CRITERIA – SECTION 1 . 9 . 4

1. Compliance with all applicable elements of the Comprehensive Plan.
Response*:* The proposed site and development plan amendment complies with all applicable elements of the Comprehensive Plan. The proposed project redevelops a very old out-of-date facility, with a new multi-use building including commercial space and seven residential units. The proposed building promotes walkable streets and interconnected circulation through the sidewalk network in the area and increases the amount of commercial business in the area.

2. Compatibility consistent with Section 4 of this LDR;
Response*:* The proposed site and development plan amendment is consistent with all applicable provisions of Section 4 of the LDR as shown on the included site plan, landscaping plan, and architectural elevations submitted with this application. Section 4.5 Mixed Use Considerations requires a Type 1 perimeter buffer which is included.

3. General layout of the development including access points, and onsite mobility;
Response*:* Please refer to Sheets 6 and 7 of the site and development plans for the overall layout of the proposed project. The existing building has access from the paved alley adjacent to Milan Ave. W to parking spaces. In addition, there is access from Nokomis Ave. S. to a parking lot area. For the proposed project, access from Nokomis Ave. S. will be eliminated. The existing alley from Milan Ave. W. to the various businesses will remain, however parking along the alley will be eliminated. The existing driveway to the front of the existing building will be modified to allow two way traffic to enter and exit with dedicated parking spaces for the proposed building. In addition, a new access point onto Milan Ave. W. will be created east of the existing driveway. This new access point meets the 50' criteria from the center of the access point to the edge of the road at the adjacent intersection. Additional sidewalks are included in front of the proposed building to connect to the existing sidewalks along Nokomis Ave. S.

4. General layout of off-street parking and off-street loading facilities;
Response: The project consists of constructing a multi-use building with commercial and residential units. Garage parking will be provided within the building perimeter for the residents, while on-lot (off street) parking will be provided for the commercial units and visitors. Please refer to Sheet 6 of the site and development plans for the proposed parking for both the commercial units and the residential units. No loading zones are required or proposed.

5. General layout of drainage on the property;
Response: The proposed project includes the use of pervious pavers for the areas of traffic and parking. Even though the proposed building is larger than the existing, the project provides a reduced level of impervious material as compared to the existing facility while maintaining the historical stormwater flow patterns. As such, no additional stormwater facilities are required.

6. Adequacy of recreation and open spaces;
Response*:* Open space and landscaping have been provided in compliance with the City of Venice requirements. The proposed project will improve the overall appearance of the property which is located directly across the street from the City of Venice Library.

7. General site arrangement, amenities, convenience, and appearance; and
Response*:* Please refer to Sheets 6 and 7 of the site and development plans for the general site arrangement of the proposed development. Please refer to the site plan, and color architectural elevations for details related to the overall appearance of the proposed building, layout, and site elements. The existing building was connected to City of Venice Utilities and the proposed building will tie-into the same facilities.

8. Other standards, including but not limited to, architectural requirements may be required.
Response*:* Please refer to the color architectural elevations for details related to the proposed architectural elements.
The Venice Historical Precedent (VHP) style is required for this project. The proposed building is consistent with VHP principles: pastels and light earth tones colors, mullioned windows with arched top pediment, prominent arched entry, venetian style balcony railings, parapet roof.