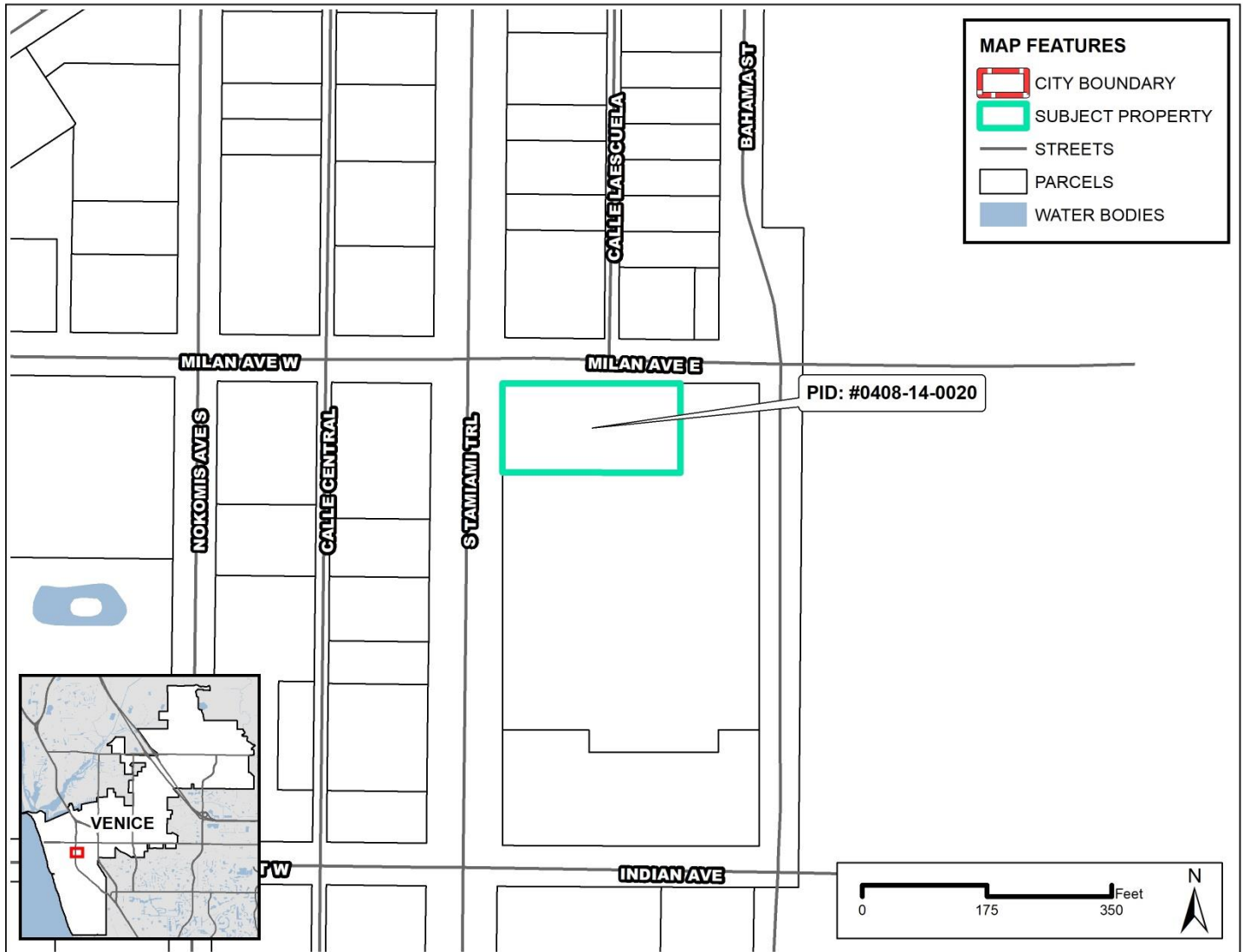




# EGGS-TRAORDINARY SITE AND DEVELOPMENT PLAN

3/19/2019

18-15SP



**PETITION NO.:** 18-15SP

**REQUEST:** To approve architectural design for façade improvements to an existing building to confirm compliance with the Venetian Urban Design (VUD) overlay district standards.

## GENERAL DATA

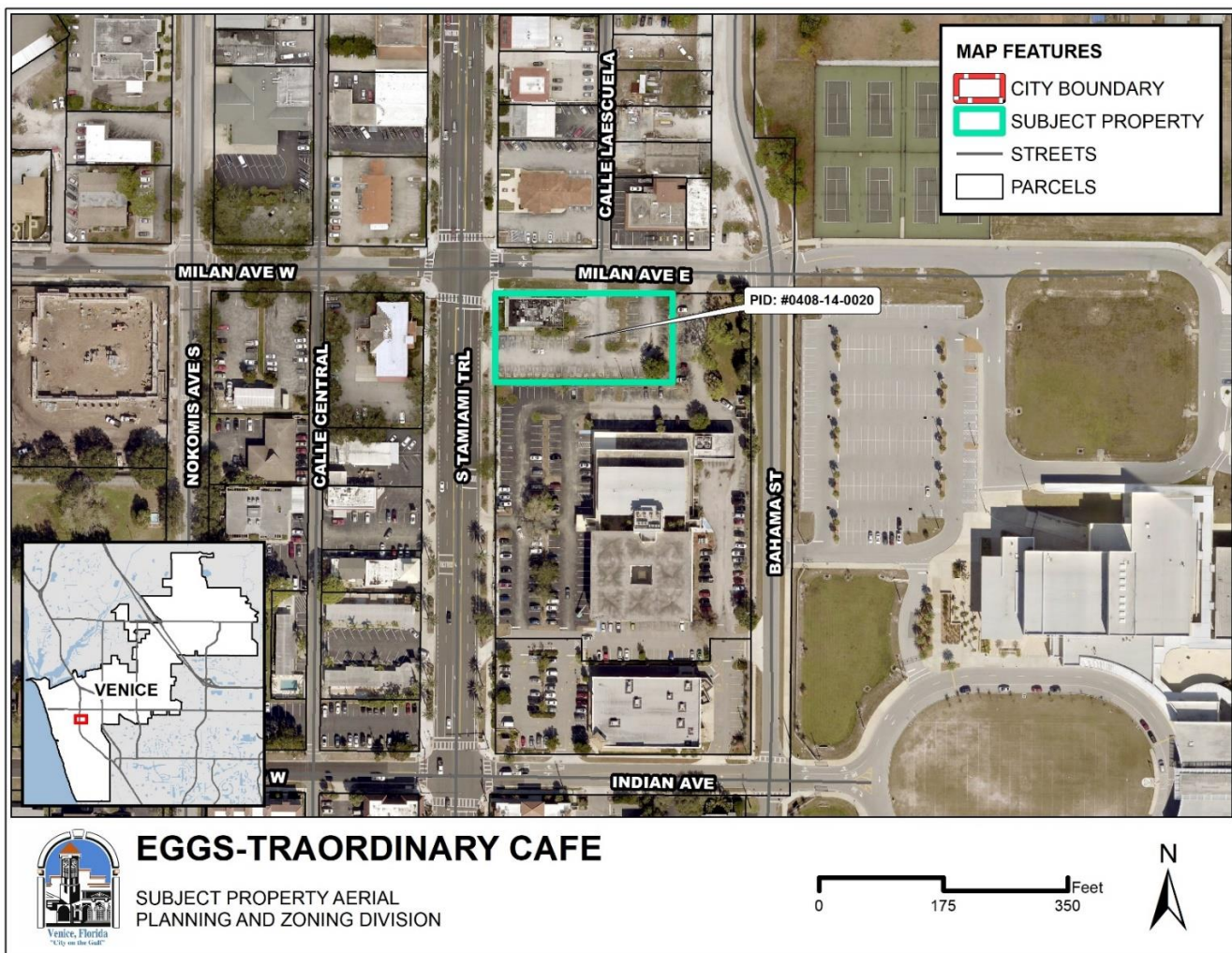
**Owner:** Eggs-Traordinary II, LLC  
**Agent(s):** Michael Courville  
**Location:** 301 S. Tamiami Trail  
**Parcel ID:** 0408-14-0020  
**Property Size:** 0.72 +/- Acres  
**Future Land Use:** Mixed Use Corridor  
**Comp Plan Neighborhood:** Island Neighborhood  
**Zoning:** Commercial General (CG), Venetian Urban Design Overlay (VUD)

## ASSOCIATED DOCUMENTS

### A. Application Materials

## I. PROJECT INFORMATION

The 0.72-acre subject property is located on the Southeast corner of Tamiami Trail and Milan Avenue on the island (See Map 1 below). The subject petition is to request approval of the architectural design for the renovation of an existing building at the corner of Tamiami Trail and Milan Ave – what was formerly known as the Clock Restaurant. The Venetian Urban Design district requires Planning Commission’s approval of all design materials used in building form (Section 86-122(l)(2), wall composition (86-122(l)(8)a), and color palette (86-122(l)(13)). The applicant is not making any changes to the site.



MAP 1: Aerial Map of Subject Property

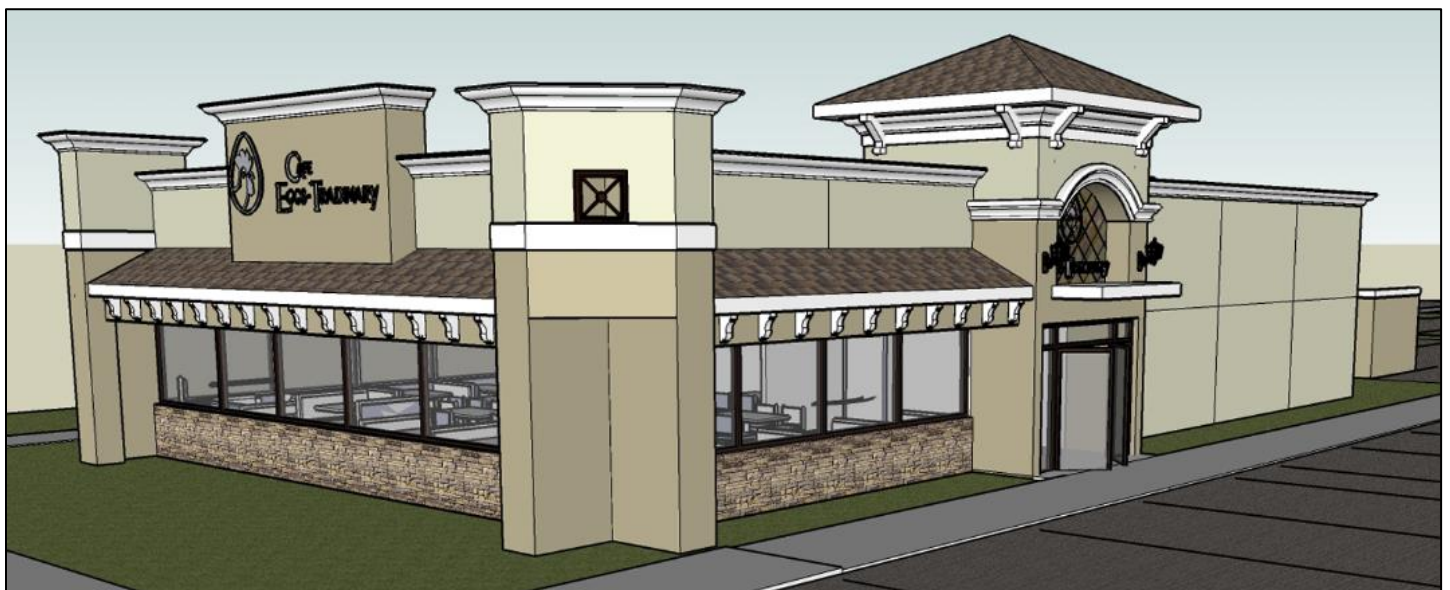
The existing building has been vacant for over a year, necessitating numerous repairs and interior renovations. The property owner has already started interior work and other repairs. Per Section 86-122(f)(1) the property owner may repair interior and exterior features until the work exceeds 50% of the property value. Once that threshold has been met, the VUD standards must be applied to the structure.



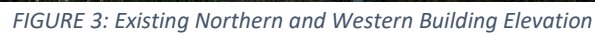
Figures 1 and 3 on Page 3 and 4 show the existing structure built in the 1980s, prior to the addition of the VUD overlay standards. The existing structure includes a mansard-style roof with green barrel-tile, white stucco walls, and terracotta-colored accents walls. The VUD overlay district requires the Northern Italian Renaissance style of architecture.



*FIGURE 1: Existing Southern and Eastern Building Elevations*

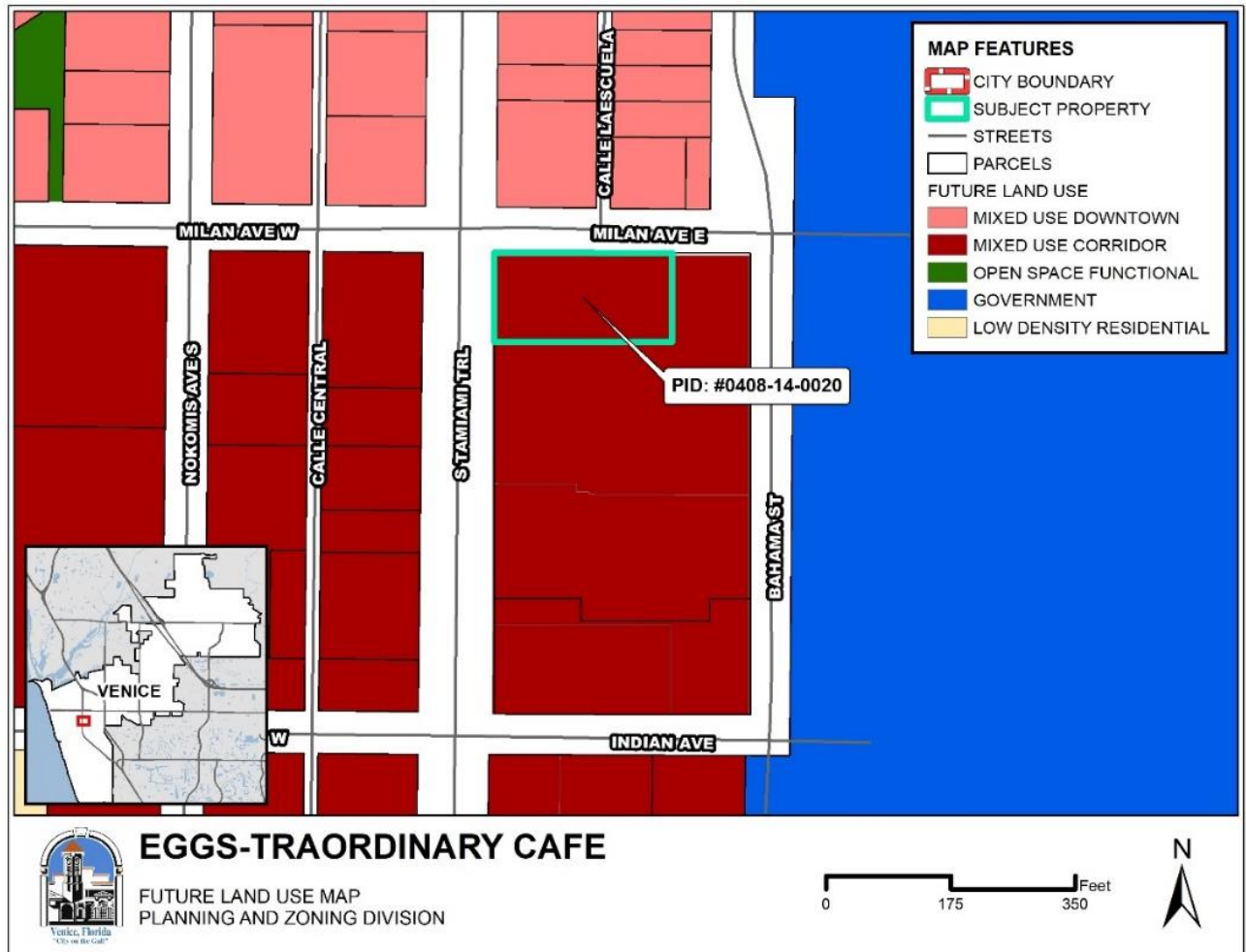


*FIGURE 2: Proposed Southern and Eastern Elevation Rendering*



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MAP 2: Future Land Use Map

### Future Land Use

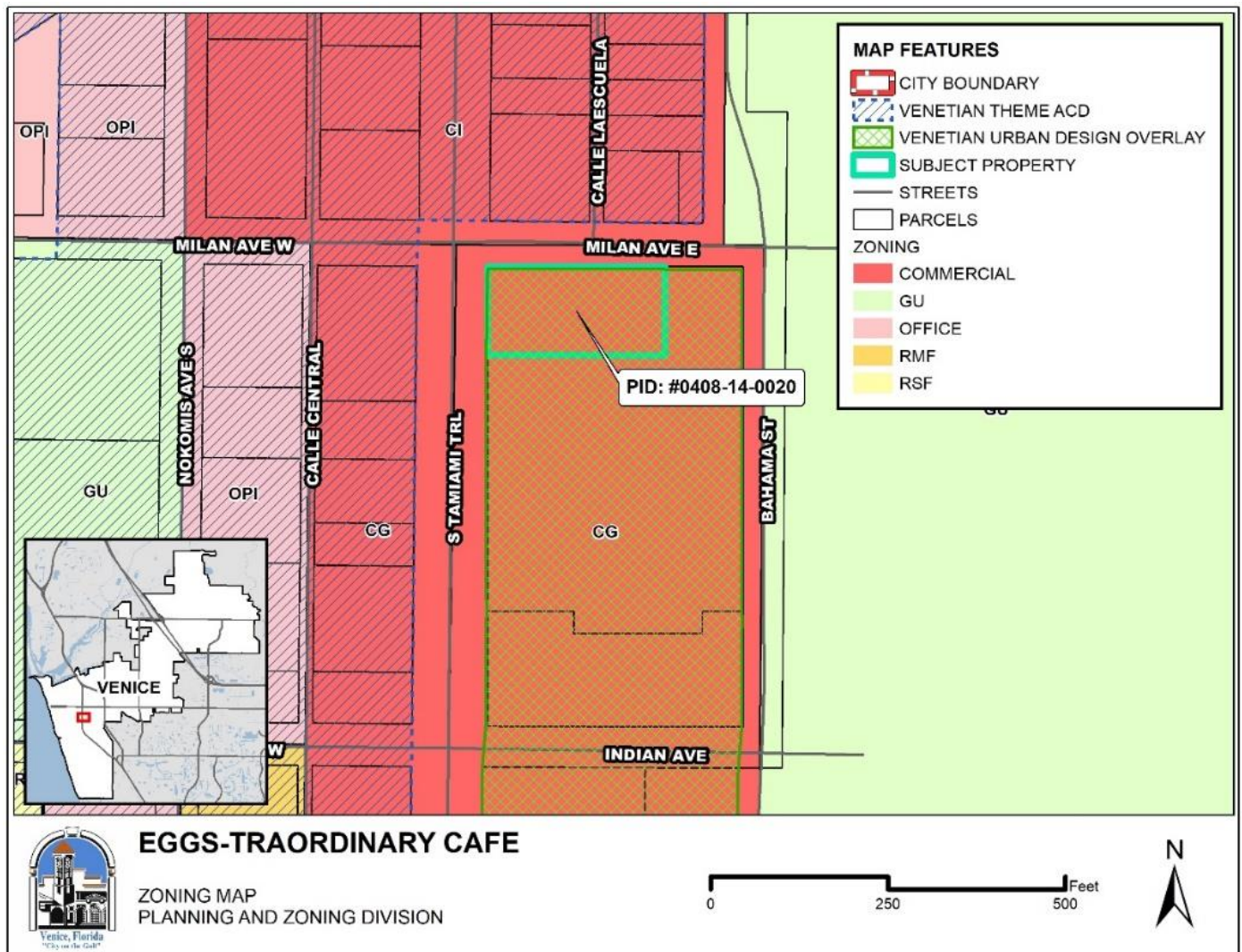
The 2017-2027 *Comprehensive Plan* identifies the subject property with a Future Land Use of Mixed-Use Corridor (MUC). The Mixed-Use Corridor supports horizontal and vertical mixture of uses including moderate and medium density residential, commercial, and institutional. The subject property is also located in the Island Neighborhood, which has its own Mixed-Use Corridor strategies outlined in Strategy LU-IS 1.1.3. The Island's Mixed Use Corridor includes provisions for residential density, non-residential Floor Area Ratio (FAR) limits, and horizontal and vertical mixture of uses.

### Zoning Designation

The subject property is zoned Commercial, General (CG) and located within the Venetian Urban Design (VUD) overlay district. The VUD overlay supplements and supersedes the underlying zoning district. The VUD overlay generally applies to the properties along Tamiami Trail (US 41) on the island and contains both use and design regulations. The use allowances under the VUD designation are in addition to those allowed in the underlying zoning district.

Both zoning designations have regulations that apply to this project; however, the proposed project is the redevelopment of an existing building with no change of use and no change to the existing site plan. The

subject petition addresses VUD standards for Planning Commission to consider color and building form. Only the building façade will change as a result of this petition.



MAP 3: Zoning Map

## II. PLANNING ANALYSIS

### A. 2017-2027 Comprehensive Plan

The proposed project does not change the use or the location of the existing building on the subject property. However, the façade alterations bring the overall look of the building closer to the Italian Renaissance architectural style used throughout the city.

Strategy LU-IS 1.1.1 addresses redevelopment in the Island Neighborhood stating that the city, “supports the redevelopment of underutilized properties to encourage a diversity of non-residential uses capable of supporting the adjacent land uses.” The proposed project redevelops an existing, vacant restaurant while providing an upgraded façade that is representative of the Italian Renaissance architectural style required by the Venetian Urban Design overlay district.

**CONCLUSIONS/FINDINGS OF FACT – COMPREHENSIVE PLAN:** Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Downtown Future Land Use designation, strategies found in the Island Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

**B. Land Development Code**

The proposed project does not make any changes to the existing building's site plan. The subject petition only seeks to obtain Planning Commission's approval of the architectural improvements to the building. The VUD overlay district contains fourteen architectural design standards. Three of these standards require Planning Commission approval, two of which are highlighted below. The third relates to balconies, which are not present on the proposed site plan. The applicant has addressed all of these standards in their application materials.

Per Section 86-122(l)(2), the Venetian Urban Design district requires building form to:

*"Buildings and structures shall have good scale and be in harmonious conformance with the general intent of the VUD and the surrounding development. Building design shall not be based upon a prototype, which was created without giving consideration to the specific site and the character of the Venetian urban design district. Variety in form and detail with features such as courtyards, arches, projecting or recessed porticos, step-backs, balconies, varying wall styles, or other similar design elements are encouraged. Industrial style metal-sheathed buildings shall be prohibited. All design and materials for structures, including signs, shall be reviewed by the planning commission for consistency in design and scale, structure to structure both on- and off-site."*

Per Section 86-122(l)(13), Color:

*"Color enhances the personal orientation and character of a community. Color palettes with similar tones and hues create a sense of sameness and monotony, whereas color palettes with variations in tonal and hue characteristics promote harmony and interest. As such the following color palette is encouraged as a guide. Planning commission is to ensure that a variety of color palettes is employed on individual and multiple building structures through the site and development plan process by examining on- and off-site developments to ensure variation of design."*

*a. Roofs: Dark reds, browns, earthtones, greens, and blues.*

*b. Walls: Creams, ivories, pastels, oranges, grays, blues, reds, and other earthtones."*

**CONCLUSIONS/FINDINGS OF FACT – LAND DEVELOPMENT REGULATIONS:** Based on the review of Land Development Code Section 86-92 regarding the Commercial, General (CG) district, and the remainder of Chapter 86, the proposed Site and Development Plan is consistent with the applicable Land Development Regulations requirements but requires Planning Commission's determination on Section 86-122 regarding the Venetian Urban Design (VUD) overlay district.

**III. CONCLUSION**

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 Petition No. 18-15SP.