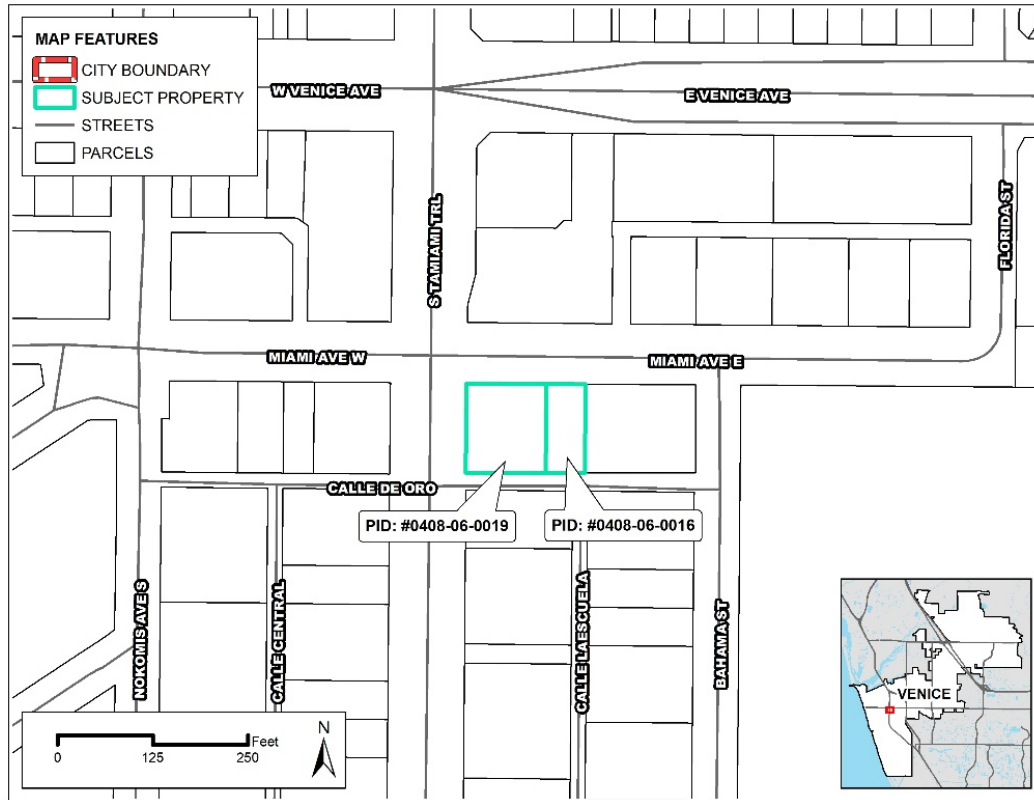




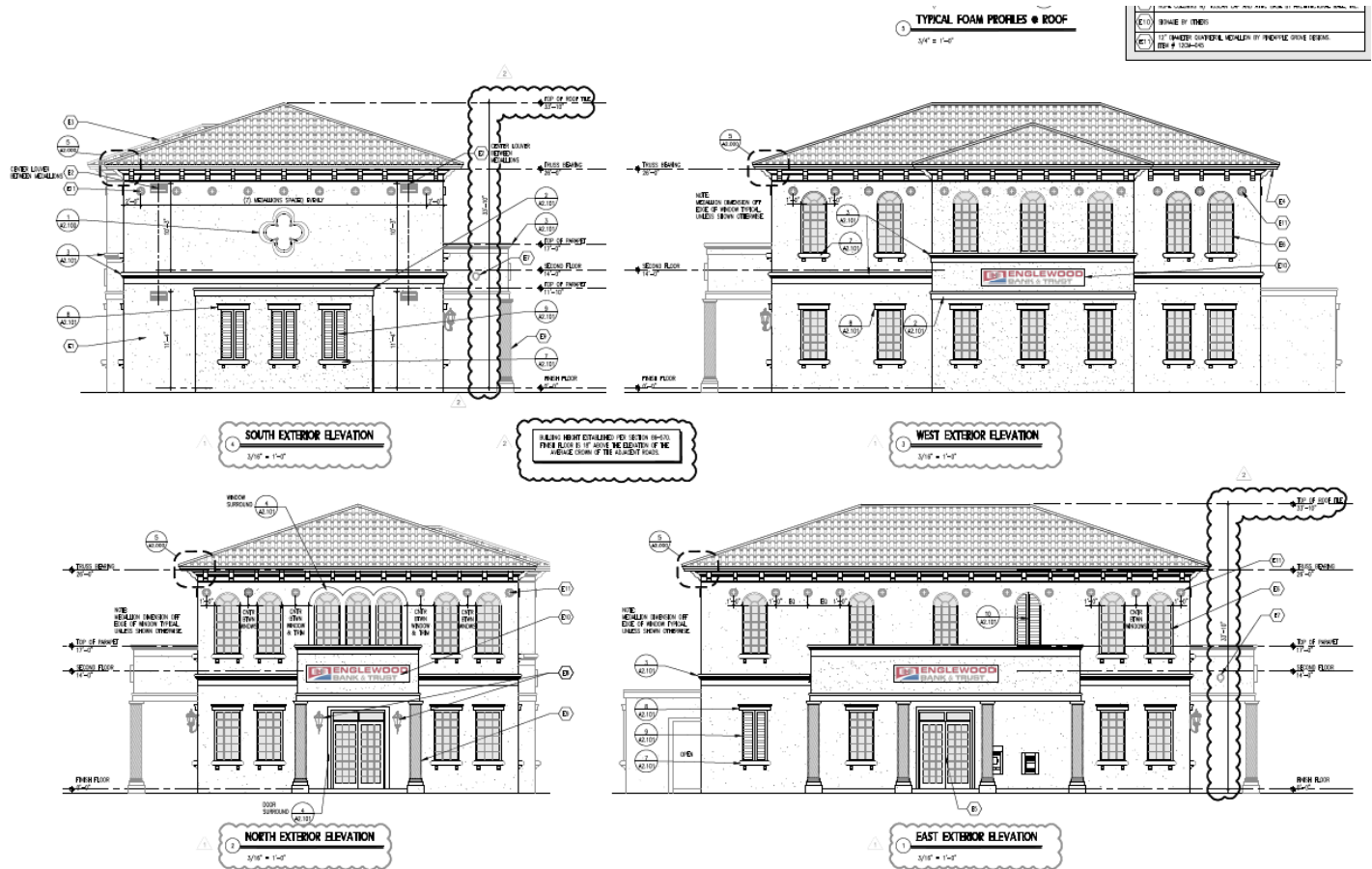
# SITE AND DEVELOPMENT PLAN STAFF REPORT ENGLEWOOD BANK

March 2, 2021  
20-42SP



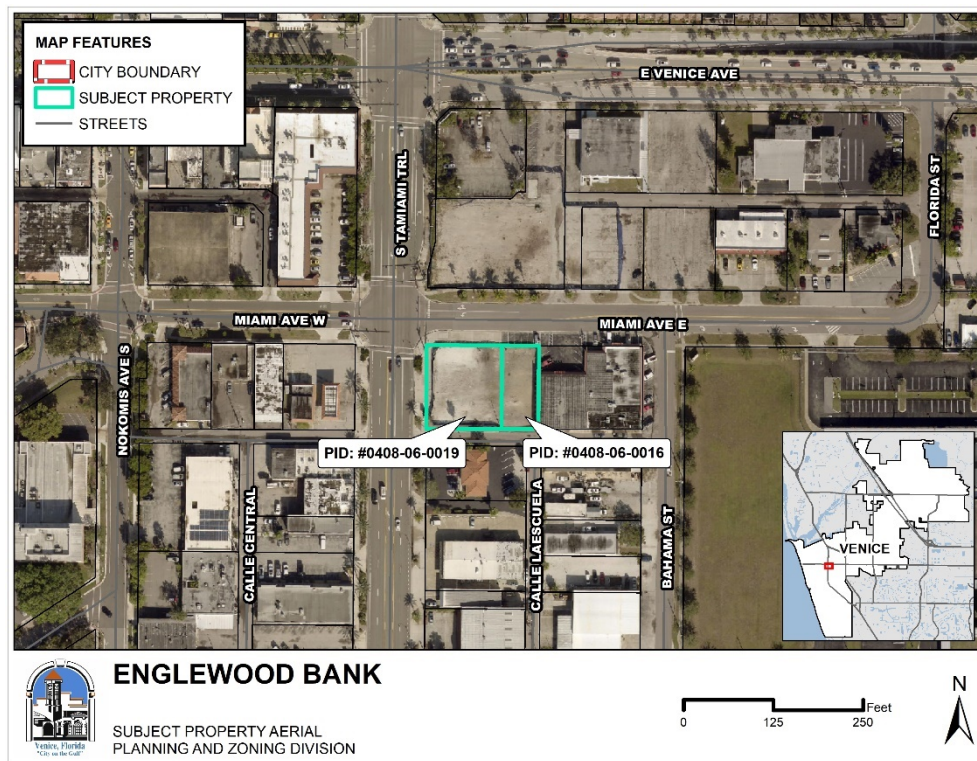
GENERAL INFORMATION	
<b>Petition Number:</b>	20-42SP
<b>Address:</b>	207 S. Tamiami Trail
<b>Request:</b>	A site and development plan for a two-story bank at the corner of S Tamiami Trail and Miami Avenue, along with parking, landscaping, and associated improvements.
<b>Owners:</b>	Englewood Bank & Trust Company
<b>Agent:</b>	Jonathan Brown, EI - AM Engineering, Inc.
<b>Parcel IDs:</b>	0408060019 & 0408060016
<b>Property Size:</b>	0.48 ± acres
<b>Future Land Use:</b>	Mixed Use Downtown (MUD)
<b>Zoning:</b>	Commercial Intensive/Venetian Theme (CI/VT)
<b>Comprehensive Plan Neighborhood:</b>	Island Neighborhood
<b>Application Received:</b>	September 8, 2020







## II. Existing Conditions



### Site Photos

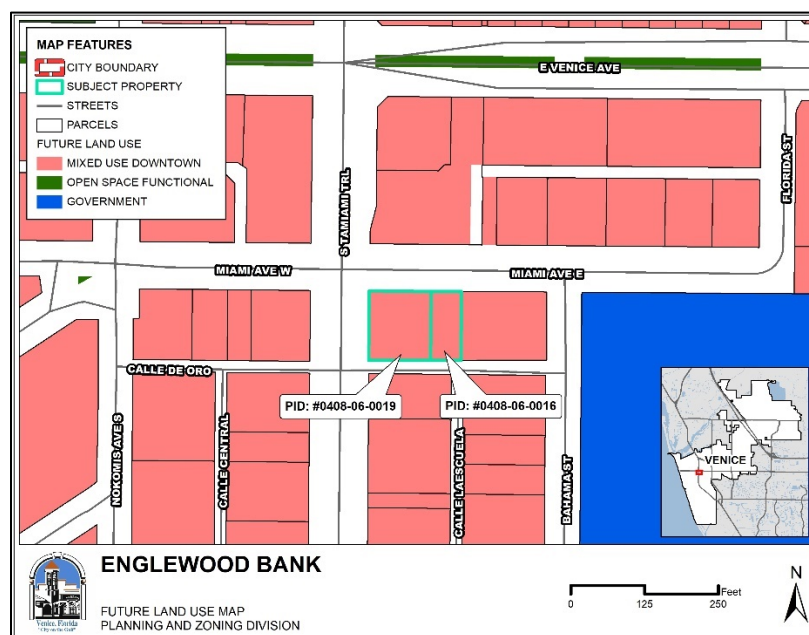




### Zoning and Future Land Use

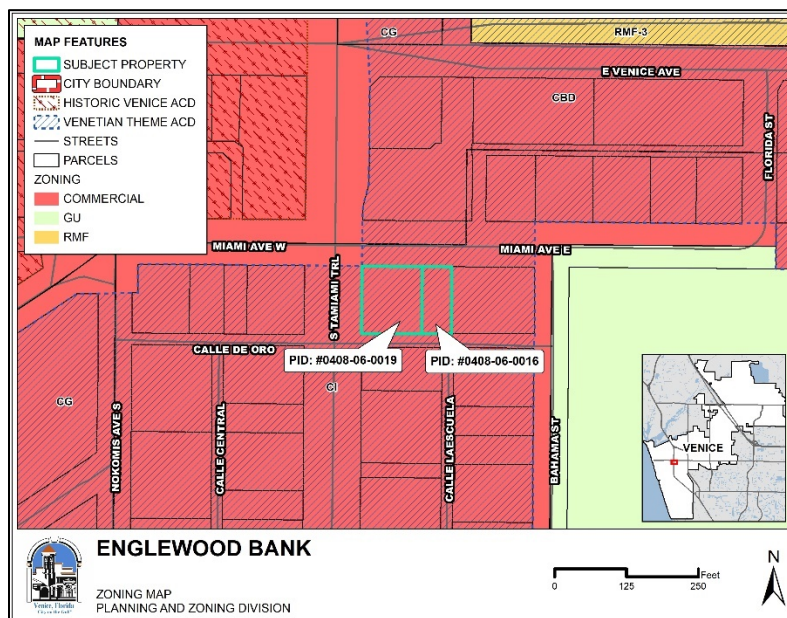
This property is zoned Commercial Intensive (CI), as are parcels to the east, south, and west. To the north are properties zoned Commercial Business District (CBD). All surrounding parcels are within the Venetian Theme Architectural Control District (ACD). The Future Land Use designation on this and all surrounding properties is Mixed Use Downtown.

### Mixed Use Downtown





## Commercial Intensive/Venetian Theme Architectural Control District



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant Approved for Restaurant	Commercial Business District (CBD)/Venetian Theme ACD	Mixed Use Downtown (MUD)
West	Commercial (Photographer)	Commercial Intensive (CI)/Venetian Theme ACD	MUD
South	Commercial (Property management company)	CI/Venetian Theme ACD	MUD
East	Commercial (Hardware store)	CI/Venetian Theme ACD	MUD

## III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

### Consistency with the Comprehensive Plan

Regarding the Future Land Use Designation on the property, Strategy 1.2.9.a provides for uses and an allowable range of density for the Mixed Use Downtown (MUD) designation. The proposed intensity of 0.2 FAR falls well below the per-property maximum of 3.0 FAR established by the MUD designation. No other strategies in the Island Neighborhood Element of Land Use Element have been found to conflict with this proposal.

Site and Development Plan applications require a review of Policy 8.2, per Strategy LU 4.1.1 – Land Use Compatibility Review Procedures, to ensure compatibility with surrounding properties. The applicant's responses to the criteria in Policy 8.2 are reproduced below with staff commentary.

***A. Land use density and intensity.***

*Applicant Response: The existing use is Vacant Commercial Land and proposed use Walk-In Bank. The zoning will remain the same CI – Commercial, Intensive. Existing Intensity prior to demolition was 0.4 FAR compared to Proposed 0.2 FAR.*

***B. Building heights and setbacks.***

*Applicant Response: The allowable building height is 35' and the proposed building height is 34'4". The required street yard setback is 20' and the proposed setback is 22'. The required side yard setback is 8' and the proposed setback is 8'.*

***C. Character or type of use proposed***

*Applicant Response: The proposed use is Walk-In Bank.*

***D. Site and architectural mitigation design techniques.***

*Applicant Response: The Walk-In Bank is improving the appearance of the existing vacant property.*

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

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

*Applicant Response: Not Applicable as the project is located in CI – Commercial Intensive zoned land.*

**Staff comment:** There are no single-family neighborhoods in the vicinity of this project.

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

*Applicant Response: Project is the redevelopment of vacant commercial land within Commercial Intensive Zoning.*

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

*Applicant Response: The project is consistent with the Comprehensive Plan.*

**Staff Comment:** Staff is not aware of any nonconforming uses on the property.

***H. Densities and intensities of proposed uses as compared to the densities and***

***intensities of existing uses.***

*Applicant Response: Existing Intensity prior to demolition was 0.4 FAR compared to Proposed 0.2 FAR.*

*Potential incompatibility shall be mitigated through techniques including, but not limited to:*

***I. Providing open space, perimeter buffers, landscaping and berms.***

*Applicant Response: This project is compatible and meets the development requirements of the existing zone.*

***J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.***

*Applicant Response: The site is being reconfigured to provide adequate lighting for proposed property use. Trash storage area will be screened and within adjacent mechanical condenser area.*

***K. Locating road access to minimize adverse impacts.***

*Applicant Response: Access will be configured to allow entry ways onto Miami Ave. E. and Calle De Oro.*

***L. Adjusting building setbacks to transition between different uses.***

*Applicant Response: Site lies within CI zoned district and will meet the setback requirements.*

***M. Applying step-down or tiered building heights to transition between different uses.***

*Applicant Response: N/A*

***N. Lowering density or intensity of land uses to transition between different uses.***

*Applicant Response: N/A*

**Summary Staff Comment:** Screening has been used as appropriate, and adequate buffering and landscaping has been provided according to Land Development Code requirements.

**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 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.*

**Compliance with the Land Development Code**

The subject petition has been processed with the procedural requirements to consider site and development plan. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.



Land Development Code Compliance		
Standards	Required	Proposed
Front Setback	20'	22.7'/22.7'/24'
Side Setback	0' or 8' if fire-resistive construction; 8' if non-fire-resistive construction	>81'
Rear Setback	10'	N/A*
Building Height	35'	34.3'
Off-Street Parking Standards	Required	Proposed
Parking Spaces	14	14
Landscaping-Trees	Required	Proposed
North	2	2
South	1	2
East	1	1
West	0 (building screens parking area)	0
Total Project Trees in Inches	16"	21"

\*Corner lot with three front yards and one side yard

### Site and Development Plan

The proposed site and development plan for a two-story walk-in bank and associated improvements has been reviewed for consistency with the Land Development Code has been deemed compliant. The height, lot coverage, and yard requirements laid out in the CI zoning district regulations have been met, and the landscaping plans are compliant as well. The project falls under a permitted use in the CI district and the parking has been provided according to appropriate calculations for such a use. Architectural elevations and materials have been approved by the Architectural Review Board, and are presented to the Planning Commission for further consideration.

### Sec. 86-23(m)(1-12)

The applicant has provided responses to the Planning Commission review criteria found in the Land Development Code Section 86-23(m), which are reproduced below:

*(1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.*

**Applicant Response:** *The applicant has provided the appropriate deed applicable to the subject property.*

*(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.*

**Applicant Response:** *The intensity of the proposed project is 0.2 FAR. Previously the subject property was a combination of a demolished Gas Station (±1,820 SF) and a portion of an Adjacent Hardware Store (±5,988). The previous construction resulted in FAR 0.4 intensity. Therefore, the site will see a decrease by 0.2 FAR as a result of this proposed project. Nearby properties are Commercial Intensive and Commercial Business District.*

(3) *Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.*

**Applicant Response:** *The primary and secondary automotive entrance onto and from the proposed project will be from Miami Ave. East and Calle De Oro Alley, respectively. The proposed project will eliminate an existing automotive ingress and egress from Tamiami Trail, which creates a safer intersection at S. Tamiami Trail and Miami Ave. East. At each point of ingress and egress, appropriate pavement markings will be installed to enhance pedestrian safety. The proposed project will create a separate entry way for typical usage by pedestrians. Additional pedestrian safety measures include parking lot lighting.*

(4) *Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.*

**Applicant Response:** *The design of the off-street parking facility has been reviewed for compliance with applicable LDC standards.*

**Staff Comment:** A curb cut from Tamiami Trail is proposed to be removed and replaced with grass, and there will be sidewalks along all three rights-of-way.

(5) *Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.*

**Applicant Response:** *The proposed project has provided landscaping and buffering to enhance the surrounding area. The landscaping and buffering were designed in compliance with all applicable LDC standards.*

(6) *Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.*

**Applicant Response:** *The proposed project will maintain historical drainage patterns as they were prior to demolition, which conveyed water to nearby inlets. Prior to demolition, the site was 100% impervious. As such, 100% of the rainfall resulted in runoff directed to nearby drain inlets. The proposed project will see a reduction of impervious area to 61% that will reduce the project site's overall impact to public drainage capacities.*

(7) *Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.*

**Applicant Response:** *Prior to demolition, the site generated 3.26 ERUs of demand to the capacity of the overall city sanitary sewers. The Proposed project will decrease the demand to 2.53 ERUs.*

(8) *Utilities, with reference to hook-in locations and availability and capacity for the uses projected.*

**Applicant Response:** *The project will be served by existing infrastructure. See response to #8.*

**Staff Comment:** The applicant likely meant to refer to #7. Public facilities concurrency has been evaluated with no issues identified.

(9) *Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.*

**Applicant Response:** *The project does not propose recreational facilities.*

*(10) General site arrangement, amenities, and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.*

**Applicant Response:** *The proposed project is a walk-in bank. It is compatible with the other commercial businesses in the area and will not cause any depreciation to surrounding properties.*

*(11) Such other standards as may be imposed by the city on the particular use or activity involved.*

**Applicant Response:** *No such standards are imposed for the particular use of the development as government administration and emergency services.*

**Staff Comment:** This response appears to apply to a different project; however, there are no standards specific to the use as a walk-in bank that have been applied to the subject petition.

*(12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer, or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.*

**Applicant Response:** *No special exception petition has been submitted for the proposed project.*

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

*The proposed site and development plan is compliant and no inconsistencies have been identified with the LDC.*

**Concurrency/Mobility**

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the site and development plan request. The applicant has provided the following figures for concurrency review.

CONCURRENCY			
Facility	Department	Estimated Impact	Status
Potable Water	Utilities	2.5 ERUs	Concurrency confirmed by Utilities
Sanitary Sewer	Utilities	2.5 ERUs	Concurrency confirmed by Utilities
Solid Waste	Public Works	15.25 lbs/day	Concurrency confirmed by Public Works
Parks & Rec	Public Works	N/A	No residential use proposed
Drainage	Engineering	Compliance provided onsite	Concurrency confirmed by Engineering
Public Schools	School Board	N/A	No residential use proposed

An analysis of transportation concurrency for the site and development plan has been performed by the City's traffic consultant and has been deemed compliant per this review.

**Conclusions / Findings of Fact (Concurrency):**

*No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.*

**Conclusions/Findings of Fact (Mobility):**

*The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.*

## **IV. CONCLUSION**

### **Planning Commission Report and Action**

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. 20-42SP.