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PLANNING COMMISSION AGENDA ITEM REPORT

DATE: January 17, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Variance Application: Case Number VA.23.5139**
Request filed by Lynn T. Burnett, agent for Manatee Commons, LCC., for a variance to building height, building floor area ratio, and fence height for property located at 2305 Manatee Avenue East, 2335 Manatee Avenue East, 2306 3rd Avenue East, 2328 3rd Avenue East, and 403 23rd Street East (Parcel IDs 1324600004, 1324700002, 1324800000, 1324900008 & 1325000006) in the UCC (Urban Commercial Corridor) zoning district.

SUGGESTED ACTION: Approval of Increase in Floor Area Ratio and Increase in Building Height and Denial of Increase in Fence Height for VA.23.5139.

Is this item Quasijudicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

This request is for a variance from LDC Schedule 3.2.2.2 DIMENSIONS AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS, to allow an increase in Floor to Area Ratio (FAR) from 0.5 to 0.69 and to allow an increase in height from 2 stories to 3 stories. Additionally, the applicant is requesting a variance from LDC 5.2.2.4 Fences and Hedges to allow for an 8-foot fence where a four to six-foot fence would be the highest permitted by code.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Move to approve Increase in Floor Area Ratio and Increase in Building Height and deny Increase in Fence Height for VA.23.5139.

ATTACHMENTS:

[VA.23.5139 Application.pdf](#)

[VA.23.5139 Staff Report.pdf](#)

[VA.23.5139 Draft Final Order Deny All.pdf](#)

[VA.23.5139 Draft Final Order Grant All.pdf](#)

[VA.23.5139 Draft Final Order Grant FAR and Building Height Only.pdf](#)