

BARSUK ISLAND HOTEL

SMALL SCALE FUTURE LAND USE MAP AMENDMENT APPLICATION **NARRATIVE and STATUTORY RESPONSES**

Narrative

This is a proposed small scale future land use map amendment of the eastern half of an approximate 1.44 acre vacant parcel at 705 South Tamiami Trail on the Island of Venice. The site is comprised of six legacy platted lots that have been under the ownership and control of the Barsuk Family since the late 1970's. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily uses. The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the Lots 26, 27 and 28 of Block D of Country Club Estate Unit 2 of the subject parcel to be consistent with the MUC designation of Lots 1, 2 and 3 of Block D of Country Club Estate Unit 2.

A concurrent rezoning from RMF3 and STR-2 to STR-2 with stipulations of the entire site is proposed.

The site is split into two existing future land use classifications of HDR and MUC, the existing MUC zoning is on the west half of the property and the HDR is on the east side of the property. This request proposes to have a consistent MUC future land use classification on the entire parcel with zoning stipulations to ensure compatibility with nearby residential areas on Guild Drive.

The proposed Barsuk Island Hotel small scale comprehensive plan map amendment complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations and includes applicant proffered stipulations through the concurrent rezoning petition to ensure compatibility with the residential areas near the property along Guild Drive.

STATUTORY RESPONSES

1.5.2. Specific Application Requirements A. Any person, board, agency or their authorized representative affected by the city's Comprehensive Plan may apply to amend the plan text. An application to amend the future land use plan map may only be filed by the City Council, Planning Commission, staff, or an owner of property, or their designated agent, subject to the amendment. At minimum, the application shall require, as part of or in addition to the requirements set out in Section 1.2: 1. All data, maps, and text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and in an editable electronic format. The map and data contained in these applications are contained in the application map series. The requested data and maps are labeled to addresses all the required data, maps, and text required to meet the submittal requirements for a Comprehensive Plan Amendment as defined in F.S. § 163.3177.

2. Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).

F.S. § 163.3177(6)(a)(2). The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

The proposed small scale Comprehensive Plan future land use map amendment includes a change to half of an approximate 1.44 acre vacant parcel at 705 South Tamiami Trail on the Island of Venice. The site is comprised of six legacy platted lots that have been under the ownership and control of the Barsuk Family since the late 1970's. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily uses. The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the Lots 26, 27 and 28 of Block D of Country Club Estate Unit 2 of the subject parcel to be consistent

with the MUC designation of Lots 1, 2 and 3 of Block D of Country Club Estate Unit 2.

b. The projected permanent and seasonal population of the area.

The proposed small scale future land use map amendment includes a change to half of an approximate 1.44 acre vacant parcel that already permits high density residential uses so the the projected permanent and seasonal population of the area will not be impacted by the proposed change.

c. The character of undeveloped land.

The character of this area is urban and the small scale future land use map amendment includes a change to half of an approximate 1.44 acre vacant parcel will allow an opportunity for some mixed-land use in the area, which is otherwise almost exclusively residential in character.

d. The availability of water supplies, public facilities, and services.

Existing water, sanitary sewer and other public facilities and services are sufficient to serve future development of the site.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Not Applicable

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Not Applicable

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

Not Applicable

h. The discouragement of urban sprawl.

The Subject Parcel is clearly within the area of urban development within the City of Venice and is within the adopted Urban Service Area.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

The proposed small scale future land use map amendment includes a change to half of an approximate 1.44 acre vacant parcel and will create a number of short-term jobs related during future construction on the site and future uses will create employment that will serve to strengthen the community's diversity and economy with mixed land uses.

j. The need to modify land uses and development patterns within antiquated subdivisions.

Not Applicable.

163.3177(6)(a)(8). Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

The subject parcel will be adequately serviced by existing and available public facilities, including roads, central water and sewer, Police and EMS services.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

The property contains no regulated environmental features. The project site is classified as urban upland habitats, there are no wetlands or protected species found on the site. There are no known historical or archaeological resources on the site.

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

The front half of the parcel has a MUC future land use designation and this proposed small scale comprehensive plan future land use map amendment proposes to expand the area to include the eastern half of the site under a single unifying future land use category that will allow development of the site and still comply with all other Land Development Regulations.

F.S. § 163.3177(6)(a)(9). The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The Subject Parcel has already been approved for mixed use and high density residential development. The proposed Comprehensive Plan Amendment and Rezoning is what will allow for continued mixed use development, consistent with the Mixed-Use Residential land use designation surrounding the site in the Comprehensive Plan.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This is not applicable, as the Subject Parcel is already within the City's Urban Service Area and is surrounded by existing and planned urban development intensities. The parcel is also not located within a rural area.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The subject Comprehensive Plan Amendment will not be promoting, allowing or designating urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The City adopted Comprehensive Plan calls for Mixed Use Residential in this area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Since the site contains no regulated environmental features and no protected species are found on the site, there are no proposed impacts to natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

There will be no impacts to adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

The requested Comprehensive Plan Amendment will support the ability to use existing public facilities and services which are already available to the site.

(VII) Fails to maximize use of future public facilities and services.

Not Applicable, the site will use existing urban public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The requested Comprehensive Plan Amendment will allow for land use patterns or timing which will not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

Since the requested Comprehensive Plan Amendment is an area that is already being developed with urban land uses and intensities, this is not applicable.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The requested Comprehensive Plan Amendment will not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

The requested Comprehensive Plan Amendment will most certainly encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

The requested Comprehensive Plan Amendment will contain sidewalks linking to the existing sidewalk on Tamiami Trail and provide access to the existing Fairway Boulevard and Tamiami Trail. Therefore, the development will promote accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

The requested Comprehensive Plan Amendment will not result in a loss of significant amounts of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Since the site contains no regulated environmental features and no protected species are found on the site, it will not have an adverse impact on natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The requested Comprehensive Plan Amendment will support the ability to use existing public facilities and services which are already available to the site.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The requested Comprehensive Plan Amendment will contain sidewalks linking to the existing sidewalk on Tamiami Trail, is along an existing County transit route and close the Venetian Waterway Trail. Therefore, the development will promote accessibility among linked or related land uses. This in turn helps to promote walkable and connected communities and provides for compact development and a mix of uses at densities and intensities, to support multimodal transportation systems.

(IV) Promotes conservation of water and energy.

Future development of the site will meet state building code requirements for water and energy conservation.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The requested Comprehensive Plan Amendment will not be removing any areas that would adversely impact the preservation of agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

There will not be a loss of significant amounts of functional open space and there will be no impact on public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The intent of the adopted City of Venice Comprehensive Plan is to promote mixed use developments. The requested Comprehensive Plan Amendment will allow a mix of uses on the site consistent with the policies of the City's adopted Comprehensive Plan.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

The intent of the adopted City of Venice Comprehensive Plan is to promote mixed use developments. The requested Comprehensive Plan Amendment demonstrates the location of the development in an area within the Urban Service Area and will not contribute to sprawl.

3. Narrative justification for the future land use map amendment and its consistency with the Comprehensive Plan.

This is a proposed small scale future land use map amendment of the eastern half of an approximate 1.44 acre vacant parcel at 705 South Tamiami Trail on the Island of Venice. The site is comprised of six legacy platted lots that have been under the ownership and control of the Barsuk Family since the late 1970's. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily uses. The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the Lots 26, 27 and 28 of Block D of Country Club Estate Unit 2 of the subject parcel to be consistent with the MUC designation of Lots 1, 2 and 3 of Block D of Country Club Estate Unit 2.

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The proposed Barsuk Island Hotel small scale comprehensive plan map amendment complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations and includes applicant proffered stipulations through the concurrent rezoning petition to ensure compatibility with the residential areas near the property along Guild Drive.

4. A transportation analysis of three planning periods consistent with Strategy TR 1.2.2.a (map amendments only).

Strategy TR 1.2.2.a – Comprehensive Plan Amendments indicates All proposed comprehensive plan amendments shall meet the current statutory requirements, including but not limited to F.S. 163.3177.

Proposed amendments to the Future Land Use Element and/or Map shall include a transportation analysis of three planning periods:

- 1) existing conditions,**
- 2) the first 5-year period occurring after the amendment adoption, and**
- 3) year 2030.**

The analysis shall identify existing and projected levels of service with the proposed amendment. Projects necessary to ensure that the City's adopted level of service standards are achieved and maintained for the 5-year period and through 2030 must be identified as either funded or unfunded. The City shall consider the impacts to the adopted level of service standards when considering any proposed comprehensive plan amendment.

In this instance, Tamiami Trail is a four lane urban Major Collector. Since the proposed future land use map amendment is only applicable to approximately half of the approximately 1.4 acre site to MUC from High Density Residential it is expected to have a net reduction or de minimus impact to existing and future levels of service since the high density residential uses already permitted would create the likely highest rate of traffic generation.

Accordingly, even after the first 5-year period occurring after the amendment adoption, and through the year 2030, the amount of traffic impact generated over time will remain de minimus.

5. Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the Comprehensive Plan.

If requested, the Applicant will supply any additional information as may be needed.

6. Any amendment to create a new future land use designation shall be supported by additional data and analysis in accordance with F.S. § 163.3177.

Not applicable.

1.5.3. Decision Criteria

A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.

Since the proposed future land use map amendment is only applicable to approximately half of the approximately 1.4 acre site to MUC from High Density Residential, it is expected to have a net reduction or de minimus impact to existing and future levels of service since the high density residential uses already permitted would create the likely highest rate of impact. The request will also have no impact on schools, parks and recreation or other traditional community services.

B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.

Figure LU-8: FLU Compatibility Review Matrix indicates the proposed Future Land Use Designation is compatible.

C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II

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