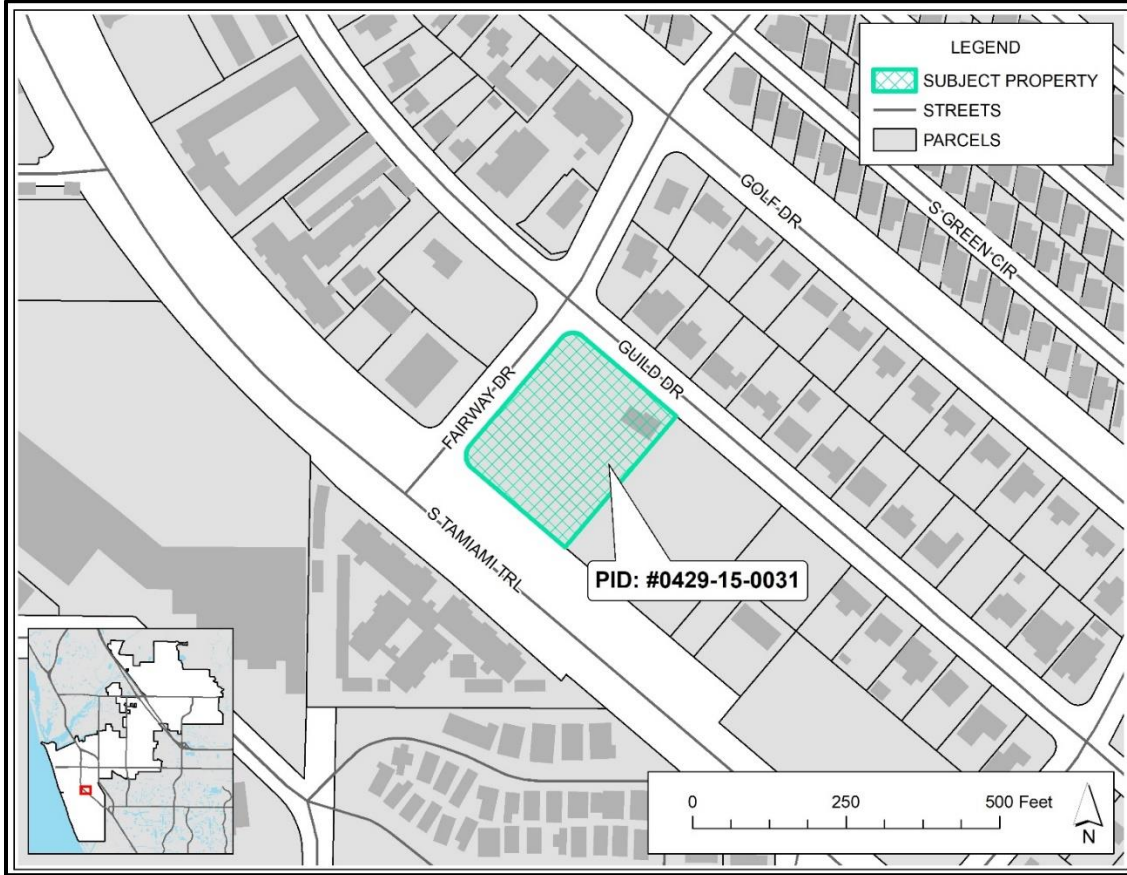


24-04CP – Barsuk Island Hotel

Staff Report



GENERAL INFORMATION

Address:	705 S Tamiami Trial
Request:	Changing the future land use designation on a portion of the subject property from High Density Residential (HDR) to Mixed Use Corridor (MUC)
Owner:	Barsuk Florida Properties LLC
Agent:	Martin P. Black
Parcel ID:	0429150031
Parcel Size:	1.44 ± acres
Future Land Use:	Mixed Use Corridor (MUC) as applied to Lots 1,2, and 3/ High Density Residential (HDR) as applied to Lots 26,27, and 28
Zoning:	South Trail Area 2 (ST-2) as applied to Lots 1,2, and 3/Residential Multi- Family-3 (RMF-3) as applied to Lots 26,27, and 28
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	January 5, 2024
Associated Petitions:	24-05RZ

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

This is a proposed small-scale future land use (FLU) map amendment for the eastern half of an approximately ±1.44-acre vacant parcel located at 705 South Tamiami Trail. The site is comprised of six legacy platted lots that have been under the ownership and control of the Barsuk Family since the late 1970s. The FLU Amendment is a request to redesignate 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.

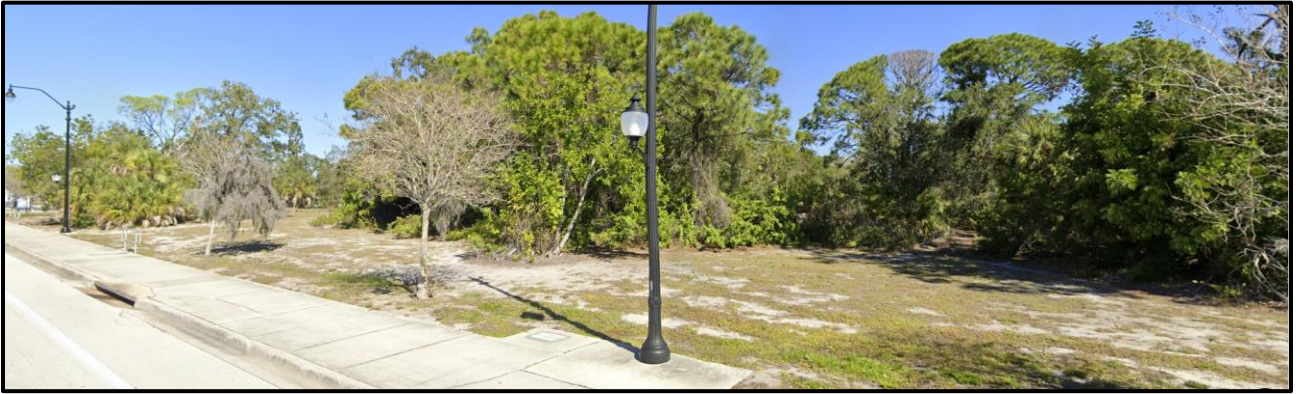
The site is split into two existing future land use classifications of HDR and MUC; the existing MUC designation is on the west half of the property and the HDR designation is on the east side of the property. This request proposes to have a consistent MUC future land use classification on the entire parcel.

The FLU map amendment is running concurrently with a zoning map amendment (ZMA) Petition, in which the applicant has proffered stipulations to ensure compatibility with the residential areas near the property along Guild Drive.

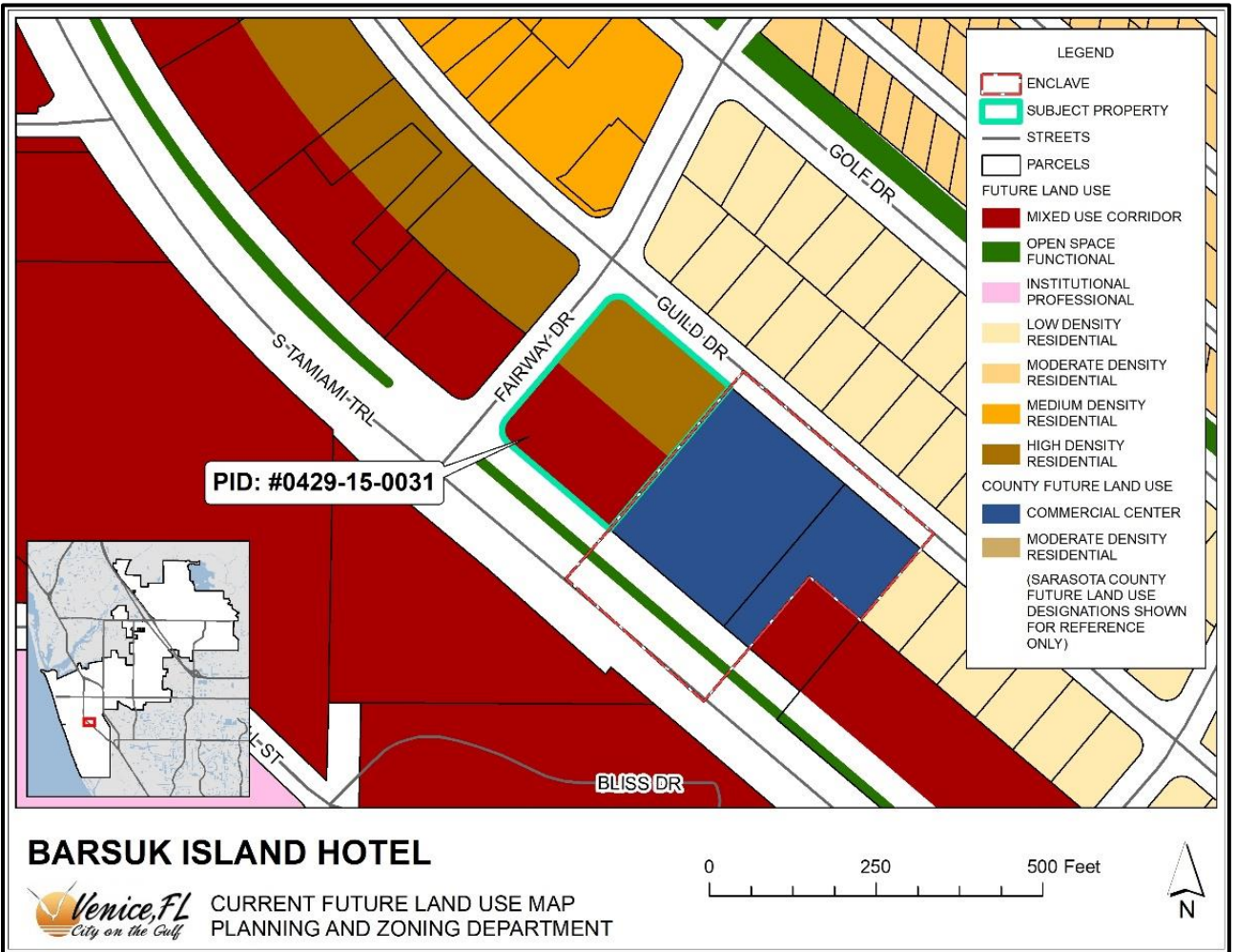
Aerial Map



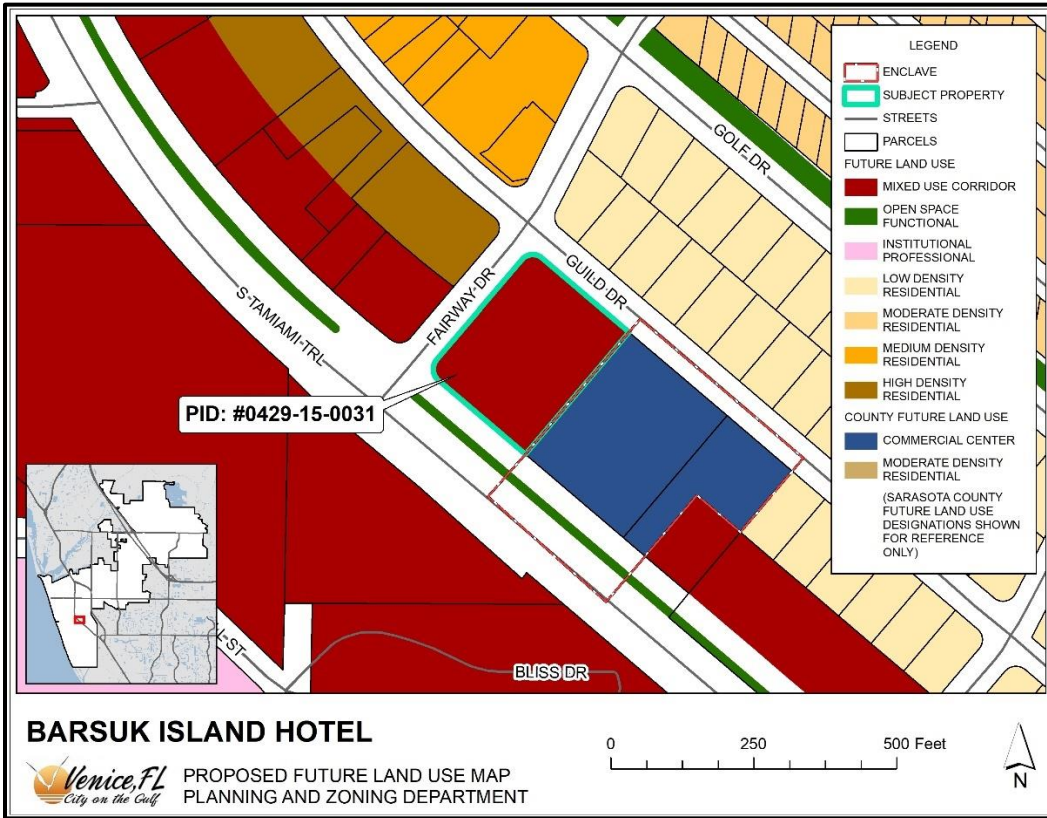
Site Photograph



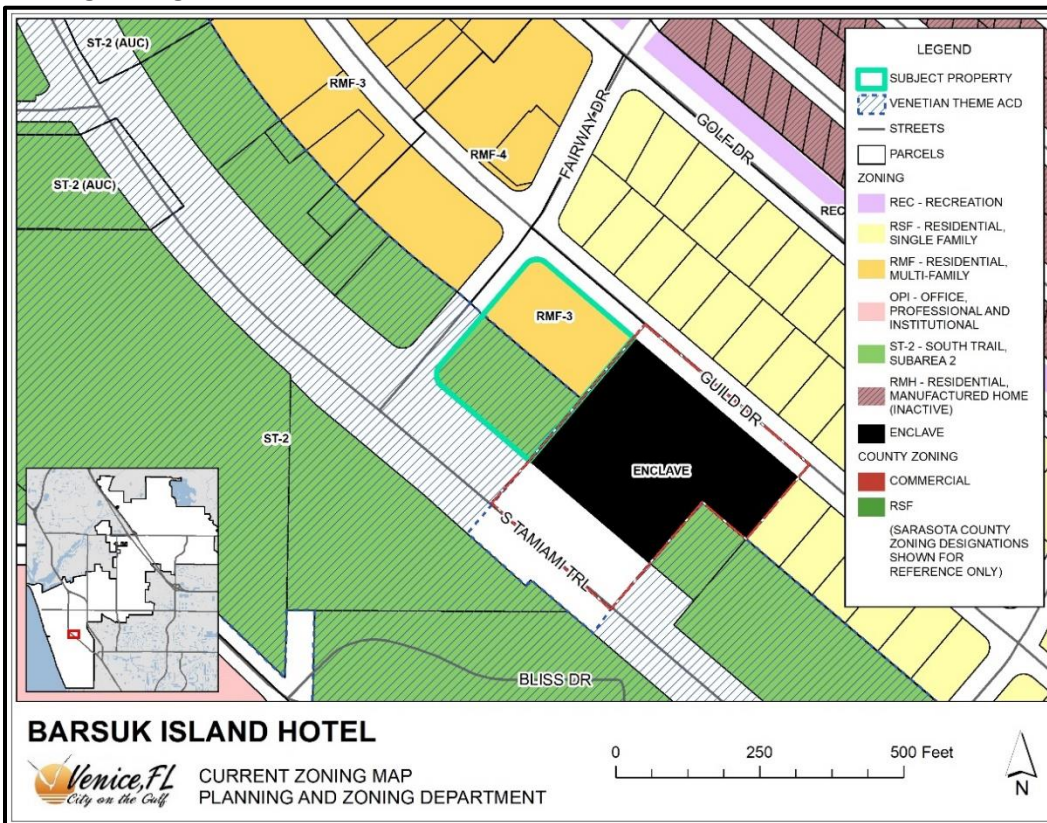
Existing Future Land Use Map



Proposed Future Land Use Map



Existing Zoning



Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Single Family Homes	Residential Multi Family-4 (RMF-4) and Residential Single Family-3 (RSF-3)	Medium Density Residential and Low Density Residential
South	Vacant Land and Holiday Condominium	ST-2	Commercial
East	Vacant Land	RSF-3 and Enclave	Low Density Residential
West	Gold Rush BBQ and Vacant Lot	RMF-4 and ST-2	Commercial and High Density Residential

II. PLANNING ANALYSIS

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application, including Future Land Use Map amendments. The Code includes the following decision criteria:

- A. *The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- B. *The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- C. *The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*

A transportation analysis has been provided according to the requirements of Section 87-1.5.2, and a further review of traffic impacts will be conducted with any subsequent development applications.

Consistency with the Comprehensive Plan

This petition seeks to apply a Mixed Use Corridor (MUC) Future Land Use designation to the subject property, which is located in the Island Neighborhood, home to a variety of land uses, including residential, office, commercial, and civic. The following strategies are considered applicable to the project proposal:

Strategy LU 1.2.9.c- Corridor (MUC):

- Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
- Supports Mixed Use.
- Non-residential uses limited to Commercial and Institutional Professional.

Strategy LU 1.2.13- Mixed Use Development Transitions:

Mixed Use land use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City’s Land Development code, Form Based Codes shall be developed for the Mixed Use designations that provide for perimeter compatibility standards. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.

Strategy LU-IS 1.1.1-Redevelopment

The City recognizes this Neighborhood is primarily developed with minimal opportunities for new development. The City supports the redevelopment of underutilized properties to encourage a diversity of

non-residential uses capable of supporting the adjacent residential areas. In support of this Strategy, the City shall utilize the land development regulations to require that redevelopment projects are consistent with the historical character of those portions of the Island Neighborhood specifically regarding:

- A. Historic grid patterns established by the Nolen Plan
- B. Building massing, form layout, and setbacks.

The current FLU map amendment and the associated ZMA petition would provide consistency in one FLU and Zoning district setting forth standards for development of the parcel. No site and development application has been received, but development of the property according to the applicant's stated intent will need to work to meet the goals set forth in this Strategy.

Florida Statutes

The size of the subject property indicates that the proposed Future Land Use Map Amendment will be processed through the State's small scale amendment review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval.

- I. Section 163.3177(6)(a)2

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes applicant response.

- 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.*

Applicant Response: 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.*

Applicant Response: 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 projected permanent and seasonal population of the area will not be impacted by the proposed change.

- c. The character of undeveloped land.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: Not applicable.

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

Applicant Response: Not applicable.

g. *The compatibility of uses on lands adjacent to an airport.*

Applicant Response: Not applicable.

h. *The discouragement of urban sprawl.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: Not applicable.

II. Section 163.3177(6)(a)8

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)8, provided in this section. Applicant responses and a summary staff comment are provided for these three considerations.

8. *Future land use map amendments shall be based upon the following analyses:*

a. *An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.

Staff Response: The applicant has provided analysis regarding the suitability and availability of facilities for the project, and the Technical Review Committee has no issues with the provided information. Additional environmental review will be required when a site and development plan petition is filed.

III. Section 163.3177(6)(a)9

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. *The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant has provided response to these:

(a)

(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.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.*

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Summary Staff Comment: The project is already within the City of Venice. This Petition is requesting to assign the entirety of the project area the same Future Land Use, which would allow for the site to be considered for the development of a hotel, potentially diversifying the mixed use district. Any concept plan offered at this stage is not binding unless a stipulation is included in the ordinance for this or related petitions, but a site and development plan on the project will require a thorough review of consistency with the code and the comprehensive plan, including requiring sidewalk connectivity to be provided and environmental impact studies to be undertaken and reviewed by the City.

Conclusions/Findings of Fact: Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed FLU map amendment.

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 Planning Commission to make a recommendation to City Council on Future Land Use Map Amendment Petition No. 24-04CP.