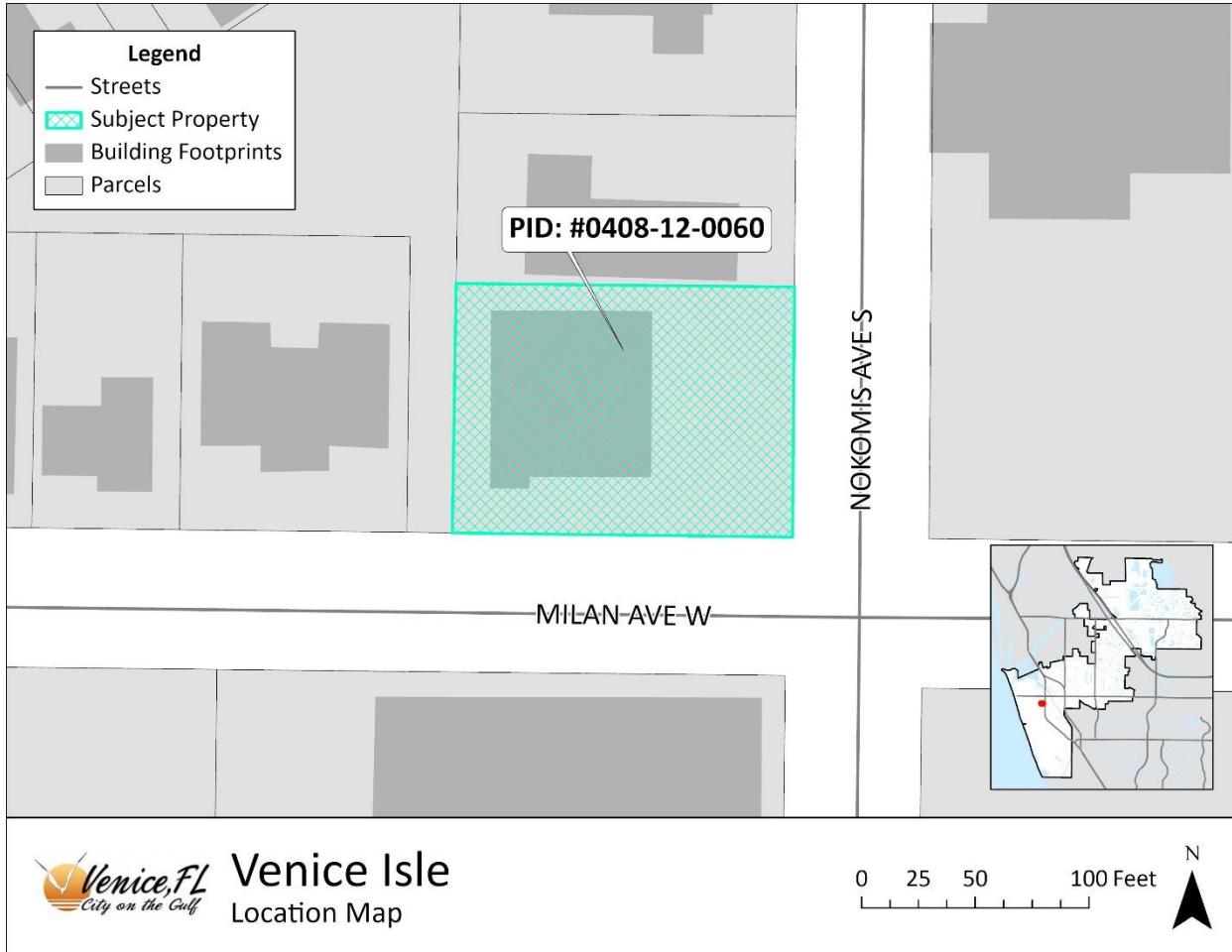


# 25-13SP Venice Isle Staff Report



## GENERAL INFORMATION

<b>Address:</b>	256 Nokomis Ave. South
<b>Request:</b>	To construct a new 3-story multi use building
<b>Owner:</b>	Venice Isle LLC
<b>Agent:</b>	Beka Saldadze (B Design LLC)
<b>Parcel ID:</b>	0408-12-0060
<b>Parcel Size:</b>	±.379 acres
<b>Future Land Use:</b>	Mixed Use Downtown (MUD)
<b>Zoning:</b>	South Trail 1 (ST 1)
<b>Comprehensive Plan Neighborhood:</b>	Island
<b>Application Date:</b>	April 18, 2025
<b>Related Applications:</b>	25-55DA

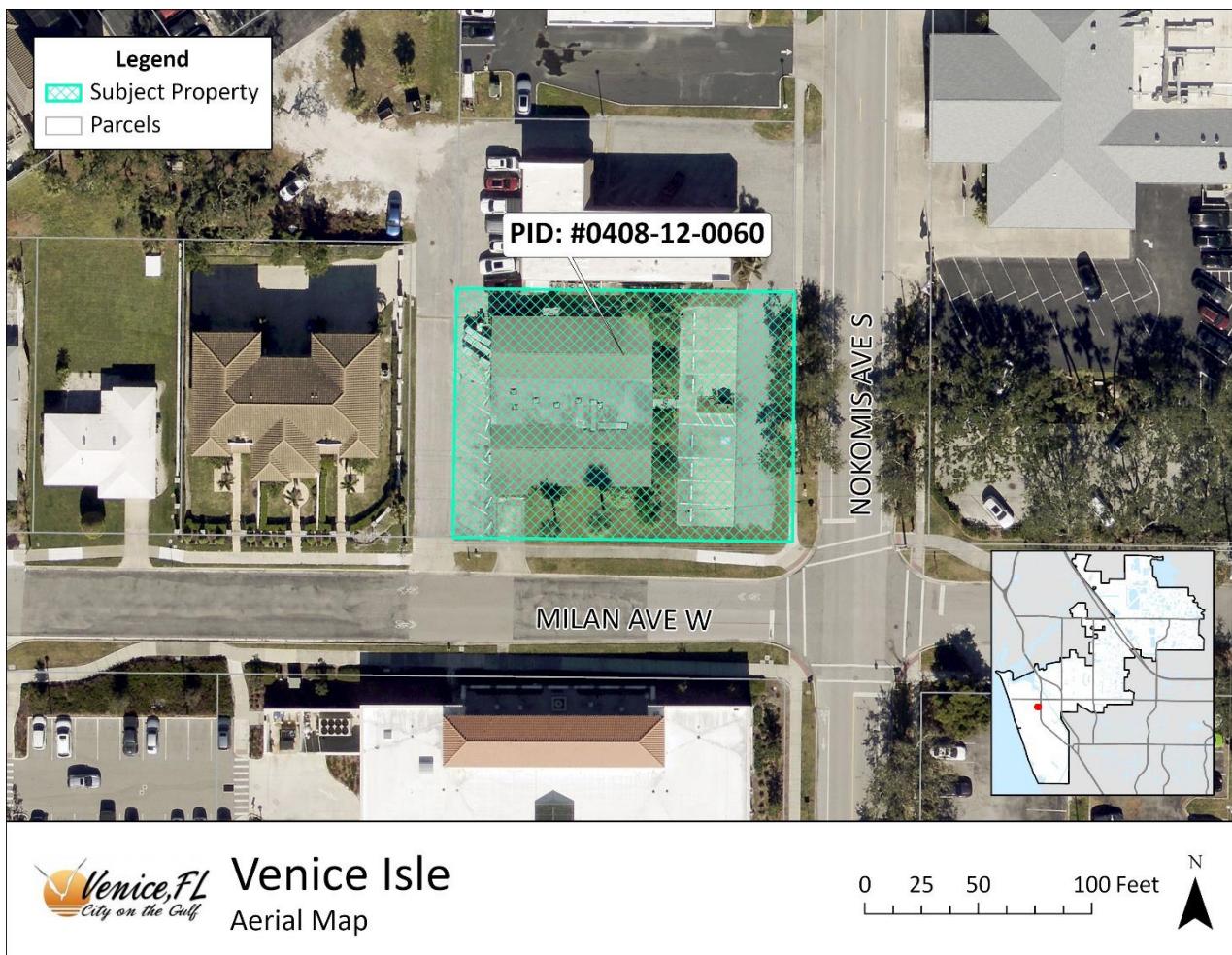
## I. BACKGROUND AND PROJECT DESCRIPTION

The proposed project is located on the corner of Nokomis Avenue South and Milan Ave West at 256 Nokomis Ave. S. The entire parcel contains  $\pm 0.38$  acres more or less. The project involves removing the existing single-story commercial building and constructing a new three-story multi use building, which will include commercial areas on the first floor and residential units on the top two floors.

The ground floor of the building will consist of two commercial retail spaces (2,152 SF and 1,116 SF) and garage parking spaces for the residential tenants on the second and third floor. There will be a total of seven (7) residential units on the second and third floors ranging in size from 1,443 SF to 2,704 SF. Additional parking spaces will be provided along the west and south sides of the building. The Future Land Use Designation for the property allows seven (7) residential units, which matches the proposed building layout.

There is an associated Design Alternative petition running concurrently with this application. The design alternative requests include: variation on perimeter buffer, distance center of drive to the property line, and variation from the rear and side setback minimum/maximum for the zoning district.

The architectural elevations have been through review and granted a Certificate of Architectural Compliance (CAC) by the Historic and Architectural Preservation Board (HAPB) due to its location in the Venetian Theme Architectural Control District.

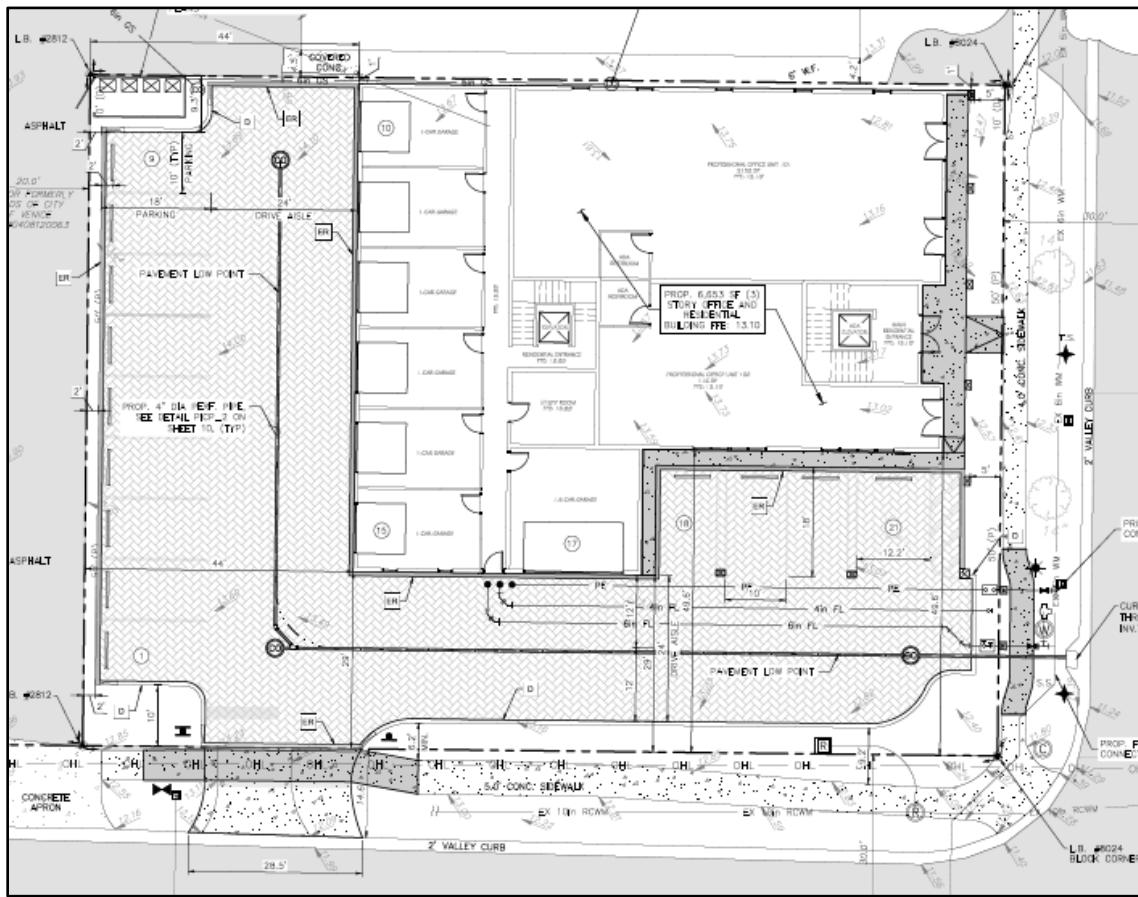


## Site Photographs





## Site Plan



## Elevations



FRONT EAST ELEVATION



SOUTH SIDE ELEVATION



REAR WEST ELEVATION

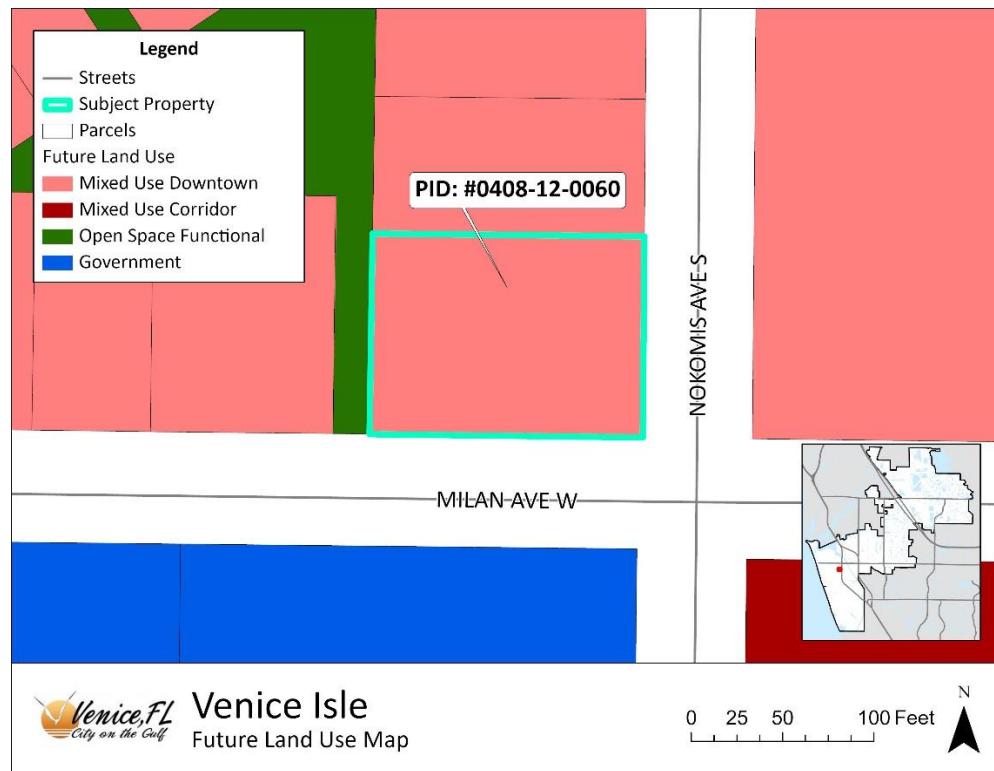


NORTH SIDE ELEVATION

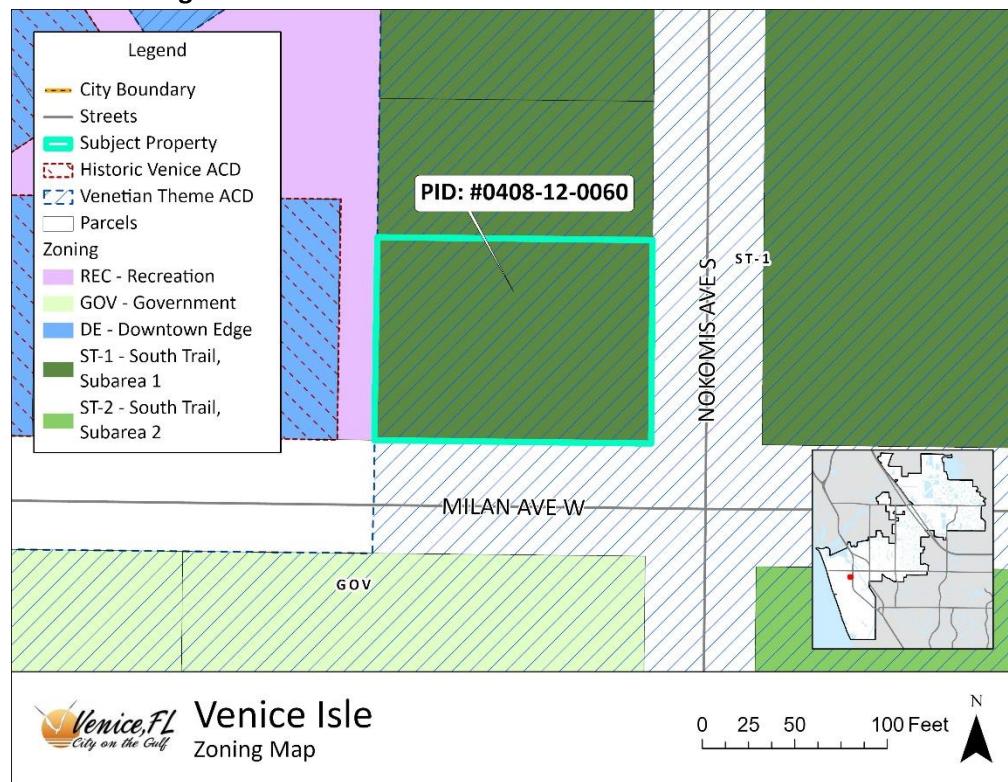
## Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Downtown (MUD) and the zoning is South Trail Subarea 1 (ST-1) are depicted on the maps below.

### Future Land Use



### Current Zoning



## Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Professional Offices	South Trail Subarea 1 (ST-1)	Mixed Use Downtown (MUD)
South	Library	Government (GOV)	Government
East	Farley Funeral Home	ST-1	MUD
West	Townhomes	Downtown Edge (DE)	MUD

## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject Site and Development Plan 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

#### Land Use Element

**Strategy LU-IS 1.1.2-Mixed Use Downtown.** The proposed Site and Development Plan would support mixed use, including upper unit residential and ground floor commercial. Medium and high density residential uses are permitted and commercial/office uses are envisioned on the ground floor. Residential Density (Du/Ac) is 9.1-18 except when vertical mixed use is proposed, which can allow for the minimum to be reduced to 5.1 Du/Ac. The proposed project would be at the maximum for allowable density at 7 units. Non-residential density (FAR) 0.65 (average) Designation-Wide; 3.0 maximum per property with the proposed project having the FAR of .40.

#### **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.

#### **Review of the Land Development Code**

##### *Site and Development Plan*

The Site and Development Plan proposes constructing a new three-story multi use building with commercial on the ground floor and upper story residential on floors 2 and 3. The proposed project has been reviewed for consistency with the LDC. The proposed plan, outside of the requested design alternatives concurrently running, complies with the LDC and has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.

#### **Development Standards**

Standard	Required/Allowed by CM Zoning	Provided
Front Setback	5'-25'	5'
Side Setback	0'-15'	North 1' South 29' (DA)
Rear Setback	0'-20'	44' (DA)
Building Height	35'	35'
Parking (min-max)	Min Max Range 14/22	Total 19 spaces

Standard	Required/Allowed by CM Zoning	Provided
	2.5-4/1,000 SF Professional Office <b>(8-13)</b> .5-1.5/1,000 SF Upper Story Residential <b>(6-9)</b>	(9 business) (6 garage) (4 guest)

**Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections policy are reproduced below with applicant responses and staff comments.**

#### **1.2.C.8 Land Use Compatibility Analysis**

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response:**

The proposed use is compatible with the surrounding existing uses and densities.

ii. Building heights and setbacks.

**Applicant Response:** For the ST1-South Trail: Subarea 1 zoning, the maximum habitable height of the proposed building is 35'. The overall height of the building was revised to 35'.

iii. Character or type of use proposed.

**Applicant Response:**

The project was designed to include seven (7) residential units and commercial units as allowed by the zoning for mixed use.

iv. Site and architectural mitigation design techniques.

**Applicant Response:** The proposed project has a compatible use to the surrounding area and will improve the appearance of the area. The proposed project provides the City of Venice with a building which matches the surrounding land use and does not deter any single-family neighborhoods.

**Staff comment:** *The project has been reviewed and issued a Certificate of Architectural Compliance from the Historic and Architectural Review Board (HAPB).*

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

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

**Applicant Response:** The proposed building is a mix of commercial and residential use and the property is zoned for Mixed Use by the City of Venice zoning. Adjacent to the property to the west along Milan Ave. W. is a two-story multi-family residence and across the street is William H. Jersey Jr. Venice Public Library. Directly north of the project is a two-story commercial building. Elsewhere surrounding the project is a mix of commercial and residential buildings.

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

**Applicant Response:** None.

iii. 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:** None.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response:** The proposed use is compatible with the surrounding existing uses and densities.

**1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:**

1. Compliance with all applicable elements of the Comprehensive Plan;

**Applicant Response:** The proposed site and development plan amendment complies with all applicable elements of the Comprehensive Plan. The proposed project redevelops a very old out-of-date facility, with a new multi-use building including commercial space and seven residential units. The proposed building promotes walkable streets and interconnected circulation through the sidewalk network in the area and increases the amount of commercial business in the area.

2. Compatibility consistent with Section 4 of this LDR;

**Applicant Response:** The proposed site and development plan amendment is consistent with all applicable provisions of Section 4 of the LDR as shown on the included site plan, landscaping plan, and architectural elevations submitted with this application. Section 4.5 Mixed Use Considerations requires a Type 1 perimeter buffer which is included.

3. General layout of the development including access points, and onsite mobility;

**Applicant Response:** Please refer to Sheets 6 and 7 of the site and development plans for the overall layout of the proposed project. The existing building has access from the paved alley adjacent to Milan Ave. W to parking spaces. In addition, there is access from Nokomis Ave. S. to a parking lot area. For the proposed project, access from Nokomis Ave. S. will be eliminated. The existing alley from Milan Ave. W. to the various businesses will remain, however parking along the alley will be eliminated. The existing driveway to the front of the existing building will be modified to allow two way traffic to enter and exit with dedicated parking spaces for the proposed building. In addition, a new access point onto Milan Ave. W. will be created east of the existing driveway. This new access point meets the 50' criteria from the center of the access point to the edge of the road at the adjacent intersection. Additional sidewalks are included in front of the proposed building to connect to the existing sidewalks along Nokomis Ave. S.

4. General layout of off-street parking and off-street loading facilities;

**Applicant Response:** The project consists of constructing a multi-use building with commercial and residential units. Garage parking will be provided within the building perimeter for the residents, while on-lot (off street) parking will be provided for the commercial units and visitors. Please refer to Sheet 6 of the site and development plans for the proposed parking for both the commercial units and the residential units. No loading zones are required or proposed.

5. General layout of drainage on the property;

**Applicant Response:** The proposed project includes the use of pervious pavers for the areas of traffic and parking. Even though the proposed building is larger than the existing, the project provides a reduced level of impervious material as compared to the existing facility while maintaining the historical stormwater flow patterns. As such, no additional stormwater facilities are required.

6. Adequacy of recreation and open spaces;

**Applicant Response:** Open space and landscaping have been provided in compliance with the City of Venice requirements. The proposed project will improve the overall appearance of the property which is located directly across the street from the City of Venice Library.

7. General site arrangement, amenities, convenience, and appearance; and

**Applicant Response:** Please refer to Sheets 6 and 7 of the site and development plans for the general site arrangement of the proposed development. Please refer to the site plan, and color architectural

elevations for details related to the overall appearance of the proposed building, layout, and site elements. The existing building was connected to City of Venice Utilities and the proposed building will tie-into the same facilities.

8. Other standards, including but not limited to, architectural requirements as may be required.

**Applicant Response:** Please refer to the color architectural elevations for details related to the proposed architectural elements. The Venice Historical Precedent (VHP) style is required for this project. The proposed building is consistent with VHP principles: pastels and light earth tones colors, mullioned windows with arched top pediment, prominent arched entry, venetian style balcony railings, parapet roof.

**Summary Staff Comment:**

The Applicant is proposing to develop a mixed use building in a Mixed Use District. The proposed Site and Development Plan has a Design Alternative petition running concurrently.

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

The subject petition has been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

**Concurrency**

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	16.1 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	14.4 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	85 pounds per day	Compliance confirmed by Public Works
Parks & Rec	Public Works	.2 acres	Compliance confirmed by Public Works
Drainage	Engineering	25-year, 24 hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	De minimis	Compliance confirmed by SCS

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

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

**Mobility**

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	31	Traffic has been deemed compliant by City's traffic consultant

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

The applicant has provided a Traffic Impact Analysis that has been reviewed by City staff and the City's traffic consultant. The proposed multi-use building is estimated to generate a total of 31 PM peak hour trips, which is less than the 50 peak hour threshold for a full study. No additional issues have been identified.

### **III. CONCLUSION**

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

Upon review of the petitions 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 Petition No. 25-13SP.