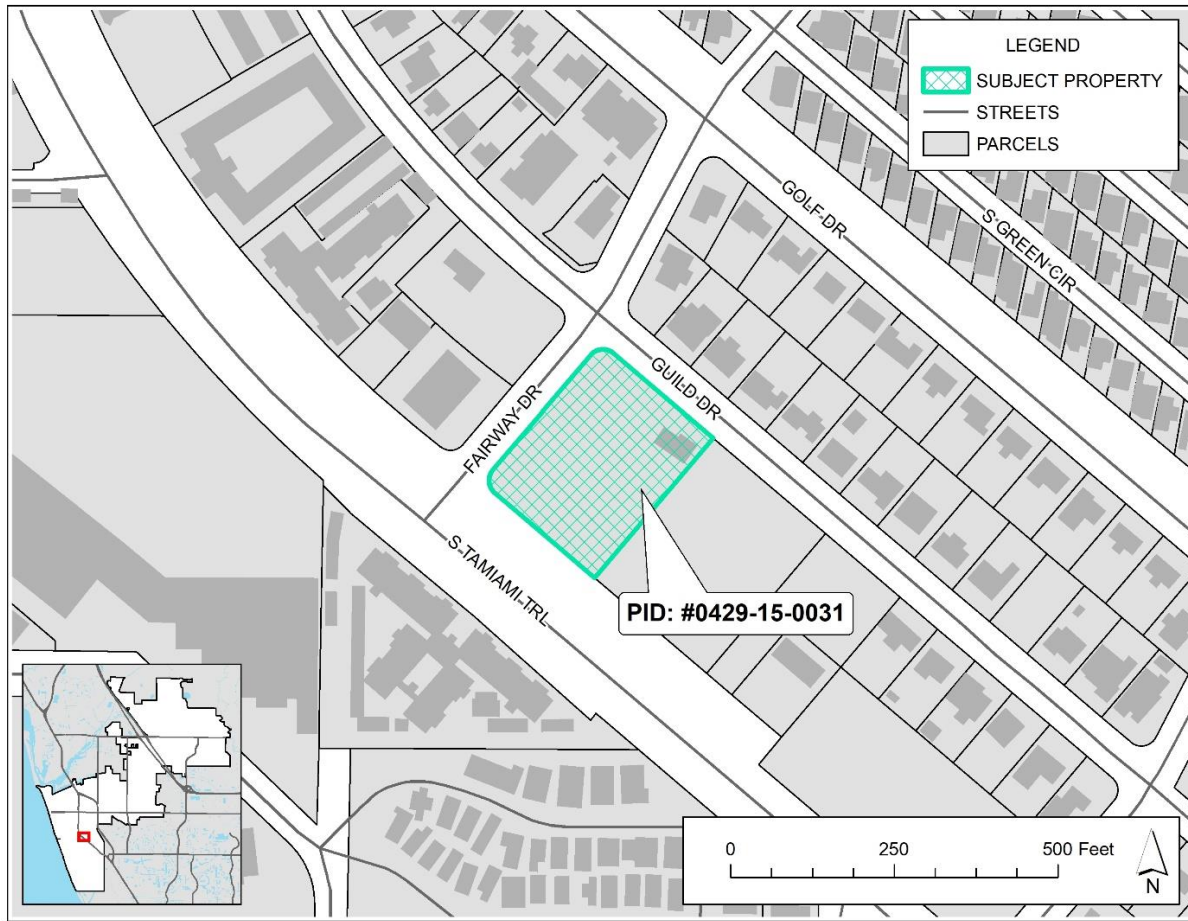


24-05RZ Barsuk Island Hotel Staff Report



GENERAL INFORMATION

Address:	705 S Tamiami Trail
Request:	Changing the zoning on a portion of the subject property from Residential Multi- Family-3 (RMF-3) to South Trail Area 2 (ST-2)
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:	24-04CP

I. BACKGROUND

This is a proposed Zoning Map Amendment (ZMA) 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 plated lots that have been under the ownership and control of the Barsuk Family since the late 1970s. The ZMA is a request to zone Lots 26, 27 and 28 of Block D of Country Club Estate Unit 2 of the subject parcel to be consistent with the South Trail Area 2 (ST-2) zoning of Lots 1, 2 and 3 of Block D of Country Club Estate Unit 2.

The site is split into two existing zoning districts of RMF-3 and ST-2; the existing ST-2 zoning is on the west half of the property and the RMF-3 zoning is on the east side of the property. This request proposes to have a consistent ST-2 zoning on the entire parcel.

Through this petition, the applicant has proffered stipulations concerning compatibility with the residential areas near the property along Guild Drive.

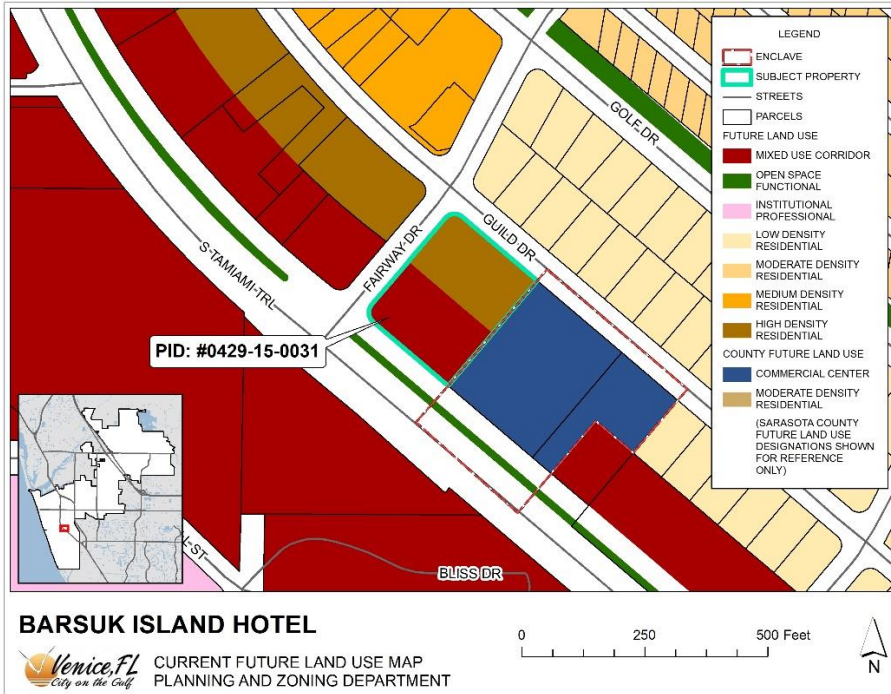
Aerial Map



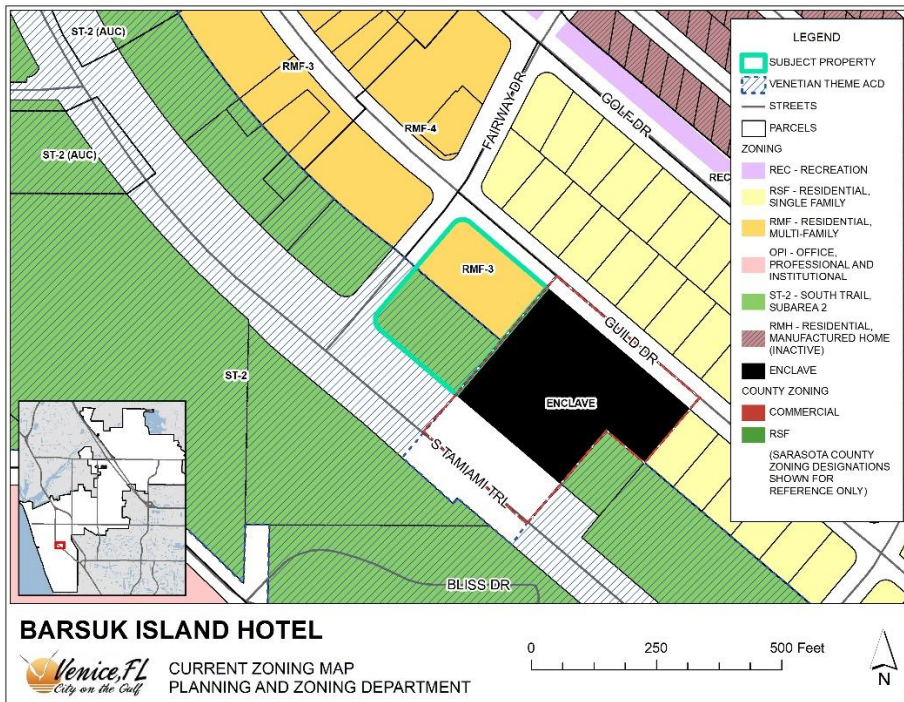
Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is split between High Density Residential (HDR) and Mixed Use Corridor (MUC). The current zoning designation is split between Residential Multi Family -3 (RMF-3) and South Trail Area 2 (ST-2).

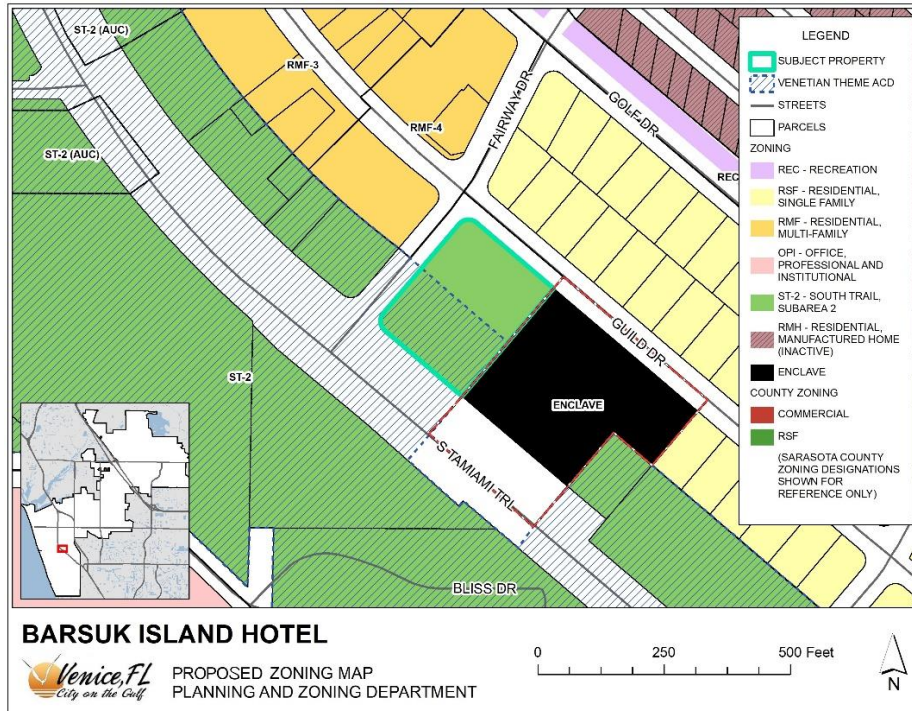
Future Land Use



Existing Zoning



Proposed Zoning



Surrounding Land Uses

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

In this section of the report, analysis of the subject zoning map amendment 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.

Comparison of Zoning Districts

The applicant has submitted a NMA to rezone the subject property from RMF-3 to ST-2. The table below provides a comparison of the districts' development standards and permitted uses.

Standards	Existing Zoning – RMF-3	Proposed Zoning – ST-2
Density Limit	1 du/5 ac	5.1 du/ac
Intensity Limit	None	.5/1 FAR
Height	46' 10' allowed for understory parking	35' (57' with height exception) 10' allowed for understory parking
Lot Coverage	40%	35%/75%
Principal Uses*	Residential Single Family Attached, Mutli-Family Dwelling, Day-care home, Group Living, Essential Services and Public Utilities.	Multi-Family Dwelling, Upper Story Residential, Residential Care, Essential Services and Public Utilities, Cultural Facilities, Lodge or Private Club, Post Office, University, Other Government Use, Retail Sales, Sit down restaurant, Quick service restaurant, Bar, Brewpub, Microbrewery, Theater, Artist Studio, Hotel, Fitness club, Marina, Commercial parking lot, Professional Office, Personal & Financial Services, Funeral Home, Medical/Dental, Live work.
Architectural	None	Historic Precedent
Parking	N/A	Placement (Side/Rear) Percentage of Minimum Parking (100%) Access (Side/ Rear)

*Not an exhaustive list of district uses

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 ZMA and the associated FLU amendment map 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.

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC 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.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

Chapter 87, Section 1, Decision Criteria 1.7.4

A. Council and the Commission shall consider the following:

- 1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: The existing land use pattern along Tamiami Trail on the Island is currently primarily commercial in character. The site is split into two existing zoning Classifications of STR-2 and RMF3, the existing STR-2 zoning is on the west half of the property and the RMF3 is on the east side of the property. This request proposes to have a consistent STR-2 zoning on the entire parcel with stipulations to ensure compatibility with nearby residential areas on Guild Drive. The proposed Barsuk Island Hotel Rezoning 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 to ensure compatibility with the residential uses near the property along Guild Drive.

- 2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: There has been a substantial change in the existing land use pattern and approved development patterns along Tamiami Trail since the properties were originally zoned, these include changes to the existing land use development pattern and improvements to Tamiami Trail.

- 3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: The proposed intensity of development within Barsuk Island Hotel Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan, particularly through the use of applicant proffered stipulations to ensure compatibility with the residential areas near the property along Guild Drive.

- 4. Conflicts with existing or planned public improvements.

Applicant Response: No conflicts with existing or planned public improvements have been identified.

- 5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.

Applicant Response: We have proposed stipulations limiting site access to Tamiami Trail and to Fairway Boulevard with a prohibition on vehicle access to the site from Guild Drive to minimize adverse impacts to existing development and to be consistent with other planned development in the area.

b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Applicant Response: Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and Wastewater infrastructure is presently available at the property from the City of Venice and the City's water and wastewater infrastructure has capacity to serve the project. Stormwater will be detained and treated on site prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principle of providing adequate flood protection based on the site drainage system.

c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Applicant Response: There will be a de minimus impact on any public facilities to the site.

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: No adverse impact would be expected from the proposed development of the site consistent with the existing ST-2 zoning on the west half of the property and the proposed stipulations ensure compatibility of design and use on any surrounding developments for the overall development of the site under ST-2 uses.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: Development within the Barsuk Island Hotel rezoning will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas, as well as landscaping buffers, architectural design standards and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.

8. Potential expansion of adjacent zoning districts.

Applicant Response: The proposed rezoning of the subject property reflects the City's identified implementing zoning for mixed uses as contained the adopted Comprehensive Plan and the proposed Barsuk Island Hotel Rezoning reflects an expansion of the existing zoning on the Tamiami Trail facing half of the property. The front half of the parcel is zoned ST-2 with a MUC Future Land Use designation so this proposed rezoning with stipulations applies the zoning to the entire parcel ownership. Without the proposed change, development consistent with the existing ST-2 standards is not feasible nor practical.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: The property contains no regulated environmental features. The project site is classified as urban upland habitat, there are no wetlands or protected species found on the site.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: Additional details regarding internal traffic flow, proposed placement of structures, architectural design of future development and location and type of amenities will be provided as part of subsequent site and development planning. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.

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 zoning, 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 (Land Development Code Compliance):

Analysis has been provided by staff to determine compliance with the standards of the land development code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

CONCURRENCY/TRANSPORTATION MOBILITY

Concurrency

At this time the applicant has not requested conformation of concurrency, it will be reviewed as part of the Site and Development Plan. Petition was reviewed by the City's Technical Review Committee; no issues identified regarding facilities capacity.

Transportation

Based on the comments from the City's transportation consultant, compliance with the City's requirements is confirmed. Trip generation for the proposed is under 50 peak hour trips, so a traffic study was not needed, but an analysis of the PM peak hour traffic volumes and level of service for the roadway link to which the project driveways connect is required. This information was provided to the City's traffic consultant and deemed acceptable.

Conclusions/Findings of Fact (Concurrency/Transportation Mobility):

The subject petition has been processed with the procedural requirements to consider the ZMA. At this time the applicant has not requested confirmation of concurrency, it will be reviewed as part of the Site and Development Plan. Any applicable changes to transportation that come in with the Site and Development Plan may require additional review by the City's traffic consultant.

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 Planning Commission to make a recommendation on ZMA Petition No. 24-05RZ.