

BARSUK ISLAND HOTEL

ZONING AMENDMENT APPLICATION **DESIGN CRITERIA RESPONSES**

Decision Criteria (Section 1.7.4)

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

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.

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.

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.

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.

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.

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.

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.

No adverse impact would be expected from the proposed development of the site consistent with the existing STR-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 STR-2 uses.

7. Conformance with all applicable requirements of this LDR.

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.

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.

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.

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.