

**SITE AND DEVELOPMENT PLAN
PETITION NO. 25-13SP
VENICE ISLE**

Agent: Beka Saldadze (B Design LLC)

Owner/Applicant: Venice Isle LLC

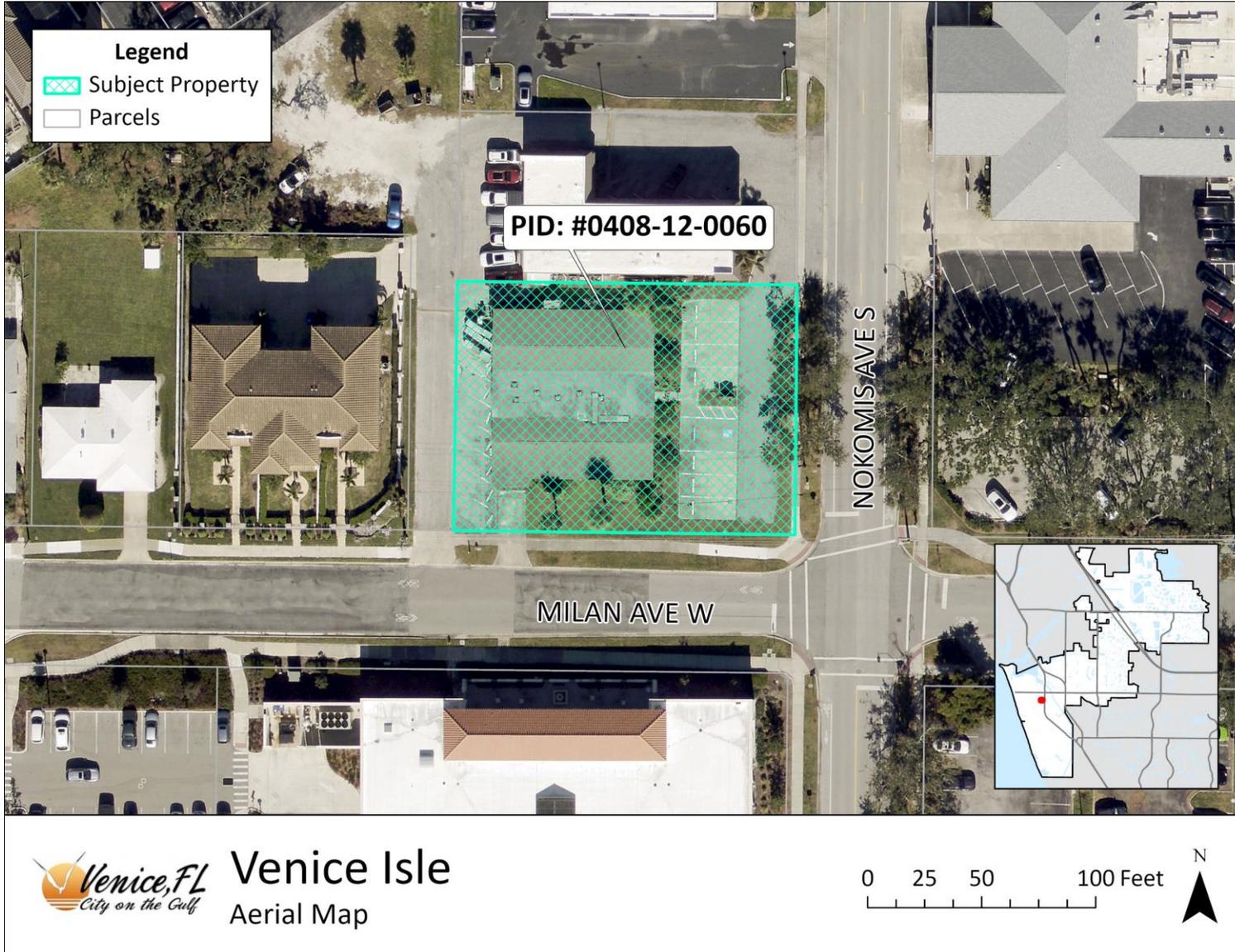
GENERAL INFORMATION

Address:	256 Nokomis Ave. South
Request:	To construct a new 3-story multi use building
Owner/Applicant:	Venice Isle LLC
Agent:	Beka Saldadze (B Design LLC)
Parcel ID:	0408-12-0060
Parcel Size:	0.379 ± acres
Future Land Use:	Mixed Use Downtown
Current Zoning:	South Trail (ST-1)
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	April 18, 2025
Associated Petitions:	25-55DA

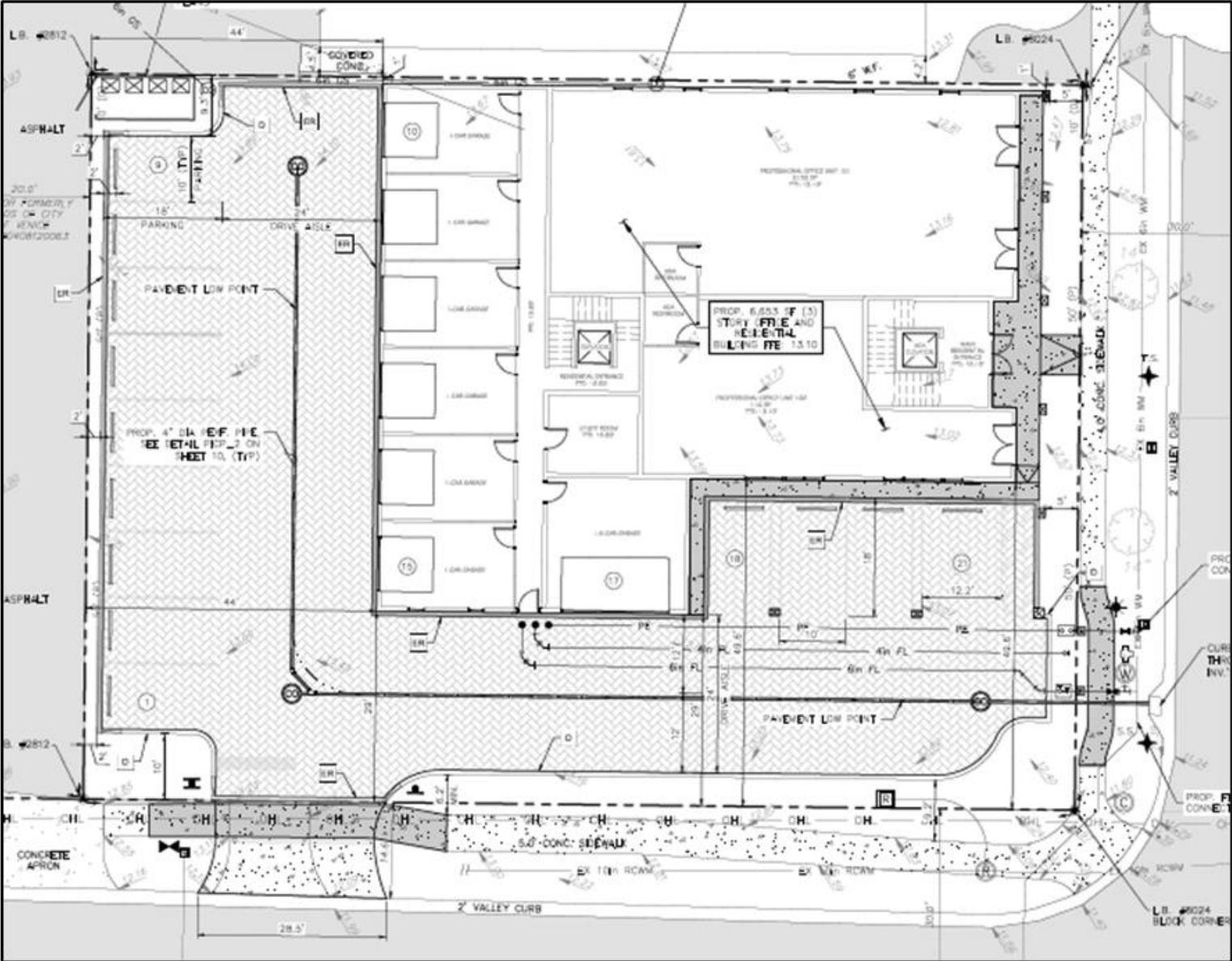
BACKGROUND AND EXISTING CONDITIONS

- ▶ Proposed construction of a new 3 story mixed use building
- ▶ Ground floor: 2 commercial retail spaces (2,152 SF and 1,116 SF) and garage parking for residential tenants
- ▶ 2nd and 3rd floor: 7 residential units ranging in size from 1,443 SF to 2,704 SF
- ▶ CAC issued by HAPB on Jan. 2, 2026
- ▶ Running concurrently with 25-55DA

AERIAL MAP



SITE PLAN



ELEVATIONS



FRONT EAST ELEVATION



REAR WEST ELEVATION



SOUTH SIDE ELEVATION

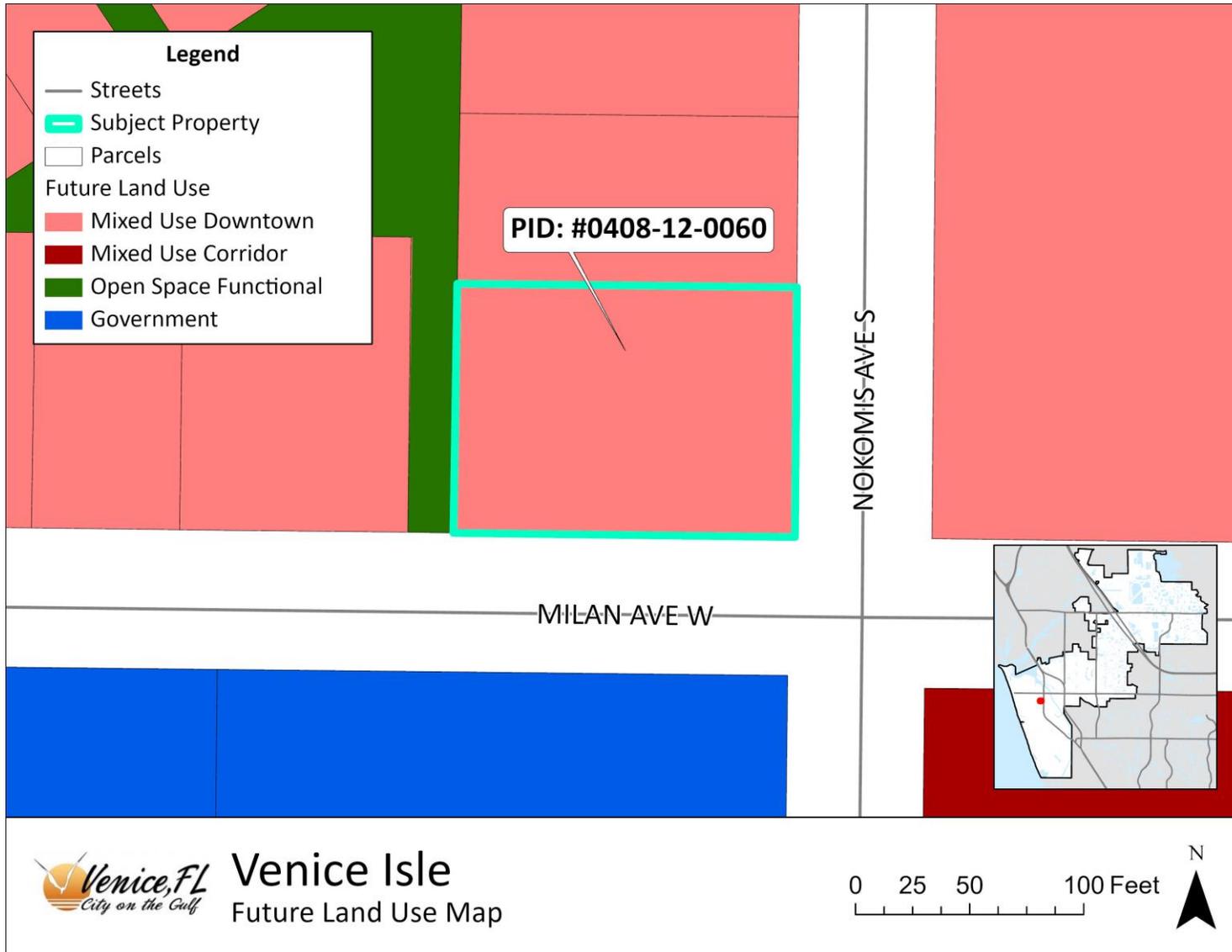


NORTH SIDE ELEVATION

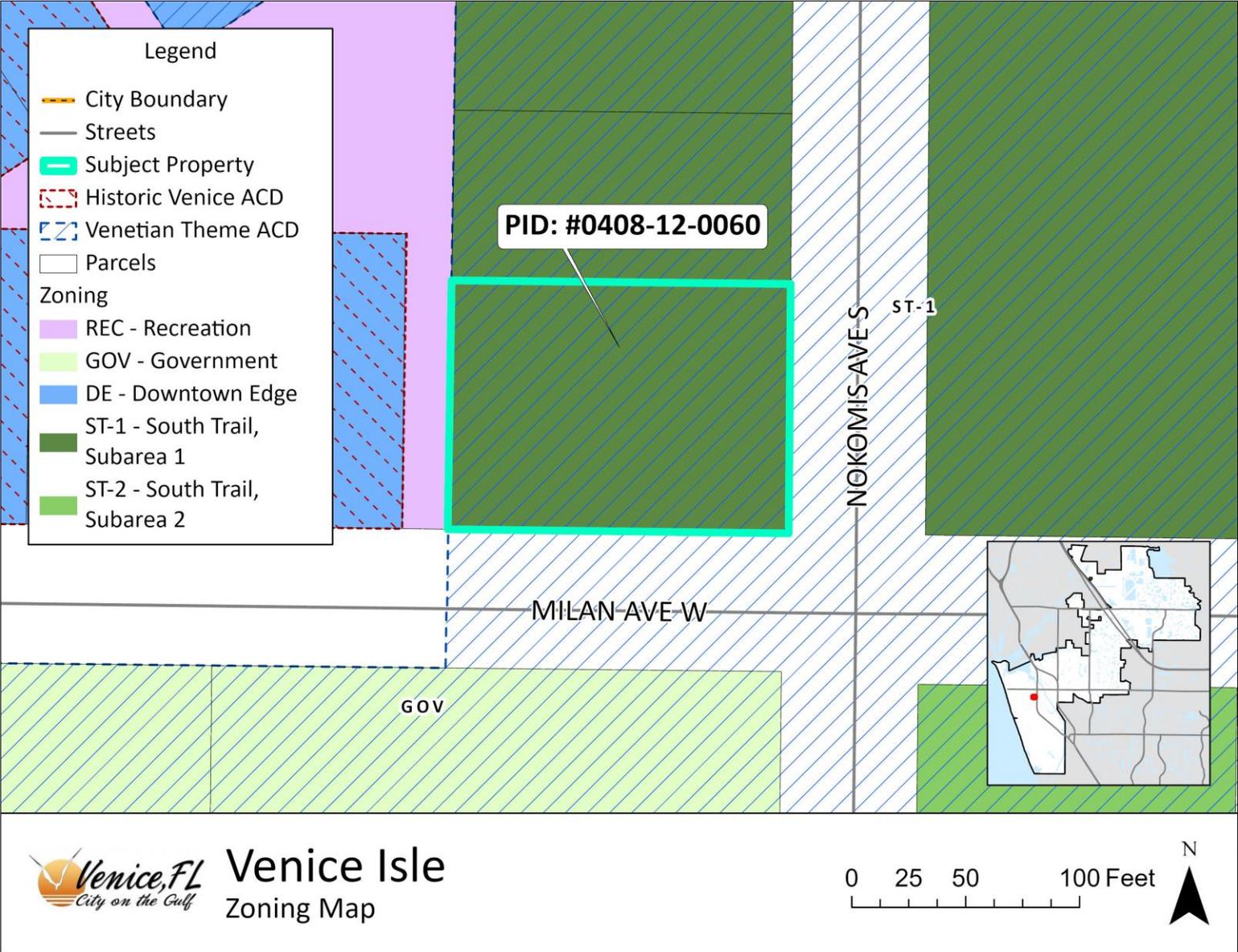
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps and Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



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

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,
Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU-IS 1.1.2-Mixed Use Downtown.** Project is mixed use, including upper-story 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 range is 9.1-18 du/ac
 - ▶ Proposed 18 du/ac
 - ▶ Non-residential intensity (FAR) 0.65 (average) Designation-Wide; 3.0 maximum per property
 - ▶ Proposed FAR 0.40

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of 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 has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed with procedural requirements contained in the code and reviewed by the TRC
- ▶ The proposed plan, outside of the requested design alternatives, has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report and agenda

LAND DEVELOPMENT CODE COMPLIANCE

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 2.5-4/1,000 SF Professional Office (8-13) .5-1.5/1,000 SF Upper Story Residential (6-9)	Total 19 spaces (9 business) (6 garage) (4 guest)

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS):

- ▶ The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through this process.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water Sanitary Sewer	Utilities	16.1 ERUs	Compliance confirmed by Utilities
	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	0.2 acres	Compliance confirmed by Public Works
Drainage	Engineering	25-year, 24-hour storm event	Compliance confirmed by Engineering

CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Section 5 of the Land Development Regulations.
- ▶ The applicant has provided a Traffic Impact Analysis that has been reviewed by City staff and the City's traffic consultant
 - ▶ Proposed 31 PM Peak Hour trips, below threshold for full traffic study
 - ▶ No additional issues have been identified

CONCLUSION

▶ Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Plan Petition No. 25-13SP.