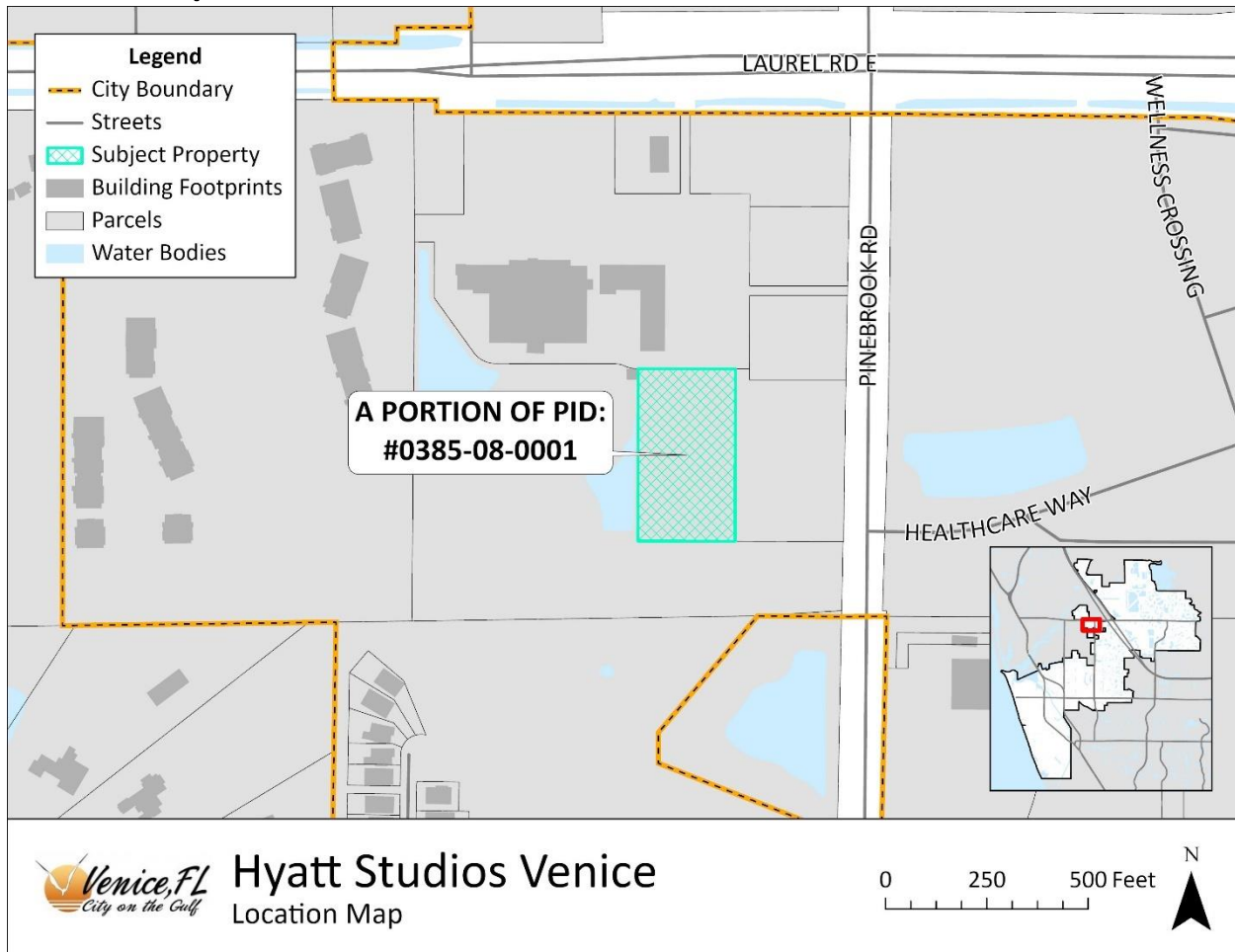


# 24-38SP Hyatt Studios Venice Staff Report



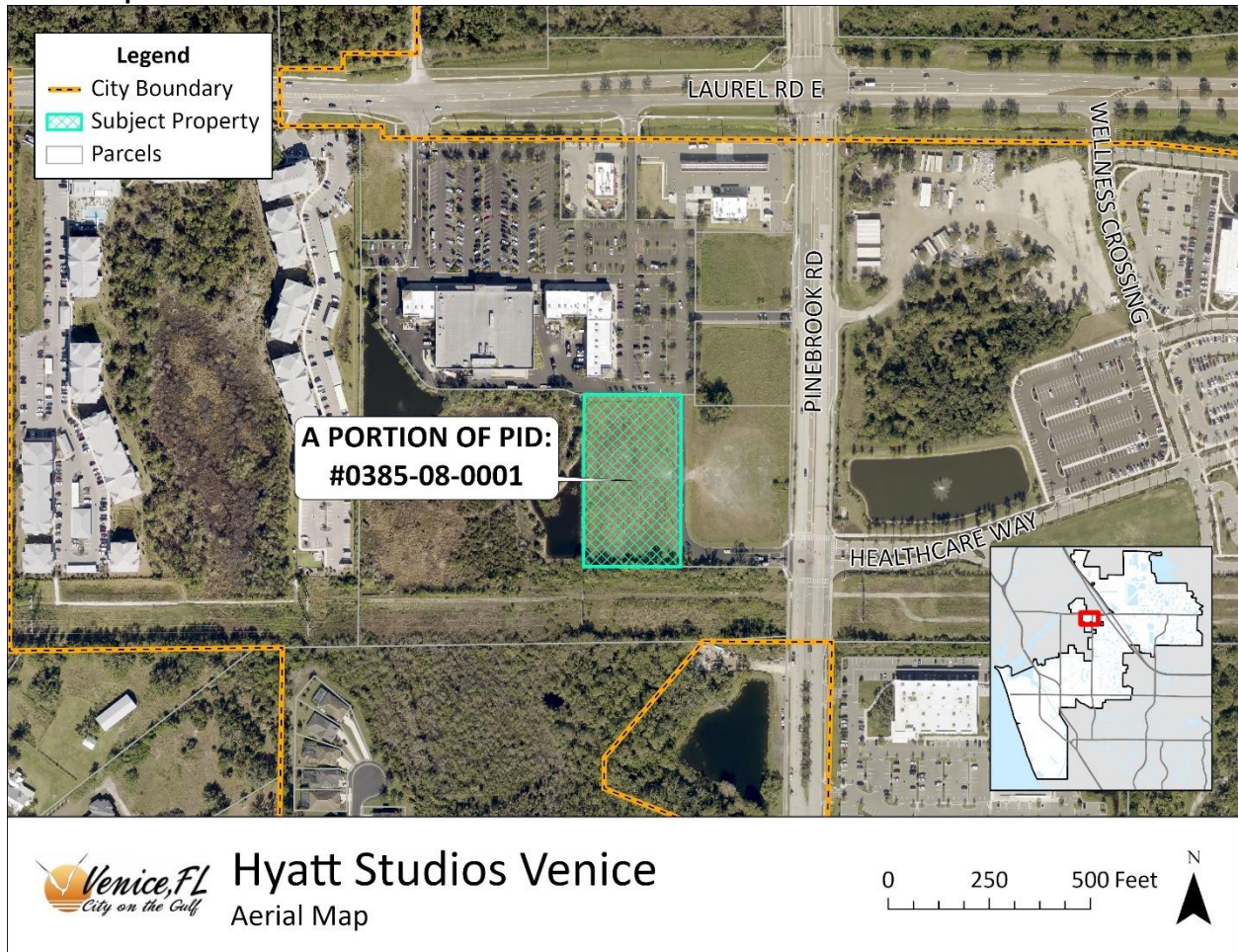
## GENERAL INFORMATION

<b>Address:</b>	0 East Pinebrook Road
<b>Request:</b>	Development of a 130-room hotel with associated improvements
<b>Owner/Applicant:</b>	Shree Rishi Hospitality, LLC
<b>Agent:</b>	McKim and Creed, Inc.
<b>Parcel ID:</b>	A portion of PID 0385080001 (new parcel to be recorded by hearing date)
<b>Parcel Size:</b>	2.34± acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Zoning:</b>	Laurel West
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road
<b>Application Date:</b>	October 31, 2024

## I. PROJECT DESCRIPTION

The proposed project is a new 130-room hotel located on one of the outparcels for the Plaza Venezia shopping center. The hotel is branded Hyatt Studios. The layout features one four-story building with parking surrounding the entire hotel. The project will be located adjacent to an existing internal access drive.

### Aerial Map



[illegible]

## Elevations



*Front Elevation*



*Rear Elevation*

## Site Photographs

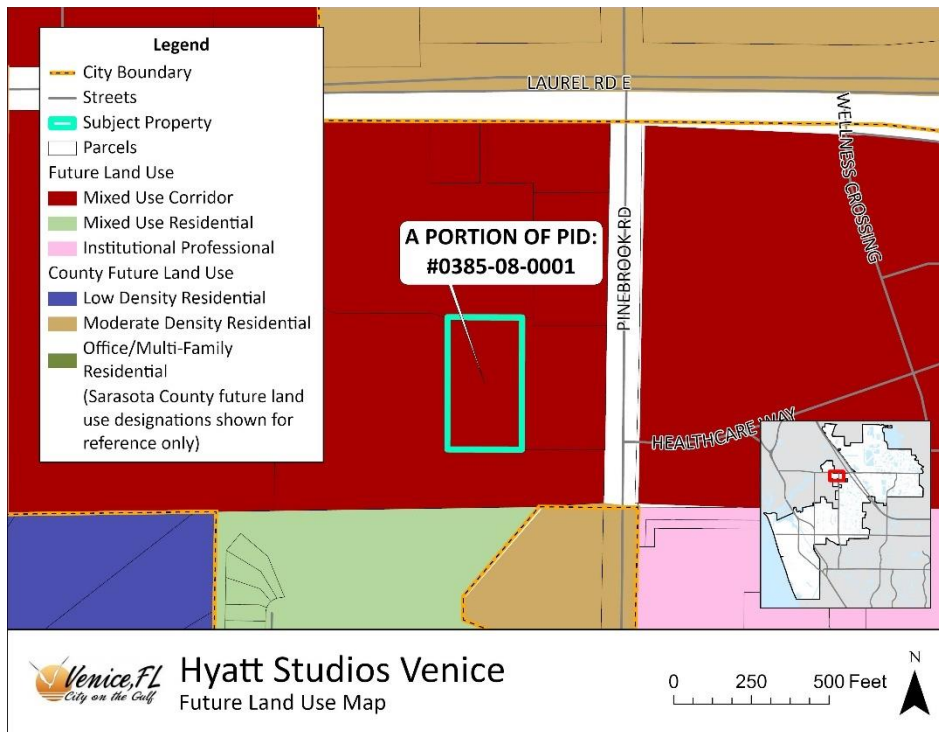




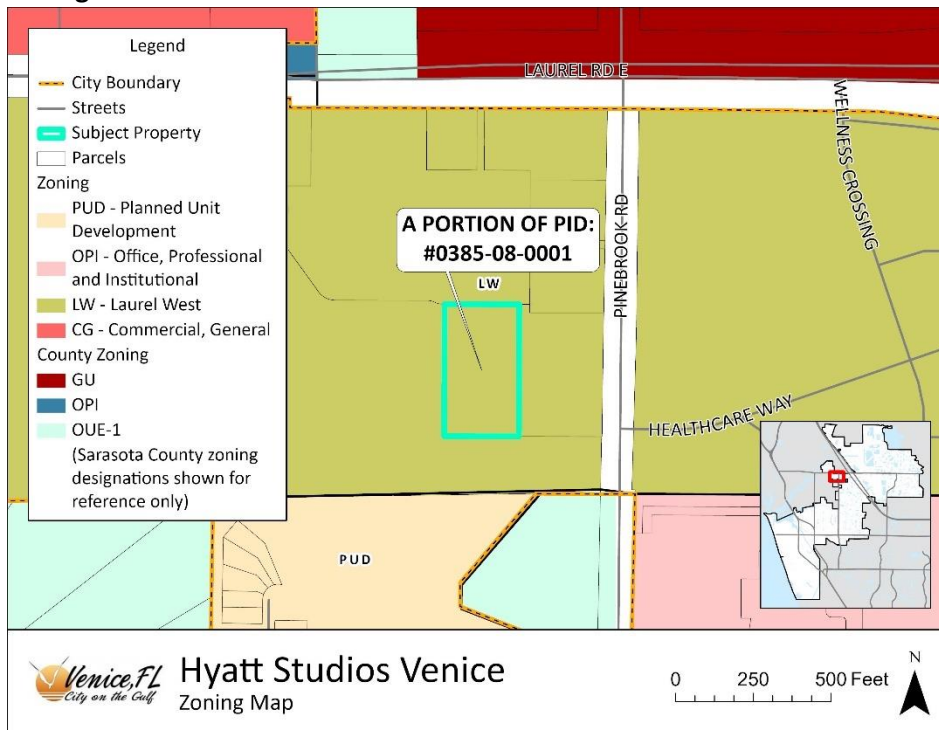
## Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor, and the zoning is Laurel West, as depicted on the maps below.

### Future Land Use



### Zoning



### Surrounding Land Uses

Direction	Existing Land Uses(s)	Future Land Use Map Designation(s)	Current Zoning District(s)
North	Commercial (Plaza Venezia)	Mixed Use Corridor (MUC)	Laurel West
South	Vacant commercial (Plaza Venezia)	MUC	Laurel West
East	Vacant commercial (Plaza Venezia)	MUC	Laurel West
West	Vacant commercial (Plaza Venezia)	MUC	Laurel West

## 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.

### Comprehensive Plan Analysis

#### **Strategy LU 1.2.9.c – Mixed Use Corridor**

This strategy references typical uses, including moderate to medium residential, commercial, and institutional professional. Intensity for this FLU designation is limited to a floor area ratio (FAR) of 1.0; the applicant is proposing approximately 0.6 FAR.

#### **Strategy LU-LR 1.1.1 – Mixed Use Corridor**

This strategy provides the maximum intensity, expressed as FAR, along with the minimum and maximum amount of non-residential square footage permitted in the Laurel Road neighborhood. Consistent with Strategy LU 1.2.9.c, an individual property may not exceed 1.0 FAR. Again, this project proposes 0.6 FAR. The neighborhood has over 2.6 million square feet of non-residential use remaining, and this project proposes to use 61,468 square feet of this amount. Horizontal mixed use in a suburban form with "campus style" design is referenced in this and the previously mentioned strategy; the proposed hotel is not a campus but is part of a commercial plat with a variety of retail and other commercial uses.

No other strategies or intents were found to relate to the site and development plan.

### ***Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):***

Analysis of the Land Use Element strategies applicable to the Mixed Use Corridor Future Land Use designation, strategies found in the Laurel Road neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

### Compliance with the Land Development Code

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

Site and Development Plan applications require a review of Chapter 87, Section 1.2.C.8 – Land Use Compatibility to ensure compatibility with surrounding properties. The items from these sections are

reproduced below. Applicant responses to 1.2.C.8.a are provided in narrative format (see agenda packet), and applicant responses and staff comments to items from 1.2.C.8.b are included in this report.

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.
- ii. Building heights and setbacks.
- iii. Character or type of use proposed.
- iv. Site and architectural mitigation design techniques.

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 site is not directly abutting any single-family neighborhoods. As shown in the annotated aerial in the above section, the sole single-family residential development within proximity to the site is to the south. This single-family development is located approximately ¼ mile south on Pinebrook Rd from the subject site. The site, while internally buffered through the Laurel West zone district standards, also buffers this single-family residential neighborhood by a 10.3-acre drainage reservoir. This reservoir is identified within the overall stormwater management plan for this area.

The proposed hotel is compatible with its proximity to the residential uses in the Laurel West zoning district because it enhances the area's vibrancy and economic vitality while maintaining a balance between public and private spaces. Hotels can provide amenities, such as restaurants, shops, and recreational areas, that benefit both residents and visitors. Additionally, hotels typically have transient occupants, which reduces long-term impacts on neighborhood dynamics, while their operations often align with the same urban planning goals of walkability, access to public transportation, and promoting a lively, safe community. The co-location of residential and hotel uses encourages a more dynamic and efficient use of land, creating a diverse environment that supports both local residents and the tourism economy.

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

**Applicant Response:** The Laurel West zoning district calls for and supports this exact type of commercial development, and a proposed hotel at this site provides a missing piece for this overall area. As stated in the City's Land Development Code, "The Laurel West district supports a mix of uses, although it is envisioned to be primarily non-residential in nature. Due to the proximity of I-75 and the hospital, non-residential uses will entail support to the traveling public, services for the nearby residential communities, and enhancement of medical-related activities." The commercial nature of this proposed development plays well with the existing commercial that can help to serve transient visitors as well as provide temporary residences for traveling medical professionals. The proposed development of a hotel in this outparcel is an ideal fit that can have a mutually beneficial relationship with its surrounding uses.

- 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:** The proposed project does not have any nonconforming uses. Instead, the proposed project seeks to enhance the goals of the Laurel West zoning district by creating a hotel that can serve multiple functions within this area. The proposed use can accommodate a high turnover of guests, ensuring continuous use of space, which generates economic activity

through tourism, business travel, and related services such as dining, retail, and events. Moreover, hotels often include amenities like conference centers, gyms, and restaurants that serve both guests and the broader community, contributing to the vitality of the surrounding area, including the medical uses directly surrounding the site. By integrating these various uses within a compact footprint, hotels support higher land productivity and create a vibrant, dynamic environment that benefits both visitors and local residents.

As an addition, it is still important to consider any potential perceived incompatibilities. As identified in the site plan seen below, the massing of the building is located on the northern portion of the site in order to provide connectivity to nearby commercial uses and steer the hotel towards its commercial neighbors to the north. Centralizing the hotel towards already well-established commercial area along Laurel Rd allows for increased walkability for temporary visitors, greater buffering to the south of the site, and greater recognition from the Laurel Rd / Pinebrook Rd intersection.

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

**Applicant Response:** The subject site is completely within and surrounded by the Laurel West zoning district. The project is proposing a hotel that is fully conforming to the standards of this district. The densities and intensities of existing uses are comparable to the proposed project. Further consideration was taken regarding the height of the proposed use on the subject site and the surrounding heights of existing uses. The proposed height for the hotel use on the subject site is 46' (this is the maximum allowed height within the Laurel West zoning district).

The following are nearby heights of existing uses:

**Publix shopping center to the North: 46' (by right), 75' through height exception**

**Residential to the South: 35' (by right), but up to 57' with exception max**

**Sarasota Memorial Hospital to the East: 5 stories (Existing)**

**Multifamily to the West (The Reserve at Venice): 3 stories (Existing)**

*Summary Staff Comment: The proposed use is appropriate for the subject property based on the existing future land use and zoning, and the intensity is within the allowed range for this area. There are no nonconformities on the property. No single-family residential is directly adjacent to this property, though the Windwood development is nearby, and other residential uses are present in the neighborhood, along with commercial and medical.*

#### **Decision Criteria 1.9.4**

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, which 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 (**Applicant responses are provided below in bold**):

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

**Applicant Response:**

**The proposed development plan for the site is a 130-room Hotel. The application is not changing the Future Land Use or Zoning of the property, and is consistent with all Visions, Intentions, and Strategies within the City of Venice Comprehensive Plan. Especially relevant to this Site and Development submittal, is the Future land Use category and description of the subject property as identified in the Comprehensive Plan:**

### **Strategy LU 1.2.9.c - Corridor (MUC)**

- 1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.**
- 2. Supports mixed use (horizontal and vertical).**
- 3. Moderate to Medium Density Residential uses are permitted; low density/single family uses are not permitted.**
- 4. Non-Residential uses are limited to Commercial and Institutional-Professional.**
- 5. Industrial Uses are not permitted except as noted below.**
- 6. Designation Total Development (Min/Max Percentages) as follows:**
  - a) Non-Residential: See Specific Neighborhood for Min/Max Percentages**
  - b) Residential: See Specific Neighborhood for Min/Max Percentages**
- 7. Intensity/Density: a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property**
  - b) Residential Density: 5.1 - 13.0**
- 8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus-style” design may be used.**
- 9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation.**

This Strategy describes the existing Future Land Use of the subject property. The Site and Development application of the property is in complete compliance with the intent of this Comprehensive Plan FLUE designation. Furthermore, the Laurel West zoning district, in which aligns with the MUC FLU, calls for and supports this exact type of commercial development. As stated in the City’s Land Development Code, “The Laurel West district supports a mix of uses, although it is envisioned to be primarily non-residential in nature. Due to the proximity of I-75 and the hospital, non-residential uses will entail support to the traveling public, services for the nearby residential communities, and enhancement of medical-related activities.” The commercial nature of this proposed development plays well with the existing commercial that can help to serve transient visitors as well as provide temporary residences for traveling medical professionals. The proposed development of a hotel in this outparcel is an ideal fit that can have a mutually beneficial relationship with its surrounding uses and directly supports the intent of both the existing Future Land Use and Zoning on site.

*Staff Comment: This property is proposing a use appropriate for its FLU designation with an intensity of 0.6 FAR. No strategies in the Laurel Road neighborhood or other elements of the Plan were found to conflict with this proposal.*

2. Compatibility consistent with Section 4 of this LDR;

**Applicant Response: Please see attached Compatibility Analysis.**

*Staff Comment: Compatibility is a key consideration for any site and development plan and covers many aspects of the project, including use, buffering, noise, intensity, lighting, and transportation. The applicant has provided a thorough analysis, which is attached to the agenda.*

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

**Applicant Response: General layout of the project site is in complete compliance with the Laurel West Zoning District. Overall, the Applicant has undergone a thoughtful design of the site, which mitigates any potential adverse impacts on the nearby single-family residential homes and exceeds the County’s compatibility requirements. In doing this, the site plan shows the building massing centralization towards the north of the site (while still retaining required setbacks), which helps to facilitate pedestrian-oriented traffic towards the existing commercial uses within the Plaza Venezia shopping**

center to the north of the site. This design consideration is beneficial in that it provides for a more vibrant commercial experience while also maximizing compatibility.

Furthermore, two vehicular site access points are provided on the east side of the site, providing efficient and safe mobility to the nearest main roadway to the site (Pinebrook Rd). The access points offer a safe and controlled environment for visitors entering and exiting the site. Furthermore, pedestrian mobility is provided surrounding the entire site via sidewalk as well as access to the north of the site, where existing commercial areas are located.

*Staff Comment: There are two access points proposed, and the parking surrounds the entire hotel building. Internal walkways and a connection to the Pinebrook Road sidewalk are included in the site plan.*

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

**Applicant Response:** Off-street parking is provided on all four sides of the proposed building. As shown in the site plan, the south side of the site contains the widest parking and mobility area. This is a thoughtful design consideration that was made to orient the building massing to the furthest north of the site in order to maximize compatibility related to surrounding existing uses. Orienting the parking in this form allows for the building massing to be closest to existing commercial uses along Laurel Rd as well as furthest from residential uses to the south along Pinebrook Rd. Parking has been calculated in accordance with the regulations laid out in the Laurel West Zoning District.

5. General layout of drainage on the property;

**Applicant Response:** Drainage on site is compliant with all SWFWMD standards. The drainage of the site is part of a larger stormwater master plan for the area.

*Staff Comment: The Engineering Department has not raised any issues regarding drainage on the property and has deemed this site and development plan compliant.*

6. Adequacy of recreation and open spaces;

**Applicant Response:** The project site is within 1.5 miles of Wellfield Park on Pinebrook Rd. This park has recently been designated to become a regional sports park within Sarasota County. Furthermore, the proposed Northeast Venice Park is planned to be constructed within 1.5 miles to the east of the site on the south side of Laurel Rd.

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

**Applicant Response:** General site arrangement is arranged for compatibility, connectivity, and circulation. Compatibility is met through specific site design features that have been meticulously laid out for maximum compatibility to both the north and south of the site. Connectivity is enhanced through the design of a complete wrap around sidewalk as well as pedestrian connection point to the north of the site where existing commercial uses abut the site. Vehicular access, safety, and connectivity is taken into consideration by providing eastern access to and from the site making the access points closest the nearest major roadway to the site (Pinebrook Rd). This mitigates potential vehicular conflicts as well as provides for efficient ingress/egress for the site and surrounding areas. Circulation for vehicles and pedestrians was taken into high consideration as noticed in the maximized mobility within the site. The appearance of the site follows requirements set for in the City's Land Development Code and provides for an attractive commercial use that entices visitors to the area.

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

**Applicant Response:** This proposed Site and Development submittal complies with all other Land Development Code Regulations for the Laurel West Zoning District.

*Staff Comment: The Laurel West zoning district states that Venice Historic Precedent (VHP) elements are preferred; the applicant has chosen not to design the project to VHP standards, as it is not required. This is not in conflict with the Land Development Code.*

**Conclusions/Findings of Fact (Compliance 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 subject petition was reviewed for public facilities capacity by the relevant departments and concurrency has been confirmed.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	100 gpd/ERU	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	100 gpd/ERU	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

### **Mobility**

The applicant has submitted a transportation impact assessment for this project, which was reviewed and confirmed compliant by the City's transportation consultant.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	62 PM Peak Hour Trips	Compliance confirmed by City traffic consultant

### **Conclusions/Findings of Fact (Concurrency/Mobility):**

No issues were identified by the Technical Review Committee regarding the Site and Development request.

## **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. 24-38SP.