

BARSUK ISLAND HOTEL

ZONING AMENDMENT APPLICATION

NARRATIVE

Narrative (Section: 1.7.2)

This is a proposed rezoning of an approximate 1.44 acre vacant parcel at 705 South Tamiami Trail on the Island of Venice. The site is comprised of six legacy platted lots that been under the ownership and control of the Barsuk Family since the late 1970's. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily uses.

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, buffering and implementation of the City's adopted Comprehensive Plan and land development regulations and includes applicant proffered stipulations to ensure compatibility with the residential areas near the property along Guild Drive.