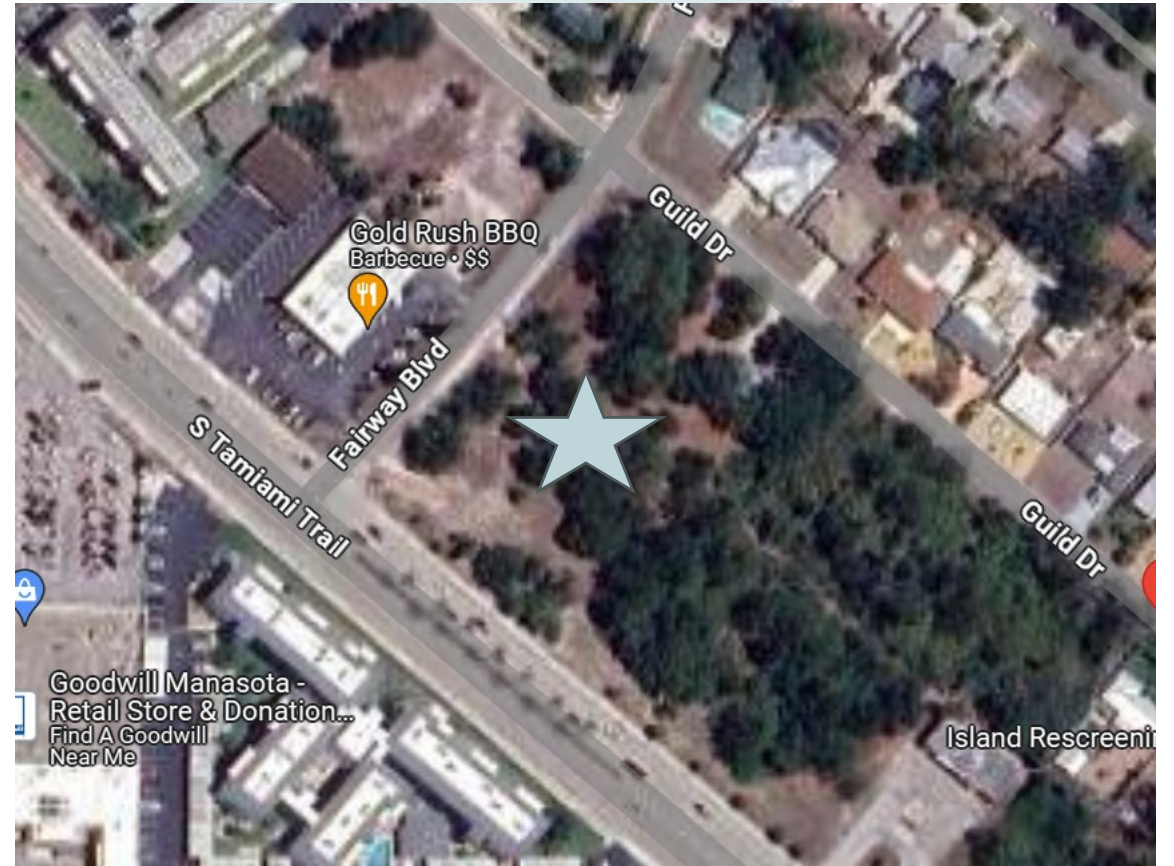


BARSUK ISLAND OF VENICE SMALL SCALE PLAN AMENDMENT AND REZONING

MARTIN P BLACK
AICP/ICMA-CM(RET.)
AGENT/EXPERT WITNESS

JANUARY 2025

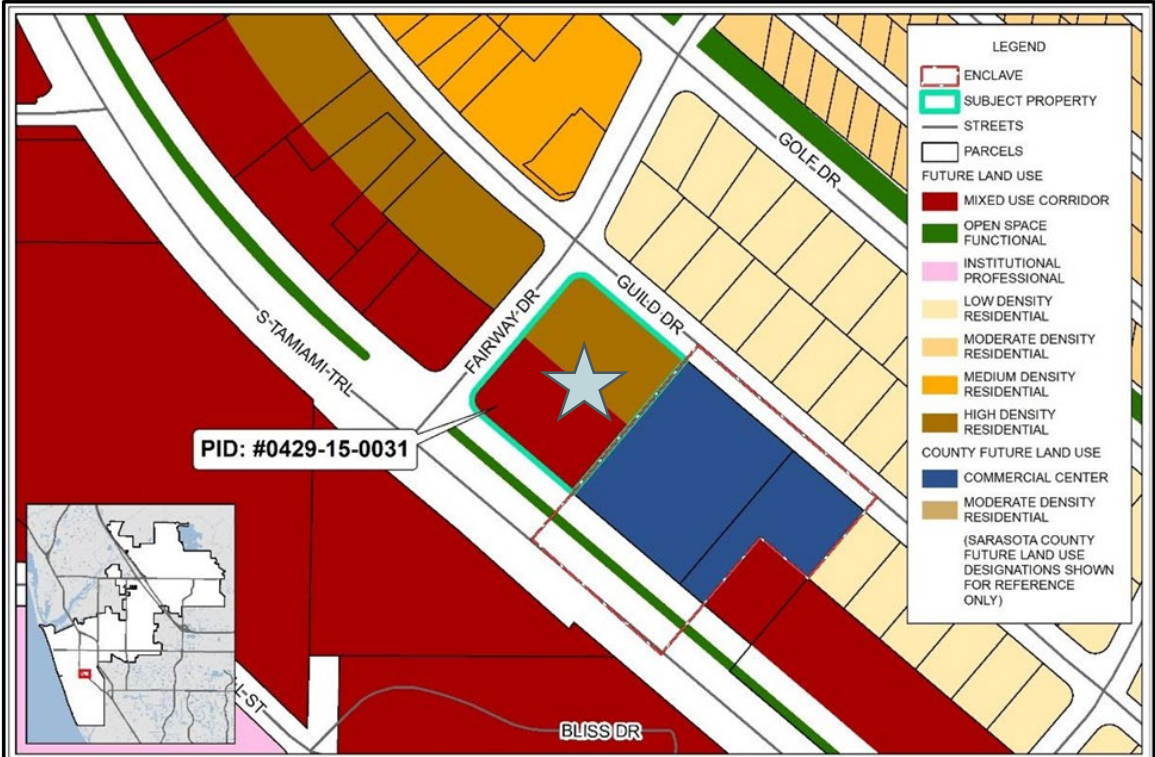


SITE AERIAL SURROUNDING AREA



FUTURE LAND USE AND ZONING

Existing Future Land Use Map

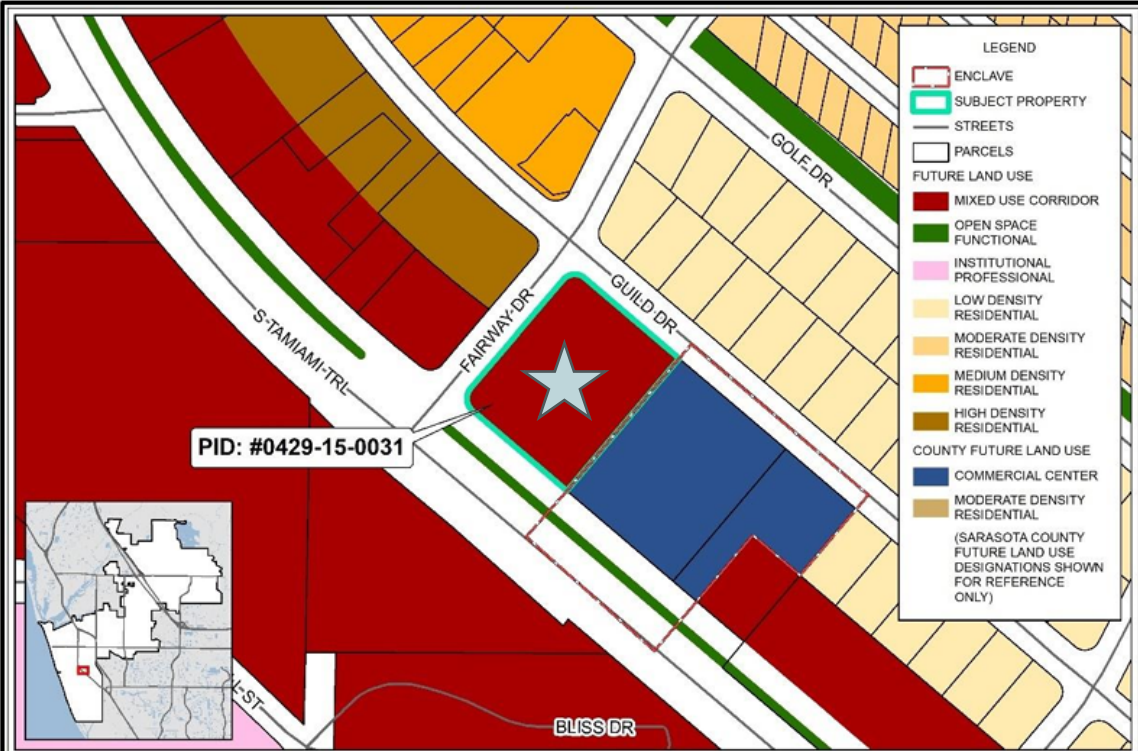


Existing Zoning

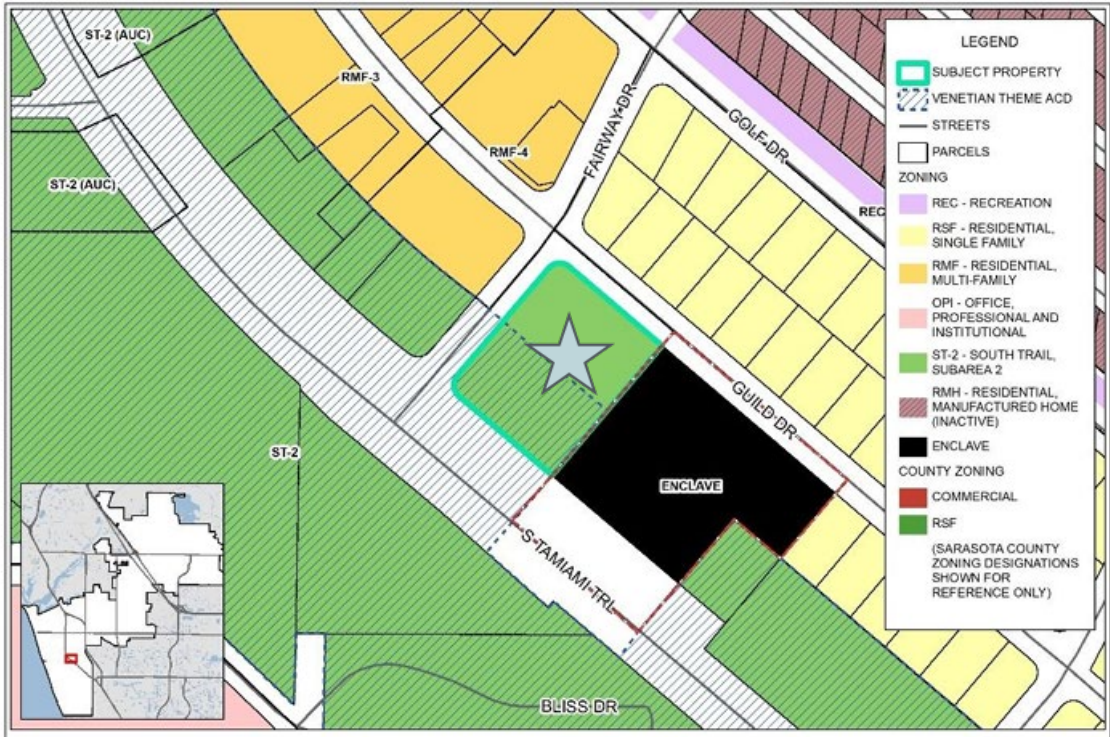


FUTURE LAND USE AND ZONING

Proposed Future Land Use Map



Proposed Zoning



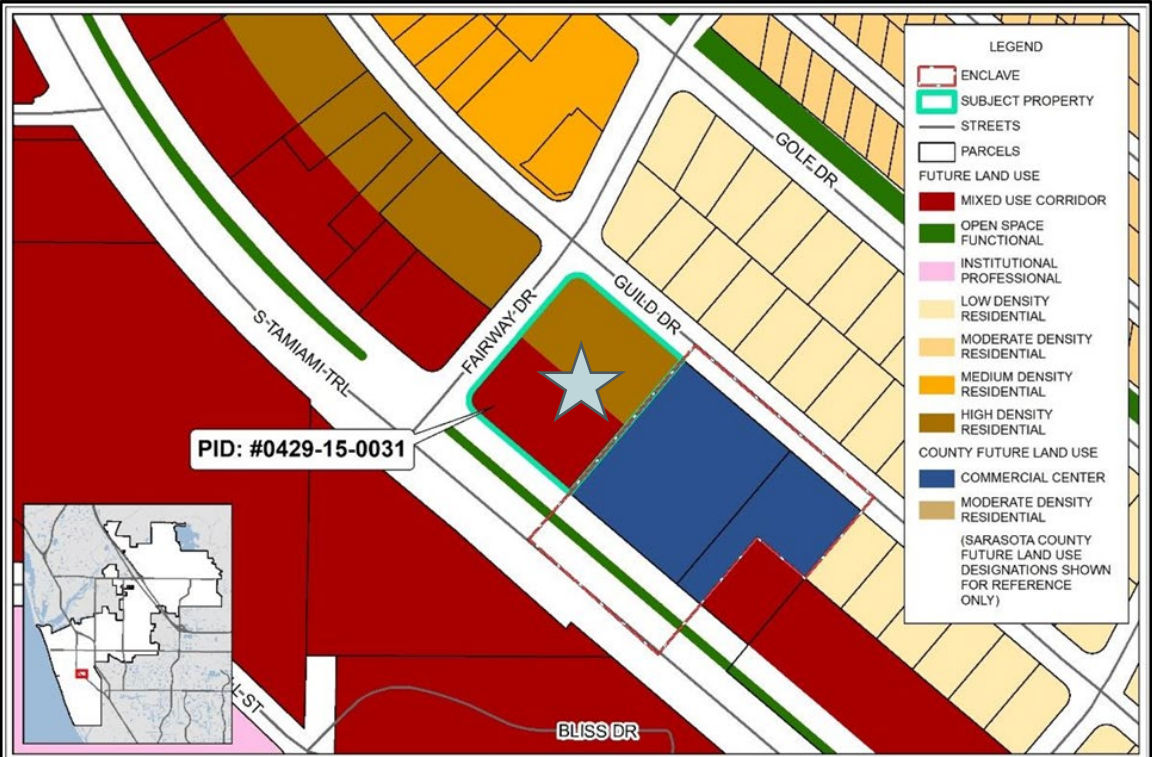
RMF Multifamily Structures Development Standards Table				
	RMF-1	RMF-2	RMF-3	RMF-4
Building Height (max)	35'		46'	
	An additional 10' is allowed for understory parking only		An additional 10' is allowed for understory parking only	
Building Height Exception (max)	46' total		57' total	75' total
	+ 10' for understory parking		+ 10' for understory parking	+ 10' for understory parking

South Trail Development Standards Table	
Standard	Measurement Requirement
Building Height	35' by right
	57' through Height Exception ^a

BY NOT APPROVING THE REQUESTED FUTURE LAND USE AND ZONING CHANGE YOU ARE ENCOURAGING 56 FOOT HIGH BUILDINGS ALONG GUILD DRIVE BY RIGHT OF THE PROPERTY OWNER – 5 TO 6 STORY BUILDINGS AND THREE STORY ALONG US BUSINESS 41 and ALLOWING A HOTEL TO BE BUILT ALONG THE US BUSINESS 41 FRONTAGE.

CURRENTLY PERMITTED FUTURE LAND USE AND ZONING

Existing Future Land Use Map



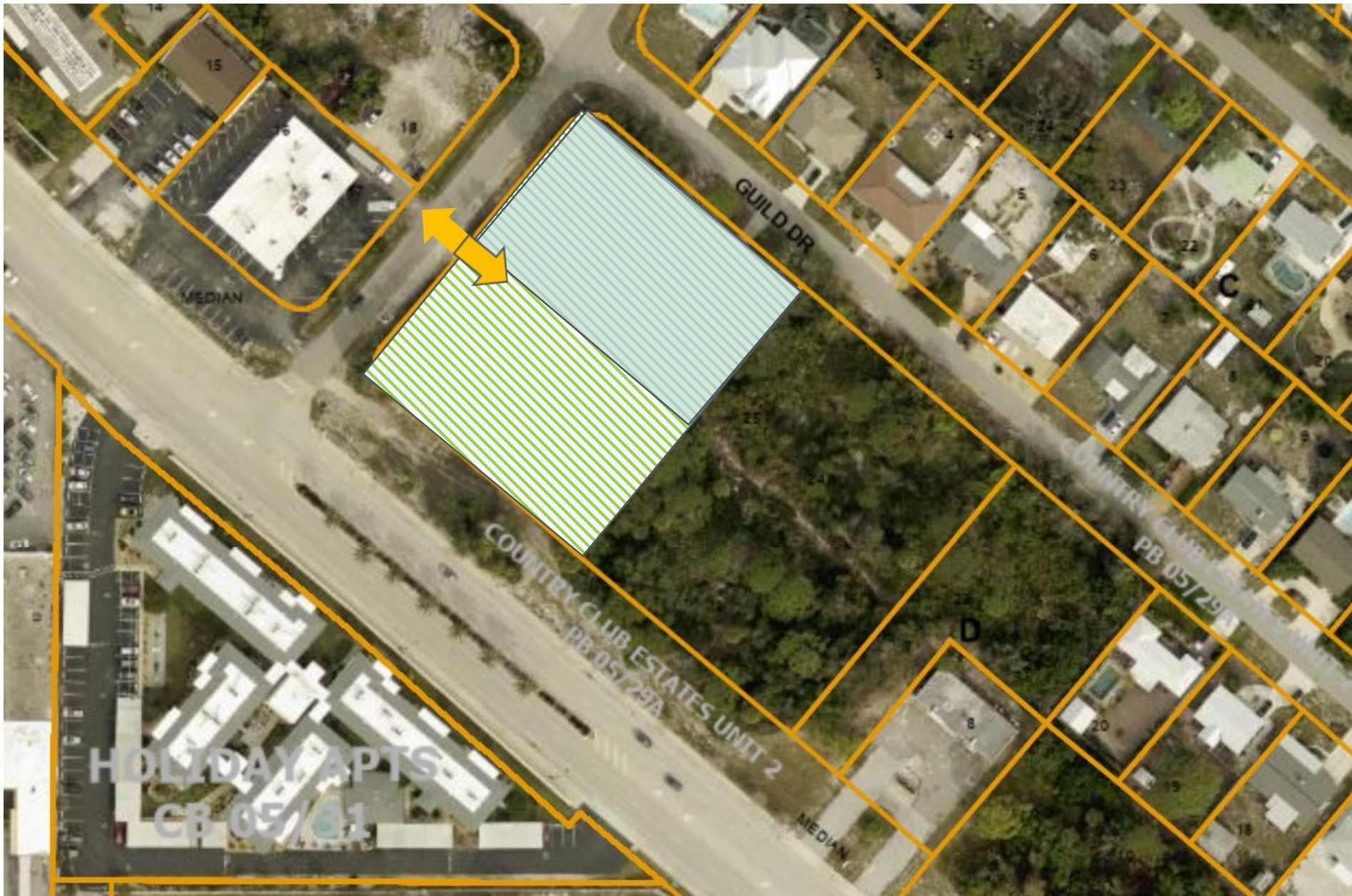
Existing Zoning



67-85
FEET

46-67
FEET

35-57
FEET



uses limited to
multifamily
residential
development
and parking but
Access
prohibited to
Guild



Hotel uses
prohibited on
entire parcel.

PROPOSED BINDING STIPULATIONS

- 1. All development shall meet the architectural requirements of the Venetian Theme District.**
- 2. Hotel uses shall be prohibited on Lots 1, 2, 3, 26, 27 and 28 of Block D, Country Club Estates Unit 2.**
- 3. Only multifamily residential uses and associated development parking shall be permitted on Lots 26, 27, and 28 of Block D, Country Club Estates Unit 2.**
- 4. Vehicle access is prohibited from Guild Drive.**

PLANNING COMMISSION UNANIMOUSLY RECOMMENDS APPROVAL FINDING THAT THE PROPOSED CHANGES MEET ALL APPLICABLE CODE REQUIREMENTS, ARE CONSISTENT WITH THE ADOPTED COMPREHENSIVE PLAN AND PROVIDE IMPROVED CONDITIONS FOR COMPATIBILITY.

PROPOSED STIPULATIONS PROVIDE IMPROVED COMPATABILITY TO GUILD DRIVE THAN CURRENT ZONING BY LIMITING BUILDING HEIGHT, LIMITING USES AND ACCESS THAT WOULD OTHERWISE NOT BE REQUIRED.