

**ZONING MAP AMENDMENT
PETITION NO. 24-05RZ
BARSUK ISLAND HOTEL**

Agent: Martin P. Black

Owner/Applicant: Barsuk Florida Properties LLC

GENERAL INFORMATION

Address:	705 S Tamiami Trail
Request:	Changing the zoning on a portion of the subject property from Residential Multi- Family-3 (RMF-3) to South Trail Area 2 (ST-2)
Owner:	Barsuk Florida Properties LLC
Agent:	Martin P. Black
Parcel ID:	0429150031
Parcel Size:	1.44 ± acres
Future Land Use:	Mixed Use Corridor (MUC) as applied to Lots 1,2, and 3/ High Density Residential (HDR) as applied to Lots 26,27,and 28
Zoning:	South Trail Area 2 (ST-2) as applied to Lots 1,2, and 3/Residential Multi- Family-3 (RMF-3) as applied to Lots 26,27, and 28
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	January 5, 2024
Associated Petitions:	24-04CP

PROJECT DESCRIPTION

- ▶ Zoning map amendment for eastern half of ±1.44-acre vacant parcel
- ▶ Site is comprised of six legacy platted lots, owned by the Barsuk Family since 1970s
- ▶ Split into two zoning districts classifications: RMF-3 and ST-2
 - ▶ Request proposes to have a consistent zoning
 - ▶ Entire parcel would become ST-2

AERIAL MAP

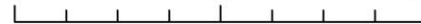


BARSUK ISLAND HOTEL



AERIAL
PLANNING AND ZONING DEPARTMENT

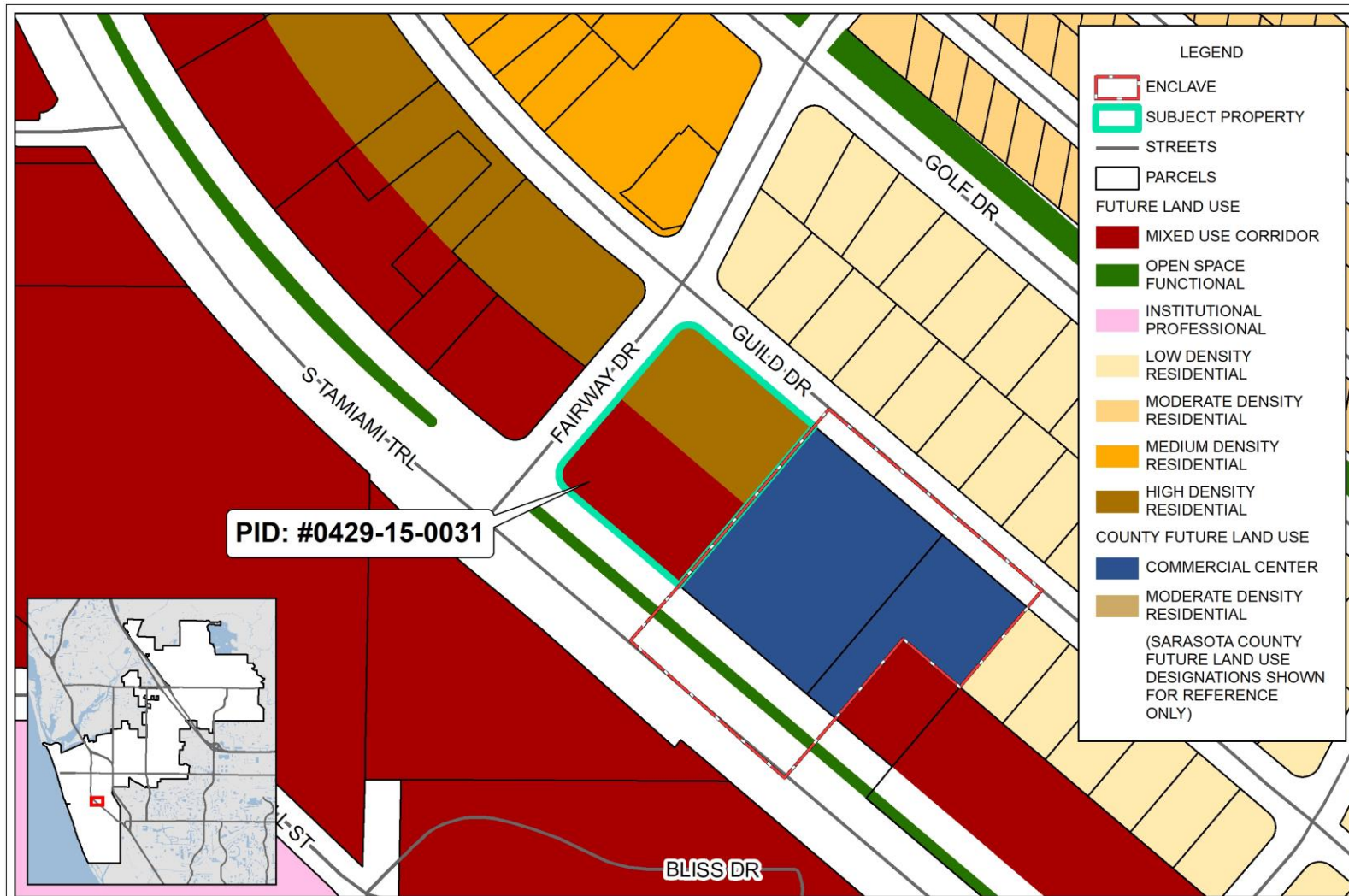
0 250 500 Feet



EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

CURRENT FUTURE LAND USE



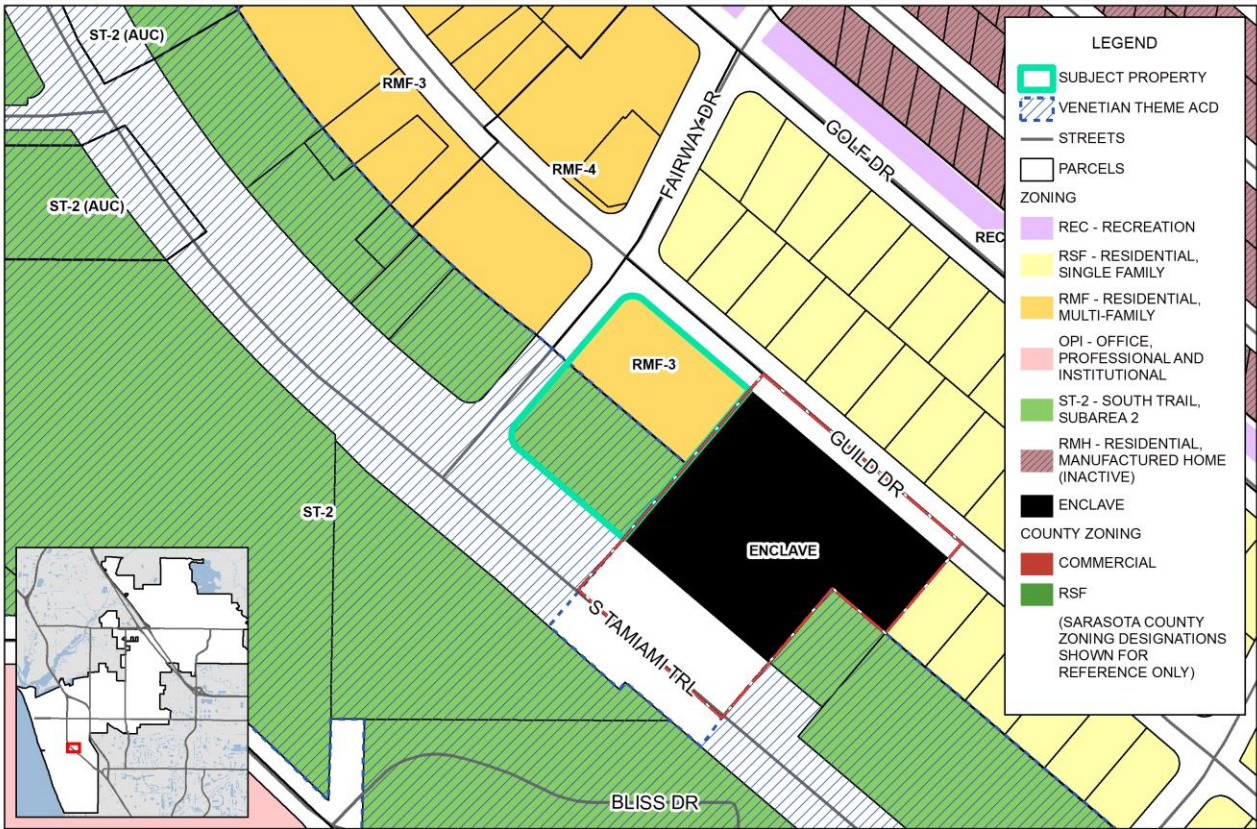
BARSUK ISLAND HOTEL



CURRENT FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



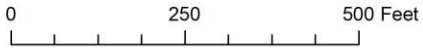
ZONING MAP



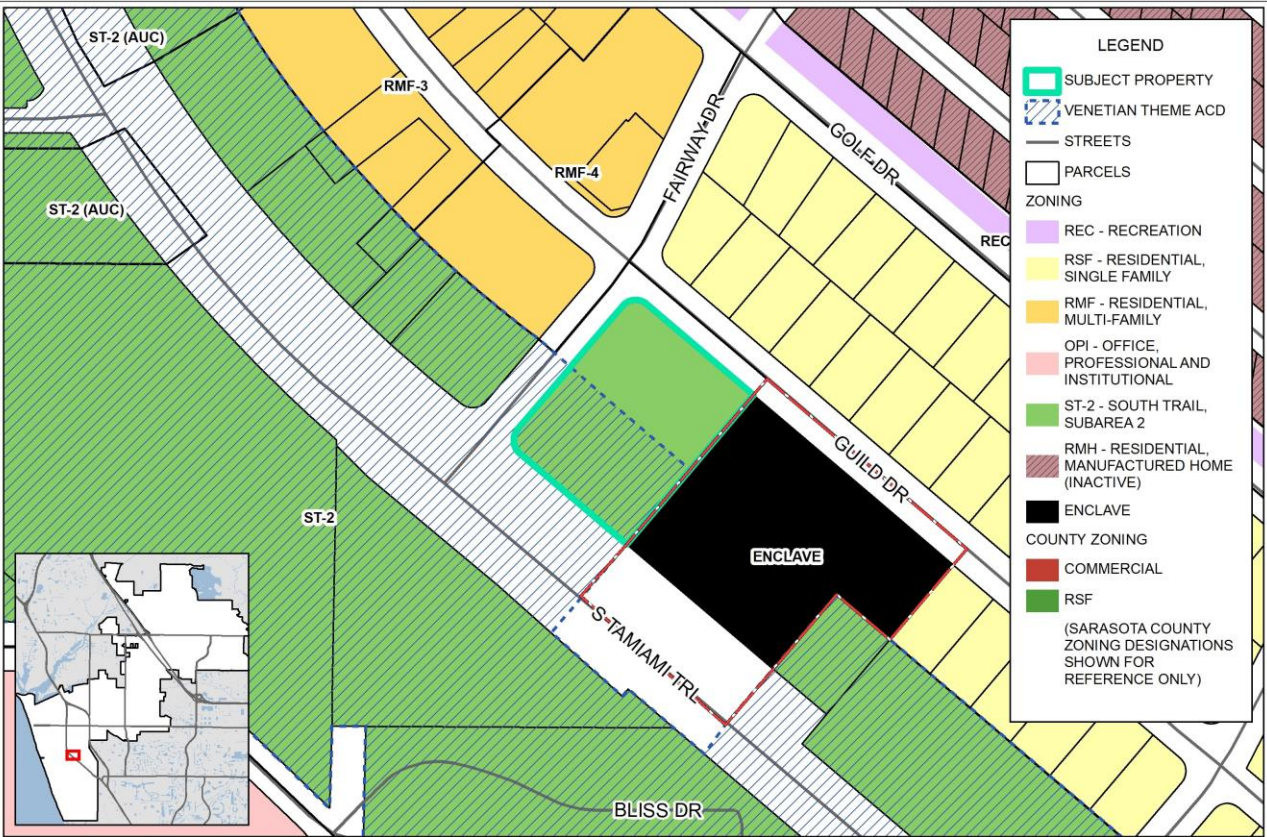
BARSUK ISLAND HOTEL



CURRENT ZONING MAP
PLANNING AND ZONING DEPARTMENT



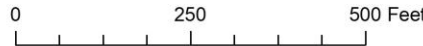
PROPOSED ZONING MAP



BARSUK ISLAND HOTEL



PROPOSED ZONING MAP
PLANNING AND ZONING DEPARTMENT



SITE PHOTO



SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Single Family Homes	Residential Multi Family-4 (RMF-4) and Residential Single Family-3 (RSF-3)	Medium Density Residential and Low Density Residential
South	Vacant Land and Holiday Condominium	ST-2	Commercial
East	Vacant Land	RSF-3 and Enclave	Low Density Residential
West	Gold Rush BBQ and Vacant Lot	RMF-4 and ST-2	Commercial and High Density Residential

PLANNING ANALYSIS

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

COMPARISON OF EXISTING AND PROPOSED ZONING

Standards	Existing Zoning – RMF-3	Proposed Zoning – ST-2
Density Limit	HDR range 13.1-18 du/acre RMF-3 min area per unit limits to ±9 du/acre	9.1 to 13.0 du/ac
Intensity Limit	None	.5/1 FAR
Height	46' 10' allowed for understory parking	35' (57' with height exception) 10' allowed for understory parking
Lot Coverage	40%	35%/75%
Principal Uses (abridged)	Residential Single Family Attached, Mutli-Family Dwelling, Day-care home, Group Living, Essential Services and Public Utilities	Multi-Family, Upper Story Residential, Residential Care, Essential Services, Cultural Facilities, Private Club, Post Office, University, Government, Retail, Restaurant, Bar, Brewpub, Microbrewery, Theater, Artist Studio, Hotel, Fitness club, Marina, Commercial Parking, Professional Office, Personal & Financial Services, Funeral Home, Medical/Dental, Live-work
Architectural	None	Venice Historic Precedent
Parking	N/A	Placement and Access (Side/Rear) Percentage of Minimum Parking (100%)

COMPREHENSIVE PLAN CONSISTENCY

▶ **Strategy LU 1.2.9.c- Corridor (MUC):**

- ▶ Envisioned for the Island Neighborhood
- ▶ Supports Mixed Use; non-residential uses limited to Commercial and Institutional Professional

▶ **Strategy LU 1.2.13- Mixed Use Development Transitions:**

- ▶ Mixed Use land use designations are deemed to be compatible with the adjacent land use designations
- ▶ LDRs contain perimeter compatibility standards for the FLU designation boundary

▶ **Strategy LU-IS 1.1.1-Redevelopment**

- ▶ The Neighborhood is primarily developed, minimal opportunities for new development
- ▶ The City supports redevelopment, encourages a diversity of non-residential uses to support existing residential
- ▶ LDRs guide redevelopment in the Island to be consistent on the following:
 - A. Historic grid patterns established by the Nolen Plan
 - B. Building massing, form layout, and setbacks

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

- ▶ Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Island Neighborhood element, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

CONCURRENCY AND MOBILITY

Concurrency

- ▶ Not requesting confirmation of concurrency - will be reviewed with a development proposal
- ▶ Petition was reviewed by the City's Technical Review Committee (TRC); no issues identified regarding facilities capacity

Mobility

- ▶ City's transportation consultant has deemed this petition compliant with the City's requirements
- ▶ Trip generation for the proposed project is under 50 peak hour trips, so a traffic study was not needed at this time

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 City Council to take action on Zoning Map Amendment No. 24-05RZ.