

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

Agent: Martin P. Black

Owner/Applicant: Barsuk Florida Properties LLC

# GENERAL INFORMATION

---

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

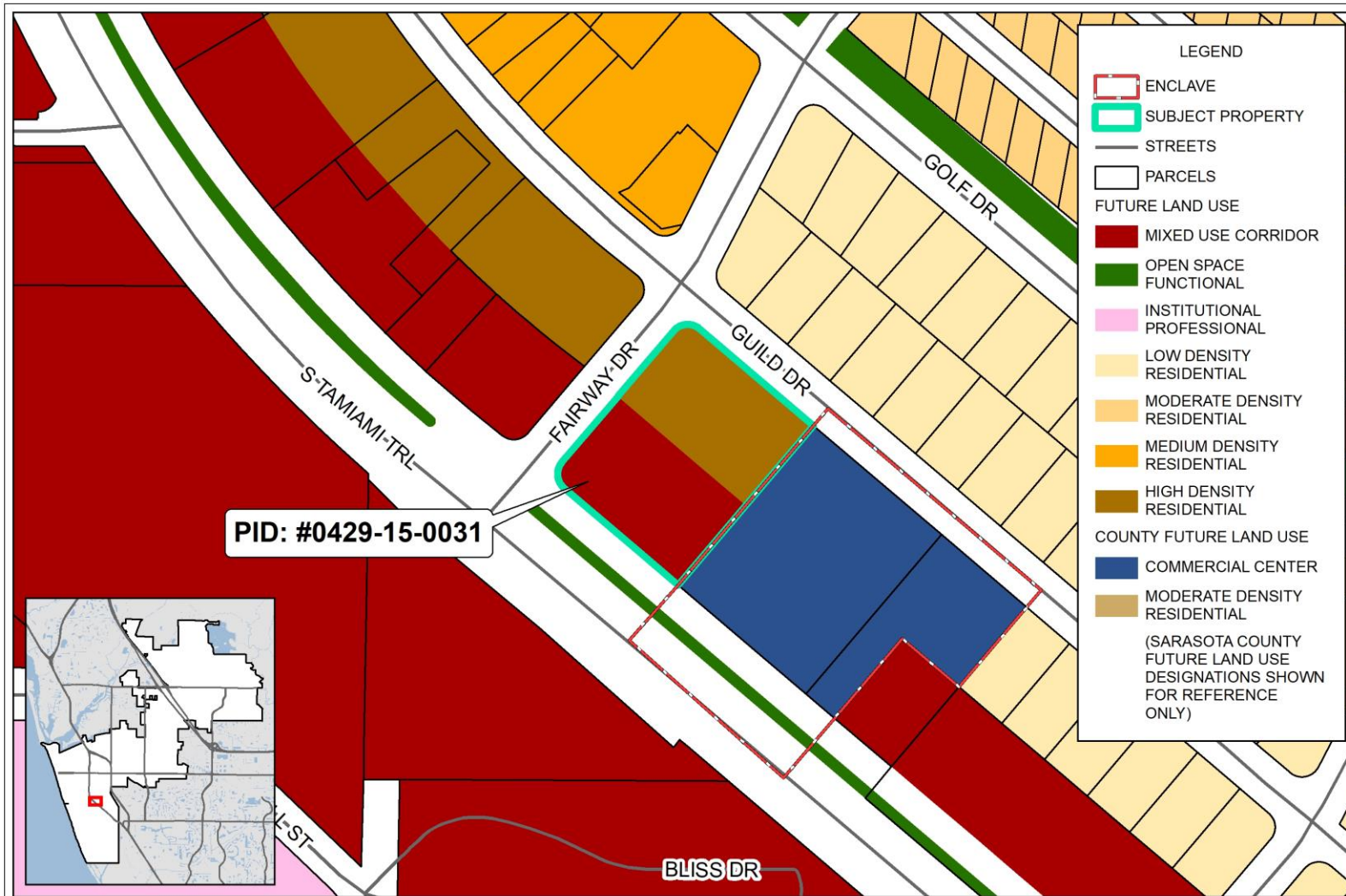


# EXISTING AND PROPOSED CONDITIONS

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



# CURRENT FUTURE LAND USE



## BARSUK ISLAND HOTEL



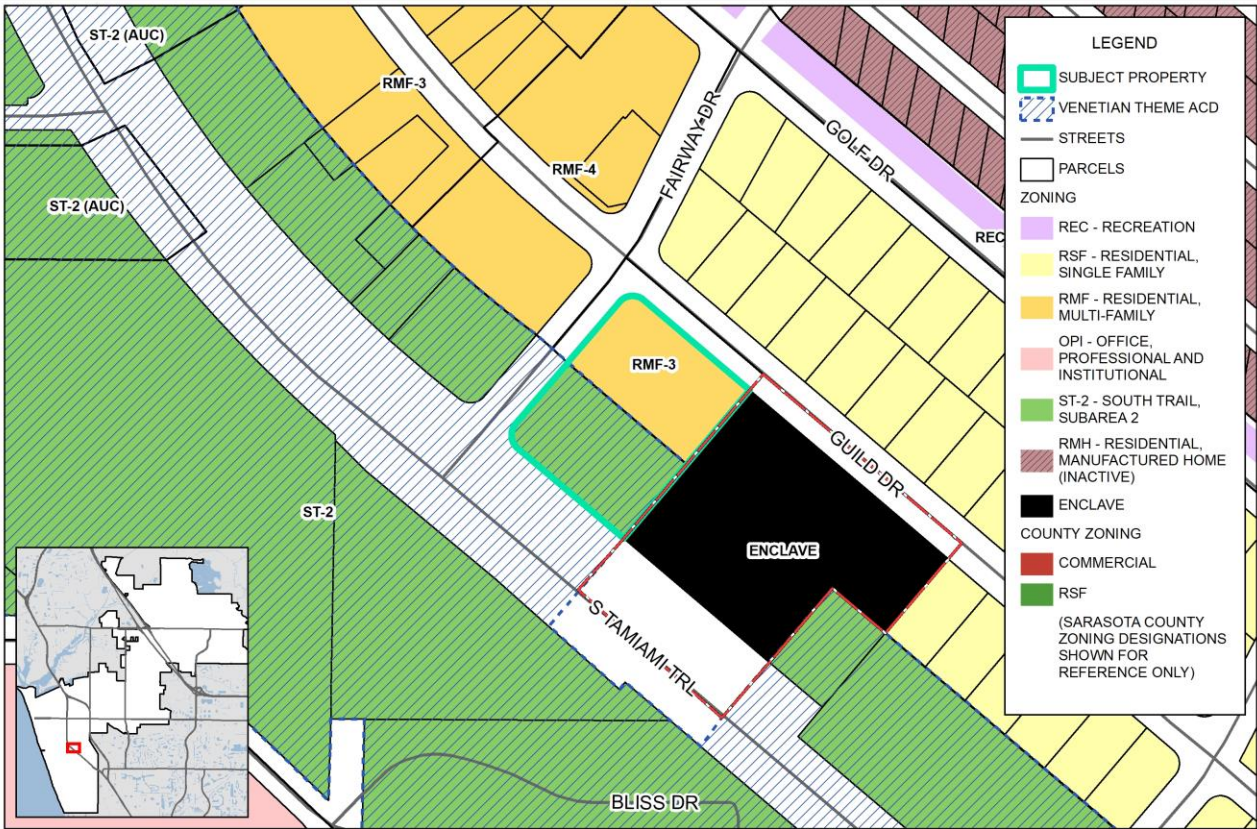
CURRENT FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT

0 250 500 Feet





# ZONING MAP



**LEGEND**

- SUBJECT PROPERTY
- VENETIAN THEME ACD
- STREETS
- ▭ PARCELS
- ZONING**
- REC - RECREATION
- RSF - RESIDENTIAL, SINGLE FAMILY
- RMF - RESIDENTIAL, MULTI-FAMILY
- OPI - OFFICE, PROFESSIONAL AND INSTITUTIONAL
- ST-2 - SOUTH TRAIL, SUBAREA 2
- RMH - RESIDENTIAL, MANUFACTURED HOME (INACTIVE)
- ENCLAVE
- COUNTY ZONING**
- COMMERCIAL
- RSF

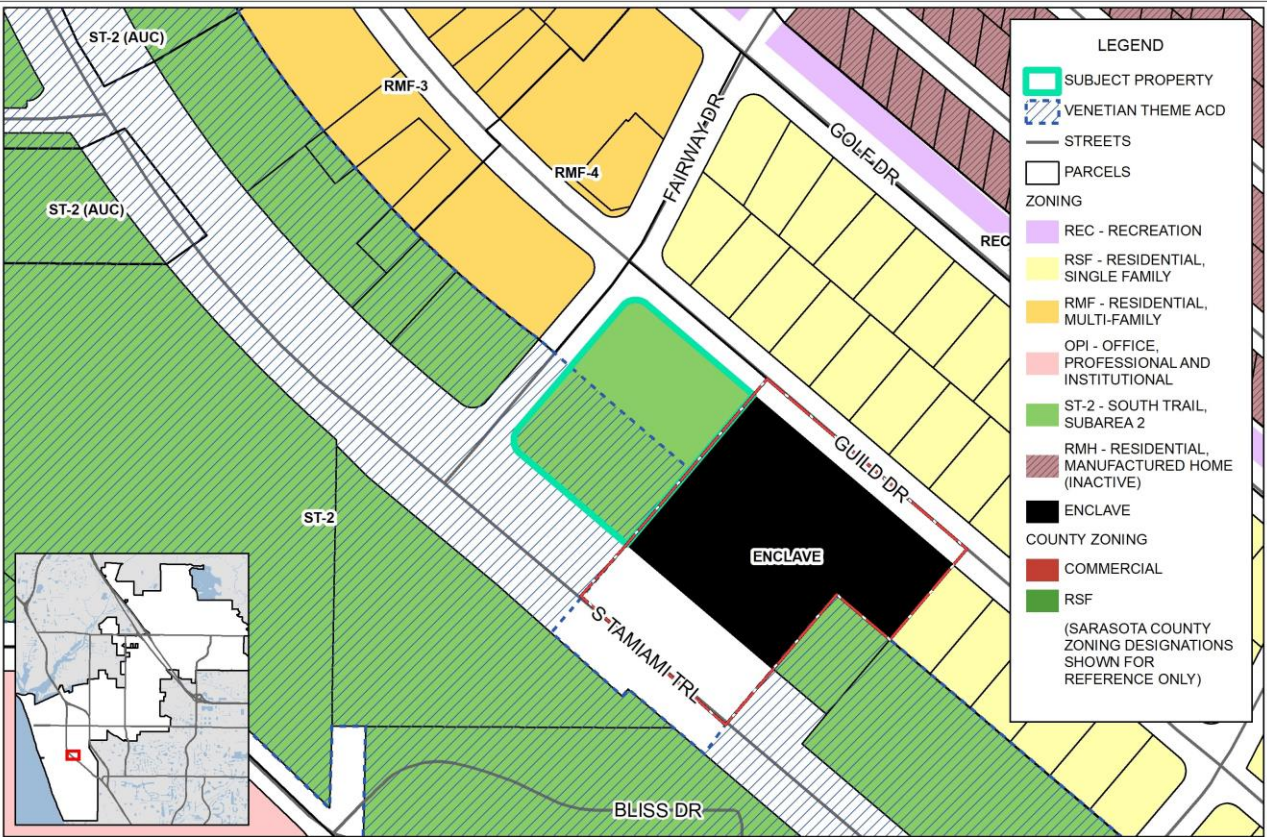
(SARASOTA COUNTY ZONING DESIGNATIONS SHOWN FOR REFERENCE ONLY)

## BARSUK ISLAND HOTEL

**Venice, FL**  
City on the Gulf  
CURRENT ZONING MAP  
PLANNING AND ZONING DEPARTMENT



# PROPOSED ZONING MAP



**LEGEND**

- SUBJECT PROPERTY
- VENETIAN THEME ACD
- STREETS
- ▭ PARCELS
- ZONING**
- REC - RECREATION
- RSF - RESIDENTIAL, SINGLE FAMILY
- RMF - RESIDENTIAL, MULTI-FAMILY
- OPI - OFFICE, PROFESSIONAL AND INSTITUTIONAL
- ST-2 - SOUTH TRAIL, SUBAREA 2
- RMH - RESIDENTIAL, MANUFACTURED HOME (INACTIVE)
- ENCLAVE
- COUNTY ZONING**
- COMMERCIAL
- RSF

(SARASOTA COUNTY ZONING DESIGNATIONS SHOWN FOR REFERENCE ONLY)

## BARSUK ISLAND HOTEL

**Venice, FL**  
City on the Gulf  
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)
<b>North</b>	Single Family Homes	Residential Multi Family-4 (RMF-4) and Residential Single Family-3 (RSF-3)	Medium Density Residential and Low Density Residential
<b>South</b>	Vacant Land and Holiday Condominium	ST-2	Commercial
<b>East</b>	Vacant Land	RSF-3 and Enclave	Low Density Residential
<b>West</b>	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	1 du/5 ac	5.1 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.



## CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

- ▶ The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

# 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 the Planning Commission to make a recommendation to City Council on Zoning Map Amendment No. 24-05RZ.