

**FUTURE LAND USE MAP
AMENDMENT
PETITION NO. 24-04CP
BARSUK ISLAND HOTEL**

Agent: Martin P. Black

Owner/Applicant: Barsuk Florida Properties LLC

GENERAL INFORMATION

Address:	705 S Tamiami Trail
Request:	Changing the future land use designation on a portion of the subject property from High Density Residential (HDR) to Mixed Use Corridor (MUC)
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:	24-05RZ

PROJECT DESCRIPTION

- ▶ Small-scale future land use (FLU) 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 FLU classifications: HDR and MUC
 - ▶ Request proposes to have a consistent FLU
 - ▶ Entire parcel would become MUC

AERIAL MAP



BARSUK ISLAND HOTEL



AERIAL
PLANNING AND ZONING DEPARTMENT

0 250 500 Feet

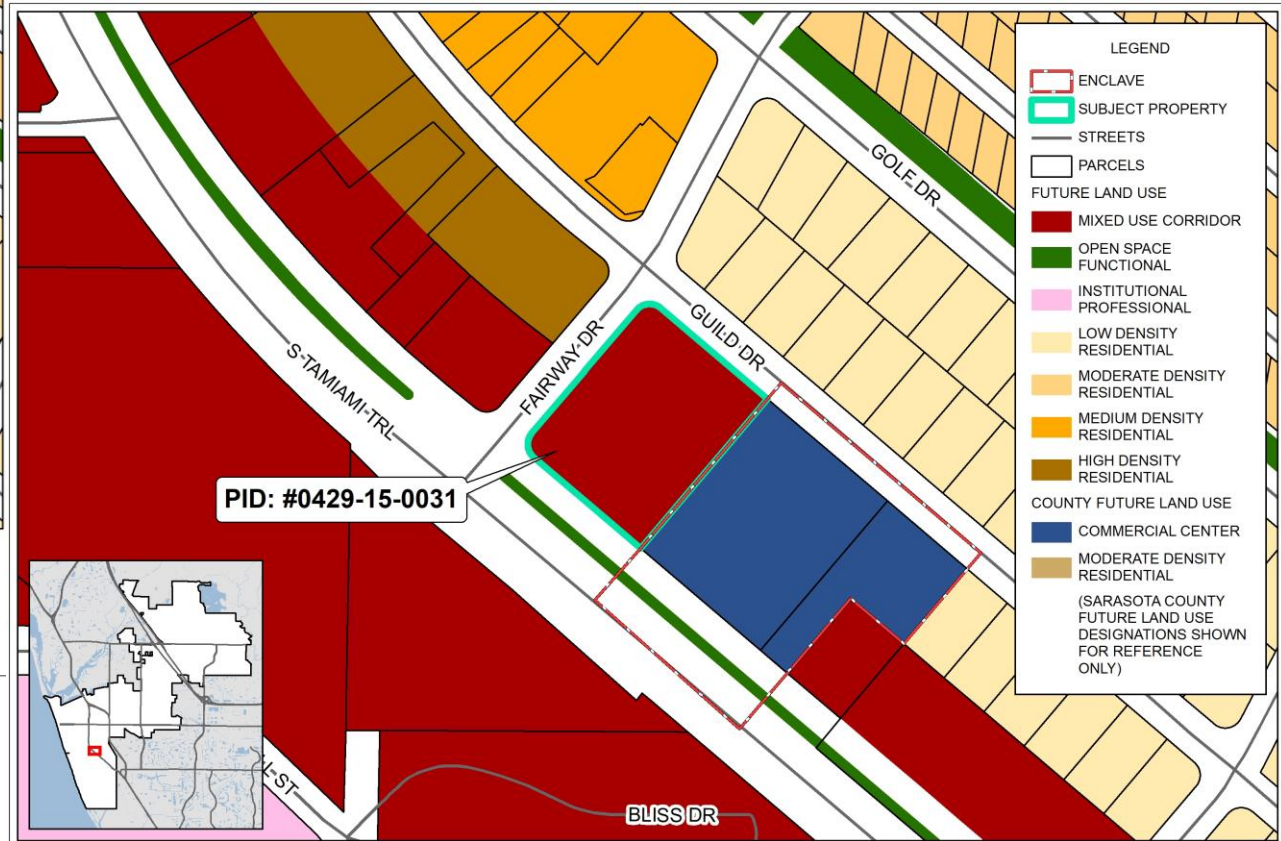
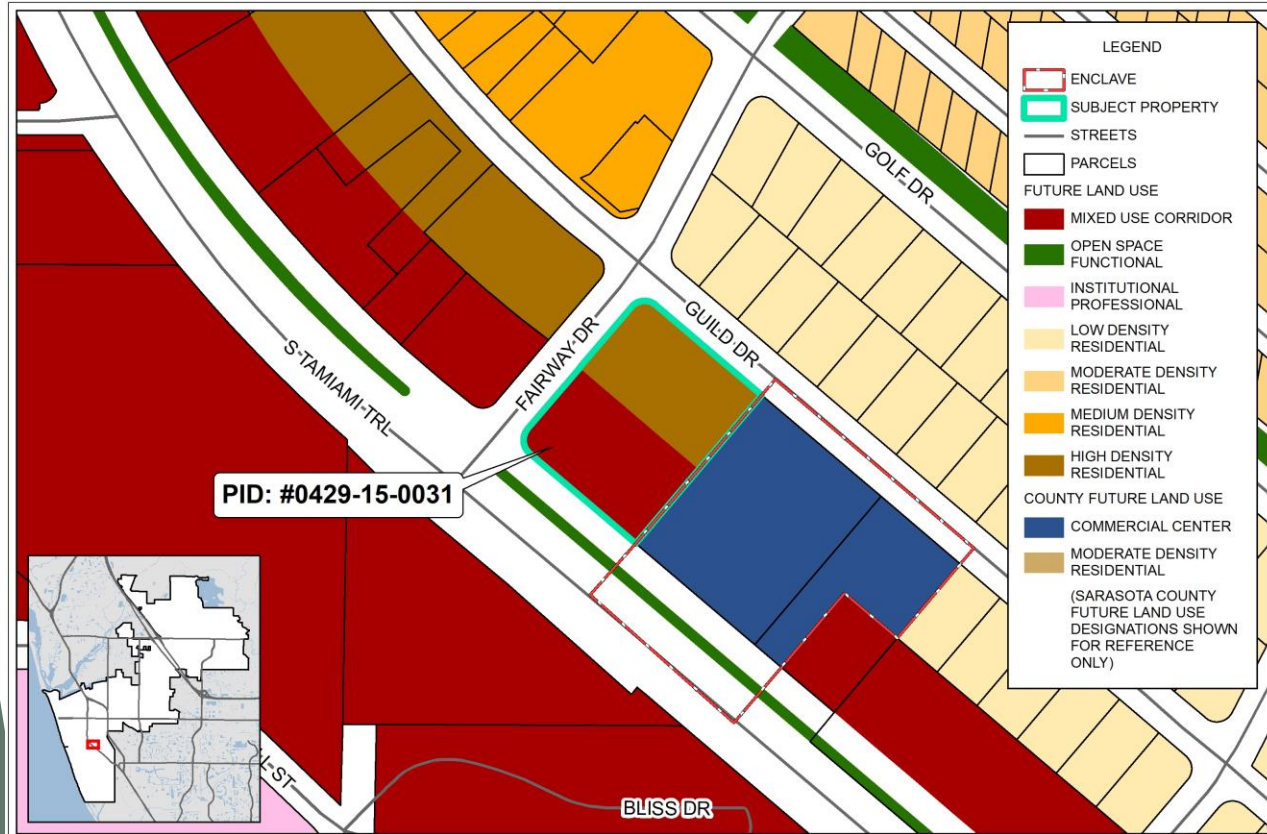


EXISTING AND PROPOSED CONDITIONS

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

FUTURE LAND USE MAP

PROPOSED FUTURE LAND USE



BARSUK ISLAND HOTEL

Venice, FL City on the Gulf
CURRENT FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT

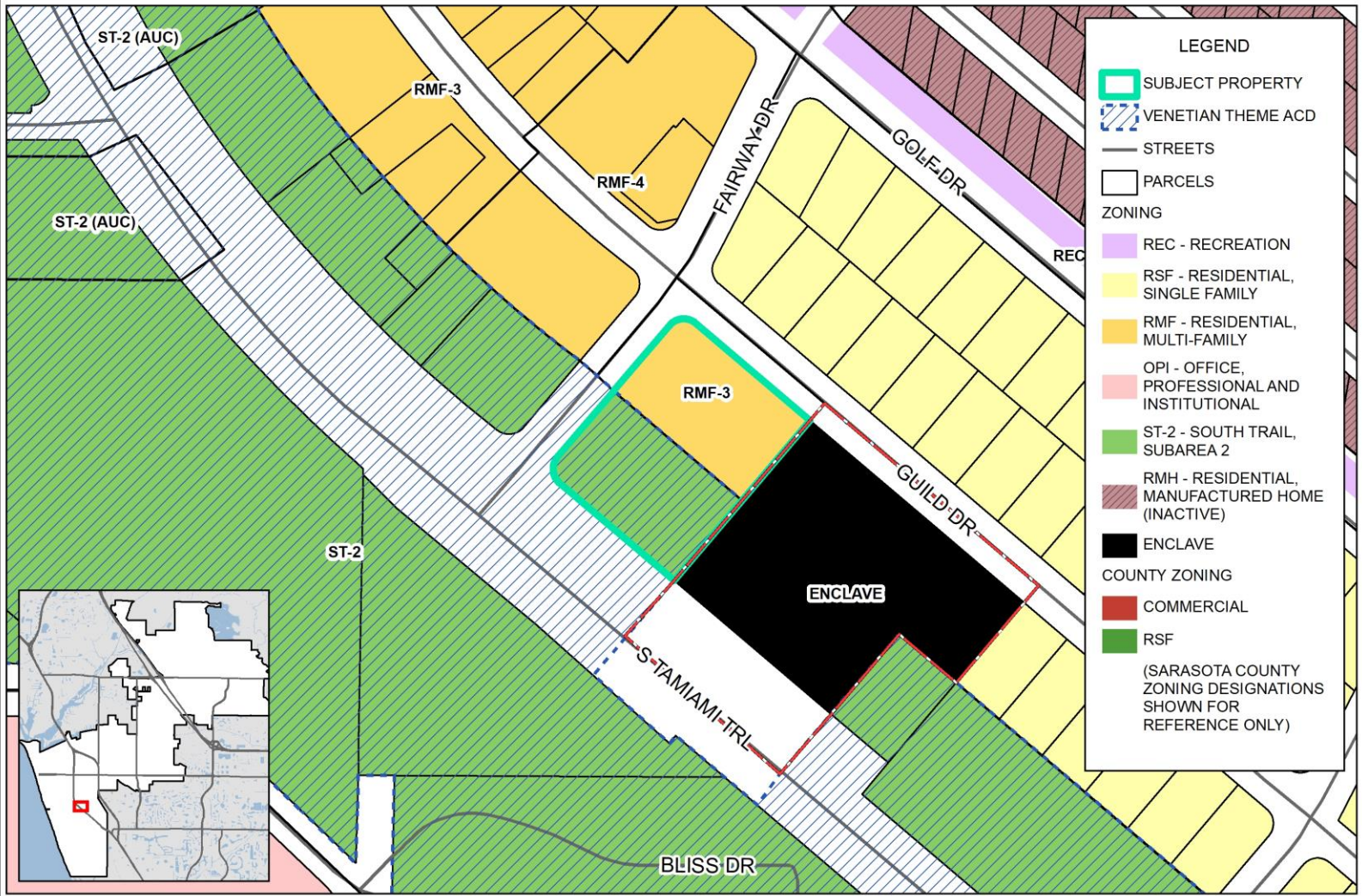


BARSUK ISLAND HOTEL

Venice, FL City on the Gulf
PROPOSED FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



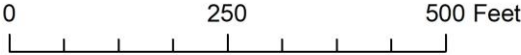
CURRENT ZONING



BARSUK ISLAND HOTEL



CURRENT 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

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

COMPLIANCE WITH FLORIDA STATUTES

- ▶ Small-scale amendment review process (ordinance will be transmitted to State after adoption)
- ▶ Responses to Florida Statutes regarding FLU map amendments and urban sprawl contained in staff report

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application:
 - ▶ A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.
 - ▶ B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.
 - ▶ C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.
- ▶ A transportation analysis has been provided according to the requirements of Section 87-1.5.2, and a further review of traffic impacts will be conducted with any subsequent development applications.

CONCLUSIONS/FINDINGS OF FACT:

► Staff has provided analysis of the proposed Future Land Use Map Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Future Land Use Amendment.

CONCLUSION

► Upon review of the petition 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 Planning Commission to make a recommendation to City Council on Future Land Use Map Amendment Petition No. 24-04CP.