



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLIUP-2506-0029		Contact	Natalie Lavenstein, nlavenstein@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit		Planning Commission Date		July 8, 2025
Deadline for Action	Application Date		June 3, 2025	60 Days	August 2, 2025
	Date Extension Letter Mailed		June 9, 2025	120 Days	October 1, 2025
Location of Subject		732 E Superior St			
Applicant	Sorrento Group LLC		Contact	Jim Berarducci	
Agent	NA		Contact	NA	
Legal Description		010-3820-00410			
Site Visit Date		June 26, 2025	Sign Notice Date		June 23, 2025
Neighbor Letter Date		June 16, 2025	Number of Letters Sent		12

**Proposal**

The applicant proposes use of a 2-bedroom unit in a Form District as a vacation rental property.

**Recommended Action:** Staff recommends that Planning Commission approve the interim use permit.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	F-8	Residential/Restaurant	Tourism Entertainment
<b>North</b>	F-8	Mixed Use	Tourism Entertainment
<b>South</b>	F-8	Lake Walk	Open Space
<b>East</b>	F-8	Vacant	Tourism Entertainment
<b>West</b>	F-8	Mixed Use/Residential	Tourism Entertainment

**Summary of Code Requirements:**

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the F-8 zone district.

UDC Section 50-20.3.V Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Sec. 50-37.10.E . . . the commission shall only approve an interim use permit, or approve it with conditions, if it determines that: 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location ....; 2. The applicant agrees to sign a development agreement with the city.

**Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):**

Governing Principle #4 – Support economic growth sectors

A short-term rental allows property owners to generate income and provides a service for tourists.

Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages

- **S9:** Encourage expansion of the city's tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

Future Land Use – Tourism/Entertainment: Retail, entertainment, and lodging facilities, meeting facilities, waterfront - related uses, open space uses.

**History:** The subject property was built in 1911. There is restaurant space on the lower level and a residential unit in the upper level.

**Review and Discussion Items:**

Staff finds that:

- 1) Applicants' property is located at 732 E Superior St. The proposed vacation dwelling unit contains 2 bedrooms which allows for a maximum of 5 guests. The applicant listed 6 guests, but only 5 are allowed.
- 2) The minimum rental period will be 1 night. The applicant listed the minimum rental period as 3 nights, but 1 is allowed.
- 3) One off-street parking space will be provided in the parking area North of the building.
- 4) The applicant has indicated they will not allow motorhomes or trailers.
- 5) There is an existing upper deck on the rear side of the property; staff finds that UDC Sec. 50-20.3.V, paragraph 7 requires placement of dense urban screening along the West side of the deck, as the neighboring property to the West is partially residential.
- 6) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holders must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed Mallory Moore to serve as the local contact.
- 7) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. Section 50-20.3.V.9 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 8) Applicant must comply with vacation dwelling unit regulations, including providing information to guests on city rules.
- 9) There are currently 178 licensed vacation dwelling units in the city, with 89 of those in form districts; the remaining 89 are subject to the cap of 110. The subject property is located within a form district and is not subject to the cap.
- 10) No public, agency, or City comments were received.
- 11) The permit will lapse if no activity takes place within 1 year of approval.

**Staff Recommendation:**

Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) The applicant shall add 6 ft tall screening on the West side of the rear upper deck, to be approved by the Land Use Supervisor and installed prior to receiving the Interim Use Permit, or obtain a waiver from the screening requirement prior to receiving the interim use permit.
- 3) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.





**PLIUP-2506-0029**

Interim Use Permit  
Vacation Dwelling Unit  
732 E Superior St



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.





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## APPLICATION COVER SHEET

### CONTACT INFORMATION

**Owner:**

**Name:** Jim Berarducci

**Phone:**

**Email:**

**Address:**

### APPLICANT

**Name:** Jim Berarducci

**Phone:** (612) 325-4000

**Email:** [jberard@outlook.com](mailto:jberard@outlook.com)

**Address:**

APPLICATION INFORMATION:

**Street Address and Zoning of Property:**

**Parcel ID Number:**

**Reason for this Request:** commercial building

2 bedrooms

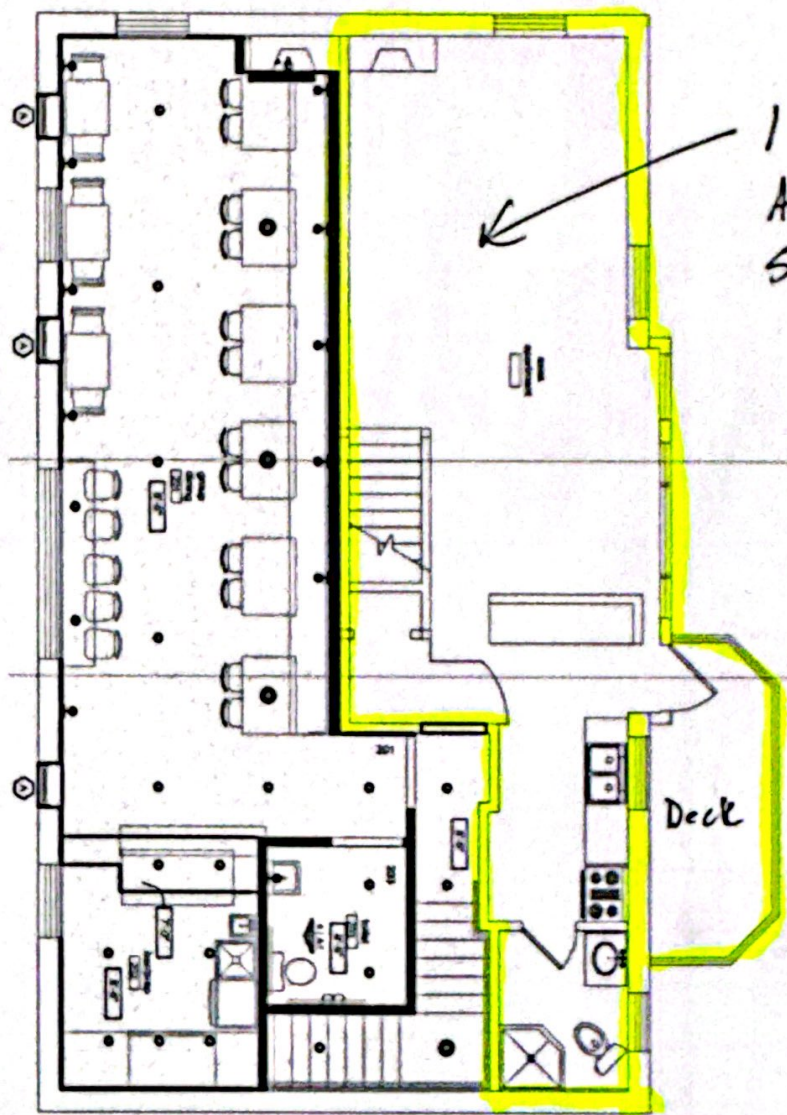
1 parking stall

**Plan Number:** PLIUP-2506-0029

**Plan Type:** PL Interim Use Permit

**Plan Work Class:** PL Interim Use Permit





1<sup>ST</sup> FLOOR OF  
Apartment w/  
stair to 2<sup>ND</sup> LEVEL

Deck



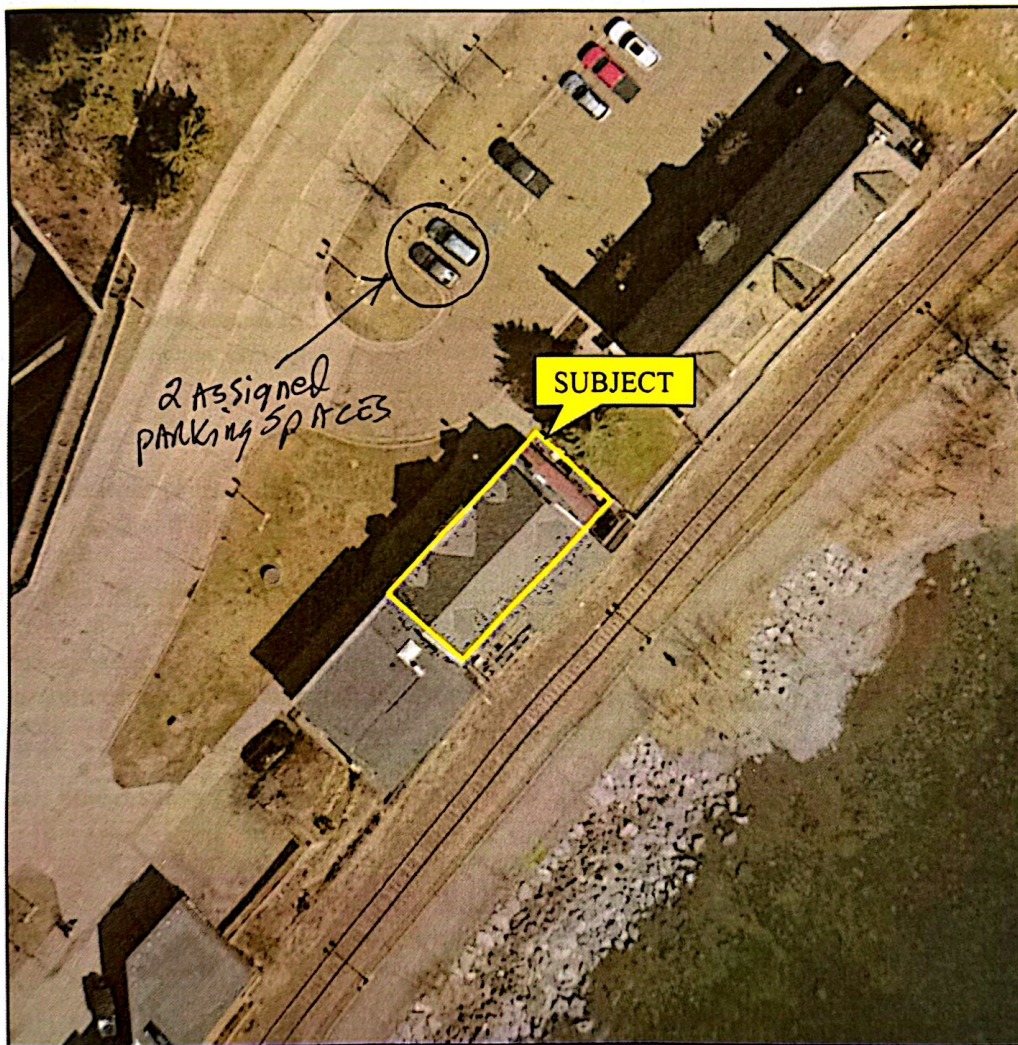
### TAX AND ASSESSMENT DATA

The subject is assessed as follows for tax purposes for taxes payable in 2024.

Parcel Code	Land EMV	Building EMV	Total EMV	2024 Taxes
010-3820-00410	\$76,300	\$688,100	\$764,400	\$17,260

The assessed value of the subject has increased over the past year from the prior value of \$639,600.

### GIS MAP



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EST. 1890  
**F.I. SALTER**  
APPRAISALS