



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
www.venicegov.com

## Meeting Minutes Planning Commission

---

Tuesday, December 3, 2024

1:30 PM

Community Hall Room (Limited Seating)

---

### [24-04CP](#)

Barsuk Island Hotel Comprehensive Plan Amendment (Legislative)

Staff: Brittany Smith, Planner

Agent: Martin P. Black

Applicant/Owner: Barsuk Florida Properties LLC

Chair Snyder announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning conflicts of interest. There were none.

Planner Smith, being duly sworn, presented general information, project description, aerial map, current and proposed future land use maps, zoning map, site photo, surrounding land uses, Comprehensive Plan consistency, compliance with Florida Statutes, Land Development Code compliance, findings of facts, and answered Commission questions on current future land use map, density, and surrounding property uses.

Marty Black, Agent, being duly sworn, presented credentials, inconsistency in current land use, aerial photo, right-of-way, site access, future land use map, there being two uses on the one parcel, zoning map, existing and proposed development standards, proposed binding stipulations, and answered Commission questions on marking for parcel on aerial, 35 foot height stipulation including parking underneath, and landscape buffer.

Chair Snyder closed the public hearing.

Discussion took place regarding current inconsistency in use, being in favor of stipulations, Comprehensive Plan intention for mixed use, and the current height allowance.

**A motion was made by Mr. McKeon, seconded by Vice Chair Willson, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 24-04CP. The motion carried by the following electronic vote:**

**Yes:** 7 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder, Mr. McKeon and Mr. Young