



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)

[24-05RZ](#)

Barsuk Island Hotel Zoning Map Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Martin P. Black

Applicant/Owner: Barsuk Florida Properties, LLC

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

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. McKeon, Vice Chair Willson, Ms. Schierberg, Mr. Hale, and Mr. Young disclosed site visit. Chair Snyder disclosed conversation with staff.

Planner Smith, being duly sworn, presented general information, project description, current split zoning, aerial map, future land use map, current and proposed zoning maps, comparison of existing and proposed zoning standards, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, concurrency and mobility, and answered Commission questions on proposed zoning map, the Venetian Theme District being applied to only half the parcel, the difference between Venice Historic Precedent and Venetian Theme District, change in density, and height stipulation.

Marty Black, Agent, being duly sworn, presented proposed zoning map, stipulations applying to back half of property, reduction in density, Venice Historic Precedent compared to Venetian Theme District, current and proposed development standards, access points, surrounding property access points, proposed binding stipulations of 1) Prohibition of vehicle access to site from Guild Drive, 2) Screening and separation standards for sources of light, noise, mechanical equipment, refuse area, delivery and storage area, architectural design standards and to include a Type 2 landscape buffer with a six foot fence, 3) Development of lots 26, 27, and 28 will be limited to 35 feet in building height, parking requirements, and answered Commission questions on markings on aerial display, potential use, type two landscaping buffer, and community workshop held.

Liz Gifford, 709 Guild Drive, being duly sworn, spoke on proximity to

property, concerns for hotel use, and preference for apartments.

Robert Russo, 705 Guild Drive, being duly sworn, spoke on concerns for overdevelopment, demand for a hotel, noise, traffic, safety, and decline in property values.

David Gress, 825 Guild Drive, being duly sworn, spoke on professional history, communication sent prior to meeting, concerns for home values, visual esthetics, and traffic.

Mr. Black spoke on size of potential hotel, stipulations, traffic impact, and impact on infrastructure.

Planner Smith spoke on stipulation for access point details.

Chair Snyder closed the public hearing.

Discussion took place on resident concerns, proposed use may have less impact than high density residential, and need to make zoning consistent on parcel.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, 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, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 24-05RZ with the stipulation as discussed and proposed by applicant. 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