



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, May 6, 2025

1:30 PM

Council Chambers

25-05RZ

Boruff Family Trust Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Annette M. Boone, Esq., Boone Law Firm

Applicant/Owner: Boruff Family Trust

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, 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, and Mr. Hale disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented general information, location maps, aerial map, project description, there currently being 10 multifamily units on property, future land use map, existing zoning map, proposed zoning, site photos, surrounding land uses, comparison of districts, consistency with Comprehensive Plan, Land Development Code compliance, findings of fact, and answered Commission question on the consideration of the Nolan Plan apartment district.

Attorneys Jeffrey Boone and Annie Boone, Agents, being duly sworn, presented Boruff family history in Venice, property size, request to change current zoning of RMF4 to RSF4, recent update to Land Development Code removed single family ability on property, historic plat had property as three lots, Comprehensive Plan Strategy LU 1.2.3 compliance, Land Development Code compliance, aerial map, reason for request, aerial of other single family lots within district, height restriction in district, historical developments in area, property being difficult to rebuild to multifamily, opportunity to build multifamily in other areas of city, and answered Commission question regarding reason for petitioning for a rezone versus vested rights, and RMF4 allowance for height exception.

Michaele Monteiro, 440 Palmetto Court, being duly sworn, spoke in favor of petition, concerns for maintenance of other multifamily developments, height allowances, and preference for single family homes.

Chair Snyder closed the public hearing.

Discussion took place regarding changing multifamily to residential, intention of change in Land Development Code, requirement of Comprehensive Plan amendment, management of leased properties, and new housing in area.

A motion was made by Mr. Hale, 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, 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. 25-05RZ. The motion carried by the following electronic vote:

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