



Meeting Minutes  
Planning Commission

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Tuesday, May 2, 2023

1:30 PM

Council Chambers

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[23-02RZ](#)

Venice Theatre Zoning Map Amendment (Quasi-Judicial)

Staff: Josh Law, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner/Applicant: Venice Theatre, Inc.

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. Ms. Schierberg, Mr. Hale, and Mr. Willson disclosed site visits.

Planner Law, being duly sworn, presented general information, project background, aerial photo, surrounding properties, site photos, future land use map, zoning maps, Comprehensive Plan consistency, Land Development Code (LDC) compliance, findings of facts, concurrency and mobility, and answered Commission question on fly loft location in structure, current ability to replace with special exception, architectural control district impact, Historic and Architectural Preservation Board (HAPB) review, and continuity with existing structure.

Attorney Jackson Boone, Agent, being duly sworn, spoke on damage from Hurricane Ian, response for repair, property information, current zoning, future height exception request for fly loft, architectural district overlay, compatibility with surrounding area, and Comprehensive Plan compliance.

Jean Trammel, Applicant, being duly sworn, spoke on association with theatre, support for rezoning, and theatre's contributions to downtown area.

Chair Snyder closed the public hearing.

Discussion took place regarding concerns for the future height exceptions.

**A motion was made by Mr. Jasper, seconded by Mr. 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. 23-02RZ. The motion carried by the following vote:**

**Yes:** 5 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg and Chair Snyder

**Excused:** 1 - Mr. McKeon