



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, July 1, 2025

1:30 PM

Council Chambers

25-22VZ

240 Base Avenue East Variance (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior PLanner

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

Owner/Applicant: Walt Kitonis/Technology Development Properties LLC

Chair 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 site visits. Mr. Young disclosed comments from friends who live across the street from property and confirmed that he could remain fair and impartial.

Planner Tremblay, being duly sworn, presented general information, variance from Venice Historic Precedent (VHP) style, aerial view, project description, proposed industrial building, site photos, future land use map, zoning map, conceptual site plan, conceptual architectural elevations, relevant code standards table, and decision criteria.

Jeffrey Boone, Agent, and Walt Kitonis, Applicant, both being duly sworn, presented location, request for variance, requirement of the VHP style added when new Land Development Code (LDRS) went into effect, current uses are non-conforming, purchase of property in 2020, current property condition, professional background, aerial photo, location map, past and current uses, potential uses as a multi-purpose building, options for redevelopment, rendering of conceptual building, other non-conforming properties within zoning district, air base history, reason for request, decision criteria, code Section 7.10.13., cost impact, appropriateness of industrial in area and answered Commissions on VHP styles currently in area, parcels within the airport zoning district, cost to build in VHP style, and continuation of current uses and lessees.

Luanne Wood, 550 W. Flamingo Drive #205, being duly sworn, spoke in favor of variance, and need to redevelop property.

Peter Zeh, 1025 Cooper Street, being duly sworn, spoke on concerns for compatibility of neighborhood, plan to redevelop area, concerns for

potential uses, and cost of architectural design.

Deborah Anderson, 235 Base Avenue East, spoke on current VHP styles in neighborhood, importance of architectural theme districts, compatibility with neighboring residential properties, and whether there is a need for meeting space.

Ray Gesell, 235 Base Ave, being duly sworn, spoke on need for redevelopment, concerns for metal building, maintenance of property, and transition of neighborhood.

Attorney Boone spoke on consideration of needs for youth groups meeting spaces, mixed uses in area, current permitted uses, only reviewing variance to architectural design today, and metal building will comply with current building codes.

Chair Snyder closed the public hearing.

Discussion took place regarding redevelopment needed, a new building being an improvement, being in favor of the multi-use space plan, light industrial in area, current mixed uses, importance of VHP architectural style, appropriateness of variance, and intention of having VHP in area.

A motion was made by Mr. McKeon, seconded by Mr. Hale, 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 moves to approve Variance Petition No. 25-22VZ. The motion carried by the following electronic vote.

Yes: 6 - Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

No: 1 - Chair Snyder