



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

I. Call to Order

Chair Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Chair Snyder attended the meeting virtually by Zoom.

Present: 7 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Jerry Jasper, Richard Hale and Pam Schierberg

Also Present

Council Liaison Kevin Engelke, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

25-0183 Minutes of the April 15, 2025 Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, to approve the minutes of the April 15, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

24-47SP Epiphany Cathedral Parking Lot Site and Development Plan
(Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Kreg E. Maheu, DMK Associates

Applicant/Owner: Frank Dewane, Bishop of Diocese of Venice

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. Mr. Young disclosed comments shared by spouse and confirmed that he could remain fair and impartial.

Senior Planner Tremblay, being duly sworn, presented general information, project description, aerial map, site plan, future land use map, zoning map, site photos, surrounding property uses, Comprehensive Plan consistency, Land Development Code compliance, and concurrency and mobility.

David Morley, Agent, being duly sworn, spoke on neighborhood's concerns, planting of hedge for screening, gravel being less stable than proposed asphalt, loss of parking at cathedral, project amendments, lighted crosswalks, cost involved, additional sidewalks, additional landscaping, providing additional safe elements and time spent on project.

Jill Devlin, 511 Parkdale Mews, being duly sworn, spoke on neighborhood around Prentiss Park, condition of parking area facing park, opposition to entrance on Park Lane Drive, additional traffic into residential area, and suggestion for entrance on Harbor Drive.

Jim Leftwich, 329 Bayshore Drive, being duly sworn, spoke on keeping current entrance location, and concerns for reason for petition.

Robert Bostic, 330 Tarpon Street, being duly sworn, spoke on having entrance on Park Lane, stormwater mitigation for renovation of church, and flooding concerns.

Richard Zamoff, 317 Park Lane Drive, being duly sworn, spoke on concerns for increased traffic on residential street, concern for pedestrian safety, and keeping existing entrance location.

Julie Smajdor, 304 West Bay Drive, being duly sworn, spoke on concern for flooding, keeping current entrance location, concerns for public safety on Park Lane Drive, preference for gravel, drainage, and school traffic.

Linda Letendre, 305 Park Lane Drive, being duly sworn, spoke on concerns for traffic on residential street, concerns for debris accumulation, water runoff, excess parking on residential roads, and concerns for impact on residential neighborhood.

Sharon Bellendir, 309 Bayshore Drive, being duly sworn, spoke on concerns for drainage, water runoff down Bayshore Drive, stormwater management, and traffic concerns.

Planning Zoning Director Clark and Senior Planner Tremblay answered Commission questions on stormwater engineer's review, current drainage, whether there are proposed improvements to stormwater plan, and change in number of parking spots.

Mr. Morley answered Commission questions on selection for ingress and egress on Park Lane and spoke on consideration of neighborhood concerns, parish size, consideration of Harbor Drive, risk with gravel, parking space size and median compliance.

Alex Wordsworth, Agent from DMK, being duly sworn, answered Commission questions regarding reason for ingress/egress location, water run off to Park Lane, and drainage to Harbor Drive details.

Chair Snyder closed the public hearing.

Discussion took place regarding lack of information, and Planning Commission role in review of applications.

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 that this Petition is not consistent with the Comprehensive Plan and is not in compliance with the Land Development Code because there is insufficient information on the record to determine compliance with 1.9.4 Criteria provision No. 3 and No. 5 and therefore, moves to deny Site and Development Plan Petition No. 24-47SP. The motion carried by the following electronic vote:

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

No: 1 - Mr. Jasper

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

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting, the discussion in today's meeting, community outreach, benefits in density and building heights, affordable housing, and multimodal transportation plans.

VII. Comments by Planning Commission Members

Discussion took place regarding on past application for affordable

multifamily housing, density throughout City, whether there are any plans for affordable housing at this time, the Live Local Act, and having a refresher on Quasi-Judicial procedure.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:22 p.m.



Barry Snyder (May 27, 2025 08:37 EDT)

Chair



Recording Secretary






Meeting Minutes

Final Audit Report

2025-05-23

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| Created: | 2025-05-22 |
| By: | Amanda Hawkins Brown (ahbrown@venicefl.gov) |
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"Meeting Minutes" History

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