



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, September 7, 2021

1:30 PM

Council Chambers

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[21-5207](#)

Instructions on How to Watch and/or Participate in the Meeting

**Attachments:**

[Meeting Instructions 09-07-2021](#)

### I. Call to Order

### II. Roll Call

### III. Approval of Minutes

[21-5208](#)

Minutes of the August 17, 2021 Meeting

**Attachments:**

[PC Minutes 08-17-21](#)

### IV. Audience Participation

### V. Public Hearings

[21-15VZ](#)

301 Ponce De Leon Variance (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Applicant/Owner: Henry Ziegler

**Attachments:**

[Staff Report](#)

[Applicant Material](#)

[Site Plan](#)

[Planning Commission Report](#)

[Survey](#)

[Speaker Card Henry Ziegler 8.17.21](#)

[Speaker Card Nicole Tremblay 08.17.21](#)

[21-03PP](#)

Rustic Road South Preliminary Plat (Quasi-Judicial)

Staff: Kristin Ward, Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Applicant: Jen Tampa 1, LLC

**Attachments:**      [Staff Report](#)  
[Application](#)  
[Project Narrative](#)  
[Preliminary Plat](#)  
[Comprehensive Plan Compliance Report](#)  
[Cul-de-sac Exhibit](#)  
[Survey](#)  
[Ordinance No. 2019-25 Rustic Road PUD](#)  
[Zoning Determination Rustic Road PUD](#)

[21-05PP](#)      Rustic Road North Preliminary Plat (Quasi-Judicial)  
Staff: Kristin Ward, Planner  
Agent: Jeffery A. Boone, Esq., Boone Law Firm  
Applicant: Jen Tampa 1, LLC

**Attachments:**      [Staff Report](#)  
[Application](#)  
[Narrative](#)  
[Preliminary Plat](#)  
[Comprehenisve Plan Compliance](#)  
[Survey](#)  
[Ordinance No. 2019-25 Rustic Road PUD](#)  
[Zoning Determination Rustic Road PUD](#)

[21-06RZ](#)      City of Venice Water Utility Booster Pump Station Zoning Map Amendment  
(Quasi-Judicial)  
Staff: Nicole Tremblay, Planner  
Agent: Bruce E. Franklin, President, Land Resource Strategies, LLC  
Applicant: Javier A. Vargas, City of Venice Utilities Director

**Attachments:**      [Staff Report](#)  
[Applicant Materials](#)  
[Location Map](#)  
[Survey](#)

[21-07SE](#)      City of Venice Water Utility Booster Pump Station Special Exception  
(Quasi-Judicial)  
Staff: Nicole Tremblay, Planner  
Agent: Bruce E. Franklin, President, Land Resource Strategies, LLC  
Applicant: Javier A. Vargas, City of Venice Utilities Director

**Attachments:**     [Staff Report](#)  
[Applicant Materials](#)  
[Site Plan](#)  
[Landscape Plans](#)  
[Survey](#)

[21-08SP](#)     City of Venice Water Utility Booster Pump Station Site and Development Plan (Quasi-Judicial)  
Staff: Nicole Tremblay, Planner  
Agent: Bruce E. Franklin, President, Land Resource Strategies, LLC  
Applicant: Javier A. Vargas, City of Venice Utilities Director

**Attachments:**     [Staff Report](#)  
[Applicant Materials](#)  
[Site Plan](#)  
[Architectural Elevations](#)  
[Landscape Plans](#)  
[Survey](#)

[21-12VZ](#)     1100 Sunset Drive Variance (Quasi-Judicial)  
Staff: Amy Nelson, AICP, Senior Planner  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Applicant/Owner: Craig and Julie Hoensheid

**Attachments:**     [Staff Report](#)  
[Application](#)  
[Narrative](#)  
[Criteria Response](#)  
[Site Plan](#)  
[Survey](#)  
[Written Correspondence](#)

[21-27SP](#)     Arby's Restaurant Remodel Site and Development Plan (Quasi-Judicial)  
Staff: Nicole Tremblay, Planner  
Applicant/Agent: Justin Polk, Mosiac Red Hat

**Attachments:**     [Staff Report](#)  
[Application](#)  
[Narrative](#)  
[Site Plan](#)  
[Material Board](#)

## VI. Comments by Planning Division

[21-5209](#)     Land Development Regulations Update

Staff: Roger Clark, AICP, Acting Planning and Zoning Director

**VII. Comments by Planning Commission Members**

**VIII. Adjournment**

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*If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.*

*No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.*