



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes Planning Commission

Tuesday, August 20, 2024

1:30 PM

Council Chambers

24-32AM

Airport Avenue Development Standards (Table 2.3.6) LDR Text
Amendment (Legislative)

Staff: Josh Law, Planner

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

Applicant: Surf Road, LLC

Chair announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

Planner Law, being duly sworn, presented the request for Land Development Regulation (LDR) amendment to allow for a height exception request in the future, the current height limits, proposed text language to Section 2.3.6, aerial photo of area, limiting to just the two parcels, staff proposed language, Comprehensive Plan analysis, airport airspace clearance, future reviews at development, and proposed additional clarifying language.

Attorney Boone, Agent, being duly sworn, presented being limited to the specific parcels, only requesting the ability to make height exception request in the future, current height allowances, being in agreement with proposed language, future height exception application having a binding plan, and answered Commission questions regarding the height exception application to only apply to a portion of potential development. Attorney Boone continued that applicant is aware of FAA approval needed.

Discussion took place on whether or not to continue application or take a recess.

Frank Wright, 521 Harbor Drive South, being duly sworn, spoke against applications, current condition of property, and impact of traffic.

Attorney Boone spoke on age of Comprehensive Plan, ability to amend plan, how percentages were determined, traffic concerns, impact of residential compared to commercial, and requested a ten minute recess.

Recess was taken from 3:23 p.m. until 3:36 p.m.

Discussion took place regarding reason for the potential 85 foot height in

development concept and that the petition being presented today is a request to allow an option for the applicant to make a height exception request in the future.

Chair Snyder closed the public hearing.

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 this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City council approval of LDR Text Amendment Petition No. 24-32AM as amended to Section 2.3.6 Building Heights of 35 feet by right, 57 feet by exception and a 85 feet by exception for the area east of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue. The motion carried by the following electronic vote:

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