



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, March 3, 2026

1:30 PM

Council Chambers

I. Call to Order

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

II. Roll Call

There was consensus to excuse Mr. Jasper's absence.

Present: 6 - Kit McKeon, Bill Willson, Richard Hale, Pam Schierberg, Barry Snyder and Robert Young

Excused: 1 - Jerry Jasper

Also Present

City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[26-0527](#) Minutes of the February 17, 2026 Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. Hale, that the minutes of the February 17, 2026 meeting be approved as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

[25-61DA](#) Ajax Site Improvements Design Alternative (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Annette M. Boone, Esq., Boone Law Firm
Applicant/Owner: MAH Venice Investments, LLC

Petitions 25-61DA and 25-40SP were presented together.

Chair Snyder announced these are a quasi-judicial hearings, read the memorandums regarding advertisement, and opened the public hearings.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Ms. Schierberg and Mr. Young disclosed site visits.

Planner Smith, being duly sworn, presented general information, background, existing conditions, aerial map, site plan, elevations, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, additional mitigation standards, development standards, alternative parking plan for 45 spaces, concurrency, mobility, design alternative requests for relief from Section 3.8.3.B.5 wildlife fence breaks and Section 3.9.3.A.8 Light fixture heights, decision criteria, finding of fact, and answered Commission questions on easement parties, sign approvals, and whether there is an impact to open space requirements.

Attorney Annie Boone, Agent, being duly sworn, presented aerial maps, parcels details, future land use and zoning designations, surrounding land uses, business information, operations on site, site plan, reason for improvements, improvements or replacements to four existing buildings and one new structure, elevations, relocation of access drive, amending easement for surrounding land owners, stipulation that the existing access will remain open until new access is completed, planned phase construction, alternative parking plan, fencing request, increased lighting height due to vehicle heights, light shielding, code compliance, and answered Commission question on traffic study calculations. Gregg Fisher, Civil Engineer, being duly sworn, answered Commission question on swale drainage.

City Attorney Fernandez spoke on review of the applicant's stipulation.

There was no public comment.

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 complies with the design alternative criteria in Section 1.11.3 of the Land Development Code, and therefore moves to approve Design Alternative Petition No. 25-61DA. The motion carried by the following electronic vote:

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

Excused: 1 - Mr. Jasper

[25-40SP](#)

Ajax Site Improvements Site and Development Plan (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Annette M. Boone, Esq., Boone Law Firm
Applicant/Owner: MAH Venice Investments, LLC

Petition 25-61DA and 25-40SP were presented together.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, 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 Site and Development Plan Petition No. 25-40SP with the stipulation presented. The motion carried by the following electronic vote:

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

Excused: 1 - Mr. Jasper

[25-63CP](#)

Triton Industrial Comprehensive Plan Amendment (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent; Annette Boone, Esq., Boone Law Firm
Applicant/Owner: Triton Holdings and Development, LLC

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

Senior Planner Tremblay, being duly sworn, presented the general information, project description, aerial map, site photographs, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Strategy LU-GW 1.1.1 Redevelopment, decision criteria, findings of fact, Florida Statute 163.3177(6)(a)9, and answered Commission questions on compatibility, mitigations options, if area was considered for affordable housing, amount of industrial uses within City, street ownership, party responsible for road maintenance, and City's enforcement capabilities for road standards. Planning and Zoning Director Roger Clark, being duly sworn, answered Commission question on private road responsible parties.

Attorney Annie Boone, Agent, being duly sworn, presented aerial map, property size, future land use and zoning designations, located in Gateway neighborhood, surrounding property uses, current industrial operational use, future associated petitions, request to change from High Density Residential to Industrial, compatibility, historic industrial use in area, compliance with a Comprehensive Plan, history of potential incompatibility uses in area, and answered Commission questions on current use, and whether the applicant intends to increase operational use.

There was no public comment.

Chair Snyder closed the public hearing.

Discussion took place regarding competing need of high density residential and industrial, concerns for road maintenance, and final decision being made by City Council.

City Attorney clarified there not being private road requirements, applicants must only demonstrate access, and oversight for private road maintenance is not within City authority.

A motion was made by Ms. Schierberg, seconded by Mr. McKeon, 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 Comprehensive Plan Amendment Petition No. 25-63CP. The motion carried by the following electronic vote:

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

Excused: 1 - Mr. Jasper

[25-64RZ](#)

Triton Industrial Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent; Annette Boone, Esq., Boone Law Firm

Applicant/Owner: Triton Holdings and Development, LLC

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

Planner Tremblay, being duly sworn, presented general information, zoning maps, consistency with Comprehensive Plan, comparison of district, decision criteria, findings of fact, and answered Commission questions on impact on traffic, and current use.

Attorney Annie Boone, Agent, being duly sworn, presented aerial map, rezone request to change from RMF-1 to industrial, current light industrial use on property, consistency with Gateway redevelopment vision, land use compatibility analysis, compliance with code, Substation Road being private road, history of surrounding industrial uses, and answered Commission questions on clarification of current use, applicant's intention of improvement and future use, applicant's willingness to stipulation to

remain light industrial.

Jamie Nowakowski, 612 Tyson Terrace, being duly sworn, spoke against petition, concerns for traffic, and stormwater.

WillAnn Appell, 615 Tyson Terrace, being duly sworn, spoke against petition, concerns for road maintenance, and traffic impact.

Susan Armellani, 601 Marcus Street, being duly sworn, spoke against petition, surrounding residential uses, traffic concerns, and pedestrian traffic.

Attorney Boone spoke on ownership and responsibility of road, road maintenance not a part of the petitions today, stormwater will be reviewed at site and development, and the transportation analysis.

Chair Snyder closed the public hearing.

Discussion took place on concerns for changing what was previously intended, the difference between the two zoning's allowed uses, concerns for inadequacy of road, concerns for variety of allowed industrial uses, history of use, precedent of similar approvals, the unknown of how the different zonings would impact the road, and concerns for applicants intention for multi tenant uses.

A motion was made by Mr. McKeon, seconded by Ms. Schierberg, 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 recommend to City Council approval of Zoning Map Amendment Petition No. 25-64RZ. The motion carried by the following electronic vote:

Yes: 4 - Mr. McKeon, Mr. Hale, Ms. Schierberg and Mr. Young

No: 2 - Vice Chair Willson and Chair Snyder

Excused: 1 - Mr. Jasper

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on the Seaboard Master Plan Group meetings, Parks Master Plan consultant selection, and the review of today's petition.

VII. Comments by Planning Commission Members

Chair Snyder spoke on his time on Commission, and thanked the Commission and staff for their support.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:37 p.m.

Chair

Recording Secretary