



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, September 19, 2023

1:30 PM

Council Chambers

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Zoom Meeting Link: <https://us02web.zoom.us/j/88104553122>

### **Meeting Instructions and Speaker Card**

[23-6230](#) Instructions and Speaker Card

#### **I. Call to Order**

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

#### **II. Roll Call**

**Present:** 7 - Kit McKeon, Richard Hale, Bill Willson, Jerry Jasper, Pam Schierberg, Barry Snyder and Jon Preiksat

#### **Also Present**

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

#### **III. Approval of Minutes**

[23-6231](#) Minutes of the September 5, 2023 regular meeting.

**A motion was made by Mr. Willson, seconded by Mr. McKeon, that the minutes of the September 5, 2023 regular meeting be approved as written. The motion carried unanimously by voice vote.**

#### **IV. Audience Participation**

Steve Carr, 149 Avens Drive, spoke on the Capital Improvement Schedule (CIS), meeting with staff, Florida Statue 163.3177, loss of service issues, transportation priorities from Metropolitan Planning Organization (MPO), funding, and utilizing MPO resources.

#### **V. Public Hearings**

[23-27AN](#) Oaks at Venice Annexation (Legislative)  
Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Annette Boone, Boone Law Firm  
Applicant: The Oaks at Venice LLC  
Owner: Douglas G. Andrews

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

Senior Planner Tremblay presented general information, enclave designation, project description, aerial map, location map, future land use map, zoning map, site photos, surrounding land uses, consistency with Comprehensive Plan, compliance with the Land Development Code, pre-annexation agreement, findings of fact, and answered Commission question on pending pre-annexation agreement.

Annie Boone, Agent, presented proposal for annexation, aerial photo, being an enclave, location, current zoning, not part of the Joint Planning Agreement (JPA), future land use designations, upcoming applications, compliance with Comprehensive Plan, JPA, Florida Statutes, and Land Development Code, and pending pre-annexation agreement.

Billy Carter, 1013 Gardens Edge Drive, spoke on concerns for easement and access to property.

Planning and Zoning Director Clark clarified any access issues are determined at Site and Development review.

Chair Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Ms. Schierberg, to recommend to City Council approval of Annexation Petition No. 23-27AN. The motion carried by the following vote:**

**Yes:** 7 - Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder and Mr. Preiksat

#### 23-28CP

Oaks at Venice Comprehensive Plan Amendment (Legislative)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Annette Boone, Boone Law Firm  
Applicant: The Oaks at Venice LLC  
Owner: Douglas G. Andrews

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

Senior Planner Tremblay presented general information, project description, aerial map, maps of existing and proposed future land use, consistency with Comprehensive Plan, compliance with Florida Statutes, compliance with Land Development Code, transportation will be



reviewed at Site and Development, findings of fact, and conclusion.

Attorney Annie Boone, Agent, presented medium density residential future land use designation request, compatibility with Comprehensive Plan, level of service standards, responses for Florida Statutes, and compliance with Land Development Code.

Chair Snyder closed the public hearing.

**A motion was made by Mr. 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 Amendment and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 23-28CP. The motion carried by the following vote:**

**Yes:** 7 - Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder and Mr. Preiksat

#### 23-29RZ

Oaks at Venice Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Annette Boone, Boone Law Firm

Applicant: The Oaks at Venice LLC

Owner: Douglas G. Andrews

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. There were none.

Senior Planner Tremblay, being duly sworn, presented general information, project description, proposed zoning map, site map, comparison of existing and proposed zoning, consistency with Comprehensive Plan, compliance with Land Development Code, concurrency and mobility, and conclusions.

Attorney Annie Boone presented the two parcels details and stated agreement with staff report.

Chair Snyder closed the public hearing.

**A motion was made by Mr. Jasper, seconded by Mr. Hale, that based on review of the application material, 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 affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 23-29RZ. The motion carried by the following vote:**

**Yes:** 7 - Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder and Mr. Preiksat

23-42AM

Land Development Regulations - Airport Industrial Mixed Use District  
Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant: City of Venice

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

Senior Planner Tremblay presented the text amendment to create district, public workshop, proposed uses, conditional uses, Airport Master Plan, and name for district. Airport Director Mark Cervasio answered Commission questions on updating the Airport Master Plan.

Discussion took place regarding proposed hotel, businesses relocating from Seaboard Area, land being owned by airport, limited by Master Plan, amendment for creation of standards for new district only, and compatible uses.

Planning and Zoning Director Clark spoke to creation of district standards, not being applied to a property at this time, previous plans for land use, Federal Aviation Administration (FAA) approvals, potential uses in district, and restrictions.

Discussion continued regarding a commerce park, FAA restrictions, expectation to generate income on excess land, relationship to Seaboard area, previous ideas for commerce park, excluded uses, FAA involvement in determining uses, FAA review based on aeronautical future demand, origination of industrial designation, current hotel lease on circus property, previous proposals, flexibility to amend uses, appraisal needed, FAA guidance, refining the permitted uses, need for workshop for more variety of uses, and access to property.

Robert Bartanowicz, 1237 Sleepy Hollow Road, being duly sworn, spoke on FAA experience, in favor of having a workshop, value for land, against relocation of Seaboard business, compatibility, and utilizing resources availability.

Marty Dover, 512 W Venice Avenue, being duly sworn, spoke on sounds from airport, in favor of development at airport, development being compatible with airport, and welcoming change to City.

Larry Lubber, 405 Rio Terra, being duly sworn, spoke on objections to heavy industrial uses, traffic concerns, and keeping Venice's charm.



Mark Warren, 405 Shore Road, being duly sworn, spoke on concerns of timing of request, in favor of having a workshops, input from FAA, narrow roadways, and change in type of traffic.

Discussion took place regarding agriculture uses and language in amendment.

**A motion was made by Mr. Willson, seconded by Mr. Preiksats, to continue Petition 23-42AM to an undetermined future date after sufficient time to hold a workshop and discussion to more narrowly define intent. The motion carried by the following vote:**

**Yes:** 7 - Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder and Mr. Preiksats

### 23-35CU

Hurt Assemblage Multi-Family Conditional Use (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant/Owner: 2001 Laurel LLC

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

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

Planner Smith, being duly sworn, presented general information, location map, aerial map, project description, site photos, future land use, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, filed under old code, owners election to opt out of new zoning, findings of fact, concurrency and mobility, and conclusions.

Attorney Jeff Boone, Agent, being duly sworn, presented reason application was submitted under old code, owners decision to opt out of new zoning, size of property, conditional use plan, future site and development plan stage, request to have ability for multi-family use, pending Preliminary Plat application, aerial photo, consistency with Comprehensive Plan, and answered Commission questions on reason for requesting conditional use versus a rezone, number of units, density changes, property access, and architectural standards. Bill Conerly, Consultant, being duly sworn, spoke on potential access roads and road connection to property.

Andrew Pepper, 1109 Twin Laurel Boulevard, being duly sworn, spoke on concern for access, flooding, heavy vehicle use, in favor of Twin Laurel Boulevard becoming a public road, maintenance of road, and lost of acreage properties.

Mr. McKeon was excused from the meeting at 3:42 p.m. Qorum was not affected.

Mariah Wozniak, 11074 Twin Laurel Boulevard, being duly sworn, spoke in favor of development, safety on roads, concerns for increased traffic, in favor of connecting road to Honore Avenue, and safety in schools zones.

Beck Daniel, 4516 S Fercoft, Tampa, being duly sworn, spoke on owners compromise for the Twin Laurel Boulevard development, against the petition, property annexation, surrounding property uses, unknown use of full annexation, concerns with access and road improvements, size of land, and piece meal application process.

Lewis Bloom, 420 Casey Key Road, being duly sworn, spoke on road maintenance.

Attorney Jeff Boone, Agent, spoke on density capability with road connection, road condition, development access on Twin Laurel Boulevard, neighborhood meeting, compatibility, property annexations and answered Commission question on Twin Laurel Boulevard being within City limits.

Chair Snyder closed the public hearing.

Discussion took place regarding county school district traffic.

**A motion was made by Mr. 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, approves Conditional Use Petition No. 23-35CU. The motion carried by the following vote:**

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

**Excused:** 1 - Mr. McKeon

## **VI. Comments by Planning Division**

Planning and Zoning Director Clark spoke on 721 Myrtle Avenue being approved for Local Historic Register, second mailing for historic properties, and upcoming workshop on Mid-century Architecture by Historic and Architectural Preservation Board.

## **VII. Comments by Planning Commission Members**

Discussion took place regarding meeting decorum and favorable experience using the electronic voting system and to continue use in




future meetings..

**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 4:10 p.m.

  
Chair

  
Recording Secretary