



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

[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 Young

Excused: 1 - Mr. Jasper