



# City of Venice

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

## Meeting Minutes Planning Commission

---

Tuesday, November 7, 2023

1:30 PM

Council Chambers

---

### [22-64AM](#)

Pool Corp - Chapter 87 Section 2.4.7H Land Development Regulations (LDR) Text Amendment (Legislative)

Staff: Josh Law, Planner

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

Applicant: Pool Development, LLC

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

Planner Law presented the text amendment to Chapter 87 Section 2.4.7, project description, consistency with Comprehensive Plan, findings of fact, proposed changes, and conclusion.

Discussion took place regarding whether there are restrictions to adding a design alternative in definitions section of the code, having a design alternative versus changing code definition language, definition of flex, whether able to have a conditional use within another conditional use, addressing on a case by case basis versus a city-wide regulation, and determining when a use would be acceptable.

Attorney Jackson Boone, Agent, presented purpose of request for text amendment, concerns for cost and time, location of property, surrounding properties future land uses, upcoming petitions, owner background, business services offered, request to reduce minimum building area for office and retail, allowing outdoor storage as an accessory use, flex being a conditional use, districts allowing flex use, code language in surrounding municipality, providing more inventory space, consistency with Comprehensive Plan and Land Development Code, and answered Commission questions on whether an alternative procedural channel would be better.

Discussion took place regarding intention for flex definition, amending to a design alternative would require applicant to submit an additional application, adding stipulation on following related petitions, timing needed for alternative text, potential language options, retail storefronts, minimum of fifteen percent building area developed as office or retail, amount of square footage of office space for this property, permitted uses in Laurel

East District, ability to amend text again, chlorine loading being a part of outdoor storage, other similar properties within City, and managing request on a case by case basis versus city-wide regulation.

Planning and Zoning Director Clark spoke on there being limited areas that allow flex space, flex being allowed by conditional use currently, and four district that allow flex use.

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 Text Amendment Petition No. 22-64AM. The motion carried by the following electronic vote:**

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

**No:** 2 - Mr. Jasper and Chair Snyder

**Excused:** 1 - Mr. Preiksats