



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, March 3, 2026

1:30 PM

Council Chambers

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### [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 - Vice Chair McKeon, Chair Willson, Mr. Hale, Ms. Schierberg, Chair Snyder and 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 - Vice Chair McKeon, Chair Willson, Mr. Hale, Ms. Schierberg, Chair Snyder and Young

**Excused:** 1 - Mr. Jasper