



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

[25-64RZ](#)

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 Young

No: 2 - Vice Chair Willson and Chair Snyder

Excused: 1 - Mr. Jasper