



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, September 19, 2023

1:30 PM

Council Chambers

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

*Turn your speaker card in to Clerk staff prior to the meeting being called to order.*

[23-6230](#)

Instructions and Speaker Card

**Attachments:**

[Instructions for Meeting](#)

[Speaker Card](#)

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

### **II. Roll Call**

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

[23-6231](#)

Minutes of the September 5, 2023 regular meeting.

**Attachments:**

[09.05.23](#)

### **IV. Audience Participation**

### **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

**Attachments:**

[Staff Report](#)

[Applicant - Application](#)

[Applicant - Project Narrative](#)

[Applicant - Survey](#)

[Applicant - Level of Service Analysis -Revenue Estimates](#)

[Applicant - Pre-Annexation Agreement Continuation Letter](#)

[Draft Pre-Annexation Agreement](#)

[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

**Attachments:**

[Staff Report](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Survey](#)  
[Applicant - Strikethrough Underline](#)

[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

**Attachments:**

[Staff Report](#)  
[Applicant - Application](#)  
[Applicant - Narrative](#)  
[Applicant - Decision Criteria](#)  
[Applicant - Property Information](#)  
[Applicant - Survey](#)

[23-42AM](#)

Land Development Regulations - Airport Industrial Mixed Use District Text  
Amendment (Legislative)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Applicant: City of Venice

**Attachments:**

[Staff Memo](#)  
[Application](#)  
[Narrative](#)  
[Clean Copy](#)  
[Strikethrough Underline](#)

[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

**Attachments:**      [Staff Report](#)  
                                 [Applicant - Application](#)  
                                 [Applicant Narrative](#)  
                                 [Applicant - Site and Development Plan](#)  
                                 [Applicant - Location Map](#)  
                                 [Applicant - Survey](#)  
                                 [Applicant - 1.2.C.8 Land Use Compatibility Analysis](#)  
                                 [Applicant - 1.8.3 Review Criteria](#)

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

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

## **VIII. Adjournment**

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*If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.*

*No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.*