



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 1, 2024

1:30 PM

Council Chambers

Meeting Instructions and Speaker Card

[24-0346](#) City of Venice Meeting Instructions

I. Call to Order

Vice Chair Willson called the meeting to order at 1:40 p.m. due to technical difficulties.

II. Roll Call

Chair Snyder's absence was excused due to technical difficulties.

Present: 6 - Richard Hale, Bill Willson, Jerry Jasper, Pam Schierberg, Kit McKeon and Robert Young
Excused: 1 - Barry Snyder

Also Present

Council Liaison Helen Moore, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Deputy City Clerk Toni Cone, and Records Clerk Tracey Smith, and for certain items on the agenda: Fire Chief Frank Giddens, and Division Chief Matt Tomer.

III. Approval of Minutes

[24-0347](#) Minutes of the September 17, 2024 Planning Commission Regular Meeting.

A motion was made by Mr. McKeon, seconded by Mr. Hale, that the minutes of the September 17th meeting be approved as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was none.

V. New Business

VI. Public Hearings

[24-23HE](#) City of Venice Fire Station 2 Height Exception

Staff: Nicole Tremblay, AICP, Senior Planner
Applicant: City of Venice

Vice Chair Willson announced these are quasi-judicial hearings. Deputy Clerk Cone read the memorandum regarding advertisement, and written communications.

Vice Chair Willson opened the public hearings for Petition Nos. 24-23HE and 24-19SP.

City Attorney Fernandez questioned board members about ex-parte communications. Ms. Schierberg disclosed driving by the property and receiving comments from members of the public.

Senior Planner Nicole Tremblay, being duly sworn, provided a presentation on the Height Exception Petition and the Site and Development Plan to include general information, project description, proposed elevations, site photos, future land use and zoning maps, surrounding land uses, planning analysis, Comprehensive Plan consistency, Land Development Code compliance, concurrency and mobility, proposed stipulation, and answered Commission questions regarding bank erosion stating applicant can address and construction plans may detail those plans for staff review, and placement of the tower.

Fire Chief Frank Giddens, being duly sworn, and Division Chief Matt Tomer, being duly sworn, presented plans for the fire station and answered Commission questions regarding the need and placement of the new fire station and training tower, noting training requirements, accessibility of training, and response times would be positively impacted.

Karl Bernhard, Sweet Sparkman, Agent, being duly sworn, presented the proposed site plan and the benefits of the shared campus, egress, parking, landscaping, and character of the building.

Discussion took place regarding the plan, surrounding uses, and the design.

Marty Dover, 512 W Venice Avenue, being duly sworn, expressed support for the new fire station and the height exception for the training tower.

Michael Huskey, 259 Kunze Road, being duly sworn, expressed concerns regarding noise abatement and flood water management.

Peter Van Buskirk, Kimley-Horn and Associates, Agent, being duly sworn, addressed stormwater concerns, stating the site will be raised and the storm system integrated, and answered a Commission question regarding

the retention ponds, and runoff, stating the new design will prevent some of the current issues.

Discussion continued on lake bank erosion, and noise abatement.

Sonya Fronckowiak, 1347 Brookside Drive, being duly sworn, spoke on drainage, the neighboring church, and stormwater models.

Mr. Van Buskirk, commented the design was done on the County stormwater model, and there is little floodplain on the property.

Vice Chair Willson closed the public hearings.

A motion was made by Ms. Schierberg, seconded by Mr. Hale, 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, recommends to City Council approval of Height Exception Petition No. 24-23HE. The motion carried by the following electronic vote:

Yes: 5 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg and Mr. McKeon

No: 1 - Mr. Young

Excused: 1 - Chair Snyder

[24-19SP](#)

City of Venice Fire Station 2 Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Ty Gremaux, P.E., Kimley-Horn

Applicant: City of Venice

This hearing was conducted in conjunction with Petition No. 24-23HE.

A motion was made by Mr. Jasper, 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, 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. 24-19SP conditioned on the approval of Height Exception Petition No. 24-23HE by City Council. The motion carried by the following electronic vote:

Yes: 6 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Mr. McKeon and Mr. Young

Excused: 1 - Chair Snyder

[24-0348](#)

Josh Frank, Dover, Kohl & Partners - Seaboard Master Plan Update

Josh Frank, Dover, Kohl & Partners, provided a presentation of the Seaboard Master Plan Draft to include public input, photos, aerial views, maps, and long term plans.

VII. Comments by Planning and Zoning Department

Planning and Zoning Director Clark stated Chair Snyder would be in-person for the October 15th meeting and after that date the meetings will be conducted in Community Hall, due to Council Chambers' renovations.

VIII. Comments by Planning Commission Members

There were none.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:33 p.m.

Chair

Deputy Clerk