



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 4, 2025

1:30 PM

Community Hall

I. Call to Order

Vice Chair Willson called the meeting to order at 1:30 p.m.

II. Roll Call

There was consensus to excuse Chair Snyder absence.

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

Excused: 1 - Barry Snyder

Also Present

Council Liaison Jim Boldt, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0064](#) Minutes of the January 21, 2025 PC Regular Meeting.

A motion was made by Mr. McKeon, seconded by Mr. Hale, to approve the minutes of the January 21, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

[24-41CU](#) 2901 Curry Lane Conditional Use (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Annette M. Boone, Boone Law Firm
Applicant: Stelmok Development Group, LLC

Petitions 24-41CU, 24-42DA, and 24-40SP were presented together.

Vice Chair Willson announced this is a quasi-judicial hearing, read the

memorandum regarding advertisement, and written communications, and opened the public hearings.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. McKeon, Vice Chair Wilson, Ms. Schierberg and Mr. Hale disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented conditional use petition to allow outdoor recreation, general information, project description, aerial map, location map, site plan, elevations, future land use map, zoning map, site photos, residential home on property to remain, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, findings of facts, and answered Commission on property being within City boundary, and definition of outdoor recreation within code.

Senior Planner Tremblay continued regarding design alternative to keep invasive vegetation, project description, current buffer requirement, Comprehensive Plan consistency, compliance with Land Development Code, finding of facts, and answered Commission question on what species of invasive vegetation are present.

Senior Planner Tremblay continued regarding the Site and Development plan, project description, remaining home and garage, proposed new barn, new driveway, parking, and walk ways, site plan, outdoor use behind barn, elevations, Comprehensive Plan consistency, intensity, Land Development Code compliance, compatibility, findings of facts, and concurrency and mobility.

Annie Boone, Agent, being duly sworn, presented aerial map, location, transitional development occurring in area, surrounding property detail, future land use and zoning designations, existing residence and garage, site plan overlay, intended use of event center, site plan, conditional use petition for outdoor recreational use, CG development standards, intensity, elevations, design alternative for landscape plan, benefits of keeping existing vegetation, FPL easement to the north, stormwater system location, exceeding landscaping requirements, drive access improvements, parking, berms for shielding, improvements to stormwater system, mobility review, and answered Commission questions on use and operations, concerns with noise, delivery access, and ADA access. Ryan Hoppe, Architect, being duly sworn, answered Commission questions on waste pick up, and lighting restrictions. Patrick Tichenor, Landscape Architect, being duly sworn, answered Commission question on species of trees within buffers. Chad Stelmok, Applicant, being duly sworn, spoke on reasons for wanting to keep existing vegetation buffer, willingness to

include stipulations, intent for small events, placement of parking, buffering height, oversight during construction, operating under city lighting and noise ordinances and answered Commission questions on required berms and fences, communication with adjacent property owners, and shielding for waste bins.

Steve Carr, 149 Avens Drive, spoke on concerns for conditional use, recommendation for stipulations for uses, in favor of concept, concerns for stormwater plan, example of stipulation in motion recently used by Council, and current flooding issues in area.

Attorney Boone provided rebuttal regarding the low intensity use, applicant's willingness for stipulation on noise, and flooding concerns. Mr. Hoppe spoke to stormwater management system, expansion of pond, outfalls, design's consideration of current land conditions, and coordination with City and County.

Senior Planner Tremblay spoke on species currently within buffer, and example of motion stipulation.

Vice Chair Willson closed the public hearing.

A motion was made by Mr. McKeon, 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 moves to approve Conditional Use Petition No. 24-41CU. The motion carried by the following electronic vote:

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

Excused: 1 - Chair Snyder

24-42DA

2901 Curry Lane Design Alternative (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Annette M. Boone, Boone Law Firm

Applicant: Stelmok Development Group, LLC

Petitions 24-41CU, 24-42DA, and 24-40SP were presented together.

Discussion took place regarding concerns for setting precedents for design alternatives.

A motion was made by Ms. Schierberg, 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 Design Alternative Petition No. 24-42DA.

The motion carried by the following electronic vote:

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

Excused: 1 - Chair Snyder

24-40SP

2901 Curry Lane Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Plan

Agent: Annette M. Boone, Boone Law Firm

Applicant: Stelmok Development Group, LLC

Petitions 24-41CU, 24-42DA, and 24-40SP were presented together.

A motion was made by Mr. Hale, seconded by Mr. Jasper, 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. 24-40SP. The motion carried by the following electronic vote:

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

Excused: 1 - Chair Snyder

24-51CP

Advenir Knights Trail Comprehensive Plan Text Amendment (Legislative Application)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Martin P. Black

Applicant: Marc Mariano, LEO@Venice, LLC

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

Senior Planner Tremblay, being duly sworn, presented project description, strike through and proposed language, mixed used corridors within city, compliance with Land Development Code, and decision criteria.

Marty Black, Agent, being duly sworn, presented provision regulating ownership, keeping current density, interpretation of prohibiting ownership, definition of dwelling unit in code, and reason for request.

There was no one signed up to speak.

Vice Chair Willson closed the public hearing.

Discussion took place regarding unintended consequences that occur during review.

A motion was made by Mr. Hale, seconded by Mr. Jasper, 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 Comprehensive Plan Text Amendment Petition No. 24-51CP. The motion carried by the following electronic:

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

Excused: 1 - Chair Snyder

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on the next meeting agenda items and invasive plant species.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:20 p.m.


Chair


Recording Secretary

