



City of Venice

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

Meeting Minutes Planning Commission

Monday, November 18, 2024

1:30 PM

Community Hall Room

[24-29AM](#)

Village on the Isle Campus Expansion Land Development Regulation Text Amendments (Legislative)

Staff: Brittany Smith, Planner

Agent: Annette M. Boone, Boone Law Firm

Applicant: Southwest Florida Retirement Center, Inc.

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

City Attorney Fernandez questioned Commission members concerning conflicts of interest. There were none.

Planner Smith, being duly sworn, present request for amendment to Table 2.3.5.2, existing text, proposed text, Comprehensive Plan consistency, finding of facts, and Land Development Code compliance.

Attorney Annie Boone, Agent, being duly sworn, presented team, property information, aerial photo, and size of property.

Doug Feller, Applicant, being duly sworn, presented company history, need for project, and being a five star rated facility.

Attorney Boone continued presenting the proposed three new buildings, 54 living units, new wellness facility, language in Table 2.3.5.2, change in density standard, flexibility in application in density, current number of units by category, total permitted number of units, need for additional units, amendment being applied only to this property, only amending categories of units, consistency with Comprehensive Plan, and compliance with Land Development Code.

Chair Snyder 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Land Development Regulations Text Amendment Petition No. 24-29AM. The motion carried by the following electronic vote:

Yes: 7 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder, Mr. McKeon and Mr. Young