



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, November 4, 2025

1:30 PM

Council Chambers

25-01RZ

Wisdom Townhomes Planned District Zoning Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Josh Law, Morris Engineering and Consulting, LLC

Applicant: Meritage Homes of Florida, Inc.

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. Vice Chair Willson, Ms. Schierberg and Mr. Hale disclosed a site visit. Mr. Jasper disclosed a discussion with Toscana Homeowners regarding the stormwater system but not specific to the current petition.

Senior Planner Tremblay, being duly sworn, presented general information, project description, conceptual plan, proposed connectivity plan, proposed townhome standards, aerial map, intent to develop only north portion at this time, site photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, unified control, decision criteria, findings of fact, and answered Commission questions on Gene Green Road being a private road, access on Gene Green Road, whether commercial development would still be available if amendment was approved, other options considered for access, and whether the weir was part of the designated open space.

Josh Law, Agent, being duly sworn, presented general overview, request to permit townhomes in sub area three and amend the connectivity map to allow access on Gene Green Road, conceptual plan, easement on Knights Trail, aerial map, unified control, background of Toscana Isles development, Planned Unit Development (PUD) development standards, allowable land uses, compatibility, sub area two development standards, current density standards, residential and street connectivity standards, and access to Gene Green Road.

Kerri MacNut, Environmental Consultant, being duly sworn, presented review by Southwest Florida Water Management District (SWFWMD), wetlands, drainage easement, uplands, historic aerial photo, aerial map of watershed divide, existing weir structure site photos, wetland impacts,

mitigation, listed species survey, and a heritage tree.

Mathew Morris, Stormwater Engineer, being duly sworn, presented master drainage plan, stormwater calculations completed, and 100 year storm model details.

Mr. Law continued with compliance with code, and answered Commission questions regarding access.

Tyler Vansant, Agent, being duly sworn answered Commission question on prior access through Toscana Isle, change from preliminary plat, access on Knight Trail, and ownership of Gene Green Road,

Mr. Morris answered Commission question on whether townhomes development would impact stormwater differently from other types of development, whether stormwater pond would reduce flow through weir, and maintenance of weir.

City Attorney Fernandez clarified the conceptual plan was not binding, and stormwater would be reviewed in more detail in later petitions.

Mr. Vansant answered Commission questions on maintenance responsibility, PUD involvement, and whether it would be a part of Toscana Isles Homeowners Association.

Cynthia Grosso, 292 Villaresi Blvd, being duly sworn, spoke against the the petition, and on concerns for flooding.

Jean Roberts, 313 Palestro Street, being duly sworn, spoke against the petition, and on traffic and stormwater concerns.

Carlos Quintiliani, 673 Maraviva Boulevard, being duly sworn, spoke against the petition, a previous application for land acquisition nomination, stormwater design concerns, and access to Gene Green Road.

Philip Tripodi, 677 Maraviya Boulevard, being duly sworn, spoke against the petition, on flooding, and traffic concerns.

Peter Carr, 305 Palestro Street, being duly sworn, spoke against the petition, and on concerns for traffic.

Vince Hafeli, 10772 Leafwing Drive, being duly sown spoke on Gene Green Road ownership, surrounding property uses, high traffic concerns, and flooding concerns.

Mike Horan, 243 Ponce Del Leon Avenue, being duly sworn, spoke on ownership of Gene Green Road, access easements, and concerns for traffic study.

Dennis Koroll, 744 Ravello Boulevard, being duly sworn, spoke on Toscana Isle being responsible for weir, and flooding concerns.

Mike Rienhart, 164 Pescador Place, being duly sworn spoke against the petition and on flooding, and traffic concerns.

Maryann Bozich-Diluigi, 285 Soliera Street, being duly sworn, spoke on access points, past litigation, and stormwater concerns.

Sue Perry, 227 Toscavilla Boulevard, being duly sworn, spoke against the petition, concerns for flooding, and past litigation for access.

Planning and Zoning Director Clark and Senior Planner Tremblay, spoke on there being no past plat amendments, past litigation, this being a modification of the Binding Master Plan only, engineering department's review, stormwater management permits, planned improvements on Knights Trail, private road improvements, and easement for access.

Mr. Law spoke on petition is for amendment of use and access only. Mr. Morris spoke on stormwater reviews to be done, impact of different types of development, and access to maintain weir.

Recess was taken from 3:23 p.m. until 3:30 p.m.

Chair Snyder closed the public hearing.

Discussion took place regarding concerns for access on Gene Green Road, being in favor of townhomes compared to commercial development, preference for access on Knights Trail, the petition for today is only for the two modifications, differences between multifamily and townhomes, and litigation that blocked access through Toscana Isles.

A motion was made by Mr. Jasper, seconded by Vice Chair Willson, 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 Zoning Map Amendment PUD Petition No. 25-01RZ. The motion failed by the following electronic vote:

Yes: 1 - Mr. Jasper

No: 6 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Hale and Ms. Schierberg