



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, October 17, 2023

1:30 PM

Council Chambers

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

[23-6268](#)

Instructions and Speaker Card

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

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

### **II. Roll Call**

**Present:** 7 - Kit McKeon, Richard Hale, Bill Willson, Jerry Jasper, Pam Schierberg, Barry Snyder and Jon Preiksat

### **Also Present**

Council Liaison Jim Boldt, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, Planner Josh Law, Deputy Clerk Mercedes Barcia, and Recording Secretary Amanda Hawkins-Brown.

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

[23-6269](#)

Minutes of the October 3, 2023 regular meeting.

A motion was made by Vice Chair Willson, seconded by Mr. Hale, to approve the minutes of the October 3, 2023 regular meeting as written. The motion carried unanimously by voice vote.

### **IV. Audience Participation**

There was no one signed up to speak.

### **V. Public Hearings**

[23-08SP](#)

Wasserman Ulitsky Dermatology Site and Development Plan  
(Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Bobbi Claybrooke, AM Engineering

Applicant: Dr. Justin Wasserman & Dr. Olga Ulitsky

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

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

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Jasper, Chair Snyder, and Mr. Halle disclosed site visits.

Planner Smith, being duly sworn, presented general information, aerial map, project description, existing conditions, site photos, future land use map, zoning map, surrounding land uses, site and development plan, elevations, Comprehensive Plan consistency, Land Development Code compliance, Portofino Commercial Mixed Use (CMU) Binding Master Plan standards, findings of fact, concurrency, and mobility.

Attorney Jackson Boone, Agent, being duly sworn, presented the project team, Portofino CMU, aerial map, surrounding pending developments, site plan, ingress and egress, connection on Serano Way, emergency vehicle access, elevations, design features, setbacks, landscape buffering, traffic report, infrastructure, color selection, consistency with Comprehensive Plan, and Land Development Code.

John Moeckel, 185 Treviso Court, being duly sworn, spoke on community advisory committee review, northern mediterranean architecture design, against the current architectural design, and roofing material.

Tom Jones, 338 Montelluna Drive, being duly sworn, spoke on architecture, flat roof, and maintaining the northern mediterranean design guidelines.

Attorney Boone, spoke to Portofino CMU standards, comparable designs in area, applicants adjustments to design, flat roof, metal replica tile roofing material, and answered Commission questions on other properties with metal roofing, CMU language on incorporation of elements, and color of roofing. John Holtz, Architect, being duly sworn, answered Commission question on finish of Pompey Ash roofing.

Chair Snyder closed the public hearing.

Discussion took place regarding design adjustments made, adding additional northern mediterranean elements, color selection, and rear of building elevation.

**A motion was made by Mr. McKeon, 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 moves to approve Site and Development Plan Petition No.**

**23-08SP. The motion carried by the following electronic vote:**

**Yes:** 6 - Mr. McKeon, Mr. Hale, Mr. Willson, Ms. Schierberg, Chair Snyder and Mr. Preiksats

**No:** 1 - Mr. Jasper

**23-32SP****Sunbelt Rentals Site and Development Plan (Quasi-Judicial)**

Staff: Josh Law, Planner

Agent: Matt Yanda, CESO, Inc.

Applicant: David Kolker, Sunbelt Rentals

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

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

Planner Law, being duly sworn, presented general information, project background, aerial map, surrounding properties, site photos, future land use map, zoning map, proposed site plan, elevations, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, Planned Industrial Development (PID) Standards, concurrency, and mobility.

Matt Yanda, Agent, being duly sworn, presented Sunbelt Rental operation details, location, current open storage, proposed building with office space and equipment storage, property access, and neighborhood workshop held.

Chair Snyder closed the public hearing.

**A motion was made by Mr. Jasper, seconded by Ms. Schierberg, 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.**

**23-32SP. The motion carried by the following electronic vote:**

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

**23-69AM****Land Development Regulations (LDR) Fences Text Amendment (Legislative)**

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant: City of Venice

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

Senior Planner Tremblay presented text amendment to Section 3.8.2.f.

Chair Snyder closed the public hearing.

**A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, 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 Text Amendment Petition No. 23-69AM. The motion carried by the following electronic vote:**

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

## **VI. Comments by Planning and Zoning Department**

Planning and Zoning Director Clark spoke on upcoming meetings, having a meeting during the week of Thanksgiving, Planning Department has received 80 petition year to date, Historical and Architectural Preservation Board (HAPB) workshop did not take place, staff presentation at the Chamber of Commerce, community education on petition review process, and upcoming applications and amendments.

## **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 2:23 P.M.

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Chair

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Recording Secretary