



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, October 1, 2024

1:30 PM

Council Chambers

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### [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