



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, January 3, 2023

1:30 PM

Council Chambers

Meeting Instructions and Speaker Card

[22-5898](#) Instructions and Speaker Card

I. Call to Order

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

II. Roll Call

Present: 7 - Shaun Graser, Kit McKeon, Richard Hale, Chair Bill Willson, Jerry Jasper, Pam Schierberg and Lissa MacDonald

Also Present

Liaison Council Member Jim Boldt, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[22-5899](#) Minutes of The December 20, 2022 Regular Meeting

A motion was made by Ms. MacDonald, seconded by Mr. McKeon, to approve the minutes of the December 20, 2022 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

[22-63CP](#) City of Venice 2017-2027 Comprehensive Plan Development Data Update (Legislative)
Staff: Amy Nelson, AICP, Planning Manager

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

Planning Manager Nelson presented the overall map of City, neighborhoods, Strategies LU 1.2.18 and LU 1.2.19, new method for calculating remaining units in neighborhoods, Mixed Use District (MUD), Mixed Use Corridor (MUC), Mixed Use Airport (MUA), recommendations for Mixed Use Residential (MUR), and summary tables.

Planning and Zoning Director Clark spoke on history of the Comprehensive Plan drafting for mixed use area, changes to neighborhoods, prior calculations based on Certificate of Occupancy (COs), now calculating by entitlements, examples of development conflicts in Knight Trail Road and Laurel Road, current market focus on residential, potential legal issues in future, reporting at 75% usage, and answered Commission questions on the negative percentages in East Venice Avenue area, ability to build residential in East Venice Avenue MUC, change in methodology, decision process in past changes, eliminating percentages, and potential consequences.

There was no one signed up to speak.

Chair Willson closed the public hearing.

A motion was made by Dr. Graser, 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 Amendment and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 22-63CP. The motion carried by the following vote:

Yes: 7 - Dr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Mr. Jasper, Ms. Schierberg and Ms. MacDonald

[22-67AM](#)

Land Development Regulations Text Amendment #2 (Legislative)
Staff: Nicole Tremblay, AICP, Senior Planner

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

Planning and Zoning Director Clark and Planning Manager Nelson presented the list of changes, mostly grammatical error corrections, updating ineffective or inefficient methods, signage changes, and parking changes.

There was no one signed up to speak.

Chair Willson closed the public hearing.

A motion was made by Mr. McKeon, 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 Text Amendment Petition No. 22-67AM. The motion carried by the following vote:

Yes: 7 - Dr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Mr. Jasper, Ms. Schierberg and Ms. MacDonald

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting petitions, special meeting with Land Development Regulation (LDR) petitioners, and answered Commission questions on productiveness of past meeting with petitioners.

VII. Comments by Planning Commission Members

There was no discussion.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:04 pm.

Chair

Recording Secretary