



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 15, 2024

1:30 PM

Council Chambers

[24-0362](#)

Meeting 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 - Richard Hale, Bill Willson, Jerry Jasper, Pam Schierberg, Barry Snyder, Kit McKeon and Robert Young

Also Present

Council Liaison Helen Moore, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Planner Brittany Smith, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[24-0363](#)

Minutes of the September 19, 2024 Joint Meeting with the Historic and Architectural Preservation Board and the October 1, 2024 Regular Meeting.

A motion was made by Vice Chair Willson, seconded by Mr. Hale, to approve the minutes of the September 19, 2024 Joint Meeting and the October 1, 2024 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

[23-50SP](#)

Laurel at Venice Site and Development Plan (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Jackson R. Boone, Esq., Boone Law Firm
Applicant: Venice FL MF, LLC

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, and Chair Snyder disclosed site visits.

Planner Smith, being duly sworn, presented general information, project description, aerial map, site plan, elevations of each building types, club house, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, Land Use Element strategies, Land Development Code compliance, finding of facts, concurrency and mobility, and answered Commission question on past annexation and zoning change.

Attorney Jackson Boone, Agent, and Bill Conerly, Engineer, both being duly sworn, presented property size, location, aerial map, Future Land Use designation, past annexation and rezoning, adjacent property zoning, site and development plan, 264 units within six buildings, building heights, northern Italian architectural design, elevations, roof design, amenities, stormwater pond, gated entry, parking garages, landscape buffer, setbacks, consideration for the widening of Laurel Road, FPL easement, access to property, gate location, density, compatibility with neighborhood, surrounding property density, Comprehensive Plan consistency, traffic study, stormwater review, environmental study, Land Development Code compliance, and answered Commission questions on fencing, road improvements, surrounding Future Land Uses designations, density of surrounding developments, eagles nest, and requirement of Southwest Florida Water Management District (SWFWMD) approval.

Diana Watters, 273 Mestre Place, being duly sworn, spoke on the stormwater concerns.

Chair Snyder closed the public hearing.

Discussion took place regarding correspondence received and past rezoning petition.

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. 23-50SP. 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

[24-45PP](#)

Venice Crossing Preliminary Plat Amendment (Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant: 2001 Laurel LLC

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, and Mr. Hale disclosed site visits.

City Attorney Fernandez noted the request for the affected party status and clarified affected party standards.

Andrew Pepper, being duly sworn, presented affected party request, reason for late filing, stormwater concerns in Twin Laurel Boulevard, proximity to property and answered Commission of how he would be impacted by application.

Attorney Jeffrey Boone, Agent, being duly sworn, questioned Mr. Pepper on details of proposed amendments and objected to the affected party status.

Discussion took place regarding Mr. Pepper's ability to address the Commission and the Commission authority.

A motion was made by Mr. McKeon, seconded by Vice Chair Willson, to deny affected party status to Andrew Pepper. 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

Planner Smith, being duly sworn, presented general information, past petitions, background, existing conditions, modification to lift station, stormwater ponds, adding access points, aerial of proposed amendments to preliminary plan, Land Development Code compliance, Comprehensive Plan consistency and answered Commission question on modification to ponds.

Attorney Jackson Boone, Agent, and Bill Conerly, Engineer, both being duly sworn, presented relocation of lift station, impact to stormwater ponds, potential access points to Twin Laurel Boulevard, bollard placement, consistency with Comprehensive Plan, Land Development Code compliance, reviews needed before access to Twin Laurel Boulevard being opened, and answered Commission questions on current status of

pond construction, and how far up Twin Laurel Boulevard improvements would extend.

Siegfried Fick, 1628 Landfall Drive, being duly sworn, spoke on drainage, sidewalk conditions, easements rights, suggestion of adding culverts, and suggestion of new sidewalk placement.

Andrew Pepper, 1109 Twin Laurel Boulevard, being duly sworn, presented pictures of flooding on Twin Laurel Boulevard, and spoke on maintenance needed on easement.

Chair Snyder closed the public hearing.

Discussion took place regarding the Commission's authority being to vote on amendments only today and inability to address changes to drainage.

A motion was made by Vice Chair Willson, 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 moves to approve Preliminary Plat Amendment Petition No. 24-45PP. 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

[24-39AM](#)

Annual Update of the City of Venice Capital Improvement Schedule
Comprehensive Plan Amendment (Legislative)
Staff: Amy Nelson, AICP, Planning Manager
Applicant: City of Venice

Planning and Zoning Director Clark noted the item was pulled due to an advertising issue.

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark noted the meeting on November 5, 2024 has been cancelled, the next meeting being Monday, November 18, 2024 and commented about the high rainfall this year and SWFWMD awareness of concerns in the Laurel Road area.

VII. Comments by Planning Commission Members

Ms. Schierberg noted plans of travel on November 18th.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:51 P.M.

Chair

Recording Secretary