



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, August 16, 2022

1:30 PM

Community Hall

[22-15RZ](#)

IL Girasole Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Martin P. Black, AICP ICMA-CM(ret.)

Owner: Cows & Turkeys, LLC

Chair Willson 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. Hale, Mr. Willson and Mr. Graser disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, background, project description, aerial map, location map, existing condition, future land use, existing and proposed zoning, surrounding area uses, planning analysis, comparison of existing and proposed zoning, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, concurrency and mobility, planning commission report and recommendation, and answered board questions on surrounding areas.

Martin Black, Agent for Cows and Turkeys, LLC, being duly sworn, presented on the 71 acres for rezoning, surrounding areas, site details, commercial mixed use zoning filing, wetland areas, current and future zoning, future land use, facts supporting rezoning under new code and answered board questions on surrounding areas.

Denise Sibley, 202 Laurel Oaks Road, being duly sworn, asked about the future use of bordering six acre area owned by City, reason for rezone, concerns for the use and access, and flooding.

Taren Sufferli, 2551 Knight Trails Road, being duly sworn, spoke on illegal dumping on land, old cow pen slough at end of property, water studies, and water sources.

Mr. Black responded with information on recorded easements, offer of public easement to Sarasota County, and flooding.

Chair Willson closed the public hearing.

A motion was made by Mr. Jasper, seconded by Ms. Schierberg, that based on review of the application material, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds that this petition is consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative findings of fact in the record, and recommends to City Council approval of Zoning Map Amendment Petition NO. 22-15RZ with the stipulation of no more than 737 dwelling units to be developed. The motion carried by the following vote:

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