



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 21, 2022

1:30 PM

Council Chambers

[22-13RZ](#)

Nokomis Groves Zoning Map Amendment (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

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

Owner: Grand Oaks Venice Land, LLC and The Edwards Family Partnership

Vice Chair McKeon 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, Ms. Schierberg, Mr. Hale, and Vice Chair McKeon disclosed site visits with no communication.

Planning Manager Nelson presented on petition information, aerial map, site photos, existing future use, zoning, surrounding land use, planning analysis, Comprehensive Plan, zoning comparison, compliance with Land Development Code, and concurrency/ mobility.

Jeffery Boone, Agent, presented a request to rezone from Sarasota County Open Use Estate (OUE-I) to Commercial General (CG) and Commercial Intensive (CI), consistency with Comprehensive Plan, and intended mixed use including storage, multi-family and commercial.

Vice Chair McKeon closed the public hearing.

A motion was made by Mr. Hale, 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, recommends to City Council approval of Zoning Map Amendment Petition No. 22-13RZ. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Mr. Jasper and Ms. Schierberg

Excused: 1 - Chair Willson

Absent: 1 - Mr. Graser