



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 18, 2025

1:30 PM

Community Hall

I. Call to Order

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

II. Roll Call

Present: 7 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Jerry Jasper, Richard Hale and Pam Schierberg

Also Present

Council Liaison Kevin Engelke, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Deputy Clerk Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0086](#)

Minutes of the February 4, 2025 Regular Meeting

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, to approve the minutes of the February 4, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. New Business

[25-0087](#)

Seaboard Presentation
Consultant: Josh Frank, Dover, Kohl & Partners

Josh Frank, consultant, presented Seaboard Master Plan schedule, initial findings, considerations for what is already operating there, mobility, street network, hard surface area, area economy, activity on trail, pedestrian traffic, input from charrette conducted, redevelopment over time, adding streets, alleys, and blocks, reuse of existing industrial structures, increase use of Legacy Park, connection of sections south and north of Venice Avenue, long term draft plan, creating public access point to waterfront, vision to add marina, expanding the urban forest, swing bridge, adding green network for pedestrian traffic, potential new buildings, graphic of

current layout, graphic with proposed new growth, public parking garage, and answered Commission questions on marina interrupting the urban forest bicycle access, creating a sense of place, and height of buildings. Mr. Frank continues on the details for Seaboard Avenue, not competing with architectural value of downtown, area north of Venice Avenue, depot campus, graphic of current layout, graphic of vision for development, expanding park greenways, creating park front housing, street extensions, trail oriented development, intersection of the Bypass and Venice Avenue, Warfield Avenue intersections, adding sidewalks, adding street trees, graphic of vision for redevelopment over five phases, alleyways, frontage plan, access for services, current site that new street is proposed, consideration of eminent domain, original Nolan plan, how to develop current streets into the multimodal vision proposed, street ownerships, additional signalization.

Discussion took place regarding inclusion of the vision in Comprehensive Plan, coordination with WCIND, concerns for competing with downtown, other areas in city that could also be redeveloped similarly, urban renewal benefits, response from current property owners, flexibility in plan, and having partnerships for redevelopment.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, to send a recommendation to City Council in support of this plan as presented. The motion carried unanimously by voice vote.

VI. Public Hearings

[24-43SP](#)

Waterford Amenities Amendment Site and Development Plan
(Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Steve Gordon, Waterford MOA Director

Applicant: Waterford Master Owners Association, Inc.

Recess was taken from 2:37pm until 2:45 p.m.

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. Hale disclosed residing in Waterford Community. Ms Schierberg disclosed residing in Waterford Community and being a member of the board of directors where she abstained from any discussion on the petition. Both affirmed they could remain fair and unbiased.

Senior Planner Tremblay, being duly sworn, presented general information, project description, replacement of a basketball court with a multipurpose

court, eight foot fence, considered as a minor change, aerial map, location map, site plan, future land use map, site photos, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, findings of facts, and answered Commission questions regarding sound mitigation, lighting, and whether it is considered a new use.

Ron Fazzalano, and Steve Gordon, Applicants, both being duly sworn, presented appreciation for staff assistance, history of property, size, homeowners association being responsible for maintaining amenities, improvements done in community, homeowners survey conducted, request for moderate level activities, approved special assessment for funding, homeowners vote with favorable result, replacement of basketball court with multipurpose court, bocce ball court, gated access, parking available, existing restrooms, existing seating area, and answered Commission questions regarding sound on concrete compared to asphalt, use of sound barrier materials, lighting, and popularity of pickle ball.

Monica Del Castillo, 1436 Turnberry Drive, being duly sworn, spoke in favor of petition, importance of amenities, property values, and support for funding.

Karen Clevenger, 1617 Liscourt Drive, being duly sworn, spoke in favor of petition, and benefits of recreation areas.

Terry Hess, 1642 Liscourt Drive, being duly sworn, spoke on concerns of number of courts, dividers on court, and expected majority use for pickleball.

Chair Snyder closed the public hearing.

Discussion took place regarding popularity of pickleball.

A motion was made by Vice Chair Willson, 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, 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. 24-43SP. The motion carried by the following electronic vote:

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

[23-66AM](#)

Live Local Text Amendment (Legislative)
 Staff: Nicole Tremblay, AICP, Senior Planner
 Applicant: City of Venice

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

public hearing.

Senior Planner Tremblay, being duly sworn, presented new section 6.10.2, Section (1) Purpose and Intent, Section (2) Equitable Development Standards, proportional size, Live Local Act recent amendments, concerns for part 6.10.2 (3) unified lot needing additional review, and answered Commission questions on examples of non-residential and residential uses on same lot, striking 6.10.2 (3), size and number of bedrooms criteria, access definition, and intent.

Senior Planner Tremblay continued regarding reduced parking requirements, monitoring and compliance, rent limitations, tenant selections, record keeping requirements, required period of affordability status, Section 6.10.3 requirements of owner occupied units, recommendation for adding development standards, and answered Commission questions regarding transfers during affordability period, and proportional amount in mixed use of affordable and market rate developments.

Discussion took place regarding concerns for interpretation of proportional language, concerns with a whole affordable housing development, past project failures due to funding, Live Local Act provisions, current incentive of a density bonus, two types of affordable housing incentives, owner occupied unit transfers during affordability period, time requirements, owner's ability to rent units, and affordability values growing with economy.

Senior Planner Tremblay continued Section 6.10.4 Live Local Act requirements, required percentage of uses in districts, being an administrative approval, density limits, striking density limit language, building height, and answered Commission questions on potential number of units and locations, impact of land values, Live Local Act being state mandated, whether there is a deadline for the code to be updated, ability to continue working on revisions, and parking spots requirements in consideration of proximity to public transportation.

VII. Comments by Planning Division

Planning and Zoning Director Clark spoke on a Comprehensive Plan update at the next meeting, making the Comprehensive Plan ADA combatable to post on website, correction of typos, adding language for Seaboard Area, permitting floating solar arrays, and upcoming application.

VIII. Comments by Planning Commission Members

[25-0088](#)

Planning Commission Chair Barry Snyder - Planning Commission Annual Report to City Council

Discussion took place regarding presenting the annual report to City Council, report being statistic driven, comparison between years, remaining land that can be annexed, the joint planning agreements with county, details of application types reviewed, and adding Live Local Act discussion.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:20 p.m.

Chair

Recording Secretary