



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, July 5, 2022

1:30 PM

Council Chambers

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### [22-20CU](#)

Magnolia Bay Gates Conditional Use (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Tyler Vansant, Meritage Homes of Florida, Inc.

Owner: AG EHC I (MTH) Multi State 1, LLC

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

Petition 22-20 CU and Petition 22-19SP were presented together.

City Attorney Fernandez questioned Commission concerning ex-parte communications and conflicts of interest. Ms. Schierberg disclosed a site visit.

Senior Planner Tremblay, being duly sworn, presented on the petition's general information, location map, aerial map, project description, sign location, sign elevation, existing conditions, site photos, future land use, zoning map, surrounding land uses, comprehensive plan consistency, findings of facts, landing development code, binding master plan, concurrency, mobility, gate locations, and answered Commission's questions on traffic flow.

Chris Torres, Agent, being duly sworn, presented petition, clarified traffic flow, sign requirements of PUD, and answered Commission's questions regarding notifying buyers of neighboring gun range, traffic signage, and name of development.

No one signed up to speak.

Chair Willson closed the public hearing.

**A motion was made by Mr. Hale, 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, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and therefore, recommends to City Council approval of Conditional Use Petition No. 22-20CU. The motion carried by the following vote:**

**Yes:** 6 - Mr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Mr. Jasper and Ms. Schierberg