



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 7, 2022

1:30 PM

Council Chambers

[21-49SE](#)

Visterra of Venice Special Exception (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

Agent: Jeffrey A. Boone, Esq., Boone Law Firm

Owner: The NRP Group

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

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest.

Chair Snyder, Mr. Graser, and Mr. Willson disclosed site visits with no communication.

Mr. Hale and Mr. McKeon disclosed site visits and phone calls from Bob Daniels.

Jeffrey Boone, Agent, inquired of Mr. Hale and Mr. McKeon when their conversations with Bob Daniels was regarding density or entrance and both stated that it was not.

Planning Manager Nelson presented project information, property location, site photos, master plan, site and development plan, Comprehensive Plan consistency, Land Development Code compliance, Concurrency/ Mobility, findings of fact, electric car charging stations, and answered board questions on parking.

Jeffrey Boone, Agent and Jim Collins presented site layout, a two phase development plan for 665 units, layout meets plan of multi-family development and City codes with the special exception for reduced parking.

Mr. Hale questioned the marketability with less than two spots per unit and potential issues with visitor's parking.

Kurt Kehoq, Applicant answered Commission's questions regarding parking, number of bedrooms, town homes with garage, detached garages

for rent, architectural design and roof material for both phases, landscaping, and fencing.

Bobbi Claybrooke, AM Engineering, answered Commission's questions regarding green space.

Cheryl Palmer, 1186 Cielo Court, spoke on reduced parking, green space, amenities, and height concerns.

Ruth Cordner, 246 Montelluna Drive, spoke on environmental concerns, reduced parking, and green space.

Mr. Boone responded to audience concerns and clarified Vistera Boulevard entrance location, self-contained parking, areas for grills, picnic, and pools.

Chair Snyder closed the public hearing.

Further discussion took place regarding green space and parking.

A motion was made by Mr. McKeon, seconded by Mr. 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, and moves to approve Special Exception Petition No. 21-49SE. The motion carried by the following vote:

Yes: 4 - Chair Snyder, Mr. Graser, Mr. McKeon and Mr. Willson

No: 1 - Mr. Hale

Excused: 2 - Mr. Jasper and Ms. Schierberg

[21-47SP](#)

Vistera of Venice Site and Development Plan (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

Agent: Jeffrey A. Boone, Esq., Boone Law Firm

Owner: The NRP Group

A motion made by Mr. Wilson, 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 Site and Development Plan Petition No. 21-47SP. The motion carried by the following vote:

Yes: 5 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale and Mr. Willson

Excused: 2 - Mr. Jasper and Ms. Schierberg

[21-48CU](#)

Vistera of Venice Conditional Use (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager
Agent: Jeffrey A. Boone, Esq., Boone Law Firm
Owner: The NRP Group

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

Disclosures on ex-parte communications from items 21-49SE and 21-47SP were incorporated into 21-48CU.

Planning Manager Nelson presented project information, increased height, property information, conditional use request, surrounding area, future land use and zoning, Comprehensive Plan consistency, binding master plan consistency, land development plan, and findings of fact.

Mr. Boone, Agent, and Mr. Collins, Boone Law Firm, presented the conditional use request for four story buildings at fifty-four feet and building locations on site plan.

Mr. Snyder closed the public hearing.

Discussion took place regarding setbacks and roofing, estimated lease price points, and occupancy type ratios.

A motion was made by Mr. Hale, seconded by Mr. Graser 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. 21-48CU. The motion carried by the following vote:

Yes: 5 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale and Mr. Willson

Excused: 2 - Mr. Jasper and Ms. Schierberg