



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 20, 2023

1:30 PM

Council Chambers

Meeting Instructions and Speaker Card

[23-6152](#)

Instructions and Speaker Card

I. Call to Order

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

II. Roll Call

Chair Snyder attended virtually by Zoom.

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

Also Present

City Attorney Kelly Fernandez, Fire Chief Frank Giddens, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Planner Brittany Smith, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[23-6153](#)

Minutes of the June 6, 2023 Regular Meeting.

A motion was made by Mr. Willson, seconded by Mr. Hale, to approve the minutes of the June 6, 2023 regular meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

[23-12DA](#)

Generation at Venice Design Alternative (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Owner/Applicant: Generations at Venice, LLC

Petitions 23-12DA and 22-68SP were presented at the same time.

Chair Snyder announced these are a quasi-judicial hearings, read the memorandums regarding advertisement and written communications, and opened the public hearings.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Jasper, Mr. Willson, Ms. Schieberg, and Mr. Hale disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, aerial photo, background information, project description, site and development plan, elevation, sign plan, existing conditions, site photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code (LDC) compliance, decision criteria, concurrency and mobility, findings of fact and answered Commission questions on Knights Trail Road being a county road, zoning, driveway width, and design alternative request for sign.

Attorney Jackson Boone, Agent, being duly sworn, presented on previous approvals for original project, amendment to approved plans, RMF4 zoning, surrounding properties, Site and Development Plan from 2021, design alternative for sign, loading zone, driveway width and gates, Site and Development Plan Amendment, change in number of units, driveway location, modification to entry sign, increase to loading zone space, building heights, architecture, amenities, landscape buffers, setbacks, access to property from Knights Trail Road, emergency only access point, driveway design and width, future special exception request for driveway, signage design alternative, comparison from prior approved design to current request, requested sign measurements, traffic study, turn lanes, stormwater design, consistency with Comprehensive Plan, compliance with LDC, and condition for approval of driveway Special Exception request.

Chair Snyder closed the public hearing.

A motion was made by Mr. Willson, 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 moves to approve Design Alternative Petition No. 23-12DA. The motion carried by the following vote:

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

[22-68SP](#)

Generation at Venice Site and Development Plan Amendment
(Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Owner/Applicant: Generations at Venice, LLC

Petition 22-68SP was presented with Petition 23-12DA.

A motion was made by Mr. Willson, 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 moves to approve Site and Development Plan Petition No. 22-68SP with the stipulation that the future Design Alternative petition for the driveway be approved. The motion carried by the following vote:

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

[23-01PP](#)

Nokomis Groves Preliminary Plat (Quasi-Judicial)

Staff: Brittany Smith, Planner

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

Applicant/Owner: CSP Grand Oaks Venice Land I, LLC

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. Jasper, Mr. McKeon, Mr. Willson, Ms. Schierberg, and Mr. Hale disclosed site visits.

Planner Smith, being duly sworn, presented general information, aerial map, project description, existing conditions, site photos, future land use map, zoning map, surrounding land uses, preliminary plat, Comprehensive Plan consistency, Land Development Code (LDC) compliance, concurrency and mobility, and findings of fact.

Attorney Jackson Boone, Agent, being duly sworn, presented size of project, location, future land use, zoning designations, previous applications submitted for project in the past 18 months, division of property into six tracts, Preliminary Plat Plan, future special exception for Site and Development Plan, traffic study, consistency with facilities types allowed, Comprehensive Plan consistency, LDC compliance, and answered Commission questions on landscaping installation timeline, access track with landscaping, any knowledge of planned improvement to roads, and stormwater drainage and ponds. William Conerly, Engineer Consultant, being duly sworn, responded regarding stormwater management being the responsibility of property owners association. Commission continued to question regarding ponds construction during each phase, locations of ponds, and access to Gene Green private road.

Susane Doyle, 364 Maraviya Boulevard, being duly sworn, spoke regarding traffic impact concerns.

Chair Snyder closed the public hearing.

A motion was made by Mr. Jasper, 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, moves to approve Preliminary Plat Petition No. 23-01PP. The motion carried by the following vote:

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

[23-14AN](#)

Fire Station #2 Relocation Annexation (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Kathleen Weeden, PE, CRM, City Engineer

Owner/Applicant: City of Venice

Chair Snyder 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 general information, project description, location, aerial map, existing conditions, site photos, future land use map, zoning map, surrounding land uses, Planning Analysis, Florida Statutes 163 and 171, Comprehensive Plan consistency, Joint Planning Agreement (JPA) Area 4, maps, Land development Code compliance, and provision of services.

Chief Giddens, being duly sworn, spoke on relocation of Fire Station 2, reason for moving station, proximity to Station 53, reducing response time, and call volume research done.

Planning and Zoning Director Clark answered Commission question regarding access to Hatchett Creek Boulevard.

Chair Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Jasper, to recommend to City Council approval of Annexation Petition No. 23-14AN. The motion carried by the following vote:

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

[23-15CP](#)

Fire Station #2 Relocation Comprehensive Plan Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Kathleen Weeden, PE, CRM, City Engineer

Owner/Applicant: City of Venice

Chair Snyder 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, general information, project description, location map, aerial Map, existing conditions, site photos, future land use map, zoning map, surrounding land uses, Florida Statutes Section 163.3177, Comprehensive Plan consistency, Strategy LU 1.24.d, and Land Development Code compliance.

Chair Snyder closed the public hearing.

A motion was made by Mr. Willson, 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 Amendment and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 23-15CP. The motion carried by the following vote:

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

[23-16RZ](#)

Fire Station #2 Relocation Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Kathleen Weeden, PE, CRM, City Engineer

Owner/Applicant: City of Venice

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. Jasper, Mr. McKeon, Mr. Willson, and Mr. Hale disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, project description, location map, aerial map, site photos, future land use map, zoning map, comparison of existing and proposed zoning, Comprehensive Plan consistency, LDC compliance, findings of facts, and concurrency and mobility.

Chair Snyder closed the public hearing.

A motion was made by Mr. Jasper, 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, recommends to City Council approval of Zoning Map Amendment Petition No. 23-16RZ. The motion carried by the following vote:

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

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke regarding scheduled summer break, status of Milano PUD Amendment Application, public comments on traffic, mobility fees, recommendations to county, improvements on Capital Improvement Schedule (CIS), approval of Laurel Road widening funding, and Planning Department outreach programs.

Discussion took place regarding providing explanation on development for public education, Knights Trail Road improvement timeline information, communication with Florida Department of Transportation (FDOT), funding allocations, City jurisdictions, and public response to Sawgrass workshop education.

VII. Comments by Planning Commission Members

Discussion took place regarding next meeting on August 15, 2023, and Kimbley-Horn wildlife report.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:11 p.m.

Chair

Recording Secretary