



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, September 6, 2022

1:30 PM

Council Chambers

[22-36CP](#)

Laurel Road Mixed Use Corridor Strategy LU-LR 1.1.1 Comprehensive Plan Amendment (Legislative)

Staff: Amy Nelson, AICP, Planning Manager

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

Applicant: Steele Harbour Capital Partners

Owners: Randall Hurt, Joseph Hurt and Mary McMullen

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

Planning Manager Nelson, being duly sworn, presented request for amendment to Comprehensive Plan for the Laurel Road Neighborhood, owners details, background, request to change percentage of residential from 25 percent to 50 percent and non residential from 75 percent to 50 percent, similar changes made to Knights Trail neighborhood, staff analysis, recent changes to neighborhood, and housing availability.

Discussion took place regarding availability of proposed units, changing needs in planned neighborhoods, changing distribution of percentages of use, and impact on school district.

Jeffrey Boone, Agent for Steele Harbor Capital Partners, being duly sworn, spoke on the 2017 Comprehensive Plan percentages for mixed use area, the 60 acre Hurt property, availability for non-residential development, and impact on school district.

Chair Willson closed the public hearing.

Discussion took place regarding commercial property availability in the neighborhood.

A motion was made by Mr. McKeon, 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. 22-36CP. The motion carried by the following vote:

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