



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, February 7, 2023

1:30 PM

Council Chambers

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### **Meeting Instructions and Speaker Card**

*Turn your speaker card in to Clerk staff prior to the meeting being called to order.*

[23-5956](#)

Instructions and Speaker Card

**Attachments:**

[Instructions for Meeting](#)

[Fillable Request to Speak Form](#)

### **I. Call to Order**

### **II. Roll Call**

### **III. Approval of Minutes**

[23-5957](#)

Minutes of the January 17, 2023 regular meeting.

**Attachments:**

[PC Minutes 01.17.23](#)

### **IV. Audience Participation**

### **V. Public Hearings**

[22-14SE](#)

Nokomis Groves Special Exception (Quasi-Judicial)

(Continued from January 17, 2023 PC Meeting)

Staff: Amy Nelson, AICP, Planning Manager

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

Applicant: CSP-Grand Oaks Venice Land I, LLC, and The Edwards Family Partnership

**Attachments:**

[Staff Report](#)

[Applicant - Application](#)

[Applicant - Project Narrative](#)

[Applicant - Site Plans](#)

[Applicant - Survey](#)

[Applicant - Sec 86-43\(e\)\(1-10\)](#)

[Speaker cards 22-14SE & 22-30SP](#)

[22-30SP](#)

Nokomis Groves Site and Development Plan (Quasi-Judicial)

(Continued from January 17, 2023 PC Meeting)  
Staff: Amy Nelson, AICP, Planning Manager  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Applicant: CSP-Grand Oaks Venice Land I, LLC, and The Edwards Family Partnership

**Attachments:**

[Staff Report](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Site and Development Plan](#)  
[Applicant - Elevations](#)  
[Applicant - Landscape Plan](#)  
[Applicant - Survey](#)  
[Applicant - Sec 86-23\(m\)](#)

**22-08VZ**

872 Whitecap Circle #29 Variance (Quasi-Judicial)  
(Applicant is Requesting a Continuance to February 21, 2023 PC Meeting)  
Staff: Amy Nelson, AICP, Planning Manager  
Agent: Gregory C. Roberts, Klingbeil & Roberts, P.A.  
Owner: Lucinda Spaney

**Attachments:**

[Staff Report](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Planning Commission Report](#)  
[Applicant - Site Plan](#)  
[Applicant - Survey](#)

**22-48SP**

Laurel Rick Johnson Tire & Auto Site and Development Plan  
(Quasi-Judicial)  
Staff: Brittany Smith, Planner  
Agent: Andres Boral-Boral Engineering & Design, Inc.  
Applicant/Owner: Rick Johnson, Sr.

**Attachments:**      [Staff Report](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Site Plan](#)  
[Applicant - Portofino Binding Master Plan](#)  
[Applicant - Architectural Elevations](#)  
[Applicant - Revised Front Elevation](#)  
[Applicant - Color Rendering](#)  
[Applicant - Landscape Plan](#)  
[Applicant - Monument Sign Plan](#)  
[Applicant - Sign Plan](#)  
[Applicant - Survey](#)  
[Applicant - Commission Decision Criteria](#)

## VI. Comments by Planning and Zoning Department

[23-5958](#)      Planning Commission Annual Report To City Council  
Staff: Roger Clark, AICP, Planning and Zoning Director

**Attachments:**      [Draft PC Annual Report to CC 2023](#)  
[2022-26 Guidelines for Boards Committees and Commissions](#)

## VII. Comments by Planning Commission Members

## VIII. Adjournment

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*If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.*

*No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.*