



# City of Venice

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

## Meeting Minutes Planning Commission

---

Tuesday, September 20, 2022

1:30 PM

Council Chambers

---

### [22-32CU](#)

Nokomis Groves Conditional Use (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

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

Applicant: Commercial Street Partners, LLC

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

Planning Manager Nelson, being duly sworn, presented the general information, location map, aerial photo, project description, site photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, concurrency and mobility, and procedural requirement for variance review.

Jackson Boone, Agent representing Commercial Street Partner LLC, being duly sworn, spoke on the rezoning, the Knights Trail area, surrounding areas and zoning, reason for conditional use request before special exception and site plan, boundaries, set backs, landscape buffers, compliance with Comprehensive Plan and answered Commission questions on number of buildings and site plan.

Chair Willson closed the public hearing.

Discussion took place regarding affordable housing and design compatibility with the neighborhood.

**A motion was made by Mr. McKeon, 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, and therefore, recommends to City Council approval of Conditional Use Petition No. 22-32CU. The motion carried by the following vote:**

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

**Excused:** 1 - Mr. Graser