



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 7, 2023

1:30 PM

Council Chambers

Meeting Instructions and Speaker Card

[23-5956](#) Instructions and Speaker Card

I. Call to Order

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

II. Roll Call

Present: 4 - Kit McKeon, Richard Hale, Chair Bill Willson and Pam Schierberg

Excused: 1 - Jerry Jasper

Roll Call

A motion was made by Mr. McKeon, seconded by Ms. Schierberg, to excuse Jerry Jasper's absence from the meeting. The motion carried unanimously by voice vote.

Also Present

Liaison Council Member Rick Howard, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Planner Brittany Smith, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[23-5957](#) Minutes of the January 17, 2023 regular meeting.

A motion was made by Mr. Hale, seconded by Ms. Schierberg, to approve the minutes of the January 17, 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

[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

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. All Commission members disclosed site visits.

Attorney Gregory Roberts, Agent, being duly sworn, requested the hearing to be continued to the February 22, 2023 Planning Commission meeting.

A motion was made by Ms. Schierberg, seconded by Mr. McKeon, to continue the hearing for Variance Petition No. 22-08VZ to the February 21, 2023 Planning Commission meeting. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Chair Willson and Ms. Schierberg

Excused: 1 - Mr. Jasper

[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

Petition 22-14SE and Petition 22-30SP were presented together.

Chair Willson announced this is a quasi-judicial hearing, read the memorandums regarding advertisement, and written communications, and opened both public hearings.

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

Planning Manager Nelson, being duly sworn, presented general information, location map, project description, site plan, elevations, site photos, future land use map, zoning map, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, concurrency, and mobility.

Attorney Jackson Boone, Agent, being duly sworn, presented past applications on property, proposed multi-family development, zoning,

location, surround property zoning, special exception for use and parking requirements, compliance with Comprehensive Plan, site plan, developing property in two phases, parking structures, sidewalk connectivity, setbacks, buffering, access points, traffic study, stormwater ponds, compliance with Land Development Code, and answered Commission questions on seven foot height exception, and clarified development included garages and not carports.

Chair Willson closed the public hearings.

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, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record moves to approve Special Exception Petition No. 22-14SE. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Chair Willson and Ms. Schierberg

Excused: 1 - Mr. Jasper

[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

Petition 22-30SP was presented with Petition 22-14SE.

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 moves to approve Site and Development Plan Petition No. 20-30SP. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Chair Willson and Ms. Schierberg

Excused: 1 - Mr. Jasper

[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.

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. All Commission members 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, site and development plan, elevations, planning analysis, Comprehensive Plan consistency, findings of facts, and Land Development Regulation requirements.

Attorney Jackson Boone, Agent, and Richard Johnson, Applicant, being duly sworn, presented property size, location, zoning, surrounding property details, proposed tire and auto repair shop, services to be offered, plan for disposal of materials, ingress, egress, Portofino Commercial Mixed Use (CMU) requirements, buffering, setbacks, parking study, traffic statement, concurrency, stormwater collections, and answered Commission questions on signage, disposed materials storage, overnight parking, and operating under Pit Stop business name.

Chair Willson closed the public hearing.

A motion was made by Ms. Schierberg, 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. 22-48SP. The motion carried by the following vote:

Yes: 4 - Vice Chair McKeon, Mr. Hale, Chair Willson and Ms. Schierberg

Excused: 1 - Mr. Jasper

VI. Comments by Planning and Zoning Department

Discussion took place regarding height exceptions, upcoming amendment to Land Development Regulations (LDRs), updates on the Historic Architectural Preservation Board (HAPB), and HAPB plans for educational event on Mid-century Architecture.

[23-5958](#)

Planning Commission Annual Report To City Council
Staff: Roger Clark, AICP, Planning and Zoning Director

Planning and Zoning Director Clark spoke on the draft for Planning Commission's annual report, number of petitions reviewed, and Commission's achievements.

There was consensus for Chair Willson to present the annual report to City Council as drafted.

VII. Comments by Planning Commission Members

Discussion took place regarding Dr. Graser's service to the board.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:23 p.m.

Chair

Recording Secretary