



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, August 16, 2022

1:30 PM

Community Hall

[21-62SE](#)

Ranch Road Special Exception (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Applicant: South City Partners

Owner: Ag EHC(MTH) Multi State 1, LLC

Petitions Nos. 21-62SE, 21-63CU, and 21-61SP were presented together.

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, Mr. Willson, and Mr. Graser disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, location map, background and project description, site plan overview, site photos, future land use map, zoning map, surrounding land uses, planning analysis, comprehensive plan consistency, findings of fact, compliance with LDR and Planned Unit Development (PUD) density, PUD master plan, concurrency and mobility, planning commission report and action, recommendation for additional instrument to dedicate open space, and building height conditional use request details.

Jackson Boone, Agent representing South City Partners, being duly sworn, spoke on property details, surround area uses, special exception request for number of parking spaces, conditional use request for building height, surrounding areas, site layout, site and development plan, site access from Ranch Road and connecting with Magnolia Bay subdivision, landscape buffers, and answered board questions on road construction on Ranch Road, proximity to gun range, notice to potential owners, and street parking.

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, and moves to approve Special Exception Petition No. 21-62SE. 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

[21-63CU](#)

Ranch Road Conditional Use (Quasi-Judicial)
 Staff: Nicole Tremblay, AICP, Senior Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Applicant: South City Partners
 Owner: Ag EHC(MTH) Multi State 1, LLC

Petition No. 21-63CU was presented with Petitions Nos. 21-62SE and 21-61SP.

A motion was made by Mr. Jasper, 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, and therefore, recommends to City Council approval of Conditional Use Petition No. 21-63CU. The motion carried by the following vote:

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

No: 1 - Mr. Graser

[21-61SP](#)

Ranch Road Site & Development Plan (Quasi-Judicial)
 Staff: Nicole Tremblay, AICP, Senior Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Applicant: South City Partners
 Owner: Ag EHC(MTH) Multi State 1, LLC

Petition No. 21-61SP was presented with Petition Nos. 21-63CU and 21-62SE.

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 findings of fact in the record, and moves to approve Site and Development Plan Petition No. 21-61SP with the stipulation of City Council approval of Petition No. 21-63CU and that prior to the issuance of the first building permit the property owner will execute and record a legal instrument satisfactory to the City designating the land designated as open space for a period of not less than 99 years. 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