



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, February 21, 2023

1:30 PM

Council Chambers

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

**Present:** 7 - Kit McKeon, Richard Hale, Chair Bill Willson, Jerry Jasper, Pam Schierberg, Lissa MacDonald and Barry Snyder

[23-5975](#) Instructions and Speaker Card

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

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

### **II. Roll Call**

**Present:** 6 - Kit McKeon, Richard Hale, Chair Bill Willson, Jerry Jasper, Pam Schierberg and Barry Snyder

**Excused:** 1 - Lissa MacDonald

### **Roll Call**

**A motion was made by Mr. McKeon, seconded by Mr. Hale, to excuse Ms. MacDonald 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, Senior Planner Nicole Tremblay, and Recording Secretary Amanda Hawkins-Brown.

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

[23-5976](#) Minutes of the February 7, 2023 Regular Meeting.

**A motion made by Ms. Schierberg, seconded by Mr. McKeon, to approve the minutes of the February 7, 2023 regular meeting as written. The motion carried unanimously by voice vote.**

### **IV. Audience Participation**

Curt Whittaker 613 W Venice Ave, spoke in favor of the Land Development Regulation Amendments as negotiated from the Citizen's Referendum.

## V. Public Hearings

### [22-38RZ](#)

(Applicant is Requesting Continuation to March 7, 2023 PC Meeting)

Milano PUD Zoning Map Amendment (Quasi-Judicial)

(Continued from January 17, 2023 PC Meeting)

Staff: Roger Clark, AICP, Planning and Zoning Director and Nicole Tremblay, AICP, Senior Planner

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

Owner/Applicant: Border and Jacaranda Holdings, LLC

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

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Snyder disclosed conversations had before appointment to Commission.

Attorney Jeffrey Boone, Agent, being duly sworn requested a continuance hearing to the March 21, 2023 Planning Commission meeting due to applicant absence and recent district court opinion on advertising.

Chair Willson closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Jasper to continue the hearing for PUD Zoning Map Amendment Petition No. 22-38RZ to the March 21, 2023 Planning Commission meeting. The motion carried by the following vote:**

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

**Excused:** 1 - Ms. MacDonald

### [22-08VZ](#)

872 Whitecap Circle #29 Variance (Quasi-Judicial)

(Continued from February 7, 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. Chair Willson and Mr. Snyder disclosed site visits.

Planning Manager Nelson, being duly sworn, presented general information, petition being reviewed under old code, aerial photo, project

description, site photos, zoning map, future land use map, proposed site plan, Section 86-423(b), procedures and conditions for granting variances, and answered Commission questions proposed site plan measurements, distance from seawall, if home is already non-conforming, and time frame of previous variances in neighborhood.

Attorney Gregory Roberts, Agent, being duly sworn, spoke on house is conforming, the variance request, shade structure details, renderings of shade structures, and answered Commission questions on review by HOA, distance to seawall on previous variances in neighborhood, if any previous structures, and requested extension on time allowance of build.

Chair Willson closed the public hearing.

Discussion took place regarding whether special circumstances and undue hardship exist.

**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 Variance Petition No. 22-08VZ and approve extension to 365 days to obtain permit. The motion carried by the following vote:**

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

**Excused:** 1 - Ms. MacDonald

[22-50SP](#)

Sarasota Croquet Club Site and Development Plan (Quasi-Judicial)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: Jeff Raykos  
Applicant: Sarasota County Croquet Club  
Owner: City of Venice

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, Chair Willson, Mr. McKeon, Mr. Snyder, and Mr. Jasper disclosed site visits. Ms Schierberg disclosed site visits and that she is neighbors with the persons who formed club.

Senior Planner Tremblay, being duly sworn, presented general information, location map, aerial map, project description, proposed site plan, existing conditions, site photos, future land use map, zoning map, surrounding land uses, planning analysis, consistency with Comprehensive Plan, compliance

with Land Development Code, requirements for Concurrency and Mobility, and answered Commission questions on parking requirement, and disc golf relocation.

Jeffrey Raykos of DMK, Agent, being duly sworn, answered Commission question on tree removal, replacement of trees, and landscaping plans.

John Goldner, Applicant, being duly sworn, spoke on the club history, membership, tournaments, overcrowding, and participation in raising donations for improvements.

Chair Willson closed the public hearing.

Discussion took place regarding the need for parking as Wellfield Park develops further.

**A motion was made by Mr. Hale, 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 moves to approve Site and Development Plan Petition No. 22-50SP. The motion carried by the following vote:**

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

**Excused:** 1 - Ms. MacDonald

[23-11AM](#)

(To Be Rescheduled by Staff - Additional Public Notice Required)  
City / Petitioners Land Development Regulation Revisions Text Amendment (Legislative)  
Staff: Nicole Tremblay, AICP, Senior Planner

Planning and Zoning Director Clark announced rescheduling due to advertising requirements.

## VI. Comments by Planning Division

Chair Willson welcomed Mr. Snyder back to the Planning Commission.

Planning and Zoning Director Clark spoke on the February 28, 2023 City Council meeting, recognition for Dr. Graser, staff presentation of remaining research items for Land Development Regulations (LDRs), Historic and Architectural Preservation Board (HAPB) presentation on Mid-Century Architectural workshop, Wellfield Park parking, and upcoming Parks Master Plan.

## VII. Comments by Planning Commission Members

Discussion took place regarding Wellfield Park parking, street parking,

Parks Master Plan, and county interlocal parks agreement.

**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 2:30 p.m.

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Chair

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Recording Secretary