



City of Venice

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

Meeting Agenda Planning Commission

Tuesday, September 21, 2021

1:30 PM

Council Chambers

[21-5235](#)

Instructions on How to Watch and/or Participate in the Meeting

Attachments:

[Meeting Instructions 09-21-2021](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

[21-5236](#)

Minutes of the May 12, 2021 Workshop

Attachments:

[Minutes 5.12.21](#)

IV. Audience Participation

V. Public Hearings

[21-22AN](#)

FNG Holdings Annexation (Legislative)
Staff: Amy Nelson, AICP, Senior Planner
Agent: Jeffery A. Boone, Esq., Boone Law Firm
Applicant: FNG Holdings-Land, LLC

Attachments:

[Staff Report](#)

[Application](#)

[Project Narrative](#)

[Financial Feasibility](#)

[Ownership and Encumbrance Report](#)

[Executed Pre-Annexation Agreement FNG Holdings](#)

[Location Map](#)

[Survey](#)

[21-23CP](#)

FNG Holdings Comprehensive Plan Amendment (Legislative)
Staff: Amy Nelson, AICP, Senior Planner
Agent: Jeffery A. Boone, Esq., Boone Law Firm
Applicant: FNG Holdings-Land, LLC

Attachments: [Staff Report](#)
 [Application](#)
 [Project Narrative](#)
 [Base Analysis](#)
 [Comprehensive Plan Compliance](#)
 [Pre Annexation Agreement](#)
 [Strikethrough Underline Revisions](#)
 [Land Use Map](#)
 [Location Map](#)
 [Survey](#)

[21-24RZ](#) FNG Holdings Zoning Map Amendment (Quasi-Judicial)
 Staff: Amy Nelson, AICP, Senior Planner
 Agent: Jeffery A. Boone, Esq., Boone Law Firm
 Applicant: FNG Holdings-Land, LLC

Attachments: [Staff Report](#)
 [Application](#)
 [Project Narrative](#)
 [Planning Commission Report](#)
 [Exhibit A - RMF 2 District Regulations](#)
 [Location Map](#)
 [Survey](#)

[21-13SP](#) Watermark at Venice Site and Development Plan (Quasi-Judicial)
 Staff: Nicole Tremblay, Planner
 Agent: Jackson R. Boone, Esq., Boone Law Firm
 Applicant: Thompson Thrift Development, Inc.

Attachments: [Staff Report](#)
 [Application](#)
 [Project Narrative](#)
 [Site Plan](#)
 [Elevations](#)
 [Landscape Plan](#)
 [Lighting Plan](#)
 [Ordinance No. 2007-20](#)
 [Section 86-23\(m\)](#)
 [Survey-Woodland Acres Lot 10 & 11](#)
 [Survey-Woodland Acres Lot 12](#)

[21-29SE](#) Watermark at Venice Special Exception (Quasi-Judicial)
 Staff: Nicole Tremblay, Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm
Applicant: Thompson Thrift Development, Inc.

Attachments:

[Staff Report](#)

[Application](#)

[Narrative](#)

[Site Plan](#)

[Landscape Plan](#)

[Required Findings](#)

[Survey-Woodland Acres Lot 10 & 11](#)

[Survey-Woodland Acres Lot 12](#)

[21-14CU](#)

Watermark at Venice Conditional Use(Quasi-Judicial)

Staff: Nicole Tremblay, Planner

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

Applicant: Thompson Thrift Development, Inc.

Attachments:

[Staff Report](#)

[Application](#)

[Narrative](#)

[Site Plan](#)

[Section 86-42 Conditional Use](#)

[Survey-Woodland Acres Lot 10 & 11](#)

[Survey-Woodland Acres Lot 12](#)

[21-32CP](#)

Faro Property Comprehensive Plan Amendment (Legislative)

Staff: Nicole Tremblay, Planner

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

Applicant/Owner: Thomas & Beatrice Faro

Attachments:

[Staff Report](#)

[Application](#)

[Narrative](#)

[Land Use Map](#)

[Strikethrough-Underline Revisions](#)

[Survey](#)

[21-33RZ](#)

Faro Property Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

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

Applicant/Owner: Thomas & Beatrice Faro

Attachments: [Staff Report](#)
 [Application](#)
 [Narrative](#)
 [Section 86-47\(f\)](#)
 [Location Map](#)
 [Survey](#)

VI. Comments by Planning Division

[21-5237](#) Land Development Regulations Update
 Staff: Roger Clark, AICP, Acting Planning and Zoning Director

VII. Comments by Planning Commission Members

VIII. Adjournment

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.