



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, August 16, 2022

1:30 PM

Community Hall

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[22-5726](#)

Instructions for Meeting

### I. Call to Order

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

### II. Roll Call

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

### Also Present

Council Liaison Jim Boldt, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Planning Manager Amy Nelson, Senior Planner Nicole Tremblay, Administrative Coordinator Toni Cone, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

[22-5727](#)

Minutes of the July 5, 2022 Regular Meeting

A motion was made by Mr. Hale, seconded by Mr. McKeon, that the minutes of the July 5, 2022 regular meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

No one signed up to speak.

### V. Public Hearings

[20-34SP.](#)

Extension Request for Development Order No. 20-34SP, Generation of Venice (FKA Wayford at Venice)  
(Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Kyle C. Kragel, P.E.

Applicant: Rowco Development Company, LLC

Chair willson opened the public hearing

Senior Planner Tremblay, being duly sworn, introduced the request for a

one year extension until January 11, 2024.

Jackson Boone, Agent for Rowco Developement Company LLC., being duly sworn, requested a one year extension due to availability and cost increase of building material, applicant evaluating a site and development plan to submit a building construction plan, and meeting both old and new Land Development Regulations (LDRs) standards.

Chair Willson closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Ms. Schierberg, that based on the review of the applicant's request and staff memo, the Planning Commission, sitting as the local planning agency, votes to approve the request for an extension of the expiration date for Development Order 20-34SP to January 11, 2024. 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

#### 21-62SE

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 Trembley, 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

**22-15RZ**

**IL Girasole Zoning Map Amendment (Quasi-Judicial)**

**Staff:** Nicole Tremblay, AICP, Senior Planner

**Agent:** Martin P. Black, AICP ICMA-CM(ret.)

**Owner:** Cows & Turkeys, 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, Mr. Willson and Mr. Graser disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, background, project description, aerial map, location map, existing condition, future land use, existing and proposed zoning, surrounding area uses, planning analysis, comparison of existing and proposed zoning, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, concurrency and mobility, planning commission report and recommendation, and answered board questions on surrounding areas.

Martin Black, Agent for Cows and Turkeys, LLC, being duly sworn, presented on the 71 acres for rezoning, surrounding areas, site details, commercial mixed use zoning filing, wetland areas, current and future zoning, future land use, facts supporting rezoning under new code and answered board questions on surrounding areas.

Denise Sibley, 202 Laurel Oaks Road, being duly sworn, asked about the future use of bordering six acre area owned by City, reason for rezone, concerns for the use and access, and flooding.

Taren Sufferli, 2551 Knight Trails Road, being duly sworn, spoke on illegal dumping on land, old cow pen slough at end of property, water studies, and water sources.

Mr. Black responded with information on recorded easements, offer of public easement to Sarasota County, and flooding.

Chair Willson closed the public hearing.

**A motion was made by Mr. Jasper, seconded by Ms. Schierberg, that based on review of the application material, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning**



agency, finds that this petition is consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative findings of fact in the record, and recommends to City Council approval of Zoning Map Amendment Petition NO. 22-15RZ with the stipulation of no more than 737 dwelling units to be developed. 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

#### 22-34SP

Cottages of Venice Clubhouse Site & Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Owner: Keeneland, 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. There were none.

Senior Planner Tremblay, being duly sworn, presented general information, location map, aerial map, project description, site plan overview elevation, existing conditions, future land use, zoning map, surrounding land uses, planning analysis, consistency with Comprehensive Plan, compliance with Land Development Code, findings of fact, concurrency and mobility, and planning commission report and action.

Anne Boone, agent for Keeneland, LLC, being duly sworn, presented the site and development plan for track E, consistency with Comprehensive Plan and LDRs, concurrency, and mobility.

Chair Willson closed the public hearing.

**A motion was made by Ms. Schierberg, seconded by Ms. MacDonald, 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 Site and Development Plan Petition No. 22-34SP. 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

#### 22-31SP

CRA Phase II Fabrication Building Site & Development Plan  
(Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Jennifer Smith

Owner: Commercial Residential Properties 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, Ms. Schierberg, Mr. Willson, Mr. McKeon, and Mr. Graser disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, location map, aerial map, project description, site plan overview, existing conditions, site photos, future land use, zoning map, surround land use planning analysis, consistency with Comprehensive Plan, compliance with Land Development Code, findings of fact, concurrency and mobility, conclusions, planning commission report and action, images of site plan, previous approvals, parking, and future amendments to site plans.

Meeting recessed from 3:05 p.m. to 3:10 p.m.

Jennifer Smith, Agent for CRA, being duly sworn, spoke on a 6000 square foot facility including small office, restroom and open space for manufacturing, landscaping, and parking.

Chair Willson closed the public hearing.

**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 affirmative findings of fact in the record, and moves to approve Site and Development Plan Petition No. 22-31SP. 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**

## **VI. Comments by Planning Division**

### 22-10SP

Justifications for Administrative Approvals of Minor Site & Development Plan Amendment (Cassata Square C)

Staff: Amy Nelson, AICP, Planning Manager

Planning and Zoning Director Clark notified Commission on item No. 22-10SP.

### 22-16SP

Justifications for Administrative Approvals of Minor Site & Development Plan Amendment (Venice MOB)

Staff: Nicole Tremblay, AICP, Senior Planner

Planning and Zoning Director Clark notified Commission on item No. 22-16SP.

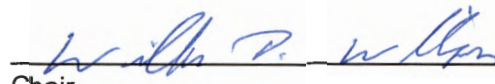

**VII. Comments by Planning Commission Members**

Planning and Zoning Director Clark welcomed Ms. MacDonald and the board back from break, and commented on the high volume of incoming petitions, LDR adoption on July 12, 2022, referendum process within the charter for petition, using the new code, and applications under the old code under review.

Discussion took place regarding flooding on Curry Lane, west side of Pinebrook retention pond is full, and engineering department review.

**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:20 p.m.

  
Chair  
Recording Secretary