



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, September 7, 2021

1:30 PM

Council Chambers

21-05PP

Rustic Road North Preliminary Plat (Quasi-Judicial)

Staff: Kristin Ward, Planner

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

Applicant: Jen Tampa 1, LLC

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

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Hale, Mr. Lawson, Mr. McKeon, and Mr. Graser disclosed site visits, and Mr. McKeon noted the discussion disclosed in the previous petition and stated he could remain fair and unbiased in making a decision based on the evidence presented at today's hearing.

Ms. Ward, being duly sworn, provided a presentation to include preliminary plat petition information, property location, aerial map, site photos, surrounding areas, future land use, zoning, development standards, binding master plan, zoning determination, conclusions and findings of fact, review and planning commission action.

Mr. Boone, agent, being duly sworn and Mr. Schrader, Clearview Land Design, P.L., being duly sworn, provided a presentation noting the petition was consistent with comprehensive plan, stated their request for the planning commission to recommend approval to city council, and answered a board question regarding an emergency exit.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, 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, recommends to city council approval of Preliminary Plat Petition No. 21-05PP. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper