



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, April 5, 2022

1:30 PM

Council Chambers

21-50PP

Visterra of Venice Preliminary Plat Amendment (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

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

Owners: Border Road Investments, LLC and Visterra Associates, LLC

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

City Attorney Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Graser disclosed a site visit.

Planning Manager Nelson provided a presentation to include project information, preliminary plat amendment, property location, site photographs, surrounding properties, future land use and zoning maps, Gulf Coast Community Foundation (GCCF) Planned Unit Development (PUD) Binding Master Plan Map, proposed amendment, planning analysis, review and action.

Mr. Boone, agent for the applicant, presented the petition, consistent with the Comprehensive Plan, and requested approval.

There were no written communications and no one signed up to speak.

Chair Snyder closed the public hearing.

A motion was made by Mr. Jasper, 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 Amendment Petition No. 21-50PP. The motion carried by the following vote:

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