



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, July 5, 2022

1:30 PM

Council Chambers

[22-06RZ](#)

GCCF PUD Zoning Map Amendment (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

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

Owner: Neal Signature Homes, LLC and Neal Communities of Southwest Florida, LLC

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

Petitions 22-06RZ and 22-07RZ were presented together.

City Attorney Fernandez questioned Commission concerning ex-parte communications and conflicts of interest. Ms. Schierberg disclosed a site visit.

Senior Planner Tremblay and Planning Manager Nelson, being duly sworn, presented on the petitions' general information, location map, project descriptions, existing conditions, site photos, future land use map, zoning map, surrounding land uses, planning analysis, comprehensive plan consistency, findings of fact, land development code compliance, binding master plans, site data, concurrency, and mobility.

Discussion took place regarding reason for land swap, easement shift, and LDC requirement of dedicated open space for 99 years on final plat.

Attorney Boone and Jim Collins, Agents, being duly sworn, presented on the petition, site map, current power line placement, impact of development and answered Commission's questions on elective relocation of power lines, residential development possibilities, and GCCF density.

Anthony Pirrotti, 114 Medici Terrace, being duly sworn, spoke against the petitions.

Ruth Cordner, 246 Montelluna Drive, being duly sworn, spoke on having another workshop for public comment, and the GCCF binding master plan.

Olen Thomas, 248 Acerno Drive, being duly sworn, spoke against the

petitions.

Richard Cordner, 246 Montelluna Drive, being duly sworn, spoke against the petitions.

Attorney Boone, Agent, being duly sworn, commented on Mr. Neal's participation, notification to neighborhoods, ownership of property, and consistency with Comprehensive Plan, Land development Regulation (LDR), and Planned Unit Development (PUD) zoning regulations.

Chair Willson closed the public hearing.

Discussion took place regarding development profits, 50% open space remaining, and review of current petitions only.

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 affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 22-06RZ. The motion carried by the following vote:

Yes: 5 - Mr. Graser, Vice Chair McKeon, Chair Willson, Mr. Jasper and Ms. Schierberg

No: 1 - Mr. Hale

[22-07RZ](#)

Milano PUD Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Owner: Neal Signature Homes, LLC and Neal Communities of Southwest Florida, LLC

Petition 22-07RZ was presented with Petition 22-06RZ.

A motion was made by Ms. Schierberg, 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, recommends to City Council approval of Zoning Map Amendment Petition No. 22-07RZ. The motion carried by the following vote:

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