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January 27, 2023

SENT VIA ELECTRONIC MAIL ONLY

planningcommission@venicegov.com

Bill Willson, Chairman
City of Venice Planning Commission
401 West Venice Avenue
Venice, Florida 34285

Re: Milano PUD Amendment; Request for Continuance

Dear Chairman Willson:

As you are aware, we represent the applicant for the Milano PUD, which is currently pending before the City of Venice Planning Commission. As you are also aware, the public hearing before the Planning Commission did not finish on January 17, 2023, and was continued until the Planning Commission meeting on February 21, 2023.

Unfortunately, Pat Neal will be unable to attend the February 21, 2023, Planning Commission meeting. Due to Mr. Neal's unavailability, please accept this letter as a formal request for the resumed public hearing presently scheduled for that date be continued to the March 7, 2023, Planning Commission meeting.

Mr. Neal is clearly an indispensable party to the quasi-judicial proceeding and as the Developer of the Milano PUD has property rights which the currently underway quasi-judicial process is designed to protect. Obviously, to continue with the public hearing on a date Mr. Neal is unable to attend would unfairly prejudice his property rights and could cause irreparable damage to Mr. Neal and his companies and in sum would constitute a violation of his due process rights. Moreover, a delay of the resumed public hearing would not harm any party, individual or the public.

Bill Willson, Chairman
City of Venice Planning Commission
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Therefore, and for the reasons stated above, we respectfully request the currently scheduled February 21, 2023, Planning Commission resumed public hearing be continued to the March 7, 2023, Planning Commission meeting.

Please advise if I need to attend the February 21, 2023, Planning Commission meeting in order to make this continuance request in person.

I have provided copies of this letter to the attorneys who represented affected parties at the initial public hearing, as well as Kelly Michaels, Roger Clark and Kelly Fernandez. I believe that all the affected parties were represented by counsel, but if there were any individuals who were not represented I would request that this letter be forwarded to them, as I do not have any such email addresses.

If you have any questions or require additional information, please do not hesitate to contact us.

Kind regards.

Very truly yours,



for Jeffery A. Boone

JAB

cc: All Planning Commission Members (via electronic mail only)
Kelly Michaels, City Clerk (via electronic mail only)
Roger Clark, AICP (via electronic mail only)
Kelly Fernandez, Esquire (via electronic mail only)
Dan Lobeck, Esquire (via electronic mail only)
Kevin Markow, Esquire (via electronic mail only)

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