



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, August 15, 2023

1:30 PM

Council Chambers

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### **Meeting Instructions and Speaker Card**

*Turn your speaker card in to Clerk staff prior to the meeting being called to order.*

[23-6180](#)

Instructions and Speaker Card

**Attachments:**

[Instructions for Meeting](#)

[Request to Speak Form](#)

### **I. Call to Order**

### **II. Roll Call**

### **III. Approval of Minutes**

[23-6181](#)

Minutes of the June 20, 2023 regular meeting.

**Attachments:**

[06.20.23](#)

### **IV. Audience Participation**

### **V. Public Hearings**

[22-60SP](#)

Visterra of Venice Amenity Center Site and Development Plan (Quasi-Judicial)

Staff: Josh Law, Planner

Agent: Bobbi R. Claybrooke, P.E.

Applicant/Owner: Visterra Associates, LLC

**Attachments:**

[Staff Report](#)

[Applicant - Application](#)

[Applicant - Narrative](#)

[Applicant - Site and Development Plans](#)

[Applicant - Landscape Plans](#)

[Applicant - Lighting Plans](#)

[Applicant - Sec. 1.9.4 Decision Criteria](#)

[23-18AN](#)

Deans Property Annexation (Legislative)

Staff: Josh Law, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm  
Applicant: Stiles Corporation  
Owner: Stephen and Cherie Deans

**Attachments:**

[Staff Report](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Pre-Annexation Agreement](#)  
[Applicant - Financial Feasibility](#)  
[Applicant - Survey](#)  
[Applicant - 1.4.3 Decision Criteria](#)

**23-19CP**

Stiles Multi-Family Comprehensive Plan Amendment (Legislative)  
Staff: Josh Law, Planner  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Applicant: Stiles Corporation

**Attachments:**

[Staff Report](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Survey - 3590 Laurel Rd E](#)  
[Applicant - Survey - 3600 Laurel Rd E](#)  
[Applicant - Strikethrough Underline Revisions](#)  
[Applicant - Sec. 1.5.3 Decision Criteria](#)  
[Applicant - Location Map](#)

**23-20RZ**

Stiles Multi-Family Zoning Map Amendment (Quasi-Judicial)  
Staff: Josh Law, Planner  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Applicant: Stiles Corporation

**Attachments:**

[Staff Report](#)  
[Applicant - Application and Narrative](#)  
[Applicant - Location Map](#)  
[Applicant - Survey - 3590 Laurel Rd E](#)  
[Applicant - Survey - 3600 Laurel Rd E](#)  
[Applicant - Sec. 1.74 Decision Criteria](#)

**23-47AP**

Zoning Determination Appeal - Cielo Replat  
Staff: Roger Clark, AICP, Planning and Zoning Director  
Agent: Jeffery A. Boone, Esq., Boone Law Firm  
Applicant: Border and Jacaranda Holdings, LLC

**Attachments:**[Staff Memo](#)[Staff - Zoning Determination Letter](#)[Staff - Approved Preliminary Plat Plans](#)[Applicant - Application](#)[Applicant - Application Transmittal Letter 07-26-23](#)[Applicant - Boone - Zoning Determination Letter 07-18-23](#)[Applicant - Combined 15 pages submitted 07-18-23](#)[Applicant - Cielo Plat](#)[Applicant - Cielo Replat](#)[Written Correspondence](#)**VI. Comments by Planning Division****VII. Comments by Planning Commission Members****VIII. Adjournment**

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*If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.*

*No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.*