



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

21-03PP

Rustic Road South 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, and Mr. McKeon disclosed site visits. Mr. McKeon reported communication with the manager of the nearby skeet range regarding noise 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 staff's presentation to include petition information, property location, aerial photographs, site photographs, surrounding area, future land use, development standards, zoning, proposed preliminary plat, conclusions and findings of facts, and review and action.

Mr. Graser arrived at 1:40 p.m.

Mr. Clark, being duly sworn, responded to a board question regarding when the dirt path on Rustic Road will be paved and stated the Florida Department of Transportation (FDOT) and Sarasota County are working to expand Rustic Road to Honore.

Jeffery Boone, agent, being duly sworn, provided a presentation regarding the petition, lot size, and amenity center.

Jordan Schrader, Clearview Land Design, P.L., being duly sworn, spoke on the project, traffic, and answered a board question regarding the gun range, stipulation from city council, and prospective owners.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Jasper, seconded by Mr. Willson, 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. 21-03PP. The motion carried by the following vote:

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