



# City of Venice

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

## Meeting Agenda Planning Commission

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Tuesday, January 17, 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.*

[23-5924](#)

Instructions and Speaker Card

**Attachments:**

[Instructions for Meeting \(Capacity for High Interest\)](#)

[Fillable Request to Speak Form](#)

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

### **II. Roll Call**

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

[23-5925](#)

Minutes of the January 3, 2023 Regular Meeting

**Attachments:**

[PC Meeting Minutes 01-03-23](#)

### **IV. Audience Participation**

### **V. Public Hearings**

[22-14SE](#)

(Staff requests continuance to Planning Commission Regular Meeting on February 7, 2023 )

Nokomis Groves Special Exception (Quasi-Judicial)

Staff: Amy Nelson, AICP, Planning Manager

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant: CSP-Grand Oaks Venice Land I, LLC, and The Edwards Family Partnership

**Attachments:**

[Staff Report](#)

[Applicant - Application](#)

[Applicant - Project Narrative](#)

[Applicant - Site Plans](#)

[Applicant - Survey](#)

[Applicant - Sec 86-43\(e\)\(1-10\)](#)

[22-30SP](#)

(Staff requests continuance to Planning Commission Regular Meeting on February 7, 2023 )

Nokomis Groves Site and Development Plan (Quasi-Judicial)  
Staff: Amy Nelson, AICP, Planning Manager  
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Applicant: CSP-Grand Oaks Venice Land I, LLC, and The Edwards  
Family Partnership

**Attachments:**

[Staff Report](#)

[Applicant - Application](#)

[Applicant - Project Narrative](#)

[Applicant - Site and Development Plan](#)

[Applicant - Elevations](#)

[Applicant - Landscape Plan](#)

[Applicant - Survey](#)

[Applicant - Sec 86-23\(m\)](#)

**22-38RZ**

Milano PUD Zoning Map Amendment (Quasi-Judicial)  
Staff: Roger Clark, AICP, Planning and Zoning Director and Nicole  
Tremblay, AICP, Senior Planner  
Agent: Jeffrey A. Boone, Esq., Boone Law Firm  
Owner/Applicant: Border and Jacaranda Holdings, LLC

**Attachments:**

[Staff Report](#)  
[Approved Milano PUD Binding Master Plan](#)  
[Applicant - Application](#)  
[Applicant - Project Narrative](#)  
[Applicant - Environmental Narrative](#)  
[Applicant - Environmental Review Response Letter](#)  
[Consultant - Environmental Summary \(Wade Trim\)](#)  
[Consultant - Environmental Review \(Earth Resources via Wade Trim\)](#)  
[Consultant - Environmental Review Comments and Responses](#)  
[Applicant - Binding Master Plan](#)  
[Applicant - Buffer Exhibit](#)  
[Applicant - Survey](#)  
[Applicant - Policy 8.2 Analysis](#)  
[Applicant - Sec. 86-47\(f\)](#)  
[Affected Person - Request for Affected Person Application \(Olen Thomas\)](#)  
[Affected Person - Request for Affected Person Application \(Steve Thomaston\)](#)  
[Affected Person - Request for Affected Person Application \(Dan Lobeck - Jan N](#)  
[Affected Person - Request for Affected Person Application \(Kevin Markow\)](#)  
[Affected Person - Request for Affected Person Status Application \(Gary Scott\)](#)  
[Written Correspondence - Affected Person Gary Scott](#)  
[Written Correspondence - Affected Person Dan Lobeck](#)  
[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.*