



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 15, 2021

1:30 PM

Council Chambers

20-66PP

Cottages of Venice Preliminary Plat (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

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

Applicant: Keeneland, 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. There were none.

Ms. Tremblay, being duly sworn, provided a presentation regarding the preliminary plat including location map, aerial map, background and project description, elevations, existing conditions, site photos, future land use map, zoning map, existing land uses, planning analysis, comprehensive plan consistency, land development code compliance, concurrency and mobility, conclusions and findings of fact, planning commission report and recommendation to city council.

Mr. Snyder read Section 86-230(d) from the land development code (LDC).

Mr. Boone, agent, being duly sworn, provided a presentation regarding zoning, code language, garages, and modifications.

Discussion took place regarding variances, code language, hardship, zoning, garages, and lot size.

Mike Miller, being duly sworn, spoke regarding the preliminary plat, lot size, parking, and zoning.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Hale, 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 Amendment Petition No. 20-66PP. The motion failed by the following vote:

Yes: 2 - Mr. McKeon and Mr. Willson

No: 5 - Chair Snyder, Mr. Graser, Mr. Hale, Mr. Lawson and Mr. Jasper