



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, September 5, 2023

1:30 PM

Council Chambers

Zoom Link: <https://us02web.zoom.us/j/89039983576>

22-39PP

Milano (Village at Laurel and Jacaranda) Preliminary Plat Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Applicant/Owner: Border and Jacaranda Holdings, LLC

Recess was taken from 3:43 p.m. to 3:50 p.m.

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. There were none.

Planning and Zoning Director Clark, being duly sworn, presented general information, project background and description, existing tracts, proposed tract, aerial map, site photos, future land use map, zoning map, surrounding land use, consistency with Comprehensive Plan, Land Development Code compliance, findings of fact, consistency with Binding Master Plan, concurrency, mobility, and stipulation needed.

Attorney Jeff Boone, being duly sworn, presented consistency with Florida Statutes, Comprehensive Plan and the Land Development Code, moving forward while pending appeal, Preliminary Plat, Re-plat, stipulation, and answered Commission question on stipulation language.

Kenneth Baron, 209 Corelli Drive, being duly sworn, spoke on the release of covenants, and against the petition.

Anthony Demeo, 249 Mestre Place, being duly sworn, spoke against the petition.

Attorney Jeff Boone and Ed Vogler, being duly sworn spoke on status of title, owner requirements, and unified control

Chair Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Ms. Schierberg, 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. 22-39PP contingent upon the revised Milano Binding Master Plan going into effect. The motion carried by the following vote:

Yes: 7 - Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder and Mr. Preiksat