



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, December 18, 2018

1:30 PM

Council Chambers

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### 18-03RZ

Rezone Amendment - Toscana Isles

Staff: Katherine Woellner, Planner

Agent: Jeffery A. Boone, Esq.

Applicant: Vanguard Realtors, LLC, et al.

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

Ms. Fernandez queried board members regarding ex-parte communications and conflicts of interest. There were none.

Ms. Woellner, being duly sworn, provided a presentation to include Planned Unit Development (PUD) zoning amendment, property location, future land use, project proposal, modification to PUD binding master plan, Land Development Code (LDC), summary of findings, and answered board questions on property effect.

Jeffrey Boone, Boone Law Firm, being duly sworn, spoke on request on administrative authority approval, PUD, front yard setback, location of driveways, Land Development Regulations (LDR), comprehensive plan consistency, and answered board questions on number of properties affected, and lot layout standards.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Towery, seconded by Mr. McKeon, that based on the review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the 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, and recommends approval to city council of zoning amendment Petition No. 18-03RZ. The motion carried by the following vote:**

**Yes:** 6 - Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

**No:** 1 - Chair Snyder