



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, August 17, 2021

1:30 PM

Council Chambers

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### 20-68PP

Visterra Preliminary Plat (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Agent: D. Shawn Leins, P.E.

Applicant: Border Road Investments, LLC

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

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest.

Mr. McKeon, Mr. Willson, and Mr. Graser disclosed site visits.

Ms. Nelson, being duly sworn, provided a presentation regarding preliminary plat petition, project information, property location, aerial map and photo, site photographs, surrounding area, PUD Binding Master Plan, proposed preliminary plat master site plan, future land use, zoning, development standards, conclusions, findings of fact, concurrency and mobility, and planning commission action.

Jeffery A. Boone, agent, being duly sworn, provided a presentation regarding preliminary plat petition, number of lots, consistency, and requested approval.

Mr. Snyder inquired regarding northern Italian architecture style and barrel tile roofs.

John Neal, applicant, being duly sworn, answered board question regarding northern Italian architecture style, barrel tile roofs, and noted plans will be updated before the petition goes to city council.

Mr. Boone noted that this is a preliminary plat petition and no building permits have been issued.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. Lawson, 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. 20-68PP. The motion carried by the following vote:

**Yes:** 6 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Willson, Mr. Lawson and Mr. Jasper

**Excused:** 1 - Mr. Hale