



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 21, 2016

1:30 PM

Council Chambers

[13-03PP.1](#)

TOSCANA ISLES UNIT 1 PRELIMINARY PLAT AMENDMENT

Agent: Jeffery Boone, Esq.

Owners: LALP Lots VI, LLC; LALP Lots IV, LLC; LALP Lots S14, LLC;
and LALP Development, LLC

Staff: Roger Clark, Senior Planner

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

Mr. Persson queried board members on ex-parte communications and conflicts of interest. Mr. Snyder and Mr. Newsom disclosed site visits with no communication.

Mr. Clark, being duly sworn, reviewed the petition to include the proposed amendment, stipulation regarding open space, property background, aerial photo of existing land use, surrounding property information, approved conceptual land use plan, proposed Unit 1 plan sheet, approved Unit 1 preliminary plat, proposed changes identified by staff, compliance with the comprehensive plan and land development code, concurrency review, and staff findings of fact.

Mr. Clark responded to board questions regarding the easement agreement for the wall along the property, removal of trees along the eastern boundary, and approval of current fencing.

Mr. Shrum, being duly sworn, spoke to the Toscana Isles Planned Unit development (PUD) in regards to buffer requirements and platting procedures.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to consistency with the comprehensive plan and land development code and requested approval of the petition, and commented on review of the plat.

John Peshkin, LALP Development, being duly sworn, responded to board questions regarding the modification of lot sizes, and the price range of homes.

Mr. Boone spoke to buffer compatibility.

Discussion took place regarding concern with conceptual plans and the city's process for preliminary plats, buffers, and landscaping.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Ms. Moore, 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 and land development regulation commission, 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 moves to Recommend Approval to City Council of Preliminary Plat Amendment 13-03PP.1 with the following stipulation: Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat 1 in accordance with Section 86-130(j)(3) in manner satisfactory to the City Attorney. The motion carried by the following vote:

Yes: 6 - Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

No: 1 - Chair Snyder