



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes Planning Commission

Tuesday, September 7, 2021

1:30 PM

Council Chambers

21-12VZ

1100 Sunset Drive Variance (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant/Owner: Craig and Julie Hoensheid

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. Mr. Lawson disclosed a site visit.

Ms. Fernandez stated that the planning commission had received a request for affected person status from Victor and Patricia Manning and action would have to be taken on this item first.

Bill Moore, agent, being duly sworn, representing Victor and Patricia Manning, presented the request for affected person status.

Jackson Boone, agent, being duly sworn, stated disagreement with the request for continuance and requested clarification on the request for affected person status.

Mr. Moore stated that the reasons for affected person status were sufficient.

Mr. Boone responded that there was no objection to the affected party status and noted the applicants for affected party status must demonstrate harm.

A motion was made by Mr. McKeon, seconded by Mr. Jasper to grant the request of Victor and Patricia Manning for affected person status in variance petition 21-12VZ. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper

Mr. Moore requested a continuance of the hearing.

Mr. Jackson Boone objected to the continuance due to appropriate noticing and communication and requested the planning commission to

move forward today.

Jeffery Boone, agent, being duly sworn, stated that the affected parties need to disclose reasons they did not respond until now even though noticing requirements were filed.

Mr. Boone addressed drainage issues, building height, and aesthetics.

Discussion continued regarding a continuance.

A motion was made by Mr. McKeon, seconded by Mr. Willson to deny the request for continuance by the affected parties in variance petition 21-12VZ. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper

Ms. Nelson, being duly sworn, provided a presentation to include petition information, variance information, noted correct code section, property location map, site photographs, proposed site plan, planning commission review and action, summary finding, and answered a commission question regarding the location of the house.

Mr. Moore asked about the wall and the technical review committee approval.

Mr. Jackson Boone provided a presentation regarding the petition, variance request, from gulf setback line, uniqueness of the property, and historical significance.

Glen Darling, Hall Darling Design Studio, being duly sworn, spoke regarding the design of the home, deterioration, and gulf setback.

Mr. Moore inquired as to the name of the design studio, square footage of the structure, percentage of structure that is to be built seaward, height of existing structure, and the code.

Mr. Moore spoke to the code language regarding the seaward gulf front setback line, variance, ordinances, and studying the effect of the structure on nearby property, in regards to erosion and storm damage.

Mr. Jackson Boone inquired as to the square footage of the house of the affected parties' home.

Mr. Moore responded that square footage of the affected parties' home was irrelevant and noted the home is behind the setback line.

Dave Baber, 2047 Arboretum Circle, Sarasota, being duly sworn, spoke in

favor of the variance for the Farley house, as well as the historical nature of the home and eligibility to be on the national and local historic registers.

Erin DiFazio, 1841 Wharf Road, Sarasota, being duly sworn, spoke in favor of the variance for the Farley house, the uniqueness of the property, and the historical nature of the property.

Ann Keohan, 120 Venice Palms Blvd, being duly sworn, spoke in favor of the variance for the Farley house, the historic nature of the property, the unique opportunity for the city, and restoring the property.

Katherine DeSouza, 2060 Brookhaven Drive, Sarasota, being duly sworn, spoke in favor of the variance, the setback line, and the historic nature of the property.

Mr. Snyder closed the public hearing.

Discussion occurred regarding the Farley house, the architectural importance of the home, and preservation.

Mr. Snyder spoke regarding variance criteria, agreed to uniqueness, possible hardship, the minimum variance required, the code and setback line, and reservations about the criteria being met.

Mr. McKeon spoke regarding the variance criteria, common sense, and support of the variance.

A motion was made by Mr. McKeon, seconded by Mr. Willson, 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 moves to approve Variance Petition No. 21-12VZ. The motion carried by the following vote:

Yes: 6 - Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper

No: 1 - Chair Snyder