



City of Venice

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

Tuesday, December 18, 2018

1:30 PM

Council Chambers

[04-03PP.1](#)

Preliminary Plat Amendment - Willow Chase

Staff: Roger Clark, AICP, Planning Manager

Agent: Edward Dean, Kimley-Horn

Applicant: Willow Chase Community Association, Inc.

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. Ms. Fawn and Mr. Graser disclosed site visits. There were no ex-parte communications.

Mr. Clark, being duly sworn, provided a presentation to include preliminary plat amendment, background, aerial photograph, modification landscape plan, approved landscape plan, landscape plan with highlights, county requirements, proposed landscape plan, future land use, zoning map, comprehensive plan consistency, Land Development Code (LDC) consistency, findings of fact, planning commission action, and answered board questions on Homeowner Association (HOA) ownership, depicted tree removal, approval of Sarasota County, Venetian Golf and River Club, county standard revisions, and owner flexibility.

Edward Dean, Kimley-Horn, being duly sworn, spoke on public workshops, county residents, relocating trees, reducing requirements, concerns to include trees in the right-of-way, utilities area, updated plan, material code requirements, shrub requirements, modified plan, and answered board questions on HOA approval, HOA obligations, landscaping, and regulations.

Nancy Daniels, 1102 Cielo Court, being duly sworn, spoke on meeting with Kimley-Horn, HOA, source of contention, curb side trees, replacement trees, distributed letters to the commission board, resident meetings, amended plan, and stipulations.

Helen Brown, 1110 Cielo Court, being duly sworn, spoke on buffer zone, landscape committee, and wetlands.

Laura Cain, 1158 Cielo Court, being duly sworn, spoke on HOA.

Doug Ostrom, 1153 Cielo Court, being duly sworn, spoke on new plat, HOA, reducing erosion, removal of trees, and replacement of trees.

Bob McGinn, 1318 Cielo Court, being duly sworn, spoke on recommending plan, landscape committee, street trees, resident trees, buffers, removal of trees, symmetry, planting process, and residential involvement.

Dawn Sweet, 1097 Ancora Boulevard, being duly sworn, spoke on HOA, landscaping plan, fees, decision making, public workshops, and answered board questions on resident concerns, original plat, approval of modified plat, and advertised meetings.

Mr. Dean spoke on HOA flexibility, public workshop concerns, and addressing HOA.

Mr. Clark spoke on distributed letters, and answered board questions on landscape plans, field conditions, street trees, and shrubs.

Mr. Shrum, being duly sworn, spoke on Land Development Regulations (LDR), flexibility of landscape plans, tree locations, improvements, gaining/losing trees, and landscaping approval.

Mr. Clark spoke on identifying location of trees, number of trees, reduced street trees, and answered board questions on HOA rules.

Discussion took place on flexibility, removal of trees, landscaping plat, number and location of trees, residential disagreements, HOA modified plan, proposed changes, water lines, field conditions, and number of trees on the internal street.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Mr. Hale, that based on the reivew 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, and recommends approval to city council of preliminary plat amendment Petition No. 04-03PP.1.

Discussion took place on the look and feel of the street trees, private property, proposed landscape plan, HOA inconsistency, sidewalk destruction, sidewalk repair, liability, and resident comments.

The motion carried by the following vote:

Yes: 5 - Chair Snyder, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

No: 2 - Mr. Towery and Mr. Graser