



Meeting Minutes Planning Commission

Tuesday, September 21, 2021

1:30 PM

Council Chambers

21-13SP

Watermark at Venice Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

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

Applicant: Thompson Thrift Development, Inc.

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

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Hale noted friendships of two speakers in the audience today, and stated he can remain fair and unbiased in making a decision based on the evidence presented at today's hearing. Mr. Lawson, Mr. McKeon, and Mr. Graser disclosed site visits.

Ms. Tremblay, being duly sworn, provided a presentation on Petitions No. 21-13SP, 21-29 SE, and 21-14CU to include petition information, aerial map, background information, project description, overall site plan, site maps, existing land uses, current zoning districts, future land use map, comprehensive plan consistency, conclusions and findings of fact, LDC compliance elevations, special exceptions, estimated impact, and conclusions and findings of fact, presented conditional use, land development code compliance, concurrency and mobility confirmation, traffic study, planning commission report and action.

Jeffery Boone and Jim Collins, agents, being duly sworn, stated Sarasota Memorial Hospital will be done in a few months, noted request for six foot wall along Pinebrook, compliance of site and development plan, special exception for wall, consistent with comprehensive plan and zoning, and land development regulations.

Dick Rock, 1743 Kilruss Drive, being duly sworn, spoke against this site and development plan and requested that the planning commission require applicant to maintain the same dense tree growth along the perimeter of the development that currently exists and gave a history regarding density.

James Nolan, 1775 Kilruss Drive, being duly sworn, spoke against the site and development plan and showed photos of the site and barrier.

Mr. Boone responded to the audience comments regarding the neighborhood meeting and foliage on the southern and eastern boundary.

Chris Cianfaglione, Kimley-Horn, being duly sworn, spoke regarding the trees, removal, city code, invasive Brazilian pepper, grapevine, and city code requiring removal of invasive species.

Mr. Boone noted the client would leave the invasive species, but it is the city's decision.

Mr. McKeon inquired whether the planning commission could approve leaving invasive species.

Mr. Boone responded the city code requires removal of invasive species and city staff can make an exception.

Ms. Fernandez noted that Mr. Clark would need to address this issue.

Discussion occurred regarding invasive species, mature trees, construction, stormwater pond, option of giving a recommendation regarding keeping invasives.

There was a request from an audience member to speak and Chair Snyder denied the request due to the public comment period being closed.

Mr. Clark spoke regarding invasive species, the comprehensive plan and open space during development and noted that the comprehensive plan calls for removal of invasive species.

Mr. Boone noted that the applicant would write a letter for the neighbors to bring to city council to make the request to leave the invasive species.

Ms. Fernandez stated the issue of invasive species does not affect the decision on the site and development plan.

Mr. Snyder closed the public hearing.

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 Site and Development Plan Petition No. 21-13SP. The motion carried by the following vote:

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

[21-29SE](#)

Watermark at Venice Special Exception (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Applicant: Thompson Thrift Development, Inc.

This presentation was made under Petition No. 21-13SP.

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 moves to approve Special Exception Petition No. 21-29SE. The motion carried by the following vote:

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

[21-14CU](#)

Watermark at Venice Conditional Use(Quasi-Judicial)

Staff: Nicole Tremblay, Planner

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

Applicant: Thompson Thrift Development, Inc.

This presentation was made under Petition No. 21-13SP.

A motion was made by Mr. Jasper, seconded by Mr. Hale, 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 Conditional Use Petition No. 21-14CU. The motion carried by the following vote:

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