



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 4, 2019

1:30 PM

Council Chambers

19-13RZ

Zoning Amendment - Cassata Place I

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery Boone, Esq., Boone Law Firm

Owner: Aqueduct, LLC

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. Mr. McKeon and Mr. Graser disclosed site visits with no communications. There were no conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation to include rezone amendment, property background, neighborhood communities, residential multi-family, previous stipulations, approved preliminary plat and stipulations, comprehensive plan and Land Development Code (LDC) consistency, conclusions and findings of fact, and planning commission action.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke on change of stipulation, comprehensive plan and zoning code consistency, and answered board questions on eight foot fence and communication with property owner.

Leslie Vilcone, 111 Auburn Woods Circle, being duly sworn, spoke on eight foot fence, property lines, Auburn Woods Action Committee, Homeowners Association (HOA), fence request, material and colors, repair and maintenance, height, land clearing Request for Proposal (RFP), street lights, and tree removal.

Robert Moore, 409 Kunze Road, being duly sworn, spoke on property photograph, double drive-way, ownership of acreage, against the fence, previous rezoning, restricted air flow, animal habitats, water flow, flooding, affected properties, police station, and vegetated buffers.

Mr. Boone spoke on multi-story condominiums, preliminary plat, zoning

change, fence, neighbors request, fence height, city codes, animal habitats, and answered board question on drainage.

Mr. Clark answered board questions on fence height, property lines, height exceptions, variances, and competing views.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. Hale, 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, and recommends approval to City Council Rezone Amendment Petition No. 19-13RZ. The motion carried by the following vote.

Yes: 7 - Chair Snyder, Mr. Graser, Mr. Murphy, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

Board discussion took place on resident concerns.