



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, July 2, 2019

1:30 PM

Council Chambers

[19-11RZ](#)

Rezone Amendment - Cassata Place Phase II

Staff: Isaac Anderson, Planner

Agent: Jeffery Boone, Esq., Boone Law Firm

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 on conflicts of interest and ex-parte communications. Mr. Wilson, Mr. Hale, and Mr. Graser disclosed site visits. There were no conflicts of interest.

Mr. Anderson, being duly sworn, provided a presentation and spoke on site characteristics, surrounding property comparison table, future land use and zoning map, zoning comparison table, comprehensive plan consistency, mitigation techniques, applicant's responses to Code Section 86-47(f)(1) rezone amendments, planning commission action, and responded to board questions regarding county versus city zoning and difference in the maximum number of units allowed.

Annette Boone, representing applicant, being duly sworn, spoke to subject property, county zoning designation, pre-annexation agreement, applicant's zoning request, consistency with the comprehensive plan, and responded to board questions regarding maximum density.

Jeffery Boone, Boone Law Firm, being duly sworn, noted subject property is not a joint planning area (JPA) property.

Ms. Boone responded to board questions on the density and zoning of the adjoining property to the west and combining Cassata one and two in the future.

Mr. Shrum, being duly sworn, spoke to surrounding JPA properties to the east and south, the county's designation on maximum units per acre, and potential development.

Mr. Boone commented on the property developing in the city, JPA, and county versus city density.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Murphy, 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, and recommends to city council approval of Zoning Amendment Petition No. 19-11RZ. The motion carried by the following vote:

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