



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, February 2, 2021

1:30 PM

Council Chambers

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### [20-29PP](#)

Cassata Lakes Preliminary Plat (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

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

Applicant: Cassata Properties, LLC

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. Willson and Mr. Jasper advised of written communication received from Steven Hilding. Mr. Lawson, Mr. Graser and Mr. Hale disclosed site visits.

Ms. Nelson, being duly sworn, requested the preliminary plat and conditional use petition be combined into one presentation.

Mr. Snyder read memorandum regarding advertisement and written communications for the conditional use petition, and opened the public hearing.

Mr. Fernandez inquired if there were any additional ex-parte communications and conflicts of interest relating to the conditional use petition. There were none.

Ms. Nelson provided a presentation and spoke to project information and property location, site photographs, surrounding area information, proposed preliminary plat, future land use designation, zoning, conditional use, conclusions/findings of fact, planning commission review and action, and responded to board questions regarding landscaping requirements.

Mr. Clark, being duly sworn, clarified there are no requirements for perimeter buffering.

Jackson Boone, Boone Law Firm, being duly sworn, spoke on the property zoning designation, conditional use request, property access, preliminary plat, proposed density, staff's review of concurrency and transportation analysis, and noted gates will not restrict bicycle and pedestrian access.

Mike Miller, MPS Development, being duly sworn, responded to board questions regarding notes on the preliminary plat relating to the design, permit and inspection of proposed fence and block wall.

Steven Hilding, 3869 North Chamberlain Boulevard, North Port, speaking on behalf of homeowners in the Kings Drive area, being duly sworn, spoke in opposition to proposed development project and asked the board to consider the project's environmental impact.

Paul Miller, 45 King Arthur Drive, Nokomis, being duly sworn, commented on property development, preferring single-family homes, concern with Kings Way Drive, and extending existing sidewalk from the new development to Laurel Road.

Siegfried Fick, 1628 Landfall Drive, Nokomis, being duly sworn, presented and spoke to concerns with flooding on Kings Way Drive and suggested extending sidewalk to Laurel Road.

Mr. Boone addressed concerns raised to include working with Sarasota County since Kings Way Drive is a county owned road.

Mr. Snyder closed both public hearings.

**A motion was made by Mr. Hale, 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, and recommends to city council approval of Preliminary Plat Petition No. 20-29PP. The motion carried by the following vote:**

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