



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 2, 2021

1:30 PM

Council Chambers

[20-45AN](#)

Watermark at Venice Annexation (Legislative)

Staff: Nicole Tremblay, Planner

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

Applicant: Thompson Thrift Development, Inc.

Owner: Piana Revocable Trust

Mr. Snyder announced this is a legislative 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. There were none.

Ms. Tremblay provided a presentation on the annexation petition and spoke on petition information, project description, location and aerial map, site photographs, existing future land use and zoning map, surrounding land uses, Chapters 163 and 171 Florida Statutes, comprehensive plan consistency, Joint Planning Area (JPA) six, LDC consistency, provision of services for area six, conclusions/findings of fact, and planning commission report and recommendation to city council.

Jeffery Boone, Boone Law Firm, spoke to annexation, JPA amendment, and property qualifying for a voluntary annexation.

Steve Carr, President of the Windwood Neighborhood Association, speaking on behalf of the community, requested the board postpone action on the comprehensive plan and zoning map amendment and spoke regarding land use and zoning, incompatibility with surrounding communities, Pinebrook neighborhood zoning designation and density, supporting annexation into the city, project acreage, and having a mixed use residential (MUR) zoning designation with a maximum density of five dwelling units per acre.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. McKeon, to recommend to city council approval of Annexation Petition No. 20-45AN. The motion carried by the following vote:

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