



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
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## Meeting Minutes Planning Commission

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Tuesday, February 2, 2021

1:30 PM

Council Chambers

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### [20-46CP](#)

Watermark at Venice Comprehensive Plan Amendment (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. Tremblay provided a presentation on the comprehensive plan amendment petition and spoke to petition information, existing and proposed FLUM, existing zoning map, comprehensive plan request, proposed neighborhood revisions, comprehensive plan consistency, JPA area six, Chapter 163 Florida Statutes, compatibility, LDC consistency, conclusions/findings of fact, and planning commission report and recommendation to council.

Jeffery Boone, Boone Law Firm, noted the comprehensive plan amendment is consistent with the JPA, and spoke regarding the county's designation for this property, proposed medium density range development, transportation study, development generating mobility fees, and responded to board questions regarding project acreage.

Robert Tugel, 145 Cohosh Road, commented on the comprehensive plan, Pinebrook neighborhood, maximum density in the MUR zoning district, and compatibility with surrounding neighborhoods.

Discussion followed regarding JPA area six's zoning designation.

Mr. Boone commented on the Windwood neighborhood meeting and staff's recommendation on the JPA amendment.

Ms. Tremblay clarified the property is being assigned a future land use designation.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore recommends to city council approval of Comprehensive Plan Amendment Petition No. 20-46CP. The motion carried by the following vote:

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