



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

20-47RZ

Watermark at Venice Zoning Map Amendment (Quasi-Judicial)

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 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. Lawson and Mr. McKeon disclosed site visits.

Ms. Tremblay, being duly sworn, provided a presentation on the zoning map amendment petition to include petition information, site photographs, existing and proposed zoning map, surrounding land uses, comprehensive plan and LDC consistency, comparison of existing versus proposed zoning, concurrency and mobility, conclusion/findings of fact, and planning commission report and recommendation to city council.

Jeffery Boone, Boone Law Firm, being duly sworn, commented on proposed rezoning and original development plan.

Austin Mann, Thompson Thrift Development, Inc., being duly sworn, provided a presentation and spoke regarding company, development map, portfolio statistics, rental information, Venice's market demand, development concepts, original and revised conceptual site plans, one-story homes, interior features, and community features.

Mr. Boone commented on rental communities, variety of housing types, proximity to Sarasota Memorial Hospital and Laurel Road, the need for this type of development, and in response to board questions regarding not exceeding two story units.

Mr. Boone advised client is willing to stipulate not to exceed two story units.

Robert Tugel, 145 Cohosh Road, being duly sworn, commented on the

comprehensive plan's FLUM and the Pinebrook neighborhood.

Mr. Boone noted issues raised by Mr. Carr's letter can be addressed with the site and development plan.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. Lawson, 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 Map Amendment Petition No. 20-47RZ with the stipulation that the units will not exceed two stories. The motion carried by the following vote:

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