



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, March 9, 2016

1:30 PM

Council Chambers

I. Call to Order

A Regular Meeting of the Planning Commission was held this date in Council Chambers at City Hall. Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 7 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

Also Present

Liaison Councilmember Kit McKeon, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Scott Pickett and Recording Secretary Michelle Girvan.

III. Approval of Minutes

There were no minutes to approve.

IV. Public Hearings

15-7SE

SPECIAL EXCEPTION - CHE VISTA
Applicant: Venice Beach Condos, LLC
Agent: Jeff Boone, Esquire
Staff: Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing, that two written communications have been received regarding this petition, and opened the public hearing.

Ms. Fernandez queried commission members on ex-parte communications and conflicts of interest. All members disclosed site visits with no communications.

Mr. Pickett, being duly sworn, provided a presentation of the rezoning of Che Vista, and spoke in regards to the site and development plan summary, 15-unit multi-family building, stipulation, city council approval, code modifications, photos of on-site and off-site conditions, future land

use map, existing zoning map, consistency with site and development plan, current zoning, building height/density, acreage, policies, architectural design style, land use capability, planning analysis, concurrency determination, traffic counts, and staff findings.

Mr. Pickett continued his presentation on compliance with the land and development code, height, parking, setbacks, applicable city codes, code modifications, driveway, landscape buffer, and retaining walls/fences.

Jeff Boone, Boone Law Firm, being duly sworn, spoke on the rezoning of Che Vista plans, public testimony, hiring of a consultant to look at the artifacts in regards to human remains on the property, Indian mounds, study of property grounds, securing of property, and traffic study.

Mike Miller, 333 S. Tamiami Trail, being duly sworn, provided a presentation on Che Vista to include photos, installation of landscaping, retaining wall, fencing, parking, and sidewalks.

Mr. Miller answered questions from board members to include amount of units, fencing, retaining wall, fence height, codes, detached garage, and the adjoining property driveway.

Paul Sherma, Professional Engineers Resources, being duly sworn, answered questions from board members regarding the storm water drainage, storm water ponds, water seepage, active spring on the property, drainage pipe, drainage pond lining, and water treatment.

Discussion took place regarding right-of-way, no parking signs, driveway design, landscaping, distance between garage and property line, standards of catch basins, sidewalks, parking garages, spaces, tandem parking, and parking issues.

Recess was taken from 2:54 p.m. to 3:00 p.m.

Mr. Towery did not return.

Mr. Pickett answered questions regarding Che Vista, posting of signs, petitions, no parking signs, elimination of parking, sidewalks, and Ormond Street safety.

Mr. Shrum, being duly sworn, spoke on the sidewalk issue and parks.

Mr. Boone spoke in regards to the traffic issue, Graser Park, state law, and concurrency.

Lynn Thierry, 816 Ormond Street, being duly sworn, spoke in regards to

the Che Vista driveway, traffic issues, sensors, safety of street, and the access to The Esplanade.

Mr. Boone addressed Ms. Thierry's traffic issues, safety standards, Ormond Street, traffic counters, peak hours of traffic, access points, bicycle traffic, and parking.

Mr. Miller spoke on the safety of the street, driveway, and street access.

Mr. Boone spoke on traffic safety, street access, and right-of way.

Mr. Newsom spoke on the foot traffic, Ormond Street safety, and the elimination of parking.

Mr. Boone spoke on clarification and stipulation on Ormond Street which is under control of the applicant, elimination of parking, and the project going forward.

Mr. Shrum spoke on rewording stipulation, moving forward with the project and the city's decision of the no parking signs on Ormond Street.

Discussion took place regarding Ormond Street, unsafe traffic, city's decision on adjacent parking, travel times, parking, stipulation on sidewalks not being related to the project and street issues, parking signs, existing signs, the city to look into the safety issues, and who would be responsible to designate the street as no parking.

A motion was made by Mr. Graser, seconded by Ms. Fawn, 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 and land development regulation commission, 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 moves to approve Special Exception Petition No. 15-7SE contingent on approval of Rezone Petition Item No. 15-1RZ.

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

Absent: 1 - Mr. Towery

15-10SP

SITE AND DEVELOPMENT PLAN - CHE VISTA

Applicant: Venice Beach Condos, LLC

Agent: Jeff Boone, Esquire

Staff: Scott Pickett, AICP, Senior Planner

Discussion took place regarding the motion for the site and development plan, contingency, petition to go forward, approval of only 14 units, applicant's testimony, confirmation of rezoning, and changes.

A motion was made by Mr. Graser, seconded by Ms. Fawn, 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 and land development regulation commission, 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 moves to approve Site & Development Plan Petition No. 15-10SP. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

Absent: 1 - Mr. Towery

V. Updates

16-1864

Comprehensive Plan Update
Jeff Shrum, AICP, Development Services Director

Public Comment Specific to Comprehensive Plan

Mr. Shrum spoke on the workshops, dates, and times.

Mr. Snyder reported on speaking with staff, focusing on the comprehensive plan, future land use map, document of summary, purple planning areas, existing zoning maps, height/density requirement and zoning categories, sidewalks, and streets.

Mr. Shrum and Mr. Snyder spoke on the meeting with Jon Thaxton regarding workforce housing, existing chapter on housing, units of development, policies, city issues, state requirements for workforce housing, housing statement, government subsidized, rentals, home ownership, and language of city not building any housing.

Mr. McKeon spoke on an article he read regarding affordable housing, Sarasota planning commission, apartment complex, and expert on tax incentives.

Discussion took place regarding The Bridges, owned by Gulf Coast Community Foundation, conclusion about due consideration of affordable housing, feedback from the Venetian Golf and River Club town hall meeting, workforce housing, and The Bridges not being a part of any discussions.

VI. Audience Participation

No one signed up to speak.

VII. Comments by Planning Division

There were no comments.

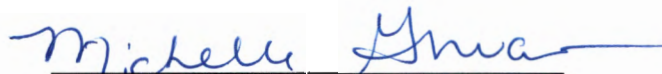
VIII. Comments by Planning Commission Members

There were no comments.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:06 p.m.


Chair


Recording Secretary