



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, December 15, 2015

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, John Williams, Jerry Towery, Shaun Graser, Tom Murphy, and Charles Newsom

Also Present Also Present

Liaison Councilmember Kit McKeon, City Attorney Dave Persson, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Senior Planner Roger Clark and Recording Secretary Michelle Girvan.

III. Approval of Minutes

[15-1675](#)

Minutes of the November 3, 2015 and November 17, 2015 Regular Meetings

Mr. Williams stated that this was his last meeting and will not continue as a board member.

A motion was made by Mr. Murphy, seconded by Mr. Towery, that the Minutes of the meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

[15-3SE](#)

SPECIAL EXCEPTION - SPLASH

Applicant: Splash Sunfun Beachwear, Inc.

Agent: Jeff Boone, Esq.

Staff: Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated November 28, 2015 and stated that no written communication has been received regarding this petition; and opened the public hearing.

Mr. Persson queried board members on ex-parte communications and conflicts of interest. All members disclosed site visits with no communications and no conflicts.

Mr. Pickett, being duly sworn, provided a presentation on the special exception for Splash regarding the widening of US 41 Bypass, rebuilding of Splash store, city right-of-way, project not moving forward, code modification, landscape buffer, aerial map of site, buildings built to property line, provided photos of onsite and offsite conditions, future land use map, existing zoning map, review of site and development plan consistent with comprehensive plan, development standards, building height, locations of parking, surrounding property information, northern Italian Renaissance design standards, staff comments, concurrency determination, compliance with the land development code (LDC), stipulations, vacated alley way, utility easement, and summary findings.

Presentation continued regarding modifications, compliance with LDC, and architectural review board (ARB) approval.

Mr. Pickett answered questions from board members regarding setbacks, locations, Florida Department of Transportation (FDOT) limiting costs of widening, professional business rationalization definition, retail and commercial use, and setback requiring FDOT approval.

Mr. Shrum provided information regarding professional and retail definition, non-conforming use, applicant being allowed to remain on property, grandfathering of store, language in the plan, section of codes, and FDOT takings.

Discussion followed regarding parking requirement to not include front of building, meeting compliance, visibility triangles, alley vacated and rescinded.

Mr. Snyder spoke on the item going back to ARB for approval, project design, variations, opposition to project, substantial changes, and additional stipulations.

Mr. Boone, being duly sworn, commented on the status of the alley behind the property, access easement, alley being split between both businesses, process of vacated alley, letters from utility companies, public benefit to have property redeveloped, comprehensive plan policy, parking, setbacks, corner lots, buildings pulled up to sidewalks, code compliant parking, and issues with retail and professional businesses.

Mr. Boone continued his presentation on the property regarding comprehensive plan language, retail, office and commercial space, ARB

and site and development plan approval, ARB issue and planning changes, irreconcilable differences between two boards would go to city council for approval, compliances, northern Italian issues, standards and re-establishing building.

John Swen, Engineer, Charlotte Engineering, being duly sworn, commented on the building, options, setbacks, parking space dimensions, permitted access, landscaping, and traffic impacts.

Discussion took place regarding stormwater area, utilization of the alley, drainage, parking lot, vegetation height, irrigation required by city, FDOT approval of driveway, model of building, architect firm, visibility triangle, signage, massing requirements, landscaping, clay, decorative moldings, heights, functional windows, attraction of store, signs, exception of ARB for colors and design of sign, and tower structure.

Mr. Snyder closed the public hearing.

Mr. Boone commented on being in agreement with both stipulations.

A motion was made by Mr. Williams, seconded by Mr. Newsom, 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 Petition 15-3SE.

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Williams, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

15-7SP

SITE & DEVELOPMENT PLAN - SPLASH

Applicant: Splash Sunfun Beachwear, Inc.

Agent: Jeff Boone, Esquire

Staff: Scott Pickett, AICP, Senior Planner

This presentation was held under Petition 15-3SE.

A motion was made by Mr. Towery, seconded by Mr. Murphy, 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 15-7SP subject to the two stipulations set forth in the staff report, city approval of a vacation of the alley abutting the separate property shown in exhibit A, if the vacation of the alley is not approved, the site and development plan approval should be rendered null and void, no site preparation permit or construction plan permit should be issued until the alley vacation is recorded with Sarasota County, and a utility easement approved by the utility department or existing water and sewer lines located and vacated in the alley shall be recorded with Sarasota County prior to the issuance of the certificate of occupancy. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Williams, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

[15-1RZ](#)

REZONE - CHE VISTA
 Applicant: FC, LLC
 Property Owner: Venice Beach Condos, LLC
 Agent: Jeff Boone, Esquire
 Staff: Scott Pickett, AICP, Senior Planner

Petition Number 15-1RZ was not heard and will be heard on January 5, 2016.

[15-6AM](#)

TEXT AMENDMENT - HISTORIC PRESERVATION STUDENT MEMBER
 Staff: Jeff Shrum, AICP, Development Services Director

A memorandum was received certifying the public hearing was advertised and no written communications were received.

Mr. Shrum commented on adding a non-voting member for the high school to the historic preservation board, and cleaning up the language in the amendment and making it clear how appointments are occur by city council.

A motion was made by Mr. Graser, seconded by Ms. Moore, that based on 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 Land Development Code and the Comprehensive Plan and recommends to City Council approval of Text Amendment 15-6AM. The motion carried by voice vote unanimously.

V. Comments by Planning Division

There were none.

[15-1676](#)

Comprehensive Plan Update
 Jeff Shrum, AICP, Development Services Director
 Kelly Klepper, AICP, Kimley-Horn

Public Comment Specific to Comprehensive Plan

Mr. Shrum provided an update of the workshops, attendance, kickoff session, online survey input, presentations, work stations, goals, taking workshop to smaller groups, and dates.

Discussion followed on an extra meeting in January, consolidation of neighborhoods, location, impact of schedule, lack of business people, outreach and contact of large employers, chamber of commerce, input of meetings, survey end date, stakeholders, and consensus on a meeting in January.

Discussion continued regarding additonal survey, public service

announcements, budget, editorial in newspapers, and compiling scanned documents on the website.

Mr. Boone, city resident, commented on the attendance at the comprehensive plan workshops, format, and business input.

There was a consensus to move forward with a meeting in January.

VI. Comments by Planning Commission Members

There were none.

VII. Audience Participation

Mr. Boone commented on Mr. Williams not serving on the board, and commended board members and staff for all their hard work.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:35 p.m.

Chair

Recording Secretary