



# City of Venice

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

## Meeting Minutes Planning Commission

---

Tuesday, January 5, 2021

1:30 PM

Council Chambers

---

[21-4827](#)

Instructions on How to Watch and/or Participate in the Meeting

### I. Call to Order

Chair Barry Snyder called the meeting to order at 1:32 p.m.

### II. Roll Call

**Present:** 7 - Chair Barry Snyder, Shaun Graser, Kit McKeon, Richard Hale, Bill Willson, Richard Lawson and Jerry Jasper

### Also Present

Liaison Mayor Ron Feinsod, City Attorney Kelly Fernandez, City Clerk Lori Stelzer, Deputy City Clerk Danielle Lewis, Development Services Director Jeff Shrum, Planning Manager Roger Clark, Planner Nicole Tremblay, Assistant Utilities Director Patience Anastasio, Information Technology Director Christophe St. Luce, and Administrative Coordinator Mercedes Barcia.

In person: Mr. McKeon, Mr. Hale, Mr. Willson and Mr. Lawson

Via video conference: Mr. Snyder, Mr. Graser and Mr. Jasper

### III. Approval of Minutes

[21-4828](#)

Minutes of the December 1, 2020 Regular Meeting

Mr. Snyder welcomed Mr. Jasper to the board.

A motion was made by Mr. McKeon, seconded by Mr. Lawson, that the Minutes of the December 1, 2020 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

No one signed up to speak.

### V. Public Hearings

[20-58CP](#)

City of Venice Water System Master Plan Update Report 2019 -  
Comprehensive Plan Amendment (Legislative)  
Staff: Roger Clark, AICP, Planning Manager

Applicant/Agent: Javier Vargas, Utilities Director

Mr. Snyder announced this is a legislative hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Mr. Clark noted the utility department completed the required ten year water supply work plan and is requesting plan be incorporated into the city's comprehensive plan.

Madeline Kender, Kimley-Horn and Associates, Inc., provided a presentation regarding the city's water supply work plan and spoke on the plan's purpose, elements, and findings.

Kelly Klepper, Kimley-Horn and Associates, Inc., spoke regarding effects on the comprehensive plan, and proposed amendments and strategies.

Ms. Kinder reviewed next steps for approval.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Willson, 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. 20-58CP. The motion carried by the following vote:**

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

20-34SP

Generation of Venice (FKA Wayford at Venice) Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Kyle C. Kragel, P.E.

Applicant: Rowco Development Company, LLC

Mr. Snyder noted the site and development plan and special exception petitions will be done together with two separate motions, announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearings.

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Hale, Mr. Willson, Mr. Lawson, and Mr. Graser disclosed site visits. Mr. Jasper disclosed participating in a public workshop, and confirmed he can remain fair and impartial in making a decision based on the evidence presented at today's hearing.

Ms. Tremblay, being duly sworn, provided a presentation and spoke on petition information, location map, project background and description, master site plan, special exception requests, site photographs, zoning map, future land use map (FLUM), surrounding land uses, consistency with the comprehensive plan and land development code (LDC), findings of fact, concurrency and mobility, planning commission action, and responded to questions regarding changes to the roadways.

Kyle Kragel, Kimley-Horn and Associates, Inc., being duly sworn, spoke on project to include rental community proposal, property zoning, connections to Knights Trail, emergency access entrance, traffic study and count, and noted transportation analysis warranted a left hand turn lane.

William Conerly, Kimley-Horn and Associates, Inc., being duly sworn, advised roadway improvements are controlled by Sarasota County and they are working on obtaining a right-of-way permit.

Mr. Kragel noted project name is Generation at Venice, not Generation of Venice.

No one signed up to speak.

Ms. Fernandez responded to board questions regarding stipulation for rental units.

Mr. Snyder closed the public hearings.

A motion was made by Mr. Willson, seconded by Mr. McKeon, 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 moves to approve Site and Development Plan Petition No. 20-34SP. The motion carried by the following vote:

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

#### 20-50SE

Generation of Venice (FKA Wayford at Venice) Special Exception (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Kyle C. Kragel, P.E.

Applicant: Rowco Development Company, LLC

This item was discussed with Site and Development Plan Petition No. 20-34SP.

A motion was made by Mr. Willson, 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, 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. 20-50SE. The motion carried by the following vote:

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

#### 20-51CU

Generation of Venice (FKA Wayford at Venice) Conditional Use (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Kyle C. Kragel, P.E.

Applicant: Rowco Development Company, LLC

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communication, and opened the public hearing.

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Jasper disclosed participating in a public workshop, and confirmed he can remain fair and impartial in making a decision based on the evidence presented at today's hearing.

Ms. Tremblay, being duly sworn, provided a presentation on the conditional use petition to include project background and description, site photographs, zoning map, FLUM, consistency with the comprehensive plan and LDC, concurrency and mobility, and planning commission action.

Kyle Kragel, Kimley-Horn and Associates, Inc., being duly sworn, commented on garages, parking, and purpose for vehicular gates.

No one signed up to speak.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, 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 therefore recommends to city council approval of Conditional Use Petition No. 20-51CU. The motion carried by the following vote:

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

#### 20-56VZ

Generation of Venice (FKA Wayford at Venice) Variance (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Kyle C. Kragel, P.E.

Applicant: Rowco Development Company, LLC

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communication, and opened the public hearing.

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Jasper disclosed participating in a public workshop, and confirmed he can remain fair and impartial in making a decision based on the evidence presented at today's hearing.

Ms. Tremblay, being duly sworn, provided a presentation on the variance petition to include petition information, project background and description, consistency with the comprehensive plan and LDC, concurrency and mobility, planning commission action, and responded to board questions regarding deviations from the code on signs and sign standards for proposed zoning district versus a planned unit development (PUD).

Discussion followed on proposed monument sign dimensions.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Willson, seconded by Mr. McKeon, 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 moves to approve Variance Petition No. 20-56VZ.**

Discussion followed regarding variance criteria, code on signs, and safety concerns.

**The motion carried by the following vote:**

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

#### 20-62CP

Addition of City/County approved JPA Amendments 4 and 5  
Comprehensive Plan Amendment (Legislative)  
Staff: Roger Clark, AICP, Planning Manager

Mr. Snyder announced this is a legislative hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Mr. Clark spoke on amendment numbers four and five to the Joint Planning Area (JPA), and noted changes were mainly due to the development of Sarasota Memorial Hospital.



No one signed up to speak.

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. 20-62CP. The motion carried by the following vote:

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

## VI. Comments by Planning Division

### 20-4800

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum provided a status update on the land development regulations (LDRs) to include proposed workshop dates and topics, and advised copies will be available for board members in paper and electronic form.

Discussion followed regarding project schedule and board member availability.

Mr. Willson advised he will need to leave the January 19, 2021 meeting early.

Discussion ensued on workshop meeting dates and format, the attorney's and staff's review of the draft, and advisory boards comments.

## VII. Comments by Planning Commission Members

Mr. Snyder welcomed liaison Mayor Feinsod.

## VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:04 p.m.

  
Barry R. Snyder (Feb 6, 2021 12:43 EST)

Chair

  
Administrative Coordinator