



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, October 6, 2020

1:30 PM

Council Chambers

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[20-4590](#)

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

### I. Call to Order

Chair Barry Snyder called the meeting to order at 1:33 p.m.

### II. Roll Call

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

### Also Present

Liaison Council Member Mitzie Fiedler, City Attorney Kelly Fernandez, City Clerk Lori Stelzer, Development Services Director Jeff Shrum, Planning Manager Roger Clark, Senior Planner Amy Nelson, Planner Nicole Tremblay, Information Technology Director Christophe St. Luce, and Administrative Coordinator Mercedes Barcia.

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

Via video conferencing: Chair Snyder, Mr. Graser, Mr. Williams and Mr. Lawson

### III. Approval of Minutes

[20-4703](#)

Minutes of the September 1, 2020 Regular Meeting

Ms. Fernandez referenced Executive Order No. 20-69 issued by Governor DeSantis and Executive Order No. 2020-04 issued by the city regarding public meetings, and commented on public participation in public meetings.

Ms. Stelzer read instructions for audience participation in council chambers.

A motion was made by Mr. Hale, seconded by Mr. McKeon, that the Minutes of the September 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

### 19-41RZ

Milano PUD Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Jeffery A. Boone, Esq., Boone Law

Applicant: Border and Jacaranda Holdings, LLC

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 on ex-parte communications and conflicts of interest. Mr. Hale and Mr. Willson disclosed site visits. There were no conflicts of interest.

Ms. Tremblay, being duly sworn, provided a presentation on the zoning amendment petition to include petition information, location and aerial maps, background information, comparison to existing planned unit development (PUD), site photographs, zoning and future land use maps, surrounding land uses, comprehensive plan consistency, compliance with the land development code (LDC) and existing PUD, proposed typical lot detail and roadway sections, overall comparison of site plans, amenity site, conclusions/findings of fact, concurrency and mobility, planning commission recommendation and responded to board questions regarding location and original proposal for townhomes, and turn lane requirement.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke to property zoning, single-family townhome developments, adding an additional access and making current access exit only, and consistency with the comprehensive plan and property's PUD zoning.

Chris Fisher, Clearwater Engineering, being duly sworn, spoke to turn lane requirements.

Discussion followed regarding right-of-way to widen Laurel Road.

No one signed up to speak.

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, 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

**Amendment Petition No. 19-41RZ. The motion carried by the following vote:**

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

**20-04PP**

Fiore (Cielo Phase 2) Preliminary Plat (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: Jeffery A. Boone, Esq., Boone Law

Applicant: Border and Jacaranda Holdings, LLC

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 on ex-parte communications and conflicts of interest. Mr. Hale and Mr. Willson disclosed site visits. There were no conflicts of interest.

Ms. Tremblay, being duly sworn, provided a presentation on the preliminary plat petition to include petition information, location and aerial maps, background information, master site plan, unit totals for Milano, site photographs, zoning and future land use maps, surrounding land uses, comprehensive plan consistency, compliance with the LDC and existing PUD, concurrency and mobility, conclusions/findings of fact, and planning commission action.

Jeffery Boone, Boone Law Firm, being duly sworn, commented on staff's report, compliance with the comprehensive plan and property's PUD zoning, and consistency with the city's code.

Discussion followed regarding distance from the's property entrance to the Venetian Golf and River Club's entrance, entrance and exit access points, exit turn lane requirement, road level of service (LOS) between Knights Trail and Jacaranda Boulevard, and Neal Communities' proposal to widen Laurel Road.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Williams, 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, in compliance with the Land Development Code and with the affirmative findings of fact in the record, recommends to city council approval of Preliminary Plat Petition No. 20-04PP. The motion carried by the following vote:**

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

20-18RZ

Hurt Laurel Road Property - Zoning Map Amendment (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Applicant: Randall C. Hurt, Joseph W. Hurt, Mary McMullen and Carlton J. Hurt 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 on ex-parte communications and conflicts of interest. There were none.

Mr. Graser left the meeting at 2:27 p.m. and did not return.

Ms. Nelson, being duly sworn, provided a presentation on the zoning map amendment petition to include petition summary information, aerial view, surrounding property uses, site photographs, comparison of existing and proposed zoning districts, comparison of existing and proposed uses, zoning map, comprehensive plan consistency, LDC compliance, concurrency and mobility, findings of fact, and planning commission action.

Jeffery Boone, Boone Law Firm, being duly sworn, noted proposed zoning is consistent with the comprehensive plan, and spoke to property development.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**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, recommends to city council approval of Preliminary Plat Petition No. 20-18RZ. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Mr. McKeon, Mr. Hale, Mr. Williams, Mr. Willson and Mr. Lawson

**Absent:** 1 - Mr. Graser

20-20PP

Vicenza Phase 2 Preliminary Plat (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Agent: D. Shawn Leins, P.E.

Applicant: Pamlico Point Management, LLC

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 on ex-parte communications and conflicts of interest. Mr. Hale disclosed site visit. There were no conflicts of interest.

Ms. Tremblay provided a presentation on the preliminary plat petition to include petition information, location and aerial maps, background information, unit totals for Vicenza, site photographs, zoning and future land use maps, surrounding land uses, comprehensive plan consistency, compliance with the LDC and existing PUD, concurrency and mobility, and planning commission recommendation.

Jeffery Boone, Boone Law Firm, being duly sworn, commented on the 12 foot strip and eight foot Multi-Use Recreational Trail (MURT), and noted preliminary plat is consistent with the comprehensive plan, the property's zoning and the city's code.

Mr. Hale advised stop sign requirement at the main exit is not shown on the preliminary plat.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Hale, 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, in compliance with the Land Development Code and with the affirmative findings of fact in the record, recommends to city council approval of Preliminary Plat Petition No. 20-20PP. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Mr. McKeon, Mr. Hale, Mr. Williams, Mr. Willson and Mr. Lawson

**Absent:** 1 - Mr. Graser

20-33VZ

321 Ponce De Leon - Variance (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Agent: Gregory C. Roberts

Applicant: Jeffrey and Marilyn Blethen

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 on ex-parte communications and conflicts of interest. Mr. Hale, Mr. Willson, Mr. McKeon and Mr. Snyder disclosed site visits. There were no conflicts of interest.

Ms. Nelson, being duly sworn, provided a presentation on the variance petition to include variance information, property location, variance request, proposed site plan, site photographs, area maps, planning commission review and action, summary findings, and responded to board questions regarding setbacks on several properties along alley and removal of tree.

Greg Roberts, representing petitioners, being duly sworn, spoke to tree removal, lot size, site plan, variance, setback requirements, and 365 day extension request.

No one signed up to speak.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. Williams, 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, moves to approve Variance Petition No. 20-33VZ and 365 day extension. The motion carried by the following vote:

**Yes:** 6 - Chair Snyder, Mr. McKeon, Mr. Hale, Mr. Williams, Mr. Willson and Mr. Lawson

**Absent:** 1 - Mr. Graser

## **VI. Comments by Planning Division**

### 20-4658

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum spoke to comments received from the Environmental Advisory Board (EAB) on the land development regulations (LDRs), addressing and incorporating advisory board comments, staff reviewing draft LDR from consultant, cancelling November 17 and December 15, 2020 meetings, and new planner Kristin Ward.

## **VII. Comments by Planning Commission Members**

There were none.

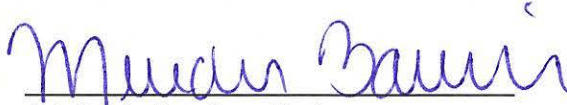
**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:15 p.m.



Barry R. Snyder (Nov 3, 2020 15:02 EST)

Chair



Administrative Coordinator