



# City of Venice

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

## Meeting Minutes Planning Commission

---

Tuesday, January 21, 2020

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

**There was consensus to excuse Mr. Murphy's absence.**

**Present:** 6 - Chair Barry Snyder, Shaun Graser, Kit McKeon, Richard Hale, Scott Williams and Bill Willson

**Excused:** 1 - Tom Murphy

### Also Present

Liaison Council Member Mitzie Fiedler, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark, and Recording Secretary Caroline Moriarty.

### III. Approval of Minutes

[20-4354](#) Approve Revised Minutes of March 19, 2019

Jeff Shrum, Development Services Director, spoke on the revised minutes of March 19, 2019 to include the amendment to the motion and the amended motion for Preliminary Plat Petition No. 18-04PP. Discussion continued on stipulations.

**A motion was made by Mr. Willson, seconded by Mr. McKeon, that the revised Minutes of the March 19, 2019 meeting, Minutes of the November 19, 2019 workshop, and Minutes of the December 9, 2019 workshop be approved as written. The motion carried unanimously by voice vote.**

[20-4355](#) Minutes of the November 19, 2019 Workshop

**This item was approved under Item No. 20-4354.**

[20-4356](#) Minutes of the December 9, 2019 Workshop

This item was approved under Item No. 20-4354.

#### IV. Audience Participation

#### V. Public Hearings

##### 19-28AN

Annexation - Palencia

Staff: Amy Nelson, AICP, Senior Planner

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

Applicant: D.R. Horton, Inc.

Owner's: SSD Land Holdings, LLC., Jason Milton and Jonathan Sol

Kramer, Co-Trustees & Russell W. and Iralyn M. Snyder

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

Ms. Nelson provided a presentation to include the project overview, aerial and site photographs, surrounding property information, annexation, existing comprehensive plan versus proposed, and future land use map (FLUM).

Ms. Nelson responded to board questions on the proposed project being served by city water and county sewer.

Mr. Shrum spoke on water, sewer, and service being a key component to the joint planning agreement between the city and Sarasota County. He continued on current and future utility locations.

Mr. Snyder questioned staff on whether the city has the capacity to handle the proposed annexation.

Jeffrey Boone, representing the applicant, spoke on development of the annexed property, pre-annexation agreement, and water and sewer line installations. He continued that all roads, sidewalks, curbs, and gutters will be paid for and maintained by the developer.

Mr. Boone stated the annexation is consistent with the comprehensive plan, all city codes and ordinances, and requested recommendation for approval.

Mr. Boone responded to board questions on the financial feasibility analysis.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Willson, seconded by Mr. McKeon, to recommend**

**approval to City Council of Annexation Petition No. 19-28AN. The motion carried by the following vote:**

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

**Excused:** 1 - Mr. Murphy

[19-29CP](#)

Comprehensive Plan Map Amendment - Palencia

Staff: Amy Nelson, AICP, Senior Planner

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

Applicant: D.R. Horton, Inc.

Owner's: SSD Land Holdings, LLC., Jason Milton and Jonathan Sol

Kramer, Co-Trustees & Russell W. and Iralyn M. Snyder

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

Ms. Nelson spoke on the comprehensive plan, mixed use residential designation, existing versus proposed, future land use map, and proposed planned unit development (PUD) modifications.

Mr. Shrum stated this petition will go to the state for approval.

Mr. Boone spoke on the comprehensive plan amendment and requested recommendation for approval.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Willson, that based on 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 for Comprehensive Plan Amendment Petition No. 19-29CP. The motion carried by the following vote:**

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

**Excused:** 1 - Mr. Murphy

[19-37RZ](#)

Zoning Map Amendment - Palencia PUD

Staff: Amy Nelson, AICP, Senior Planner

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

Applicant: D.R. Horton, Inc.

Owner's: SSD Land Holdings, LLC., Jason Milton and Jonathan Sol

Kramer, Co-Trustees & Russell W. and Iralyn M. Snyder

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

Mr. Snyder combined Rezoning Petition No. 19-37RZ and 19-40CU.

Ms. Fernandez queried board members on ex-parte communications and conflicts of interest. Mr. Snyder and Mr. Graser disclosed site visits. There were no conflicts of interest.

Ms. Nelson, being duly sworn, provided a presentation on proposed planned unit development (PUD) modifications, binding master plan features of note, existing and proposed zoning, comments for clarification, staff stipulations, findings of fact, and conditional use application.

Mr. Shrum, being duly sworn, spoke on the existing zoning map being open use space, the binding master plan, the clarity of the rezoning map, and the importance to maintain consistency and continuity between applications.

Discussion ensued on the differences in the two submitted plans and staff stipulations.

Jeffery Boone, being duly sworn, spoke on the rezone petition, comprehensive plan amendment consistency, 50% open space, 203 dwelling units, amenity center, landscape buffer, and conditional use for gates. He continued on the modification of the building height on the perimeter property line setback, narrower right-of-way width, sidewalks on one side of the street and no bicycle lanes, and the surface of the pedestrian trails.

Discussion ensued on access through the right-of-way.

Mr. Boone responded to board questions on the location of the gates in the community.

Jim Collins, Boone Law Firm, being duly sworn, answered board questions on entrance signage.

Mr. Boone spoke on staff and consultant stipulations and his objections to numbers three and seven of the stipulations.

Mr. Shrum spoke on clarification of the pedestrian trail surface type.

Mr. Collins responded to board questions on the binding master plan percentages for functional open space of parks and amenity.

Discussion continued on the binding master plan allowing a five foot rear setback for auxiliary structures, height of the berm on the slide slope,

opaque barriers, and reduction of roadway from 54 to 40 feet.

Mr. Snyder closed the public hearings.

**A motion was made by Mr. McKeon, 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 recommends to city council approval of Zoning Amendment Petition No. 19-37RZ with the following conditions:**

- 1. Recommend approval of the two waivers requested by the applicant; and**
- 2. Recommend including stipulations three and four of the stipulations provided by staff.**

**An amendment was made by Mr. Graser, seconded by Mr. Hale, to specify the trail material be an impervious surface. The amendment carried by the following vote:**

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

**Excused:** 1 - Mr. Murphy

**An amendment was made by Mr. Willson, seconded by Mr. Williams, to only retain stipulation four as provided by staff. The amendment carried by the following vote:**

**Yes:** 5 - Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

**No:** 1 - Chair Snyder

**Excused:** 1 - Mr. Murphy

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

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

**Excused:** 1 - Mr. Murphy

#### 19-40CU

Conditional Use - Palencia PUD

Staff: Amy Nelson, AICP, Senior Planner

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

Applicant: D.R. Horton, Inc.

Owner's: SSD Land Holdings, LLC., Jason Milton and Jonathan Sol  
Kramer, Co-Trustees & Russell W. and Irilyn M. Snyder

This petition was discussed under 19-37RZ.

**A motion was made by Mr. Hale, seconded by 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 Conditional Use Petition No. 19-40CU.**

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

**Excused:** 1 - Mr. Murphy

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

There was none.

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

Mr. Snyder spoke on the workshop with the Historic Preservation Board on January 22, 2020.

## **VIII. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 3:38 p.m.

---

Chair

---

Recording Secretary

\*\*\*\*\*