



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, December 1, 2020

1:30 PM

Council Chambers

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[20-4801](#)

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

### Also Present

Liaison Mayor Ron Feinsod, 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, Mr. Hale and Mr. Lawson  
Via video conferencing: Mr. Snyder and Mr. Graser

### III. Approval of Minutes

[20-4802](#)

Minutes of the November 3, 2020 Regular Meeting

**A motion was made by Mr. McKeon, seconded by Mr. Willson, that the Minutes of the November 3, 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

[20-08SP](#)

1460 E. Venice Ave. (Galleria) Site & Development Plan Amendment  
(Quasi-Judicial)  
Staff: Roger Clark, AICP, Planning Manager  
Agent: Jackson Boone, Esq., Boone Law Firm  
Owner: Galleria Shops, 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 concerning conflicts of interest and ex-parte communications since the last hearing. Mr. Snyder disclosed site visit. There were no conflicts of interest.

Ms. Fernandez provided a brief introduction on the petition, requested the record from August 18, 2020 be combined with today's hearing, and responded to board questions regarding the board's review of applicant's revisions.

Mr. Clark, being duly sworn, advised no additional information was received from the applicant since the last hearing.

Jeffery Boone, Boone Law Firm, being duly sworn, explained reason for not submitting revisions prior to today's hearing, and commented on the appeal to city council, proposed revisions to landscape plans and elevations, staff's review of landscape plans, and buffer modifications to address drive-thru lane concerns.

Jim Collins, planner with the Boone Law Firm, being duly sworn, spoke to revised landscape plans and presented examples of similar buffers.

Mr. Boone spoke regarding addressing concerns raised at the last hearing to include buffer and new elevations to improve building aesthetics.

Mr. Collins spoke on proposed architectural features.

Mr. Boone spoke regarding building location, Capri Isles planned unit development (PUD), parking between parcels, traditional neighborhood designs, site design, and responded to board questions on buffer height, distance between buffer and sidewalk, 2006 illustrative site plan, whether the site and development plan is new or a modification is being made to the existing plan, proposed landscape buffer, elevation changes, consistency with architectural features in the front and rear of the building, staff's review of revised landscape plans and elevations, and north and south building elevations.

Mr. Shrum, being duly sworn, clarified item is a site plan amendment, buffer height regulation, and requested petition be approved subject to staff's review prior to construction plan approval of project.

Discussion continued on height plantings at time of installation, and Mr.

Boone confirmed plantings will meet the city's requirement.

Bernard Doogue, condo association manager for the Galleria, being duly sworn, noted concerns by owners and tenants regarding competitive businesses, and inquired if units will be sold or rented, and if units will be condos.

Mr. Boone advised he received a copy of Mr. Doogue's letter that was sent to the property owner.

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, as revised, 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 Amendment Petition No. 20-08SP subject to staff's review prior to construction plan approval, and superseding Development Order No. 20-08SP entered on August 18, 2020.**

Discussion followed regarding height of plantings.

**An amendment to the motion was made by Mr. Lawson that the height of the hedge be approximately four to four and a half feet.**

**Mr. Lawson withdrew his amendment to the motion.**

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

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

[20-43RZ](#)

Hoskins Grove Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

Applicant/Property Owner: Boyd Hoskins

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 concerning ex-parte communications and conflicts of interest. Mr. Willson disclosed the applicant's daughter and his daughter were good friends years ago and noted it will not impact his ability to make an impartial decision. There were no conflicts of interest.

Ms. Tremblay, being duly sworn, provided a presentation on the zoning map amendment petition and spoke to petition information, location map, project description, existing conditions, future land use map (FLUM), existing and proposed zoning, surrounding land uses, comprehensive plan consistency, land development code (LDC) compliance, concurrency and

mobility, and planning commission recommendation.

Boyd Hoskins, applicant, being duly sworn, commented on property ownership and surrounding area development.

Frank Campbell, 2210 Knights Trail Road, being duly sworn, spoke regarding wildlife on his property, proposed development, Knights Trail Road, and requested the property's zoning be kept residential.

Amanda Hoskins Griffith, applicant's daughter, being duly sworn, acknowledged Mr. Campbell's concerns, and commented on the property's development and zoning.

Ms. Tremblay noted distance of right-of-way across Knights Trail.

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 Map Amendment Petition No. 20-43RZ. The motion carried by the following vote:**

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

Recess was taken at 3:27 p.m. until 3:40 p.m.

#### [20-23SP](#)

Venice Marine Patrol Building Site and Development Plan (Quasi-Judicial)

Staff: Roger Clark, AICP, Planning Manager

Agent: Jessica Heiny, P.E.

Applicant: Venice Police Department Marine Unit

Mr. Snyder announced 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 memorandums 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. Graser, and Mr. Lawson disclosed site visits, and Mr. McKeon disclosed driving by the site. There were no conflicts of interest.

**There was consensus to waive staff's presentation.**

Jessica Heiny, Florida Engineering and Surveying, being duly sworn, advised project intent is to place a modular unit on the property to act as a

new office building for Venice marine patrol and West Coast Inland Navigation District (WCIND), and responded to board questions on public parking.

No one signed up to speak.

Mr. Snyder closed both public hearings.

**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, 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. 20-23SP. The motion carried by the following vote:**

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

[20-31-SE](#)

Venice Marine Patrol Building Special Exception (Quasi-Judicial)

Staff: Roger Clark, AICP, Planning Manager

Agent: Jessica Heiny, P.E.

Applicant: Venice Police Department Marine Unit

This item was discussed with Site and Development Plan Petition No. 20-23SP.

**A motion was made by Mr. Willson, 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 moves to approve Special Exception Petition No. 20-31SE. The motion carried by the following vote:**

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

[20-30VZ](#)

905 Nokomis Avenue S Variance (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Applicant/Property Owner: Teresa Frank

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

Ms. Nelson, being duly sworn, provided a presentation on the variance petition and spoke to variance information, Code Section

122-391-Visibility at Intersections, property location, area maps of existing and future land use, variance request, proposed site plan, site photographs, planning commission review and action, and summary findings.

Teresa Frank, applicant, being duly sworn, commented on her property line, ensuring public safety, and responded to board questions regarding road traffic and setback of fence from the sidewalk.

No one signed up to speak.

Ms. Nelson noted distance of fence from property line and responded to board questions regarding the fence across from the property.

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 moves to approve Variance Petition No. 20-30VZ.**

Discussion followed regarding concerns with liability, visibility, safety and setting a precedent.

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

**No:** 6 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson and Mr. Lawson

[20-57CP](#)

City of Venice 2017- 2027 Comprehensive Plan Amendment (Legislative)  
Annual Data Update  
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 the comprehensive plan amendment, the seven neighborhoods that make up the city, mixed-use future land use designations, annual reporting on development activity within the mixed use categories or when maximum development thresholds have been achieved, minimum and maximum thresholds in each of the mixed use categories, demolition permits and certificate of occupancy (CO) issued, and Island, Gateway, Northeast and Knights Trail neighborhoods.

Mr. Shrum spoke on providing annual updates to the board.

Nancy DeForge, Venice Historical Society, commented on including statistics on demolitions in the John Nolen neighborhood.

Mr. Shrum advised information is not tracked, but can be provided.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Willson, 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 Florida Statutes Chapter 163, Part II, and therefore recommends to city council approval of Comprehensive Plan Amendment Petition No. 20-57CP. The motion carried by the following vote:**

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

## VI. Comments by Planning Division

### [20-36SP](#)

Justifications for Administrative Approvals of Minor Site & Development Plan Amendment (Heartis Venice ALF)

Staff: Roger Clark, AICP, Planning Manager

There was no discussion on this item.

### [20-4748](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum noted comments from the Architectural Review Board (ARB) were included in the agenda packet.

### [20-4803](#)

Discussion Item: Removal of Airport Avenue Area from the Mixed Use District

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum requested the board's input on removing Airport Avenue from the mixed use corridor.

Discussion followed regarding how corridor was envisioned, mixed uses to include commercial and residential, restricting auto repair shops in the area, and keeping area residential.

Mr. Shrum commented on scheduling a land development regulations (LDR) workshop on January 19, 2020 and continuing with one regular meeting a month to process petitions.

Mr. Clark spoke to department staff changes.

Mr. Snyder acknowledged Mayor Feinsod as the board's new liaison.

Ms. Stelzer advised council will be selecting an appointment to the board on Tuesday and noted Jerry Jasper was ranked highest by council.

**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 4:44 p.m.

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Chair

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Administrative Coordinator