



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, April 19, 2016

1:30 PM

Council Chambers

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### 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, Jerry Towery, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

### Also Present

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

### III. Approval of Minutes

#### 16-1948

Minutes of the March 1, and March 15, 2016 Regular Meetings

**A motion was made by Mr. Murphy, seconded by Ms. Fawn, that the Minutes of the March 1, 2016 meeting be approved as written. The motion carried by voice vote unanimously.**

A change was noted for the minutes of the March 15, 2016 meeting from Mr. Graser left the meeting at 4:01 p.m. to Mr. Murphy left the meeting at 4:01 p.m.

**A motion was made by Mr. Murphy, seconded by Ms. Fawn, that the Minutes of the March 15, 2016 meeting be approved as amended. The motion carried by voice vote unanimously.**

### IV. Public Hearings

#### 15-11SP

SITE AND DEVELOPMENT PLAN - SUN STATE EXPRESS AT TRIPLE DIAMOND

Agent: Jessica L. Heiny, P.E., Florida Engineering & Surveying, LLC

Applicant: SSE Properties, LLC

Staff: Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated April 16, 2016 and stated that no written communications have been received regarding this petition; and opened the public hearing.

Ms. Fernandez queried commission members on ex-parte communication and conflicts of interest. All members stated site visits with no communications.

Mr. Pickett, being duly sworn, provided a presentation on the site and development plan regarding Sun State Express at Triple Diamond, spoke on the glass plant, provided photos of the on-site and off-site conditions, future land use maps, storage, wholesaling, concurrency, staff findings, compliance with the land development code, setbacks, and landscaping.

Jeff Matthews, Venice Design Group, being duly sworn, answered questions from board members to include the slew, drainage, light swell, water, and balance of the system.

Mr. Snyder closed the public hearing.

**A motion was made by Ms. Fawn, seconded by Ms. Moore, 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 No. 15-11SP. The motion carried by the following vote:**

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

#### 15-03AM

LAND DEVELOPMENT CODE TEXT AMENDMENT - COMMERCIAL, GENERAL (CG), AND COMMERCIAL INTENSIVE (CI) DISTRICTS  
Staff: Jeff Shrum, AICP, Development Services Director  
Consultant: David Healy, Calvin, Giordano & Associates, Inc.

Mr. Shrum provided a presentation on the Land Development Code Text Amendment, Commercial General (CG), and Commercial Intensive (CI) Districts, addressing the higher level issue, zoning district, intensive uses, uses for the land and development codes, indication of codes, multiple locations, changes, updates, modifying codes, direction of appropriateness, interpretation of zoning rules, industrial type uses, purposes, less intensive uses, CI uses, zoning uses, accommodations, formatting, purpose of changes, determination of uses, district appropriate for the category uses, miniature golf, added language, eliminating uses, and changes of ordinances.

Luis Serna, Calvin Giordano & Associates, provided information on the zoning codes, CI district, allowed uses, purpose of the districts, typical

uses, usage categories, language and verbiage, district intent, determination of uses, CI areas, consistency, permitted usages, existing changes, paragraph changes, setbacks, amendments, no changes to setback fees, CG district, current code, permitting outdoor cafes, outdoor permitted uses, and areas that are grandfathered.

Mr. Shrum answered questions from board members to include areas of change, setbacks, changes to primary uses language, residential components, wholesaling, creativity, clarification, language code, process ability and spoke in regards to commercial language, CI district, classification, written zoning, changes of intent, outcome of changes, special exceptions, consistency, and manufacturing.

Discussion ensued regarding economy changes, land use maps, concerns, permitted uses, the bandaid approach, multi-family uses, codes, mixed uses, intensive uses, existing language, addressing brew pubs, different zoning categories, and the isolation of the set of uses.

**A motion was made by Ms. Fawn, seconded by Mr. Murphy, that based on the staff presentation 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 Petition 15-3AM. The motion carried by the following vote:**

**Yes:** 4 - Ms. Moore, Mr. Towery, Mr. Murphy and Ms. Fawn

**No:** 3 - Chair Snyder, Mr. Graser and Mr. Newsom

## V. Update

16-1949

### COMPREHENSIVE PLAN UPDATE

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

#### Public Comment Specific to Comprehensive Plan

Mr. Shrum suggested to provide information regarding non-residential residency, acreage, Florida residence, and calculation of the plan.

## VI. Action Item

16-1950

Letter to City Council from Planning Commission Regarding Ormond Street

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Snyder spoke on the letter regarding Ormond Street, language change, and changes to Mr. Persson.

**A motion was made by Mr. Towery, seconded by Ms. Fawn, that the letter be approved with the following changes: replace "young child" with "person" and**

replace "erect" with "consider direction of". The motion carried by voice vote unanimously.

## VII. Audience Participation

Abby Gage, 600 Alhambra Road, being duly sworn, provided information to the board regarding the transition movement, deadlines on the comprehensive plan, sea level rise, and different adaptations.

Mr. Shrum provided information regarding adaptations, meetings with Sarasota County on the topic, and addressing the changes.

Ms. Gage commented on a meeting with National Oceanic and Atmospheric Administration (NOAA), volunteers and climate adaptations.

## VIII. Comments by Planning Division

There were no comments.

## IX. Comments by Planning Commission Members

Ms. Fawn spoke in regards to some direction regarding the press asking about comments, consistency with messages, and which member of the board would be responsible to talk to the press.

Discussion took place regarding procedures or policies related to talking to the press.

## X. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:30 p.m.

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Chair

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Recording Secretary