



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, June 2, 2020

1:30 PM

Virtual Meeting

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### VIRTUAL MEETING (See Instructions Below)

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

[20-4531](#)

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

#### I. Call to Order

Mr. Snyder called the meeting to order at 1:31 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, and Recording Secretaries Mercedes Barcia and Jeane St. Luce.

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.

#### III. Approval of Minutes

[20-4533](#)

Minutes of the May 19, 2020 Virtual Meeting

A motion was made by Mr. Willson, seconded by Mr. McKeon, that the Minutes of the May 19, 2020 meeting be approved as written. The motion carried by voice vote unanimously.

#### IV. Audience Participation

No one signed up to speak.

#### V. Public Hearings

[20-07PP](#)

Preliminary Plat - Palencia

Staff: Amy Nelson, AICP, Senior Planner

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

Owners: SSD Land Holdings, LLC., Russell W. Snyder and Iralyn M.

Snyder; Jason M. Kramer and Jonathan S. Kramer

Contract Purchaser/Developer: D.R. Horton, Inc.

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

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

Ms. Nelson, being duly sworn, provided a presentation on the preliminary plat petition to include project information, property location, site photographs, surrounding area, binding master plan (BMP) map, northern parcel, future land use, zoning, conclusions/findings of fact, and planning commission's review and action.

Jeffery Boone, representing applicant, being duly sworn, commented on staff's presentation, property rezone, and noted petition is in compliance with the BMP, the city's comprehensive plan, land development regulations (LDRs) and zoning code.

Tim Roane, DMK Associates, Inc., being duly sworn, responded to board questions regarding landscape buffers.

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, testimony, and evidence provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, is in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends to city council approval of Preliminary Plat Petition No. 20-07PP. The motion carried by the following vote:**

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

[18-01PP](#)

Preliminary Plat Amendment - Portofino (Aka Mirasol) CMU

Staff: Amy Nelson, AICP, Senior Planner

Agent: D. Shawn Leins, P.E., President, AM Engineering, LLC.

Owners: John R. Peskin/Laurel Road Property, LLC., and Tri of Treviso

Grand, LLC.

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

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

Ms. Nelson, being duly sworn, provided a presentation on the preliminary plat amendment petition to include aerial site photograph, project information, property photographs, surrounding area, master development plan areas, existing and proposed preliminary plats, zoning map, comprehensive plan, conclusions/findings of fact, and planning commission action.

Discussion followed regarding the Portofino (Mirasol) master site plan.

Jeffery Boone, representing applicant, being duly sworn, noted petition is consistent with the city's comprehensive plan, zoning code and LDRs, requested ability to change Miami curb to an F curb and option to widen pavement at time of development to be handled administratively by staff, and responded to board questions regarding sidewalks being affected by widening the pavement.

Bobbi Claybrooke, AM Engineering, being duly sworn, explained the difference between Miami curb and F curb.

Discussion followed regarding fire department's review of F curb, commercial mixed use (CMU) zoning permitted uses, property development plan, entrances, access easement and future use of area, lots along Laurel Road, and development proposals.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Williams, seconded by Mr. Hale, that based on review of the application materials, the staff report, testimony and evidence provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, is in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends to city council approval of Preliminary Plat Amendment Petition No. 18-01PP with ability to widen pavement and option of an F curb to be handled administratively by staff. The motion carried by the following vote:**

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

[19-50SP](#)

Site and Development Plan - Atlas Venice Senior Living Facility

Staff: Amy Nelson, AICP, Senior Planner

Agent: D. Shawn Leins, P.E., President, AM Engineering, LLC.

Owner: Laurel Road Property, LLC.

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

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

Ms. Nelson, being duly sworn, provided a presentation on the site and development plan petition to include aerial site photograph, project information, property photographs, surrounding area, overall master site plan, zoning map, comprehensive plan, Portofino (Mirasol) master site plan, proposed staff stipulation "construction of the Atlas Venice Senior Living Facility pursuant to this petition shall not commence unless and until the Portofino Preliminary Plat Amendment Petition No. 18-01PP is approved", conclusions/findings of fact, and planning commission action.

Jeffery Boone, representing applicant, being duly sworn, commented on staff's report and noted petition is consistent with the city's comprehensive plan, LDRs and zoning code.

Discussion followed on width of parking spaces, parking lot crosswalk, and interior roadway infrastructure and pavement.

Mr. Shrum, being duly sworn, spoke on modifying stipulation to state final plat instead of preliminary plat.

Mr. Boone agreed to proposed stipulation language.

Discussion continued regarding completion of the interior roadway system, property access from roadway, stipulation language, Northern Italian architectural features, and landscape plans.

Ross Oberhausen, DMK Development Group, being duly sworn, commented on the landscape plans.

No one signed up to speak.

Discussion followed regarding the city's code on final plats, stipulation language, code variance, plat approval prior to commencing construction, and consistency with the code.

Mr. Snyder closed the public hearing.

**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, is 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. 19-50SP with the proposed stipulation by staff "construction of the Atlas Venice Senior Living Facility pursuant to this petition shall not commence unless and until the Portofino Final Plat is approved".**

Discussion followed regarding Northern Italian style architecture.

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

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

Recess was taken at 3:14 p.m. until 3:22 p.m.

#### 19-21SP

Site and Development Plan - Cassata Square - Parcel A

Staff: Roger Clark, AICP, Planning Manager

Applicant: MPS Development & Construction, LLC.

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

Owners: Iberia Bank and The Venice Company, LTD.

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearings for the site and development plan and special exception petitions.

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

Mr. Clark, being duly sworn, provided a presentation on the site and development plan and special exception petitions to include aerial photograph, project information, architectural elevations, site photographs, surrounding property information, future land use map (FLUM), and responded to board questions regarding the parcel's boundary.

Mr. Clark continued his presentation and spoke to zoning map, overall Cassata Square project, alley relocation, special exception, modifications of code standards, comprehensive plan and land development code (LDC) consistency, concurrency/mobility, findings of fact, and planning commission action.

Discussion followed regarding code standards for entrance driveway and parking space widths, stacking, pass by lanes, and special exception.

Jeffery Boone, representing applicant, being duly sworn, spoke to redevelopment proposal, requested code modifications, parking requirements and spaces, landscaping, drive-thru lanes, and noted petition is consistent with the city's comprehensive plan, zoning code and LDRs.

Discussion ensued regarding parking spaces, code requirement for pass by lane, number of parking spaces, monument signs, automated teller machine (ATM), and stormwater drainage location.

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, is 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. 19-21SP. The motion carried by the following vote:**

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

[19-43SE](#)

Special Exception - Cassata Square - Parcel A

Staff: Roger Clark, AICP, Planning Manager

Applicant: MPS Development & Construction, LLC.

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

Owners: Iberia Bank and The Venice Company, LTD.

This item was discussed under Site and Development Plan Petition No. 19-21SP.

**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, is 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. 19-43SE. The motion carried by the following vote:**

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

[19-22SP](#)

Site and Development Plan - Cassata Square - Parcels B & C

Staff: Roger Clark, AICP, Planning Manager

Applicant: MPS Development & Construction, LLC.

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

Owners: Iberia Bank and The Venice Company, LTD.

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

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

Mr. Clark, being duly sworn, provided a presentation on the site and development and special exception petitions to include project information, aerial photograph, architectural elevations, site photographs, surrounding property information, FLUM, zoning map, proposed site plan, special exception, modification of code standards, proposed monument sign, comprehensive plan and LDC consistency, concurrency/mobility, findings of fact, planning commission action, and stipulation "construction pursuant to this petition shall not commence unless and until the relocation of the 20 foot public alley adjacent to the eastern border of Parcel B is approved by city council".

Jeffery Boone, representing applicant, being duly sworn, commented on architectural elevations, Architectural Review Board (ARB)'s review of petition on June 25, 2020, requested code modifications, off site signage, alley relocation, tree plantings, angled parking, and noted petition is consistent with the city's comprehensive plan, zoning code and LDRs.

Mr. Boone advised ATM status for Site and Development Plan Petition No. 19-21SP.

Discussion continued regarding Parcel C's landscape plan and parking lot.

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, is 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. 19-22SP with the stipulation proposed by staff. The motion carried by the following vote:**

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

[19-24SE](#)

Special Exception - Cassata Square - Parcels B & C

Staff: Roger Clark, AICP, Planning Manager  
Applicant: MPS Development & Construction, LLC.  
Agent: Jeffery A. Boone, Esq., Boone Law Firm, P.A.  
Owners: Iberia Bank and The Venice Company, LTD.

This item was discussed under Site and Development Plan Petition No. 19-22SP.

**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, is 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. 19-24SE with the stipulation proposed by staff. The motion carried by the following vote:**

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

**VI. Comments by Planning Division**

[20-4532](#)

Land Development Regulations Update  
Staff: Jeff Shrum, AICP, Development Services Director

Discussion took place on the board's meeting schedule this month.

Mr. Williams advised he will be out of town June 12, 2020 and requested his absence be excused.

**VII. Comments by Planning Commission Members**

Mr. Willson announced he is running for city council.

**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 4:58 p.m.

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Chair

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Recording Secretary