



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 3, 2014

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

Present: 7 - Chair Barry Snyder, Helen Moore, John Williams, Jerry Towery, Shaun Graser, Tom Murphy and Charles Newsom

Also Present

Ex-Officio Councilmember Kit McKeon, City Attorney Dave Persson, Community Development Director Jeff Shrum, Senior Planner Scott Pickett, Planner Roger Clark and Recording Secretary Heather Taylor.

III. Approval of Minutes

14-0668 May 20, 2014 Regular Meeting Minutes

A motion was made by Ms. Moore, seconded by Vice Chair Graser, that the Minutes of the May 20, 2014 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

14-2SE SPECIAL EXCEPTION - OLD SALTY DOG
Owner: Marine Max East Inc.
Agent: Tim Roane, P.E. - Kimley-Horn & Associates
Staff: Scott Pickett, Senior Planner

Without objection, Chair Snyder combined the agenda items into one hearing. Mr. Snyder stated this is a quasi-judicial hearing and opened the public hearing. He read a memorandum dated May 17, 2014 and stated no written communication had been received regarding this petition.

Mr. Persson queried commissioners on conflicts of interest and ex parte communications. All commissioners disclosed site visits with no communications.

Mr. Pickett, being duly sworn, provided an overview of Special Exception Petition No. 14-SE, Venetian Urban Design (VUD) Waiver, 14-1WV, and Site and Development Plan No. 14-1SP, displayed aerial photographs of the property, commented on the southern gateway corridor planning intent, corridor standards, zoning, use regulations, and elaborated on the project overview to include building conversion, parking, architectural design, signage, and landscaping. He further commented on landscaping components, the VUD parking area waiver, provided a staff analysis, and recommended action.

Mr. Clark, being duly sworn, provided clarification on previous landscape provisions.

Discussion followed on wheel stops, VUD height and width requirements, movement of boats within the parking area, and traffic ingress and egress.

Tim Roane, being duly sworn, Kimley-Horn and Associates, Inc., commented on Old Salty Dog restaurants current relationship with Marine Max, restoration goals, current use and proposed changes to the asphalt parking area, VUD and land development code requirements, alternate landscaping, and coordination with Florida Department of Transportation (FDOT) and Florida Department of Environmental Protection (FDEP).

Discussion followed on space needed for relocation of boats and boat delivery, designated parking areas, pedestrian and vehicle traffic, and the chain link fence currently located on the property.

Timothy Delvescovo, being duly sworn, Delvescovo Design Group, commented on the architectural color of the building.

Discussion followed on lighting, restaurant hours of operation, and pedestrian access to the restaurant.

Sam Lowrey, being duly sworn, Marine Max, Inc., responded to commission questions regarding hours of boat movement, consistency of boat display, and safety procedures to allow for boat movement during restaurant hours.

Mr. Pickett responded to commission questions on landscaping requirements should there be an absence of boats, buffering requirements, the building department's review of lighting, and shared parking provisions.

Mr. Snyder closed the public hearing at 2:54 p.m.

A motion was made by Mr. Murphy, seconded by Ms. Moore, that based on the

staff report and the presentation, the Planning Commission, sitting as the local planning agency, finds this request consistent with the Comprehensive Plan, City development standards and with the affirmative findings of Fact in the record and, therefore, moves to approve Order No. 14-2SE.

Following the motion, discussion ensued on the landscaping along the property line, the chain link fence, and interior landscaping.

A motion was made by Mr. Towery, seconded by Mr. Newsom, to amend the motion to approve Order No. 14-2SE with the exception of section 86-437 - Landscaping adjacent to property lines.

Mr. Persson asked for a point of clarification as to whether the commission was requiring palm trees along property line.

Mr. Pickett stated that the landscaping buffer requirement may require additional modifications from parking dimensional standards.

A motion was made by Vice Chair Graser, seconded by Mr. Newsom, to amend the motion to approve only Section 86-411(8) of Order No. 14-2SE. The amendment failed by the following vote:

Yes: 2 - Mr. Graser and Mr. Newsom

No: 5 - Chair Snyder, Ms. Moore, Mr. Williams, Mr. Towery and Mr. Murphy

The amendment to approve Order No. 14-2SE with the exception of section 86-437 - Landscaping adjacent to property lines carried by the following vote:

Yes: 4 - Chair Snyder, Mr. Towery, Mr. Murphy and Mr. Newsom

No: 3 - Ms. Moore, Mr. Williams and Mr. Graser

The motion as amended carried by the following vote:

Yes: 5 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Murphy and Mr. Newsom

No: 2 - Mr. Williams and Mr. Graser

14-1WV

WAIVER - OLD SALTY DOG

Owner: Marine Max East Inc.

Agent: Tim Roane, P.E. - Kimley-Horn & Associates

Staff: Scott Pickett, Senior Planner

In response to Mr. Persson, Mr. Pickett provided clarification regarding achievement of standards and being consistent with the special exception action.

A motion was made by Mr. Towery, seconded by Mr. Murphy, that based on the staff report and the presentation, the Planning Commission, sitting as the local planning agency, finds this request consistent with the Comprehensive Plan, City development standards and with the affirmative Findings of Fact in the record and, therefore, moves to recommend to City Council approval of Order No. 14-1WV to be consistent with prior approval of Special Exception No. 14-2SE and with the added requirement to establish a pedestrian crosswalk to the restaurant.

A motion was made by Vice Chair Graser that the motion be amended to require compliance with Section 86-122(m). The motion died for lack of a second.

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Williams, Mr. Towery, Mr. Murphy and Mr. Newsom

No: 1 - Mr. Graser

The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Williams, Mr. Towery, Mr. Murphy and Mr. Newsom

No: 1 - Mr. Graser

14-1SP

SITE & DEVELOPMENT PLAN - OLD SALTY DOG

Owner: Marine Max East Inc.

Agent: Tim Roane, P.E. - Kimley-Horn & Associates

Staff: Scott Pickett, Senior Planner

Following the motion, Mr. Pickett clarified procedures for additional special exceptions if a redesign is required and the possibility of presenting the commission with an alternate proposal.

A motion was made by Mr. Murphy, seconded by Mr. Towery, that based on the staff report and the presentation, the Planning Commission, sitting as the local planning agency, finds this request consistent with the Comprehensive Plan, City development standards and with the affirmative Findings of Fact in the record and, therefore, moves to approve Order No. 14-1SP subject to the condition of City Council approval and VUD Waiver No. 14-1WV and demonstrates safe pedestrian access to and from the restaurant as approved by staff. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Williams, Mr. Towery, Mr. Murphy and Mr. Newsom

No: 1 - Mr. Graser

V. New Business

14-0669

Discussion - Planning and Zoning Projects (process and priorities)

Mr. Shrum referenced a memorandum dated May 27, 2014, reviewed current and pending projects to include project type, status and projected completion date, asked commission for assistance in prioritizing projects, responded to commission questions regarding source of individual projects, and recommended the comprehensive plan as a priority.

Discussion followed on sharing responsibility with other city boards, a future comprehensive plan workshop, being provided an outline of the minimum state requirements, budget projections for next year, and authorization of additional personnel.

Mr. Shrum commented on staff's request for an additional staff member, and a full time administrative position.

VI. Audience Participation

No one signed up to speak.

VII. Comments by Planning Commission Members

There were no comments by the planning commission.

VIII. Comments by Planning Department Staff

Mr. Shrum stated that he would like to set up meetings with each commissioner to explain how the planning department functions.

Mr. Snyder stated the next meeting would be July 15, 2014.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:59 p.m.

Chair

Recording Secretary
