



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, December 20, 2016

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: 6 - Chair Barry Snyder, Helen Moore, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

Excused: 1 - Jerry Towery

Also Present

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

III. Approval of Minutes

[16-2419](#)

Minutes of the November 29, 2016 Workshop Meeting

A motion was made by Ms. Moore, seconded by Mr. Murphy, that the Minutes of the November 29, 2016 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

[16-02SP](#)

CRUSH-IT, INC. SITE & DEVELOPMENT PLAN

Staff: Roger Clark, Senior Planner

Agent: Jeff Boone, Esq.

Owner: Lisa Anne Richardson Revocable Living Trust

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement, noted no written communication was received, opened the public hearing, and requested speaker cards be completed by those who will offer testimony.

Mr. Persson questioned planning commission members regarding ex-parte communications and conflicts of interest. There were no

ex-parte communications or conflicts of interest. Mr. Snyder, Ms. Moore, Mr. Graser, and Mr. Newsom noted site visits.

Mr. Shrum, being duly sworn, spoke on the Crush-It, Inc. site and development plan to include changes in plan and determination, section of code, Planned Industrial Development (PID) zoning, required pre-zoning, consistency with the comprehensive plan, staff report, PID written agreement, site plan and process, concept plan, differences in development and concept plans, rezoning of the property, impact and uses, and proposed layout.

Discussion ensued on analyzing rezoning impacts and making determination on the site development plan.

Mr. Clark, being duly sworn, provided a presentation on Crush-It, Inc. site and development plan and spoke on property background, annexation, comprehensive plan amendment, rezoned to PID, petition, aerial photograph, Ajax property, proposed site plan diagram, on-site concrete crushing, buffers, photograph of on-site conditions, surrounding and adjacent property information, future land use map, existing zoning map, comprehensive plan consistency, Gene Green sector, Rinker PID and land development code (LDC) consistency, concurrency, staff findings and determination, and stipulations.

Jeff Boone, representing applicant, being duly sworn, spoke regarding property zoning, private easement, changes in plans, permitted uses for property, consistency with the general concept plan, working with developer of Toscana Isles and residents of the Venetian Golf and River Club, diagram of site plan and access points, Crush-It Inc. company, designated storage areas, future plan for portable concrete crushing, and consistency with the city's codes and compliance with the comprehensive plan.

Discussion took place regarding site visits, berms, location of crushers, revision of the site and development plan, accommodations, fencing, stipulations, city water and sewer, working with the city's fire department, specific requirements, fire chief inspection, noise and dust concerns, air quality standards and regulations, and water supply.

John Peshkin, developer of Toscana Isles, being duly sworn, spoke in regards to working with the applicant, noise and dust concerns, meeting with acoustic consultant, berm height, sound testing, and revised site development plan.

Jerry Jasper, 130 Burano Court, being duly sworn, spoke in regards Venetian Golf and River Club, phases of the property, contact with acoustical engineers, noise concern, and berm height.

Mr. Boone spoke on future amendments to the site and development plan for portable crushing area, berm height, time frame and process for second phase, portable crushers and testing, engineering limit of berm height, and noise concerns.

Mr. Snyder closed the public hearing.

A motion was made by Ms Fawn, seconded by Ms. Moore, that in accordance with Code Section 86-132(k), 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 therefore, determines that a rezone of the property is not required. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

Excused: 1 - Mr. Towery

A motion was made by Mr. Murphy, seconded by Ms. Fawn, 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 and Development Plan Petition No. 16-02SP, to include two stipulations that this property will be required to connect to city water and sewer pursuant to the conditions specified in Section 74-2 of the City's Code of Ordinances and prior to approval of construction plans for the project, all applicable requirements for fire suppression systems for the project must be resolved and approved by the city's fire chief. If a static water supply is used then a third party review will be required prior to the fire chief's approval. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

Excused: 1 - Mr. Towery

V. New Business

[16-07RZ](#)
[\(PHC\)](#)

PREHEARING CONFERENCE - MILANO ZONING MAP AMENDMENT

Staff: Scott Pickett, AICP, Senior Planner

Agent: Jeffrey Boone, Esq.

Owner: Neal Communities of SW FL, LLC

Mr. Snyder spoke in regards to the prehearing conference.

Mr. Shrum spoke on the prehearing conference, filed application, notice of public meeting, and comments for the record.

Discussion took place regarding Mr. Shrum's December 15, 2016 memo

to the planning commission, prehearing conference procedure, and staff review of application.

Mr. Boone, representative of applicant, spoke regarding the prehearing conference process, rezoning application review, changes in the zoning, history of the two separate Planned Unit Developments (PUDs), total number of units, combining the two PUDs, photographs, and building heights.

Jim Collins, Boone Law Firm, spoke in regards to the PUDs, Jacaranada Boulevard, building amenities, changes, designations, overall combined PUDs and total number of residential units, open space, changes in standards, buffers, and building height.

Discussion took place regarding Milano zoning map amendment, reductions, PUD unit count, density, development of areas, buffers and berms, construction and open spaces, greenway, previous Laurel Lakes PUD, thoroughway, access to Laurel Road, decrease of density, traffic flow, Florida Power and Light (FPL) easement, wetlands, signalizations, and commercial areas.

Discussion continued on Milano zoning, optional connection, permitted road, access, changes, amount of signs, binding master plan, comments, requirement of prehearing conference, mixed use, land use, commercial property, community center for the area, amenities, neighborhood meetings, number of units, buffering, tall structure locations, height, plans, limited activity of external streets, addition of pickleball courts and dog park, site visit, left hand turn and visibility, county issues, and the eagle's nest.

Discussion ensued regarding integration of the two properties, changes of plan, issues, height, designation of areas, wildlife corridor, and amenities.

VI. Unfinished Business

[16-2420](#)

COMPREHENSIVE PLAN UPDATE - Draft Plan

Staff: Jeff Shrum, AICP, Development Services Director

Public Comment for Comprehensive Plan Update

Mr. Shrum spoke in regards to the draft completion of the comprehensive plan, scheduling workshops in January, plan layout, staff packet for the January meeting, items on the next agenda, having the regular meeting in community hall, and notice of public workshops.

VII. Audience Participation

No one signed up to speak.

VIII. Comments by Planning Division

There were no comments.

IX. Comments by Planning Commission Members

There were no comments.

[16-2421](#)**Planning Commissioner Absence**

Discussion took place regarding Ms. Fawn's absence. Mr. Persson spoke on the city code regarding excuse of absence, and noted he will inquire with the city clerk for direction.

Discussion continued on voting issues, excessive unexcused absences, and rules of procedure.

A motion was made by Mr. Graser, seconded by Ms. Moore, to excuse Ms. Fawn's absence for six months from the planning commission. The motion carried by voice vote unanimously.

Ms. Fawn spoke regarding her meeting with the parks and recreation advisory board on usage of parks, new county program, installation of city traffic counters, sign-up sheets for park volunteers, purpose of Ajax property purchase, naming opportunity for Bob Vedder and his work, county taking over sport parks, mayor's meeting for potential pieces of land, maintenance of parks budget, and letter of recommendation to city council.

X. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:23 p.m.

Chair

Recording Secretary