



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, January 17, 2017

1:30 PM

Community Hall

I. Call to Order

A Regular Meeting of the Planning Commission was held this date in Community Hall 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

Excused: 2 - Tom Murphy and Janis Fawn

Also Present

Liaison Councilmember Kit McKeon, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planner James Koenig, and Recording Secretary Michelle Girvan.

Present: 5 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser and Charles Newsom

Excused: 2 - Tom Murphy and Janis Fawn

III. Approval of Minutes

[17-2451](#)

Minutes of the December 20, 2016 Regular Meeting

A motion was made by Mr. Newsom, seconded by Ms. Moore, that the Minutes of the December 20, 2016 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

[16-07VZ](#)

424 SUNSET DR. - VARIANCE

Staff: Jim Koenig, AICP, Planner

Agent: Jackson R. Boone, Esq.

Owner: Joy Brown

Mr. Snyder stated this is a quasi-judicial hearing, read a memorandum of advertisement with no written communications, and opened the public hearing.

Ms. Fernandez queried board members regarding ex-parte communications and conflicts of interest with Mr. Graser, Ms. Moore and Mr. Newsom stating site visits only with no communication or conflicts of interest.

Mr. Koenig, being duly sworn, provided a presentation on the variance to include applicable code standards, zoning standards, proposed improvements, front yard setback, aerial photo of subject and surrounding properties, lot size, property being nonconforming, pictures of existing property, additional documentation, future land use map, existing zoning, FEMA flood zone map, planning commission review and action, and staff finding.

Discussion took place regarding correspondence from neighbors and the pool house being a part of the main structure.

Discussion continued regarding variance, city zoning and city's jurisdiction, previous variance building permit, issue of county zoning, policy direction from city council, and the cobblestone part of street being in the county.

Mr. Boone, being duly sworn, spoke in regards to the variance request, non-conforming lot due to lot size, additional lot coverage, square footage, special circumstances, change in zoning, hardship to property owner, extra pool deck coverage, injurious or detrimental to the neighborhood, size of lot, necessary minimum, and grant of variance.

Gregg Hassler, 247 Ponce de Leon Avenue, being duly sworn, spoke in regards to the variance, zoning issue, lot size, and resolution.

Discussion took place regarding zoning and lot size.

Sandy Young, 420 Sunset Drive, being duly sworn, spoke in regards to the variance and distance of property line.

Mr. Koenig spoke in regards to the setbacks on the property.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Moore, seconded by Mr. Towery, that based on the staff report and the presentation, the Planning Commission sitting as the local 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 Variance Petition No. 16-07VZ. The motion carried by the following vote:

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

Excused: 2 - Mr. Murphy and Ms. Fawn

V. New Business

[17-2452](#)

Minor Site and Development Plan Approvals

Staff: Jeff Shrum, AICP, Development Services Director

1. Bird Bay Shuffle Courts

Mr. Shrum provided a presentation on site and development plan for modifications on the Bird Bay shuffle courts, approved petition, and keeping staff informed.

The meeting recessed from 1:59 p.m. to 2:10 p.m.

VI. Unfinished Business

[17-2453](#)

COMPREHENSIVE PLAN UPDATE - 2017-2027 Draft Plan

Staff: Jeff Shrum, AICP, Development Services Director

Public Comments Specific to Comprehensive Plan Update

Kelley Klepper, Kimley-Horn, provided a presentation on the comprehensive plan to include suggested revisions, affirmation of what has already been discussed, invested rights language, plan interpretation, and process.

Discussion took place regarding graphics and images, "shall", "will" and "may", will and may being non-committal, removal of the "wills", definition of all will, shall, should, and may, designations.

Mr. Shrum spoke in regards to changes, workshop meeting, recommendation from planning commission, formalizing document, revisions and purpose of meeting, maps, and approval for staff to move forward.

Mr. Klepper continued his presentation and review on plan amendments, vision, background, clean-up of summary comments, future land use specific maps, Joint Planning Areas (JPAs) on the neighborhood maps, functional open space, medium and high residential, mixed use residential, reserved density and intensity, historical resources, historical significant structures, local register, permitting language, and implementation.

Discussions continued on transportation to include mitigation and coastal planning areas, housing, addition of cross referencing, and infrastructure text or appendix.

Discussion took place regarding document schedule, projects,

consistency of plan developments, school element, transmittal to city council, removal of items, transportation, transit, streets, maps, multimodal planning, flexibility, island neighborhoods, and complete street element.

Discussion ensued regarding East Venice Avenue, street name correction, Pinebrook neighborhood, Laurel Road neighborhood, roadway segments, and inserting footnotes on all graphics.

Discussion continued regarding draft update, interpretations, update on maps, verification of numbers, complete street tables, comfortability with draft, finalization from Mr. Shrum and staff for neighborhoods, public comment draft, and changes to the draft before sending it out to the public.

Mr. Shrum spoke in regards to workshops, public comments, time limit for comments, meetings, sending draft to all advisory boards, presentations to the advisory boards by Mr. Shrum, feedback opportunities, moving forward with plan, and land development codes.

A motion was made by Mr. Newsom, seconded by Mr. Graser, that staff finish making the changes to the draft comprehensive plan before making it available for the public workshop. The motion carried by voice vote unanimously.

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.

X. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:47 p.m.

Chair

Recording Secretary