



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, February 7, 2017

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:** 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy and Charles Newsom

**Excused:** 1 - Janis Fawn

### Also Present

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

### III. Approval of Minutes

[17-2477](#)

Minutes of the January 3, 2017 Regular Meeting

**A motion was made by Ms. Moore, seconded by Mr. Murphy, that the Minutes of the January 3, 2017 meeting be approved as written. The motion carried by voice vote unanimously.**

### IV. Public Hearings

[16-06VZ](#)

VARIANCE - 448 VENICE AVE E.

Planner: Scott Pickett, AICP, Senior Planner

Applicant: Michael Meacock

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. Snyder, Mr. Graser, Mr. Newsom, and Mr. Towery stating site visits only with no communication. There were no conflicts of interest. Ms. Moore and Mr.

Murphy stated no communication. There were no conflicts of interest.

Mr. Pickett, being duly sworn, provided a presentation on the variance, background of the variance, application materials, applicable code standards, setback, proposed site plan drawing, aerial photo of subject and surrounding properties, view of the subject property, future land use map, existing zoning, planning commission review and action, criteria condition, expiration of requested variance, and staff finding.

Discussion took place regarding the building on the property, setback, pallets stored on property, storage, placement of dumpster, frontages, rear setback, right-of-way, and defined alley and street.

Mike Meacock, Aqua Doc Pool Clinic, being duly sworn, spoke in regards to the chlorine tank, technicians refilling their own tanks, and storage for tank.

Josh Kandor, Aqua Doc Pool Clinic, being duly sworn, spoke in regards to the variance, being new owner, pool technicians who use tank, viability for business, and chlorine tank.

Discussion ensued in regards to the safety of the tank, tanks used by employees, change of tanks, containment tank and outside tank, leaks, bleach versus chlorine, and the cleanup in the back area of building.

In response to questions, Mr. Pickett spoke on a building permit, code enforcement case, safety issues, fire chief's review of safety issues, containment tank design, and building permit review and inspection.

Mr. Snyder closed the public hearing.

Discussion followed on the review of the variance, process to be looked at and code enforcement, applicant not knowing permit was required, and the look of the front of building versus the back.

**A motion was made by Mr. Graser, seconded by Ms. Moore, that based on the staff report and the presentation, 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 Variance Petition No. 16-06VZ. The motion carried by the following vote:**

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

**Excused:** 1 - Ms. Fawn

**V. Unfinished Business**[17-2478](#)**COMPREHENSIVE PLAN UPDATE DISCUSSION:**

1. Overview Public Workshop/Presentations
2. Public Comments Specific to Comprehensive Plan Update

Mr. Shrum provided a presentation on the update of the comprehensive plan, comments from the workshops, conversations on the draft update, workshops, splitting the neighborhoods in sections, discussions on the transmittal, opportunity for public comment, confusion of the plan, workshop dates, transmittal of the plan, feedback, suggested changes, highlight of the discussions, comparisons, land areas, geographic boundaries, development potential, comment to add landmarks and street names on the map, development capacity, transition language, regulatory aspect, document to be more clear, implementation of plan, areas that can be carried forward, applying the standards, legal arguments, issues of the current plan, workshop meeting dates and times, workshop topics, public input, and purpose of workshops.

Greg Watkins, 324 Pedro Street, spoke to preservation language, land use, structures, language in the previous plan, clear and concise plan, using the word "implement" in the plan, certified local government, and having a comprehensive plan that works.

Mr. Snyder spoke to using the word "shall" meaning "must do" and the land development code.

Jean Trammell, Historic Preservation Board chair, spoke in reference to the historic neighborhood language, change to John Nolen plan neighborhoods, clear language regarding Venice becoming a certified local government, and putting tax incentives in place.

Kathleen Economides, 1322 Whispering Lane, spoke to plan language, concerns of the December workshop attendance, comments at the workshop, density and traffic issues, designation of mixed use, quiet and safe neighborhoods, and changes of designation.

Mack Whittaker, Historic Preservation Board member, spoke to historic preservation, adding an historic element, and asked about an archaeological item in the comprehensive plan.

Mr. Snyder spoke to the responsibility of the boards.

Dan Lobeck, spoke to plan use policies, understanding of the comprehensive plan, growth, existence of the plan, important policies, recommendations, policy by policy, layout of document, format and timing issues, transmittal hearing, adoption date, seasonal residents,

public hearings held in the summer, regulations, land development code, and neighborhood compatibility.

Mr. Lobeck spoke regarding the transition of plan, land use code, items to be taken out of the plan, proposed comprehensive plan revisions, school concurrency, replacement language, and overall approach.

Elaine Lawson, 1350 Lucaya Avenue, spoke to her concern about seniors being informed about the workshops, publicized workshops, neighborhood meetings, discussion of final plan, preservation of comprehensive plan and Venice's character, mixed use residential, zoning, future land use designation, threat of future developments, other areas of town that are not on Venice island, protection of buyer, and the need for the definition of the comprehensive plan and land development code.

Larry Humes, Venice Heritage, spoke to heritage preservation, certified local government, comprehensive plan being narrow in scope, elements, protection of historic homes, historic plan, the need for historical resources, and addressing historic preservation.

Mr. Shrum spoke regarding understanding the comprehensive plan language.

Discussion took place regarding the certified local government, historic preservation, charter of the historic preservation board, land development code, Pinebrook South discussion specifics, misunderstanding of mixed use category, email responses and comments, more detailed description of what mixed use residential means, and regulations aspect.

Kathie Ebaugh, Sarasota County School Board, spoke in regards to Sarasota County schools, development of the comprehensive plan policies, Sarasota capital plan, and school expansions.

Kelley Klepper, Kimley-Horn, spoke in regards to the policy strategies, current plan, language in the plan, updates, and comments.

## **VI. Audience Participation**

There were no other audience comments.

## **VII. Comments by Planning Division**

There were no comments.

## **VIII. Comments by Planning Commission Members**

There were no comments.

**IX. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:09 p.m.

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Chair

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Recording Secretary