



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, August 1, 2017

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 1:29 p.m.

II. Roll Call

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

Also Present

Liaison Council Member Kit McKeon, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Planning Manager Roger Clark, and Recording Secretary Mercedes Barcia.

III. Approval of Minutes

[17-2837](#)

Minutes of the June 20, 2017 Regular Meeting

A motion was made by Mr. Murphy, seconded by Ms. Moore, that the Minutes of the June 20, 2017 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

[17-02CP](#)

FISHERMAN'S WHARF COMPREHENSIVE PLAN AMENDMENT

Staff: Scott Pickett, AICP, Senior Planner

Owner: Venice Marine Park, LLC

Agent: Jeffery A. Boone, Esq.

Mr. Snyder read memorandum of advertisement, noted no written communication was received regarding this petition, and acknowledged the applicant provided mail notification.

Mr. Snyder opened the public hearing.

Mr. Pickett provided a presentation on the comprehensive plan amendment petition and spoke on summary information, aerial photograph, summary of comprehensive plan amendment, existing and proposed future land use map (FLUM), existing Northern Gateway

Corridor, planning analysis, comparison of existing and proposed designations to include allowed uses, maximum density, floor area ratio (FAR), and building heights.

Discussion followed regarding percentage of commercial and residential land use and restrictions, Policy 16.12, corridor, comprehensive plan, commercial intensive (CI) zoning, maximum building height standards, planning areas, proposal, commercial designation, conditional use, and maximum CI.

Mr. Pickett continued to speak regarding maximum density and FAR, proposed commercial designation, Northern Gateway Corridor Standards, development scenarios with existing and proposed FLUM designations, development proposal, evaluation of the proposed amendment impact on the comprehensive plan and the Northern Gateway Corridor, compliance with the land development code (LDC), consistency with the comprehensive plan and other relevant city ordinances, resolutions or agreements, effect of the proposed amendment upon the financial feasibility of the comprehensive plan, consistency with the applicable requirements of Florida Statutes Chapter 163, and staff summary findings of fact.

Discussion followed on site and development plan, development codes, potential development activities and city expenditures, conditional use petition, rezone, special exceptions, land use designation, maximum height standards, commercial general (CG), mixed use commercial designation, density, and waterway designation.

Mr. Shrum commented on application, proposed comprehensive plan, and area designation.

Jeffery Boone, Boone Law Firm, representing applicant, spoke regarding neighborhood meeting and client's proposed development, client's application and intent, dock, changing waterway designation, current zoning and comprehensive plan, and proposed condominium units.

Discussion took place on conditional use, existing and proposed comprehensive plan, comprehensive plan amendment, transitional language, mixed use development, northern Italian style architecture, demolishing metal building on the northern part of the property, and multi-family developments with CI zoning.

Discussion continued on property ownership, CI zoning, leaving waterway designation to protect dock, proposed comprehensive plan, development potential of zoning district, and proposed density.

Chris Smith, 617 North Tamiami Trail, Harbor Lights board member,

noted concerns from stakeholders to include boundary delineation, commercial designation, height restriction, and land merge.

Nancyrose Logan, Bella Costa, spoke regarding height concerns, commercial zoning, waterway, and dock.

Mr. Boone commented on the site and development plan, placing fence around the property, height limit, commercial zoning, and comprehensive plan amendment.

Discussion followed on parcels that have waterway designations and commercial properties.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Graser that based on the staff presentation and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition in compliance with the Land Development Code, consistent with the Comprehensive Plan, and in compliance with Florida Statute Chapter 163 and recommends to City Council Approval of Comprehensive Plan Amendment Petition No. 17-02CP and approve only the Northern Gateway Corridor portion of the property. The motion failed due to lack of a second.

Ms. Fernandez noted motion requests the FLUM designation be revised only for the Northern Gateway Corridor portion of property.

A motion was made by Ms. Fawn, seconded by Mr. Newsom, that based on the staff presentation and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition in compliance with the Land Development Code, consistent with the Comprehensive Plan, and in compliance with Florida Statute Chapter 163 and recommends to City Council Approval of Comprehensive Plan Amendment Petition No. 17-02CP.

Discussion followed regarding city entranceway, development potential, protecting waterway designation, proposed comprehensive plan, mixed use at the corridor, Policy 9.5, proposed zoning, and conditional use.

The motion carried by the following vote:

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

No: 1 - Mr. Graser

Recess was taken from 2:52 p.m. until 3:00 p.m.

17-03CP

THE WOODS AT VENICE (JACKSON ROAD) COMPREHENSIVE
PLAN AMENDMENT

Staff: Roger Clark, Planning Manager

Agent: Jeffery A. Boone, Esq.

Applicant: Border Road Investments

Mr. Snyder read memorandum of advertisement and noted no written

communication was received regarding this petition.

Mr. Snyder opened the public hearing.

Mr. Clark provided a presentation on the comprehensive plan amendment petition to include background, text proposed for removal to include "Construction of a collector roadway system through the community neighborhood which provides for the interconnection of Jackson Road from Border Road to Laurel Road as a two-lane collector facility as depicted on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure and Service Standards Element", aerial photograph, factors for consideration, planning analysis, consistency with the comprehensive plan, consistency with other relevant city ordinance, resolutions or agreements and financial feasibility of the plan, compliance with Florida Statute Chapter 163, and staff findings of fact.

Discussion followed regarding area resident agreement, whether applicant owns right-of-way, property development, and map amendments.

Mr. Boone, representing applicant, spoke regarding Jackson Road extension and easement.

Discussion followed on map amendments, text removal and reference to Map TRANS-1, Policy 18.8 language, FLUM, Jackson Road, and transportation series.

No one signed up to speak.

Mr. Shrum noted state will review maps if council approves the amendment.

Discussion followed regarding easement, parcels owned by Sarasota County, proposed development, connections between Jacaranda Boulevard and the property, and comprehensive plan amendment advertisement.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Moore, seconded by Mr. Towery, that based on the staff presentation and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition in compliance with the Land Development Code, consistent with the Comprehensive Plan, and in compliance with Florida Statute Chapter 163 and recommends to City Council Approval of Comprehensive Plan Amendment Petition No. 17-03CP. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

V. Audience Participation

No one signed up to speak.

VI. Comments by Planning Division

Mr. Shrum noted the next planning commission meeting will be September 19, 2017, and the comprehensive plan transmittal public hearing is scheduled for August 31, 2017.

VII. Comments by Planning Commission Members

There were none.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:28 p.m.

Chair

Recording Secretary