



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, December 5, 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 1:30 p.m.

II. Roll Call

Present: 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy and Janis Fawn

Also Present

Liaison Councilmember Charles Newsom, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Planning Manager Roger Clark, Planner James Koenig and Recording Secretary Shirley Gibson.

III. New Business

[17-3001](#)

Parks Master Plan Draft

Staff: Jeff Shrum, AICP, Development Services Director

Discussion took place postponing this discussion until a later date and moving the order of agenda items.

IV. Public Hearings

[17-04CP](#)

Village on the Isle Comprehensive Plan Amendment

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: The Southwest Florida Retirement Center, Inc. & Emmanuel Lutheran Church, Inc.

Chair Snyder stated this was a legislative hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Mr. Pickett spoke regarding project summary, planned land swap, existing

and proposed improvements to include the north and south portion of the Village on the Isle campus, aerial photograph and existing land use, future land use and existing zoning maps, special designation, proposed small scale map amendment, review of plan amendment and development potential.

Discussion followed regarding building height of new and existing structures.

Mr. Pickett continued to speak on the plan amendment, summary findings and answered board questions regarding the comprehensive plan, possible conflicts, confusion with map and maximum density.

The commission was in recess from 2:57 p.m. to 3:05 p.m.

Greg Roberts, Attorney, Klingbeil & Roberts spoke regarding the comprehensive plan, additional one acre, not changing language or terms, site and development plan and answered board questions regarding whether the old nursing home building will be torn down.

Mr. Snyder closed the public hearing.

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 in compliance with Florida Statute Chapter 163, RECOMMENDS TO CITY COUNCIL APPROVAL of Comprehensive Plan Amendment Petition No. 17-04CP. The motion carried by the following vote:

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

Mr. Shrum spoke regarding map amendment, separate motion to include amendment and providing clarification to city council.

Mr. Roberts spoke regarding the map being in the staff report, clarification on what parcel of land is in question, sketch to be drawn within the next two weeks, revising the map, avoiding any setbacks with city council review and potential questions being raised.

Mr. Shrum showed current map and where the changes will be made.

Discussion took place regarding leaving map as is, moving forward being more beneficial, vacating current motion and making a new motion to amend the triangular portion of the map.

A motion was made by Mr. Towery, seconded by Mr. Graser, to vacate the commission's prior recommendation to city council and a make a new motion, 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 in compliance with Florida Statute Chapter 163, **RECOMMENDS TO CITY COUNCIL APPROVAL of Comprehensive Plan Amendment Petition No. 17-04CP inclusive of the triangular portion shown on the map in question. The motion carried by the following vote.**

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

[17-01WV](#)

Village on the Isle & Emmanuel Lutheran Church Venetian Urban Design Waiver

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: The Southwest Florida Retirement Center, Inc. & Emmanuel Lutheran Church, Inc.

Chair Snyder stated this was a quasi-judicial hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. There were none.

Mr. Pickett, being duly sworn, spoke on setbacks, covered walkways, perimeter buffer, parking area, requested waivers on the northern and southern portion of the campus and compliance with the comprehensive plan.

Mr. Paquet, Kimley-Horn, being duly sworn, spoke regarding aerial map of property, landscaping, location of the parking and covered walkways, in accordance with the land development code and the comprehensive plan.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Ms. Moore, 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, with the affirmative Findings of Fact in the record, and RECOMMENDS TO CITY COUNCIL APPROVAL of Waiver Petition No. 17-01WV. The motion carried by the following vote.

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

[17-06SE](#)

Village on the Isle Special Exception

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: The Southwest Florida Retirement Center, Inc.

Chair Snyder stated this was a quasi-judicial hearing for 17-06SE and 17-09SP; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. Mr. Graser indicated that Mr. Greg Roberts, Klingbeil & Roberts is his attorney and when questioned, he will remain fair and impartial during this hearing and there were no conflicts of interest.

Mr. Pickett, being duly sworn, spoke regarding special exception, proposed improvements on north portion of the VOTI campus, set back reduction and answered board questions regarding the paved parking lots.

Mr. Pickett further spoke on height of the buildings, proposed improvements on the south portion of the VOTI campus, ground and directional signs, proposed improvements and answered board questions regarding reduction in parking and review of requested code modifications.

Mr. Paquet, Kimley-Horn, being duly sworn spoke regarding the site and development plan.

Joel Anderson, Village on the Isle, being duly sworn, spoke regarding property history, transition, requested need for senior living and working with design team members.

Mr. Paquet further spoke regarding plans, aerial map, Isle buildings, health center buildings, redevelopment of an existing campus, requesting 22 square feet for signage, site plan, driveway, access on the ingress and egress, accessing campus, meeting stormwater requirements, landscaping, lining the pond to control the water level, maintaining historic drainage points, utilities and answered board questions regarding setbacks, parking study and shared parking.

Brad Smith, Brad Smith Associates, being duly sworn, spoke on signs, site visibility, planning and development, landscaping, visibility, low ground cover, foot traffic and answered board questions regarding 30 foot gap in the landscaping, sign design and height and the vision for the campus in the future.

Greg Roberts, Klingbeil & Roberts, being duly sworn, spoke regarding

footprint and repurposing the existing buildings.

Carson Parr, RLPS Architects, being duly sworn, showed photos of buildings and material boards, building colors, roof design, energy efficiency, covered walkways and answered board questions regarding design.

Mr. Paquet spoke on compliance with the comprehensive plan, land development code and stipulations of right of way vacation.

Mr. Pickett further spoke regarding procedural stipulation and questioned Mr. Paquet on a reasonable time line.

Mr. Snyder closed the public hearing.

Mr. Shrum spoke regarding order of procedure for making a motion.

A motion was made by Ms. Moore, seconded by Mr. Graser, 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 Special Exception Petition No. 17-06SE. The motion carried by the following vote.

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

17-09SP

Village on the Isle Site & Development Plan Amendment

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: The Southwest Florida Retirement Center, Inc.

Chair Snyder announced this quasi-judicial hearing was held under 17-06SE.

A motion was made by Ms. Moore, 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. 17-09SP, with the stipulations provided in the staff report, which reads as follows: The site and development plan approval shall become effective with the approval of Comprehensive Plan Amendment Petition No. 17-04CP and Venetian Urban Design (VUD) Waiver Petition No. 17-01WV, an approved SWFWMD ERP and FDOT Drainage Permit or exemption shall be submitted to the City Engineering Department prior to the commencement of any construction activity, shared use and maintenance drainage easements between Village on the Isle and Emmanuel Lutheran Church shall be fully executed and recorded prior to the issuance of any certificate of occupancy and the triangular portion of city right-of-way on Plaza

Mayor shall be vacated prior to any construction activity. The motion carried by the following vote.

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

17-05SE

Emmanuel Lutheran Church Special Exception

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: Emmanuel Lutheran Church, Inc.

Chair Snyder stated this was a quasi-judicial hearing, read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. There were none.

Mr. Pickett, being duly sworn, spoke on special exception, proposed improvements on church, landscape buffer, review of code modifications and summary findings.

Mr. Paquet, being duly sworn, spoke on parking lot, special exception, in accordance with land development code and comprehensive plan, and answered board questions regarding plant height.

Mr. Pickett further spoke on parking and driveways.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, seconded by Mr. Murphy, 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 Special Exception Petition No. 17-05SE. The motion carried by the following vote.

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

00-09SP.2

Emmanuel Lutheran Church Site & Development Plan Amendment

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: Emmanuel Lutheran Church, Inc.

Chair Snyder stated this was a quasi-judicial hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. There were none.

Mr. Pickett, being duly sworn, spoke on site and development plan, proposed improvements on church, summary findings, comprehensive plan consistency, summary finding, procedural stipulations and right of way vacation.

A motion was made by Mr. Graser, 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 Amendment Petition No. 00-09SP.2, with the stipulations provided in the staff report which read as follows: The site and development plan approval shall become effective with the approval of Comprehensive Plan Amendment Petition No. 17-04CP and Venetian Urban Design (VUD) Waiver Petition No. 17-01WV, an approved SWFWMD ERP and FDOT Drainage Permit or exemption shall be submitted to the City Engineering Department prior to the commencement of any construction activity, shared use and maintenance drainage easements between Village on the Isle and Emmanuel Lutheran Church shall be fully executed and recorded prior to the issuance of any certificate of occupancy. The motion carried by the following vote.

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

17-01VZ

753 Eagle Point Variance

Staff: Jim Koenig, AICP, Planner

Applicant/Owner: Gerald & Diane Knapp

Chair Snyder stated this was a quasi-judicial hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. Ms. Moore did a site visit with no communication and there were no conflicts of interest.

Mr. Koenig, being duly sworn, spoke regarding petition summary, applicable code standards, aerial photo and surrounding properties, proposed improvement, photos of subject property, future land use map, existing zoning, additional documentation, planning commission review and action, staff finding, applicant requesting variance of 365 days and answered board questions regarding the perceived harm to the neighbors.

Gerald Knapp, 753 Eagle Point Drive, being duly sworn, spoke regarding project, family emergency resulting in constant travel and would like a

variance of 365 days and answered board questions regarding running the project by the homeowners association, roof line, enclosure and existing deck.

Judy Wilcox, 712 Eagle Point Drive, being duly sworn, spoke regarding request for variance, association has no objection to the project and the plan has not been approved by the association.

Mr. Knapp further spoke regarding association approval.

Mr. Synder closed the public hearing.

A motion was made by Mr. Towery, 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 Variance Petition No. 17-01VZ with the extension of 365 days. The motion carried by the following vote.

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

[15-11SP.1](#)

SSE Properties, LLC Site & Development Plan Amendment

Staff: Scott Pickett, AICP, Senior Planner

Agent: George Debidart, Jr.

Owner: SSE Properties, LLC

Chair Snyder stated this was a quasi-judicial hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. Ms. Moore and Mr. Towery had site visits with no communication.

Mr. Pickett, being duly sworn, spoke regarding site and development plan, approved site plan, approved landscape plan, amended site plan, amended landscape plan, aerial photograph and existing land use, future land use map, existing zoning map, consistency with the comprehensive plan, compliance with the land development code, review of proposed site plan revisions, concurrency review, summary findings and answered board questions regarding landscaping standards and chain link fence benefits.

George Debidart, Sun State Express, Inc., being duly sworn, spoke regarding hiring a general contractor, current issues, landscaping incomplete, obtaining an occupancy permit, fencing for security, placing cameras on property and answered board questions regarding email from

Jerry Banks on fencing.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Ms. Moore, 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 Amendment Petition No. 15-11SP.1. The motion carried by the following vote.

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

17-04VZ

926 Gibbs Road Variance

Staff: Scott Pickett, AICP, Senior Planner

Applicant/Owner: George Huffman

Chair Snyder stated this was a quasi-judicial hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. Ms. Moore indicated she sold this property to the current owner and when questioned, stated that she will remain fair and impartial during this hearing. Mr. Graser had a site visit with no communication.

Mr. Pickett, being duly sworn, spoke regarding application materials, applicable code standard, proposed improvements, aerial photos of subject and surrounding properties, future land use map, existing zoning, planning commission review and action, expiration of requested variance, summary findings and answered board questions regarding written or verbal communications being submitted, setback concerns and making a wider footprint.

Jackson Boone, Boone Law Firm, being duly sworn, spoke regarding the lot, setbacks, removal of sheds on west side of property, renovating a portion of the home and requesting a 365 day variance extension.

Dan Mahoney, 930 Gibbs Road, being duly sworn, spoke in support of the project.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Moore, seconded by Mr. Murphy, 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 Variance Petition No. 17-04VZ and providing 365 days to execute it. The motion carried by the following vote.

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

V. Audience Participation

There was none.

VI. Comments by Planning Division

Mr. Shrum spoke regarding the January 2, 2018 meeting and requested to cancel due to the holiday with commission members agreeing to cancel the meeting.

Mr. Shrum further spoke about potentially submitting packets electronically rather than paper copies, obtaining iPads for commission members, time management and the process if approved and answered board questions regarding potential concern with not being able to view large plans on the iPad, generating a proposal to bring back to the commission, any costs associated with blue prints and option of coming into Planning Division to obtain hard copies.

Discussion took place regarding the Parks Master Plan on the next agenda and what steps the commission will be taking.

There was consensus to cancel the January 2, 2018 meeting due to the holiday.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 5:31 p.m.

Chair

Recording Secretary