



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, April 17, 2018

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:** 7 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Janis Fawn and Kit McKeon

### Also Present

Liaison Councilmember Charles Newsom, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Planner Katherine Woellner, and Assistant City Clerk Heather Taylor.

### III. Audience Participation

No one signed up to speak.

[18-3251](#)

Minutes of the April 3, 2018 Regular Meeting

A motion was made by Ms. Fawn, seconded by McKeon, that the Minutes of the April 3, 2018 meeting be approved as written. The motion carried by voice vote unanimously.

### IV. Public Hearings

[17-07RZ](#)

Zoning Map Amendment - Four Points by Sheraton Parking  
Staff: Scott Pickett, AICP, Senior Planner  
Agent: Ronald Edenfield, P.E., RMEC, LLC  
Owner: DAUS Capital, LLC, Daniel Singh, Registered Agent

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Ms. Fernandez queried board members regarding ex-parte communications and conflicts of interest. Mr. McKeon disclosed phone calls received during time served on city council. Mr. Towery disclosed

questions asked of him with no response given. All board members disclosed site visits.

Mr. Pickett, being duly sworn, reviewed the petition to include surrounding properties, current zoning, requested zoning change, petition summary, property history, aerial photo of existing conditions, property photographs, future land use and existing zoning maps, and Venetian Urban District (VUD) use regulations, and responded to board questions regarding allowance for hotels with the underlying zoning, benefits of changing zoning to Commercial General (CG), and required hotel parking and enclave definition.

Mr. Pickett continued his presentation on comparison of existing and proposed zoning, district development standards, comprehensive plan consistency, compliance with land development code (LDC), summary of findings, concurrency, summary findings, and recommendation to city council, and responded to board questions regarding VUD boundaries on the existing zoning map.

Ronald Edenfield, RMEC, being duly sworn, reviewed the petition to include goal for employee and peak hotel parking, and approval of hotel locations near hospitals and assisted living facilities in Sarasota and Fort Myers.

Daniel Singh, DAUS Capital, LLC, being duly sworn, spoke to conversations with hospital representatives.

Mr. Edenfield spoke to location, landscaping buffers, and displayed photo of hotel vision.

Mr. Singh spoke to northern Italian style.

Mr. Edenfield and Mr. Singh responded to board questions regarding building height, communication with Village on the Isle, and pending site and development plan for parking lot.

Marlyce Holbach, 814 Guild Drive, being duly sworn, spoke to office, professional, and institutional (OPI) provisions, building height, and expressed opposition of the petition.

Mr. Edenfield spoke to maximum intent.

Jag Grewal, Ian Black Real Estate, being duly sworn, spoke to impact of Mr. Singh's project in Sarasota and expressed his support of the petition.

Cynthia Lorry, 729 Guild Dr., being duly sworn, spoke to neighborhood meeting, notices mailed, concern with traffic, and expressed her opposition of the petition.

Mr. Pickett spoke to notices mailed and posted in accordance with city regulations.

Mr. Snyder closed the public hearing.

**A motion was made by Ms. Fawn, seconded by Mr. McKeon, 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, finds the petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends approval to City Council zoning map amendment Petition No. 17-07RZ.**

Discussion took place regarding concern should hotel not be built, current zoning, future special exception hearing for hotel approval, and VUD designation allowance for a hotel.

**The motion carried by the following vote:**

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

[18-01VZ](#)

Variance Request (setbacks) - 505 Valencia Road

Staff: Katherine Woellner, Planner

Douglas and Barbara Graffagna

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Ms. Fernandez queried board members on ex-parte communications and conflicts of interest. Ms. Moore disclosed being approached by residents but noted there was no discussion on her part. Ms. Fawn, Ms. Moore, Mr. Snyder, Mr. McKeon and Mr. Towery disclosed site visits. There were no conflicts of interest.

Ms. Woellner, being duly sworn, reviewed the petition to include property location, subject property, property history, variance request, staff analysis including minimum lot requirements, and responded to board questions regarding double stacking garages and standards for side-yard setbacks.

Ms. Woellner continued her presentation on staff conclusions and responded to board questions on parking standard requirements, applicants parking intentions, and written correspondence received.

Douglas Graffagna, being duly sworn, spoke to request to include John

Nolen intent, minimum space request to support two car garage, drainage, lot coverage increase to 18% and responded to board questions regarding preliminary drawing, drainage concerns, garage height, garage door height, use of pavers, and garage length.

Ronald Musselman, 512 Valencia Rd., being duly sworn, spoke to harm to ambiance in the neighborhood, John Nolen Plan in regards to open space, distance between surrounding homes, and expressed his concern with the petition.

Euristhenes Papa ef Thimiou, 509 Valencia Rd., being duly sworn, expressed his opposition with the petition to include limits to future expansion of his home.

Val Palange, 501 Valencia Rd., being duly sworn, spoke to John Nolen Plan in regards to best use of land, additional options to obtain a two car garage without granting a variance, and expressed her concern with the petition due to limited access to back yards.

Randal South, 432 Alhambra Rd., being duly sworn, expressed concern with impact on property values, and drainage issues.

Mr. Graffagna spoke to concerns with yard access and drainage issues.

Mr. Shrum, being duly sworn, provided clarification regarding criteria and responded to board questions regarding whether the property is located in an historic district.

Ms. Woellner responded to board questions regarding setback requirements, conjoining properties ability to expand, and fencing between the two properties.

Mr. Shrum further clarified that the property is located in the historic district but there are no additional requirements.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Towery, 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, 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. 18-01VZ. The motion failed by the following vote:**

**Yes:** 3 - Mr. Towery, Mr. Murphy and McKeon

**No:** 4 - Chair Snyder, Ms. Moore, Mr. Graser and Ms. Fawn

Discussion took place regarding maintaining the look of the property, Florida Power and Light (FPL) access, runoff concerns, and permitted setbacks.

## V. Comments by Planning Division

[18-3250](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum spoke to use of ipads for agenda viewing and provided an update on land development regulations to include form based codes presentation at city council on April 24, 2018 and responded to board questions regarding Mr. Snyder speaking at the meeting.

Mr. Snyder spoke to discussion with the mayor regarding board questions and meeting with city council members.

Discussion continued on educating city council on form based codes.

**A motion was made by Mr. Murphy, seconded by Mr. Graser, to support Mr. Snyder speaking at the April 24, 2018 city council meeting, if necessary. The motion carried by voice vote unanimously.**

Ms. Fawn left the meeting at 3:50 p.m. and did not return.

Discussion ensued regarding architectural review board involvement, development of Seaboard area, and advisory board involvement.

Mr. Shrum commented on intent of the presentation to city council.

Discussion took place regarding the economic development advisory board's vision for the city.

Mr. Shrum commented on city council's recommendation that boards take summer breaks.

**There was consensus to take a summer break.**

Mr. Shrum spoke to the parks master plan and rules and procedures.

## VI. Comments by Planning Commission Members

There were none.

**VII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 4:05 p.m.

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Chair

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Recording Secretary