



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, August 7, 2018

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, Janis Fawn and Kit McKeon

Also Present

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

IV. Audience Participation

There was none.

III. Approval of Minutes

[18-3425](#) Minutes of the June 19, 2018 Regular Meeting

A motion was made by Ms. Fawn, seconded by Mr. McKeon, that the Minutes of the June 19, 2018 meeting be approved as written. The motion carried by voice vote unanimously.

V. Public Hearings

[18-03SE](#) Special Exception - Ajax Paving
Staff: Scott Pickett, AICP, Senior Planner
Agent: Jeffery A. Boone, Esq.
Applicant: SJT Venice, LLC c/o Ajax Paving Industries, Inc.

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

Mr. Pickett, being duly sworn, requested Petition Nos. 18-03SE and

17-12SP be heard together.

Ms. Fernandez queried board members regarding ex-parte communication and conflicts of interest. There were no conflicts of interest and Ms. Fawn and Mr. Graser disclosed a site visit.

Mr. Pickett reviewed the petition to include project summary, proposed improvements to the north and south portions of the subject property, requested code modifications, history of development, aerial photograph, photographs of on-site conditions, future land use map (FLUM), existing zoning map, review of site and development plan, consistency with the comprehensive plan, compliance with the land development code (LDC), concurrency review, site and development plan amendment, summary findings, review of special exceptions and code modifications, required planning commission's findings for special exception approval and site and development plan amendment, and responded to board questions regarding technical review committee (TRC)'s review of the access road, property barrier with Toscana Isles, and public workshops.

Mr. Jackson Boone, Boone Law Firm, being duly sworn, spoke to Toscana Isles' request, special exceptions, modification request and intention, saving trees, and buffer requirements.

Mary Ann Lind, DMK Associates Inc, being duly sworn, spoke to proposed improvements, preserving trees, and fire access.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, 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, 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. 18-03SE.

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

17-12SP

Site & Development Plan Amendment - Ajax Paving

Staff: Scott Pickett, AICP, Senior Planner

Agent: Jeffery A. Boone, Esq.

Applicant: SJT Venice, LLC c/o Ajax Paving Industries, Inc.

This item was discussed under Petition No. 18-03SE.

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, 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. 17-12SP.

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

18-04SP

Site & Development Plan - Commercial Residential Aluminum

Staff: Scott Pickett, AICP, Senior Planner

Agent: Larry Weber, PE, Weber Engineering & Surveying, Inc.

Applicant: Commercial Residential Properties II, LLC

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

Ms. Fernandez queried board members regarding ex-parte communication and conflicts of interest. There were no conflicts on interest and Mr. Snyder and Mr. Graser disclosed a site visit.

Mr. Pickett, being duly sworn, reviewed the petition to include site development plan summary and drawing, aerial photographs, existing and future land use, existing zoning map, consistency with comprehensive plan, compliance with the LDC, concurrency review and summary findings, and responded to board questions regarding parking requirements.

Lawrence Weber, Weber Engineering and Surveying, Inc, being duly sworn, commented on landscape buffers, parking, facility expansion, preserving trees, and responded to questions on building materials.

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 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. 18-04SP.

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

VI. Comments by Planning Division

Mr. Shrum discussed mixed codes, providing code structures for feedback, focusing on format, inviting Sarasota County Operational Manager Brad Bailey to present on alternative housing, September meeting schedule, discussing rules and procedure changes at the next meeting, and Florida Planning Association comprehensive plan recognition at their conference in September in West Palm Beach.

Discussion followed on Mr. Pickett's resignation.

[18-3424](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

VII. Comments by Planning Commission Members

Mr. Shrum advised the board of using iPads for agenda packets instead of paper.

Mr. Newson discussed involvement of future development, developers pitching drainage to the streets instead of the lakes.

Mr. Jeffery Boone suggested a more manageable way to conduct quasi-judicial hearings, and commented on Mr. Pickett's retirement.

VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 2:29 p.m.

Chair

Recording Secretary