



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, January 15, 2019

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: 7 - Chair Barry Snyder, Shaun Graser, Tom Murphy, Janis Fawn, Kit McKeon, Richard Hale and Jerry Towery

Also Present

Liaison Council Member Charles Newsom, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark and Recording Secretary Adrian Jimenez.

III. Audience Participation

There was none.

IV. Public Hearings

18-05AM

Text Amendment - Amendments to Allow the Issuance of Limited Construction Permits for Certain Land Development Projects
Staff: Jeff Shrum, AICP, Development Services Department

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

Mr. Shrum provided a presentation on site and development plan and zoning reviews, text amendment, limited construction permits, early site prep, permit types, permit issuance, proposed ordinance, amending five code sections, specific exceptions, non-residential development projects, no dwelling units, additional permits, deep foundations, installed pilings, proposed hospital, multi-story structures, security bond, residential subdivision restrictions, grading permits, and preliminary plats. He answered board questions on staff perspective, advance permitting, landscaping, erosion, retaining property line, code issues, foundations, residential projects, maintaining ordinance, tree removals, clearing

property, deep foundations, bonding projects, drainage, landscaping, funds, possibility of suing the city, cost estimates, stabilizing project, hospital schedule, potential code issues, public hearing process, concept plan approach, comprehensive plan, special considerations, required pilings, weight and height consideration, county tree removal process, calculating bonds, variance process, standard exceptions, tree ordinance, site and development plan review, city and county process, and sunset provisions.

Sharon Roush, Sarasota Memorial Hospital - Venice, spoke on 110 bed hospital, cost, high quality care, and deep foundations.

Dan Bailey, Williams Parker, spoke on timeline, required foundations, exceptions, site and development plan approval, variance process, administrative variance, starting process, and neighborhood advisory committee.

Ms. Roush provided an update on progress, healthcare administration, systematic plan with state and city process.

Mr. Bailey answered board questions on site plan, review comments and review date.

Steve Jackson, Flad Architects, spoke on deep foundations.

Cary Shippert, Gilbane, spoke on bid and cost of piling.

Mr. Jackson spoke on city staff review, tree permits, site clearing, deep foundations, city process, building approval, early release packages, and provisions.

Mr. Shippert spoke on anticipated date, design timeline, and early start time.

Mr. Jackson answered board question on extended time frame.

Mr. Shippert questioned the board on amendments.

Discussion took place regarding a legal opinion, language, property restrictions and direction of council.

Mr. Shrum answered board questions on Village on the Isle for piling process, amendments, permit staff review, foundation permits, permit issuance, and appeal and denial of permits.

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, 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 recommends to city council approval of text amendment Petition No. 18-05AM.

Discussion took place regarding sunset provisions, modifying regulations, county trees, safeguards, unintended consequences, foundations, and variance process.

The motion carried by the following vote:

Yes: 5 - Chair Snyder, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

No: 2 - Mr. Graser and Mr. Towery

V. Comments by Planning Division

[19-3719](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum spoke on strategic planning meeting, zoning codes, communication with consultants, language on downtown mixed use, workshop scheduled, completed Land Development Regulations (LDR) draft, feedback, staff challenges, and answered board question on LDR workshop schedule.

Mr. Shrum continued on accommodations of Dacquari Deck, and Barry Hill, TN.

Discussion took place on accomplishments, implementing LDRs, previous modification to the comprehensive plan, current LDR updates, parking criteria, different approaches, mixed use areas, updating future land use map and zoning map, consolidating, revisions, correcting county zoned properties, developing design standards, mobility and concurrency, historic district and apartment district, open space requirements, coastal high hazards, and timeline.

Mr. Shrum answered board questions on being understaffed and hiring additional staff.

Board discussion took place on schedule impact, petitions on LDR, workload, ordinances and timelines.

Mr. Newsom spoke on recommendations for the LDR draft, and executive summary.

Discussion took place on policy decisions.

Mr. Newsom spoke on Sarasota County commission guidelines on affordable housing, lower impact fees, and parking standards.

A motion was made by Ms. Fawn, seconded by Mr. McKeon, that Mr. Snyder join Mr. Shrum at the strategic planning meeting on January 16, 2019. The motion carried by voice vote unanimously.

VI. Comments by Planning Commission Members

There were none.

VII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 2:57 p.m.

Chair

Recording Secretary