



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

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