



# City of Venice

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

## Meeting Minutes Planning Commission

---

Tuesday, February 19, 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:** 6 - Chair Barry Snyder, Shaun Graser, Tom Murphy, Janis Fawn, Kit McKeon and Richard Hale

**Excused:** 1 - Jerry Towery

### III. Approval of Minutes

[19-3779](#)

Minutes of the February 5, 2019 Regular Meeting

There was board consensus to excuse Mr. Towery's absence.

**A motion was made by Ms. Fawn, seconded by Mr. Hale, that the Minutes of the February 5, 2019 meeting be approved as written. The motion carried by voice vote unanimously.**

### IV. Audience Participation

There was none.

### V. Public Hearings

[18-02RZ](#)

Zoning Map Amendment - 7-Eleven

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery A. Boone, Esq.

Owner: Venice Palm, Inc.

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 conflict of interest. Ms. Fawn, Mr. McKeon, Mr. Graser, and Mr. Hale disclosed site visits. There were no ex-parte communications or conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation to include property location and surrounding information, land use petitions, aerial photograph, photographs of the site, mixed use downtown land use, future land use map, existing zoning map, zoning map amendment to include zoning district, zoning general, proposed zoning map, Venetian Theme, comparison usage, permitted and non-permitted uses, special exceptions, Commercial General District (CGD), Commercial Business (CB), planning analysis, building heights, setbacks, parking, potential conditional use, and answered board questions on height.

Mr. Shrum, being duly sworn, spoke on height, rezoning, applications, and rights and privileges.

Mr. Clark spoke on zoning map amendment, comprehensive plan consistency, island neighborhood, district intent statements, commercial business and general district, East Venice Avenue neighborhood, transitional language, protection of single-family neighborhoods, compatibility of existing uses, rezoning, non-conforming uses, automotive convenience center, automotive service station, mitigation techniques, land development code consistency, findings of rezoning amendments, concurrency, mobility, public facilities, findings of fact, planning commission determination and answered board questions on previous usage, and non-conforming impact.

Mr. Clark spoke to Petition Nos. 18-07SP and 18-07SE to include site and development plan and special exception, retail building, new canopy, outdoor display and sale of retail merchandise, parking, landscaping, signage, drainage improvements, design alternatives, and driveways.

Mr. Snyder questioned Ms. Fernandez on ceiling height.

Mr. Clark spoke on proposed site plan, propane storage tank, driveways, canopy, comprehensive plan consistency, island neighborhood usage, Mixed Use Downtown (MUD), land use element strategies, transportation element, mobility fees, transitional strategies, protection of single-family neighborhoods, prevention of commercial or industrial uses, degree of non-conforming uses, densities and intensities of existing uses, mitigation techniques, landscaping, buffering, road access, design and architectural feature standards, certificate of compliance, canopy striping, land development code consistency, required standards, concurrency, mobility, findings of fact, special exceptions to include outdoor display and retail merchandise, planning commission action, fueling tanks, and stipulations.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke on comprehensive plan consistency, city codes, ordinances, Architectural

Review Board (ARB) design approval, canopy approval, sign exhibit, rezoning to include redeveloped existing use, public and city benefits, propane tanks, gas stations, island attractions, site and development plan to include new canopy installation, access points, consistency standards, landscaping, traffic flow, outdoor display and sale of merchandise, convenience store, and answered board questions on 40 foot wide driveway and parking.

Kyle Shasteen, Bowman Consulting Group, being duly sworn, answered board questions on supply truck access, and curb height for propane tank storage area.

Jim Collins, Boone Law Firm, being duly sworn, answered board question on standard aisle width.

Mr. Boone answered board questions on a possible phase two, rezoning property, and access points and turning lanes.

Mr. Shasteen answered board questions on turning lanes and lane impacts.

Mr. Boone answered board questions on dumpsters and neighborhood residential area.

Mr. Shasteen answered board questions on retention ponds, landscaping, and city lighting compliance.

Mr. Boone answered board questions on monument sign, height and width of signage, outdoor display and retail merchandise, propane restrictions, and CBD zoning, population growth, and land development regulations.

Nathan Boock, 119 E. Venice Avenue, being duly sworn, spoke on dumpsters, concerns, accidents, increasing signage, pedestrian traffic, canopy, downtown view, safety, gas pumps, and negative impacts.

Mr. Boone spoke on gas station traffic, potential customers, intersection traffic, raised median, access points, aesthetic appearance, relocation, and larger canopy.

Mr. Snyder closed the public hearing.

**A motion was made by Ms. Fawn, seconded by Mr. Hale, 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 approval to city council of Zoning Amendment Petition**

**No. 18-02RZ. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Mr. Graser, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

**Excused:** 1 - Mr. Towery

Mr. Snyder spoke on Commercial Business District (CBD) zoning.

**18-07SE**

Special Exception - 7-Eleven

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery A. Boone, Esq.

Owner: Venice Palm, Inc.

This item was discussed under Petition No. 18-02RZ.

**A motion was made by Mr. Graser, seconded by Mr. Hale, 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. 18-07SE, with the stipulation that it will become effective upon approval of Zoning Map Amendment Petition No. 18-02RZ by City Council and with the restriction of the outdoor display and sale of retail merchandise be restricted to the propane tank sale area as indicated in the site and development plan. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Mr. Graser, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

**Excused:** 1 - Mr. Towery

**18-07SP**

Site & Development Plan Amendment - 7-Eleven

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery A. Boone, Esq.

Owner: Venice Palm, Inc.

This item was discussed under Petition No. 18-02RZ.

**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 Site and Development Plan Amendment Petition No. 18-07SP, with the stipulation that it will become effective upon approval of Zoning Map Amendment Petition No. 18-02RZ by City Council with the additional stipulation that the driveway is limited to 40 feet. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Mr. Graser, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

**Excused:** 1 - Mr. Towery

Discussion took place on rounding and maximizing sizes.

Mr. McKeon spoke on crosswalks, safety concerns, signals, pedestrian priority, traffic lights, and downtown beautification project.

## **VI. Comments by Planning Division**

[19-3780](#)

Administrative Approval Justifications for Minor Site & Development Plans

Mr. Clark provided informational material for the board on administrative approval justification for review.

Mr. Shrum spoke on traffic count, Sarasota County's analysis, roadways, jurisdiction, corresponding maps, improvements, 2010 comprehensive plan land use allocations, and answered board questions on Joint Planning Area (JPA) development allowed, annexations, and current development activity.

Jeffrey Boone, Boone Law Firm, requested discussion topics be added to the agenda and spoke on JPA approvals, annexations, density range, amendments, residential impact, tax revenue, developments, utilities, and city requirements.

## **VII. Comments by Planning Commission Members**

There were none.

## **VIII. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 3:08 p.m.

---

Chair

---

Recording Secretary