



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, March 5, 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, Planner Isaac Anderson, Planning Manager Roger Clark and Recording Secretary Adrian Jimenez.

III. Approval of Minutes

[19-3810](#)

Minutes of the February 19, 2019 Regular Meeting

A motion was made by Ms. Fawn, seconded by Mr. McKeon, that the Minutes of the February 19, 2019 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Audience Participation

There was none.

V. Pre-Hearing Conference

[PHC](#)
[19-04RZ](#)

Pre-Hearing Conference for Ramsey Road Planned Unit Development
Staff: Isaac Anderson, Planner and Roger Clark, AICP, Planning Manager
Agent: Jeffery A. Boone, Esq., Boone Law Firm
Owners: Discovery Village at Venice, LLC and Reserve at Venice, LLC

Mr. Snyder announced this is a pre-hearing, read memorandum regarding advertisement and written communications.

Jeffery Boone, Boone Law Firm, spoke on proposed binding master plan, location, surrounding properties, rezoning approval, approved development master plan, site and development plan, emergency declarations,

amending development plans, connection to Ramsey Road, Aston Gardens, Hatchett Creek Boulevard, eliminating second access, improving Ramsey Road to Venice Avenue, site layout, city standards, total number of units, residential floors, parking, perimeter setbacks, multi-family development, and answered board questions on workforce housing, three-way intersections, traffic control, stop signs, back gates, and turnarounds.

Mr. Towery arrived at 1:43 p.m.

Mr. Boone continued to answer board questions on mail kiosks, recreational pier, variances, special exceptions, applicant property line, city standards, density, and landscaping plans.

Ms. Fernandez spoke to superseding the binding master plan when changes are done.

Mr. Boone answered board questions on superseding binding master plan, new layouts, adjustments, supporting documents, lowered building heights, perimeter setbacks, sidewalks, stormwater pond, proposed eight foot wide sidewalks, solid waste storage, access to dumpsters, access points, private entrances, reduced density and height, landscaping, mail kiosks, and traffic control.

Darin Hunt, 464 Ramsey Road, spoke on property line, development plan, current lot line, fence line, landscape buffers, parking lot line, solid waste storage, daily traffic, emergency gate, and private roads.

John Bailey, 209 Bailey Road, spoke on drainage ditches.

Mr. Hunt, spoke on fence line, drainage, curbs, pavements, property change, landscape buffers, and solid waste storage.

Mr. Bailey spoke on rural areas and buffers.

Mr. Hunt spoke on parking, landscape buffers, and fences.

Mr. Bailey spoke on accommodating buffers.

Mr. Hunt spoke on emergency only gates and daily traffic.

Mr. Bailey spoke on access from Ramsey Road to Hatchett Creek Road, buffers, and land usage.

Douglas Simms, 259 Bailey Road, spoke on drainage.

Board discussion took place on documents submitted, site plans and adjustments.

Mr. Clark answered board questions on city roads, right of ways, and easement improvements.

VI. Comments by Planning Division

Mr. Shrum provided an update on Land Development Regulations (LDR) meetings, building heights, frontages, street types, assumptions, background information, informational workshops, tree ordinance workshop, and scheduling an LDR workshop in April.

Mr. Snyder spoke on mixed use areas master plan, Seaboard, Laurel Road, Knights Trail, form based codes, land codes, zoning codes, lot coverage, height, frontage, John Nolen history, loading areas, accesses, alleys, encroachments, active use areas, public right of ways, and policy decisions.

Mr. Shrum spoke on board feedback, educational workshops, graphics, joint conversations with city council, joint workshops, April workshops, Seaboard area study, website files, Americans with Disabilities Act (ADA) accessibility, and answered board questions on hiring staff, and agenda items.

[19-3811](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

This item was discussed under Comments by Planning Division.

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 2:38 p.m.

Chair

Recording Secretary