



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, April 2, 2019

1:30 PM

Council Chambers

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### 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 Scott Williams

### Also Present

Liaison Council Member Charles Newsom, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark, Planner Isaac Anderson and Recording Secretary Mercedes Barcia.

### III. Approval of Minutes

[19-3846](#)

Minutes of the March 19, 2019 Regular Meeting

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

### IV. Audience Participation

No one signed up to speak.

### V. Public Hearings

[18-12SP](#)

Site & Development Plan - Vicenza Amenity Center and Entry Features  
Staff: Roger Clark, AICP, Planning Manager  
Agent: Jeffery A. Boone, Esq., Boone Law Firm  
Owner: Pamlico Point Management, LLC

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 on ex-parte communications and conflicts of interest. There were none.

Mr. Clark, being duly sworn, provided a presentation and spoke to property location, site photograph, project proposal to include amenity center and entry features, mixed-use residential (MUR) designation, SJMR binding master plan, conclusions and findings of fact, and planning commission action.

Jeffery Boone, representing the applicant, being duly sworn, spoke regarding approval of the amenity center location and Border Road access point, conceptual renderings of the amenity center and entry features, amenity tract, consistency with the comprehensive plan, planned unit development (PUD) zoning and city codes, and responded to board questions on pickleball and bocce ball court lighting, live oaks to include and closeness to sidewalks, site and development plan for entrance on Laurel Road, gate, landscaping, and entrance sidewalk width.

Melanie Smith, Stantec Consulting, being duly sworn, spoke to entrance sidewalk width.

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 Site and Development Plan Petition No. 18-12SP. The motion carried by the following vote:**

**Yes:** 7 - Chair Snyder, Mr. Graser, Mr. Murphy, Ms. Fawn, Mr. McKeon, Mr. Hale and Mr. Williams

18-06PP

Preliminary Plat - Cassata Place

Staff: Isaac Anderson, Planner

Agent: Jeff Boone, Esq., Boone Law Firm

Owner: Aqueduct, LLC

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 on ex-parte communications and conflicts of interest. Mr. Murphy disclosed site visit, Mr. McKeon disclosed being around Auburn Woods and on the subject property, and Mr. Graser disclosed site visit. There were no conflicts of interest.

Mr. Anderson, being duly sworn, provided a presentation and spoke on project location, history and proposal, elevations, land development regulations (LDRs), requested variances, comprehensive plan,

compatibility analysis, concurrency and mobility, conclusions and findings of fact, and planning commission action.

Mr. Shrum, being duly sworn, provided clarification on variance terminology, spoke to Section 86-230(d) of the zoning code and language to consider for the variance request, and responded to board questions regarding code modification terminology, variance request, and applicant's statement of hardship.

Jackson Boone, agent for Aqueduct, LLC, being duly sworn, spoke to fence stipulation, Auburn Woods Homeowner's Association (HOA) letter requesting a fence, proposed stipulation to include "the proposed fence, as shown on the preliminary plat, shall not be constructed until the subject property's zoning is amended to allow construction of the fence", and responded to board questions regarding location and height of berm.

Jim Collins, Planner with the Boone Law Firm, being duly sworn, provided berm elevations.

Mr. Boone spoke to berm, variance language, requested modifications, mirroring Auburn Woods development, lot coverage, and responded to board questions regarding modifications being consistent with Auburn Woods community.

Jeffery Boone, Boone Law Firm, being duly sworn, commented on Auburn Woods modifications and the zoning code.

In response to board questions, Mike Miller, MPS Development and Construction LLC, being duly sworn, spoke on the landscape plans.

Ms. Fawn left the meeting at 2:37 p.m. and did not return.

Discussion followed on viewing proposed landscaping in the preliminary plat, backyard dimensions and scales, mailbox locations, court lighting, crosswalks, adding landscaping or a fence around the pond, fire truck turnaround movement, and reason to substantiate the applicant's requested modifications.

Jeffery Boone spoke to modifications on preliminary plats and site and development plans, zoning code, variances, and code Section 86-230(d).

Mr. Miller spoke regarding Auburn Woods, side setback, maximum lot coverage, compatibility, number of units, and modifications.

Discussion took place on variance applications, modifications, criteria for

board members to base their decision, staff's analysis, nature of applicant's request, Auburn Woods density and lot coverage, setbacks, stipulation on an eight foot fence, standards for berms, and lot coverage comparison to a condominium.

Jeffery Boone commented on complying with code standards.

Jackson Boone spoke regarding code language, project mirroring Auburn Woods development, and agreement to eight foot fence stipulation.

Leslie Vilcone, Auburn Woods Action Community (AWAC) chairman, being duly sworn, spoke to eight foot fence request to include repair, maintenance and color, burning on site during land clearing, lighting, and removal of existing trees.

Sharon Davis, 309 Auburn Woods Circle, being duly sworn, requested the swale be constructed at the best possible scale to prevent flooding and water overflow into Auburn Woods.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Mr. Murphy, 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 Preliminary Plat Petition No. 18-06PP with the following stipulation: the proposed eight foot fence, as shown on the preliminary plat plan, shall not be constructed until the subject property's zoning is amended to allow construction of the fence. The motion carried by the following vote:**

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

**Absent:** 1 - Ms. Fawn

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

There were none.

[19-3847](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Discussion took place regarding the LDR workshops.

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

There were none.

**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:35 p.m.

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Chair

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Recording Secretary