



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, May 7, 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:** 5 - Chair Barry Snyder, Shaun Graser, Tom Murphy, Kit McKeon and Richard Hale

**Excused:** 1 - Scott Williams

### 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. Approval of Minutes

[19-3887](#) Minutes of the April 2, 2019 Regular Meeting

**A motion was made by Mr. Hale, seconded by Mr. McKeon, that the Minutes of the April 2, 2019 meeting be approved as written. The motion carried by voice vote unanimously.**

[19-3931](#) Minutes of the April 16, 2019 Regular Meeting

**A motion was made by Mr. Hale, seconded by Mr. McKeon, that the Minutes of the April 16, 2019 meeting be approved as written. The motion carried by voice vote unanimously.**

[19-3932](#) Minutes of the April 17, 2019 Land Development Regulations Workshop

**A motion was made by Mr. Hale, seconded by Mr. McKeon, that the Minutes of the April 17, 2019 meeting be approved as written. The motion carried by voice vote unanimously.**

### IV. Audience Participation

Ronald Courtney, Epiphany Cathedral Justice and Peace Ministry, spoke on Sarasota magazine article on growing housing market, affordable housing, residents, housing shortage, retail, nursing assistance, employment, Jon Thaxton's presentation, minimum wage, workforce,

quality of life, and annexations.

Greg Watkins, 324 Pedro Street, spoke on variances, Seaboard Avenue development, Venice Area Beautification Inc., (VABI), development heights, visibility, and volunteering liaison assistance.

## V. Public Hearings

### 18-01AN

Annexation - Hurt-Knights Trail Road Property

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery Boone, Esq., Boone Law Firm

Owners: Mary H. McMullen, Joseph W. Hurt, and Randall C. Hurt, Trustees of the Shacket Creek Trust

**A motion was made by Mr. Hale, seconded by Mr. McKeon, that this item be continued to the May 21, 2019 meeting. The motion carried by voice vote unanimously.**

### 18-02AN

Annexation - Rustic Road Property

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery Boone, Esq., Boone Law Firm

Owners: Ronald D. Perkins and Carol R. Perkins; Caroline Martin; Flying Free Investments, LLC; Philip Burket, TTEE of the Philip V. Burket Trust; and Rustic Road Partners, LLC

**A motion was made by Mr. Hale, seconded by Mr. McKeon, that this item be continued to the May 21, 2019 meeting. The motion carried by voice vote unanimously.**

### 18-09RZ

Zoning Amendment - Sarasota Memorial Hospital Planned Commercial Development (PCD)

Staff: Roger Clark, AICP, Planning Manager

Agent: Dan Bailey, Esq.

Owner: Sarasota County Public Hospital Board

Mr. Snyder stated Petition Nos. 18-09RZ, 18-08SE and 18-16SP will be heard together, 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. Hale and Mr. Murphy disclosed property is near their residence, Mr Snyder, Mr. McKeon and Mr. Graser disclosed site visit. There was no conflicts of interest.

Roger Clark, being duly sworn, provided a presentation on Sarasota Memorial Hospital to include background, aerial photograph, site photograph, surrounding properties, current zoning districts, land use designations, future land use designation, and existing zoning map.

Mr. Clark spoke on zoning amendment to include summary, proposed zoning map, binding master plan, parking, sign plan, architectural control, site lighting and sign narrative, civil and landscaping design zoning control, development data, commercial and retail uses, hurricane shelter, prohibited uses, setbacks, signage, open space, building height standards, related medical facilities, hospital layout, Florida Power and Light (FPL) easement, wetlands, Planned Commercial Development (PCD) code modifications to include parking, landscaping, signage, comprehensive plan consistency, mitigation techniques, open space and transportation elements, findings for rezoning amendment, concurrency, sewers, mobility, access improvements, findings of fact, and planning commission determination.

Mr. Clark provided a presentation on the site and development plan and special exceptions to include proposed site plan, consistent binding master plan, transitional strategies, mitigation techniques, open space and transportation elements, sidewalks, land development code consistency, height, parking spaces, landscape buffers, concurrency, mobility, access improvements, findings of facts, planning commission determinations, stipulations to include expiration date extension, and answered board question on waiver request.

Sharon Rousk, Sarasota Memorial Hospital, being duly sworn, provided a presentation and spoke to design, healing environment, community focal point, maximizing the site, neighborhood impact, scope of project, medical office building, central energy plant, parking garage, hurricane shelters, state funding, hospital services, future expansion, and neighborhood advisory council.

Steven Jackson, Sarasota Memorial Hospital, being duly sworn, provided a presentation on site plan, loading docks, future preservation, access location, water features, ambulance access, visibility, safe pull-offs, drop-offs, discharge lounge, exterior façade, emergency department, courtyard, main entrance, walkways, discharge exit, canopy, landscaping, building height, patient movement, mechanical and electrical floors, security, gift shop and dining area, surgery waiting area, and answered board question on ambulance entrances.

Ms. Rousk spoke on hurricane shelters.

Mr. Jackson spoke on proper access, parking, hurricane shelters, FPL easements, buffers, pedestrian connections, and floods.

Dan Bailey, Williams Parker, being duly sworn, spoke on hurricane

categories, rezoning, comprehensive plan and land development code policies, detail analysis, landscaping, requested modifications, narrative special exceptions, and site plans.

Mr. Jackson answered board question on parking.

Melanie Smith, Stantec and Sarasota Memorial Hospital, being duly sworn, answered board questions on parking and garage size.

Recess was taken from 2:54 p.m. until 3:01 p.m.

Ms. Smith answered board questions on county and city water and sewer plan, lift station, and force main.

Discussion took place on easements and city and county boundaries.

Ms. Smith answered board questions on drainage, ditches, building roads, and private irrigation.

Mr. Jackson answered board questions on elevators and central energy plans.

Thomas Perigo, Sarasota Memorial Hospital, being duly sworn, answered board question on nitro gas generators.

Mr. Jackson answered board questions on future expansion, open space, and outside windows.

Ms. Smith answered board question on trees.

Mr. Jackson answered board questions on parking, additional lots, and future connections.

Gene Hines, 221 Sorrento Ranches Drive, being duly sworn, spoke on property location, FPL easement, Homeowners Associations (HOAs), neighborhood advisory council, public neighborhood workshops, lighting, noise, traffic, signage, critical positive results, community care, employment, and surrounding residents.

Robert Burrus, 300 Sorrento Ranches Drive, being duly sworn, spoke on HOA, engaging communities, neighborhood advisory council, resolving potential issues, neighborhood workshops, future development projects, and Sarasota County planning commission.

Tim Montgomery, 229 Cohosh Road, being duly sworn, spoke on

neighborhood advisory council, HOA, land connections, resident and homeowner of Venice, volunteer for youth sports and education, quality high end aesthetics, Venice motto, waivers, building heights, setbacks, lighting minimization, improved landscaping, noise mitigation, traffic elements, public interest, future projects, commercial, retail, and hotel developments, quality of life impacts, safety traffic issues, speed limits, litter, helicopter landings, drainage, lighting, and signage.

Mr. Jackson spoke on shopping center, noise study, city requirements, ambulance rules and regulations, helicopter noise, lighting, and design developments.

Ms. Smith spoke on drainage, Southwest Florida Water Management District (SWFWMD), water levels, traffic concerns, turning lane expansions, speed limits, and sidewalk maintenance.

Mr. Jackson spoke on site landscaping.

Ms. Smith spoke on landscaping, buffers, and answered board question on running water.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, 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. 18-09RZ, to include the waiver on not extending the sidewalk across Laurel Road and I-75 and the modifications requested as per the petition. The motion carried by the following vote:**

**Yes:** 5 - Chair Snyder, Mr. Graser, Mr. Murphy, Mr. McKeon and Mr. Hale

**Excused:** 1 - Mr. Williams

**18-08SE**

Special Exception - Sarasota Memorial Hospital  
Staff: Roger Clark, AICP, Planning Manager  
Agent: Dan Bailey, Esq.  
Owner: Sarasota County Public Hospital Board

This item was discussed under Petition No. 18-09RZ.

**A motion was made by Mr. Graser, 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 moves to approve Special Exception Petition No. 18-08SE, with the following stipulation: the Special Exception will become effective upon**

approval of Zoning Amendment Petition No. 18-09RZ by City Council, approval of the applicant's request for the expiration period to be extended to June 1, 2022, and the stipulations recommended by staff. The motion carried by the following vote:

**Yes:** 5 - Chair Snyder, Mr. Graser, Mr. Murphy, Mr. McKeon and Mr. Hale

**Excused:** 1 - Mr. Williams

[18-16SP](#)

Site & Development Plan - Sarasota Memorial Hospital

Staff: Roger Clark, AICP, Planning Manager

Agent: Dan Bailey, Esq.

Owner: Sarasota County Public Hospital Board

This item was discussed under Petition No. 18-09RZ.

A motion was made by Mr. Murphy, seconded by Mr. McKeon, 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. 18-16SP, with the following stipulation: the Site and Development Plan will become effective upon approval of Zoning Map Amendment Petition No. 18-09RZ by City Council, approval of the applicant's request for the expiration period to be extended to June 1, 2022, and the stipulations recommended by staff. The motion carried by the following vote:

**Yes:** 5 - Chair Snyder, Mr. Graser, Mr. Murphy, Mr. McKeon and Mr. Hale

**Excused:** 1 - Mr. Williams

## VI. Comments by Planning Division

[19-3933](#)

Vote on Summer Break Planning Commission Meeting Cancellations

Mr. Shrum spoke on summer break dates.

A motion was made by Mr. Graser, seconded by Mr. McKeon, that the meeting of July 16, 2019 and August 6, 2019 be canceled for summer break. The motion carried by voice vote unanimously.

[19-3934](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum provided an update on architectural draft codes and Environmental and Architectural Review Board meetings.

Mr. Snyder spoke on the Historic Preservation Board meeting, newspaper article on the Environmental Advisory Board, consultant advisory, comprehensive plan, land development regulations, and circulating drafts to the boards.

A motion was made by Mr. Murphy, seconded by Mr. Hale, that Mr. Snyder meet

with various boards. The motion carried by voice vote unanimously.

Mr. Shrum spoke on LDR Workshops, mixed use code drafts, parking sections, signage, landscaping and form based codes, standard codes, roles and responsibilities.

Mr. Snyder spoke on mixed used areas, fast food restaurants, and code definitions.

## **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 4:05 p.m.

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Chair

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Recording Secretary