



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 18, 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, Kit McKeon, Richard Hale, Scott Williams and Bill Willson

Also Present

City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark and Recording Secretary Adrian Jimenez.

III. Approval of Minutes

[19-4041](#)

Minutes of the June 4, 2019 Regular Meeting

A motion was made by Mr. Murphy, seconded by Mr. Willson, that the Minutes of the June 4, 2019 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Audience Participation

There was none.

V. Public Hearings

[19-23CP](#)

Comprehensive Plan Amendment - Addition of the Joint Planning & Interlocal Service Boundary Agreement Amendment No. 3 Between the City of Venice and Sarasota County

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery Boone, Esq., Boone Law Firm

Mr. Snyder announced this a legislative hearing, read memorandum regarding advertisement and written communications and opened the public hearing.

Mr. Clark provided a presentation on comprehensive plan amendment, joint planning and interlocal services boundary agreement, aerial

photograph, background, surrounding properties, annexation areas, Joint Planning Area (JPA) area 1, Rustic Road neighborhood, text changes, environmental aspects, wildlife corridors, environmental habitat assessments, future expansions, joint planning agreement, JPA matrix, planning commission determination, and answered board question on sub areas one and two.

Jeffery Boone, Boone Law Firm, spoke on representing applicant, JPA, and comprehensive plan.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Graser, seconded by Mr. Hale, 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 and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code, and in compliance with Florida Statute Chapter 163, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 19-23CP. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. Murphy, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

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

Mr. Snyder stated Petition Nos. 18-01AN, 18-02AN, and 18-02CP, will be heard together, announced this is a legislative hearing, read memorandum regarding advertisement and written communications and opened the public hearing.

Mr. Clark provided a presentation on annexation Petition No. 18-01AN to include location, future land use map, background, aerial photograph, parcels, existing uses, wetlands, comprehensive plan amendment, zoning map amendment, multi-family use, joint planning agreement, site photographs, surrounding property information, open uses, land use designations, existing zoning map, coordination with Sarasota County, financial feasibility analysis, planning analysis, consistency with Florida statutes, comprehensive plan consistency, Joint Planning Area (JPA) area one, compatibility analysis, mitigation techniques, land development code (LDC) consistency, provision of services, findings of fact, and planning commission determination.

Mr. Clark provided a presentation on annexation Petition No. 18-02AN to include aerial photograph, site photographs, surrounding property

information, future land use designation, existing zoning map, coordination with Sarasota County, financial feasibility analysis, consistency with Florida statutes, comprehensive plan consistency, JPA area one, planning analysis, mitigation techniques, consistency with the LDC, provision of services, findings of fact, and planning commission determination.

Mr. Clark provided a presentation on comprehensive plan amendment Petition No. 18-02CP to include petition summary, background, comprehensive plan amendments, coordination with Sarasota County, stipulations, aerial photograph, site photographs, surrounding property information, future and proposed land use map, Mixed Use Residential (MUR), revised impacted maps, planning analysis, city ordinances and resolutions, improvements, JPA area one, proposed Knights Trail neighborhood MUR, trip generation numbers, residential and non-residential entitlements, pre-annexation agreements, consistency with Florida statutes, finding of fact, planning commission determination, and answered board question on stipulations.

Mr. Shrum spoke on city manager correspondence and response letter, and transportation issues.

Recess was taken from 2:21 until 2:28 p.m.

Mr. Shrum spoke on county administrator letter to city manager and clarifications, county email exchanges, transportation concerns, future four land roadway, and answered board questions on connected and realigning roads, continued on number of lanes, JPA, amendment three, comprehensive plan, staff report, stipulation recommendations, improvement responsibilities, annexation process, and answered board questions on Laurel Road comprehensive plan, right-of-ways, and widening roads.

Board discussion took place on county and city responsibilities.

Mr. Shrum answered board question on timeframe of building roads.

Board discussion continued on fees, consistency, county and city responsibilities, cost benefits, right-of-ways, JPA language, and road alignment change.

Mr. Shrum answered board questions on city and county lines, county standards, widening requirements, right-of-ways, number of lane requirements, traffic studies, size of land, and parallel roads.

Mr. Boone spoke on road concerns, JPA, annexations, provisions, city and

county stipulations, Sarasota County correspondence and comments, Florida statutes, future land use designations, formatting issues, traffic impact analysis, fire prevention, interstate road lines, aerial photographs, Metropolitan Planning Organization, and answered board questions on property owners, road alignments, continued on county commission correspondence, staff report, city and county cost responsibilities, widening roads, county comprehensive plan, traffic studies, mobility fees, and answered board questions on county commission road alignment vote, mobility fees, easements, road alignment schedule, and location of realignment.

Mr. Boone spoke on annexations, Florida statutes consistency, comprehensive plan consistency, pre-annexation agreements, city development growth, City of Venice map, city and county boundaries, city annexations, city impacts, city taxes, ad valorem property tax revenues, aerial photographs, controlling developments, JPA area one, and answered board question on pedestrian and bike access.

Mr. Boone spoke on comprehensive plan, MUR, JPA residential area one, and Planned Unit Development (PUD).

Mr. Snyder closed the public hearing.

Recess was taken from 4:19 until 4:30 p.m.

A motion was made by Mr. Willson, seconded by Mr. Murphy, 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 Annexation Petition No. 18-01AN with the stipulation of any potential road realignments. The motion carried by the following vote:

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

No: 1 - Mr. Graser

Board discussion took place on council decisions, planning commission recommendations, county inputs, level of service issues, city impacts, economics, and ramification concerns.

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

This item was discussed under Petition No. 18-01AN.

A motion was made by Mr. Willson, seconded by Mr. McKeon, 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 Annexation Petition No. 18-02AN with the stipulation of any potential road realignments. The motion carried by the following vote:

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

No: 1 - Mr. Graser

18-02CP

Comprehensive Plan Amendment - 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

This item was discussed under Petition No. 18-01AN.

A motion was made by Mr. Willson, seconded by Mr. Williams, 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 and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code, and in compliance with Florida Statute Chapter 163, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 18-02CP. The motion carried by the following vote:

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

No: 1 - Mr. Graser

18-07RZ

Zoning Map Amendment - 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

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 conflicts of interest. Mr. Hale, Mr. Murphy, Mr. McKeon and Mr. Graser disclosed site visits with no communications. There were no conflicts of interest.

In response to Ms. Fernandez's inquiry, Mr. Snyder confirmed he can

remain fair and unbiased, making a decision based on the testimony presented at today's hearing.

Mr. Clark, being duly sworn, provided a presentation to include zoning map amendment, application information, background, coordination with Sarasota County, Planned Unit Development (PUD) rezoning, county comments, surrounding areas and properties, aerial and site photographs, comprehensive plan, PUD uses and locations, open spaces, wetlands and lakes, buffers, lot sizes, maximum building heights, code modifications, PUD setbacks, bike lanes, policies and strategies, compatibility and planning analysis, mitigation techniques, Land Development Code (LDC), Technical Review Committee (TRC) compliance, mobility, proposed stipulations, findings of fact, and planning commission recommendations.

Mr. Shrum, being duly sworn, spoke on recommendations.

Mr. Clark and Mr. Shrum answered board questions on single and multi-family residential peak hour vehicle trips, and height modifications.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke on maximum vehicle trips, PUD, MUR, binding and conceptual master plan, 1000 dwelling units, single and multi-family residential mix, peak hour trips, Conditional Use (CU) applications, height issues, modification request, pre-annexation agreements, water and sewer lines, Homeowners Associations (HOAs), impact fees, road improvements, pavements, buffering, stipulations, and answered board questions on stipulations, buffering and open spaces, cell towers, Rustic Road and Ranch Road, and additional buffering installation.

Mr. Shrum spoke on building heights, PUD districts, and answered board questions on timing issues, and stipulations.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Willson, 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 Zoning Amendment Petition No. 18-07RZ, (1) with code modification Nos. 1 and 2 from the binding master plan as requested by the applicant and eight stipulations provided by staff and one additional stipulation proffered by the applicant, revising number eight that the property owner shall be permitted to add a fence or wall, up to 8 feet in height, within buffers along I-75. The motion carried by the following vote:

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

No: 1 - Mr. Graser

Board discussion took place on noise concerns and complaints.

VI. Comments by Planning Division

[19-4039](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum spoke on tree ordinance agenda packet and workshop, and answered board questions on Tallahassee's tree ordinance, legislative approval, permits, safety issues, and public appearance.

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 5:22 p.m.

Chair

Recording Secretary