



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, November 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: 6 - Chair Barry Snyder, Shaun Graser, Tom Murphy, Kit McKeon, Richard Hale and Bill Willson

Absent: 1 - Scott Williams

Also Present

Liaison Council Member Charles Newsom, Development Services Director Jeff Shrum, Planning Manager Roger Clark, City Attorney Kelly Fernandez, Planner Amy Nelson and Recording Secretary Caroline Moriarty.

III. Approval of Minutes

[19-4227](#)

Minutes of the October 1, 2019 Regular Meeting

A motion was made by Mr. Hale, seconded by Mr. Willson, that the Minutes of the October 1, 2019 meeting be approved as written. The motion carried unanimously by voice vote.

IV. Audience Participation

Don O'Connell, 433 Menendez Street, commented on affordable and workforce housing.

V. Public Hearings

[19-33PP](#)

Preliminary Plat Amendment - The Woods At Venice (Landscape Only)

Staff: Roger Clark, AICP, Planning Manager

Agent: Bill Conerly, P.E., Kimley-Horn & Associates, Inc.

Applicant: Meritage Homes of Florida, Inc.

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum of advertisement and written communications, and opened the public hearing.

Ms. Fernandez queried board members on conflicts of interest and ex-parte communications. Mr. Willson disclosed a site visit. There were no conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation on background information, aerial and site photographs, modification of the approved landscape plan, approved versus proposed landscape materials, tree save areas plan, future land use map (FLUM), comprehensive plan consistency, findings of fact, and planning commission action.

Mr. Clark responded to board questions on invasive species in the tree save areas, and confirmed the city and county arborist were included in the review process.

Mr. Shrum, being duly sworn, stated the current tree process is under the Sarasota County ordinance.

Discussion continued on the north side of the property and phasing of final plats.

Kyle Kragel and Alisa Harrison, Kimley-Horn and Associates, Inc., both being duly sworn, spoke on invasive species, street trees, and answered board questions on the minimization of grading near the wetlands.

A motion was made by Mr. Willson, seconded by Mr. Hale, that based on review of the application materials, the staff report and testimony and evidence 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 for Preliminary Plat Amendment Petition No. 19-33PP. The motion carried by the following vote:

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

Absent: 1 - Mr. Williams

[19-36VZ](#)

Variance - The Esplanade South (Height)

Staff: Amy Nelson, AICP, Senior Planner

Agent: Jackson R. Boone, Esq, Boone Law Firm, P.A.

Owner: Gregory J. Kaplan

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum of advertisement and written communications, and opened the public hearing.

Ms. Fernandez queried board members on conflicts of interest and ex-parte communications. Mr. Willson disclosed ex-parte communications, Mr. Snyder, Mr. McKeon, and Mr. Graser disclosed site visits with no communication. There were no conflicts of interest.

Ms. Nelson, being duly sworn, provided a presentation on variance information, aerial and site photographs, proposed site plan, area maps, and planning commission action.

Ms. Nelson answered board questions on the GIS lines and access easement.

Jackson Boone, Boone Law Firm, being duly sworn, spoke on representing the applicant, variance to the front yard setback standard, aerial photographs, and responded to board questions on the right of way, and minimum variance requirements.

Discussion ensued on easement width, right of ways, minimum variance requirements, and impact on the neighborhood.

Tom Gualdoni, 636 Valencia Road, being duly sworn, spoke on setbacks, building codes, deed restrictions, neighborhood uniformity, process of denying a variance, proposed pool cage and patio, personal preferences, and suggested denying the variance.

Dale Lazzaro, 401 Castile Street, being duly sworn, spoke on denial of variance, beach access area, density of the area, existing setbacks, and encroachment to neighbors.

Raymond Leahy, 633 Alhambra, Unit 808, being duly sworn, spoke on condominiums facing the proposed pool cage, and requested denial of the variance.

Allen Moore, 401 Castile Street, being duly sworn, spoke on the proposal not fitting with the neighborhood, and walking path.

Larry Crossman, 633 Alhambra, Unit 1008, being duly sworn, spoke on the aerial photograph, other options available, and requested denial of the variance.

Mr. Boone spoke on the proposed variance not affecting beach access, city services, bike racks, trashcans, or lift station and continued that the minimum criteria for a variance has been met.

Board discussion continued on the location of the house and design.

Mr. Boone answered board questions on the height of pool cage.

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 that this petition is not consistent with the Comprehensive Plan, is not in compliance with the Land Development Code and does not meet the minimum variance necessary to meet the requested use of the land, and therefore, recommends denial of Variance Petition No. 19-36VZ. The motion carried by the following vote:

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

Absent: 1 - Mr. Williams

VI. Comments by Planning Division

Board discussion ensued on December dates for LDR workshops

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 3:04 p.m.

Chair

Recording Secretary