



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 15, 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 1:32 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, Planner Nicole Tremblay, Recording Secretary Mercedes Barcia and Recording Secretary Caroline Moriarty.

III. Approval of Minutes

1. [19-4180](#) Minutes of the September 3, 2019 Regular Meeting

This item was approved at the October 1, 2019 Regular Meeting.

IV. Audience Participation

No one signed up to speak.

V. Public Hearings

1. [18-06RZ](#) Zoning Amendment - Four Points by Sheraton
Staff: Roger Clark, AICP, Planning Manager
Agent: Ron Edenfield, P.E. of RMEC, LLC.
Applicant: DAUS Capital, 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. Willson, Mr. Hale, Mr. Murphy, Mr. Snyder, Mr. McKeon, and Mr. Graser disclosed site visits. There were no conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation on Four Points by Sheraton to include rezoning the 0.78 property located at 805 S. Tamiami Trail from Sarasota County Office, Professional and Institutional (OPI) district to City of Venice Office, Professional and Institutional (OPI) district and retaining the Venetian Urban Design (VUD) overlay district, aerial and site photographs, surrounding property information, future land use map (FLUM), existing zoning map, proposed zoning map, county and city OPI comparison, county and city development standard comparison, zoning map amendment, comprehensive plan consistency, compatibility and mitigation techniques of Policy 8.2, applicable rezone consideration provided in code section 86-47(f), concurrency/transportation mobility, findings of fact, and planning commission action.

Mr. Snyder asked why the property was never rezoned to a city designation when the annexation occurred in 2002.

Mr. Clark stated there are several properties in the city that need to be rezoned and staff is working on updating the Land Development Code to reflect same.

Mr. Clark confirmed the VUD is an overlay district and would supersede anything that is in conflict with the underlying district.

Charlie Bailey, representing the applicant, being duly sworn, spoke regarding approval of the rezone of the property located at 805 S. Tamiami Trail, aerial photograph, future land use map, zoning map, 2018 staff report map, 2019 staff report map and site and development plan.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, seconded by Mr. Willson, 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. 18-06RZ. The motion carried by the following vote:

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

2. [18-02SE](#) Special Exception - Four Points by Sheraton
Staff: Roger Clark, AICP, Planning Manager
Agent: Ron Edenfield, P.E. of RMEC, LLC.
Applicant: DAUS Capital, LLC.

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing on Special Exception Petition No. 18-02SE, VUD Waiver Petition No. 18-01WV, Variance Petition No. 18-02VZ, and Site and Development Plan Petition No. 18-02SP.

Ms. Fernandez queried board members on ex-parte communications. Mr. Graser disclosed he and Mr. Bailey worked together in 2010 with regard to the Venice Yacht Club. Mr. Graser stated he can remain fair and impartial and can make his decision solely on the record. There were no ex-parte communications or conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation on Four Points by Sheraton to include aerial and site photographs, surrounding property information, future land use map (FLUM), existing zoning map, comprehensive plan consistency, compatibility and mitigation techniques of Policy 8.2, special exception, land development code consistency, applicable special exception consideration provided in code section 86-43(c), findings of fact, stipulations and planning commission action.

Discussion followed on the acceptability of a hotel special exception, two different zonings in a unified plan being compliant with each of the districts, and tying the special exception to this proposed hotel.

Ms. Fernandez said the board can consider tying into the site and development plan to limit the granting of the special exception to this hotel, and a variety of ways to address any concerns that might arise.

Ms. Fernandez continued there is a variety of ways stipulations or conditions can be crafted to this approval to address any concerns that might arise.

Discussion continued on case by case basis versus blanket authority, and each request for a hotel requiring a special exception.

Charlie Bailey, representing the applicant, being duly sworn, provided a presentation to include the project overview, aerial site photographs, site development plan, 2018 staff report map, 2019 staff report map, landscape enhancements, and architectural elevation photograph.

Alexis Crespo, Waldrop Engineering, being duly sworn, provided a presentation to include site and development plan, rezone request, special exception request, site and development plan request, variance request, aerial site photograph, and VUD waiver request.

Mr. Bailey spoke on compatibility compliance of the hotel, 103 total rooms being proposed, the OPI parcel, the smaller parking parcel, and no vertical improvements being proposed as it would serve as accessory parking to serve the hotel use.

Mr. Bailey discussed the layout of the hotel and stated that almost all aspects of the project design are intended to address compatibility with focus on the common residential property line and how this project interfaces with the residential land use.

Mr. Bailey discussed the building height and setbacks and spoke on the scale of the development, other land use patterns in the area that are taller, intensity of the project, the full area ratio of .87, landscaping, buffer for the residential property lines, lighting, and stormwater.

Mr. Bailey continued that some neighbors expressed concern over stormwater ponding during construction and plan approval, and a fully designed and engineered stormwater system will be presented.

In response to questions, Ron Edenfield, P.E., being duly sworn, stated that retention will be underneath the parking lot site in chambers and provide 100% retention of all runoff and treatment in the infiltration system.

Discussion continued on stormwater.

Daniel Singh, applicant, being duly sworn, spoke on his proposal to develop an upscale hotel on the land and his experience with operating and building hotels in Florida.

Mr. Singh stated that Four Points by Sheraton is a Marriott flag hotel and is considered a full-service hotel which will have a restaurant, bar, meeting room, and gym.

David Davenport, being duly sworn, spoke on the architectural elevations, materials, and colors to be used on the hotel.

Mr. Singh spoke to the market demand in Venice for a hotel and this project creating approximately 400 indirect and direct jobs.

Mr. Bailey summarized the incorporation of the Northern Italian Renaissance architectural design into the recesses of projection, including terracotta barrel roof tiles, stucco on the exterior, decorative bands and tiles, and roof wall colors.

Mr. Bailey requested the building be found in compliance with the Northern Italian Renaissance architectural design requirement and requested the VUD waiver request be granted.

Mr. Bailey stated the requests are consistent with the comprehensive plan, comply with the land development code, and are concurrent with regard to all applicable facilities and request approval of the Site and Development Plan application, special exception, and supplement the recommendation of approval to city council on the rezone with a recommendation of approval on the VUD waiver and variance on height.

In response to board questions, Mr. Bailey responded the main entrance on U.S. 41 Business is a permitted FDOT connection and that this is a permitted FDOT connection.

Reid Fellows, TR Transportation Consultants, Inc., being duly sworn, spoke on the traffic analysis and stated he met with FDOT on the access point and it was determined that a turn lane is not required due to the low volumes associated with the site.

Mr. Bailey responded to questions that the minimum required amount of parking spaces is exceeded by two additional spots at 125.

Mr. Singh noted parking capacities for a full hotel is typically at 60%.

Board discussion continued on the architectural details on the face of the building and the entrance of the hotel.

Linda Roe, 801 Turf, being duly sworn, spoke on concerns regarding the proposed hotel.

Robert Conover, 605 S. Green Circle, being duly sworn, spoke on special exceptions, variances, waivers, environmental assessment, ecological impact, and county and city OPI zoning.

Jag Grewal, 1 S. School Avenue, #600, Sarasota, being duly sworn, spoke on the proposal for the hotel, and growth.

Jordan Churchill, 333 S. Tamiami Trail, Suite 101, being duly sworn, spoke on local accommodations, and development.

Bill Taylor, 304 Rio Terra, being duly sworn, spoke on proposed hotel, residential concerns, speed limit, bicycle lane, exceptions, waivers, variances, and overall hotel appearance.

Anita Cervi, 712 Golf Drive, being duly sworn, spoke on growth, greenspace, and proposed hotel.

Heidi Pederson, 3000 Oasis Grand Blvd., #604, Fort Myers, being duly sworn, spoke on community outreach in Venice on proposed hotel and read a letter of support from Fox Lea Farm.

Kevin O'Toole, 108 Pinegrove Drive, being duly sworn, spoke on his concerns on variances, waivers, second accessway, service vehicles, buffering, and residential concerns.

Jon Oster, MD, 960 Cooper Street, #301 and #401, being duly sworn, spoke on proposed hotel, and historic Venice.

Jerry Miller, 1637 Woodford Avenue, Fort Myers, being duly sworn, spoke on economic impact of proposed hotel, direct spending, local impact, water quality and support of hotel.

Mr. Bailey stated this project is infill redevelopment, the property is zoned commercial general, and believes this is the right project and will serve the community.

Mr. Shrum, being duly sworn, spoke on the proposed hotel on the airport property and that it has not been approved, and only a lease agreement has been approved.

Mr. Snyder closed the public hearings.

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 that this petition is not consistent with the Comprehensive Plan and is not in compliance with the Land Development Code because general compatibility with the adjacent properties and other properties in the district is inconsistent and, therefore, denies Special Exception Petition No. 18-02SE.

An amended motion was made by Mr. Willson, seconded by Mr. Williams, 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. 18-02SE with the staff recommended stipulation and the special exception to be tied to this specific Site and Development Plan application. The amended motion

failed by the following vote:

No: 7 - Chair Snyder, Mr. Graser, Mr. Murphy, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

The motion carried by the following vote:

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

No: 2 - Mr. Graser and Mr. Williams

3. [18-01WV](#)

Waiver - Four Points by Sheraton

Staff: Roger Clark, AICP, Planning Manager

Agent: Ron Edenfield, P.E. of RMEC, LLC.

Applicant: DAUS Capital, LLC.

Mr. Snyder opened the public hearing on VUD Waiver Petition No. 18-01WV under Special Exception Petition No. 18-02SE.

Mr. Clark, being duly sworn, reiterated the general information at the beginning of the presentation is incorporated into this presentation.

Mr. Snyder asked for clarification in Code Section 86-122(I) with regard to the Venetian Urban Design District and architectural design standard which lists 13 standards, specifically must all 13 architectural design criteria be met to be in compliance with the VUD.

Mr. Clark stated all 13 standards do not have to be met, but consideration should be given using the criteria for the Northern Italian Renaissance style.

In response to waivers, Mr. Clark responded that the applicant has applied several of the design standards to the building.

Discussion followed on previous waivers and each application being unique and previous applicants not setting precedence.

Mr. Clark spoke on VUD Waiver to include proposed site plan, parking, maximum setbacks, findings of fact, architectural elevation photograph, and planning commission action.

A motion was made by Mr. Graser, seconded by Mr. Williams, 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, with the affirmative Findings of Fact in the record, and recommends to City Council approval of Waiver Petition No. 18-01WV. The motion carried by the following vote:

Yes: 5 - Chair Snyder, Mr. Graser, Mr. Hale, Mr. Williams and Mr. Willson

No: 2 - Mr. Murphy and Mr. McKeon

4. [18-02VZ](#)

Variance - Four Points by Sheraton - Height
Staff: Roger Clark, AICP, Planning Manager
Agent: Ron Edenfield, P.E. of RMEC, LLC.
Applicant: DAUS Capital, LLC.

Mr. Snyder opened the public hearing on Petition No. 18-02VZ under Special Exception Petition No. 18-02SE.

Mr. Clark, being duly sworn, reiterated the general information at the beginning of the presentation be incorporated into this petition.

Mr. Snyder spoke to the process and criteria to be used for a variance height exception versus a conditional use.

Ms. Fernandez opined that a variance is the process to be used and that city council is the final decision maker.

Mr. Clark spoke on conditional use, architectural elevation photograph, approximate area of where the variance for additional seven feet of height is requested, proposed site plan, planning commission review and planning commission action.

A motion was made by Mr. Graser, 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 that this petition is not consistent with the Comprehensive Plan and is not in compliance with the Land Development Code due to the variance not being in harmony with the rest of the neighborhood and, therefore, recommends denial to City Council of Variance Petition No. 18-02VZ. The motion carried by the following vote:

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

5. [18-02SP](#)

Site & Development Plan - Four Points by Sheraton
Staff: Roger Clark, AICP, Planning Manager
Agent: Ron Edenfield, P.E. of RMEC, LLC.
Applicant: DAUS Capital, LLC.

Mr. Snyder opened the public hearing on Site and Development Plan Petition No. 18-02SP under Special Exception Petition No. 18-02SE.

Mr. Clark, being duly sworn, reiterated the general information at the beginning of the presentation be incorporated into this petition.

Mr. Snyder spoke on the site and development plan, design alternative requests, offsite parking agreement, comprehensive plan consistency, land development code consistency, concurrency, mobility, findings of fact, stipulations, and planning commission action.

Mr. Clark confirmed the overflow parking is necessary for this project to be in compliance with the code.

Mr. Clark stated the properties have been surveyed along with a tree survey and is compliant with the tree requirements of the county, a concurrency analysis for transportation was performed, no transportation improvements are required as a result of the improvements, this project would generate an additional 51 peak hour trips, and the road will maintain the required level of service.

Mr. Clark responded that six feet is specific to residential and eight feet is available on a commercial site for wall height.

Board members discussed pedestrian safety with additional parking across the road from the proposed site, existing crosswalk at Pinegrove, and access from the parking lot.

The meeting recessed from 3:05 to 3:15 p.m.

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 is consistent with the Comprehensive Plan and is not in compliance with the Land Development Code and, therefore, denies Site and Development Plan Petition No. 18-02SP due to the lack of compatibility with the neighborhood. The motion carried by the following vote:

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

6. [19-06RZ](#)

Zoning Amendment - 925 S. Tamiami Trail Parking Lot

Staff: Roger Clark, AICP, Planning Manager

Agent: Timothy Roane, P.E., DMK Associates, Inc.

Applicant: Leslie Dunn, Dunn Haven Holdings, 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. Willson, Mr. Hale, Mr. Snyder, and Mr. Graser disclosed site visits. There were no conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation on Zoning Map Amendment for property located at 925 S. Tamiami Trail, aerial and site photographs, surrounding property information, future land use map (FLUM), existing zoning map, proposed zoning map, county and city development standard comparison, zoning map amendment, comprehensive plan consistency, compatibility and mitigation techniques

of Policy 8.2, applicable rezone consideration provided in code section 86-47(f), concurrency/transportation mobility, findings of fact, and planning commission action.

Jeffrey Boone and Tim Roane, representing the applicant, both being duly sworn, stated the rezone is consistent with the comprehensive plan, all city codes and ordinances, and requested recommendation for approval.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. Williams, 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. 19-06RZ. The motion carried by the following vote:

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

7. [18-02WV](#)

Waiver - 925 S. Tamiami Trail Parking Lot
Staff: Roger Clark, AICP, Planning Manager
Agent: Timothy Roane, P.E., DMK Associates, Inc.
Applicant: Leslie Dunn, Dunn Haven Holdings, LLC.

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing on 18-02WV and 17-11SP.1.

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

Mr. Clark, being duly sworn, provided a presentation on site and development plan amendment Petition No. 17-11SP.1 and VUD Waiver Petition 18-02WV at 925 S. Tamiami Trail, aerial and site photographs, surrounding property information, future land use map (FLUM), existing zoning map, proposed zoning map, proposed site plan, proposed landscape plan, VUD waiver findings, comprehensive plan consistency, compatibility and mitigation techniques of Policy 8.2, findings of fact, and planning commission action.

Mr. Snyder asked on the permitted use of commercial parking lot and the specificity of code requirements for additional parking on the site.

Jeffrey Boone and Tim Roane, representing the applicant, both being duly sworn, requested recommendation for approval.

Mr. Murphy spoke on the landscape plan and the sparseness on the east side of the property and stormwater.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, seconded by Mr. Willson, 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 and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code, with the affirmative Findings of Fact in the record, and recommends to City Council approval of Waiver Petition No. 18-02WV. The motion carried by the following vote:

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

8. [17-11SP.1](#) Site & Development Plan Amendment - 925 S. Tamiami Trail Parking Lot
Staff: Roger Clark, AICP, Planning Manager
Agent: Timothy Roane, P.E., DMK Associates, Inc.
Applicant: Leslie Dunn, Dunn Haven Holdings, LLC.

The public hearing was held under Petition 18-02WV.

A motion was made by Mr. Hale, 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 Amendment Petition No. 17-11SP.1 with the staff recommended stipulation being contingent upon the approval of Zoning Map Amendment Petition No. 19-06RZ and VUD Waiver Petition No. 18-02WV by City Council. The motion carried by the following vote:

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

9. [19-16PP](#) Preliminary Plat Amendment - Venetian Golf & River Club (VGRC) Phase 5 - Palermo - Limited to Landscape Only
Staff: Roger Clark, AICP, Planning Manager
Applicant(s): Lennar and Multiple Property Owners Within VGRC

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing on 19-16PP and 19-19PP.

Ms. Fernandez queried board members on ex-parte communications and conflicts of interest. Mr. Snyder stated he lives and has a golf membership in Venetian Golf & River Club but can remain fair and unbiased. There were no ex-parte communications or conflicts of interest.

The board waived staff's presentation and there were no questions.

Board members discussed the location of the proposed trees in relation to the golf cart path.

Edward Dean, Kimley-Horn and Associates, representing the applicant, being duly sworn, stated the golf cart parking was not taken into consideration and the issues are on the other side of the cart path, just outside the boundary, the particular area being very thin in the buffering.

Discussion continued on moving the trees.

Mr. Snyder closed the public hearing.

There was consensus for staff to review moving the proposed trees or possibly thinning the trees near holes 12 and 13 on the golf course.

A motion was made by Mr. Willson, seconded by Mr. Hale, that based on the 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 Amendment Petition No. 19-16PP. The motion carried by the following vote:

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

10. [19-19PP](#) Preliminary Plat Amendment - Venetian Golf & River Club (VGRC) Phase 3F - Pallazzo - Limited to Landscape Only
Staff: Roger Clark, AICP, Planning Manager & Nicole Tremblay, Planner
Applicant(s): Lennar and Multiple Property Owners Within VGRC

The public hearing was held under 19-16PP.

A motion was made by Mr. Willson, 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 Preliminary Plat Amendment Petition No. 19-19PP. The motion carried by the following vote:

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

11. [19-20SP](#) Site & Development Plan Amendment - Venetian Golf & River Club (VGRC) Phase 4B - Cappello I & II - Limited to Landscape Only
Staff: Roger Clark, AICP, Planning Manager
Applicant(s): Lennar; Cappello I at Venetian Golf & River Club Condo Assoc., Inc.; Cappello II at Venetian Golf & River Club Condo Assoc., Inc.

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 no ex-parte communications or conflicts of interest.

The board waived staff's presentation and there were no questions for staff or the applicant.

Mr. Clark, being duly sworn, discussed the tree count.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Williams, 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 Amendment Petition No. 19-20SP. The motion carried by the following vote:

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

12. [19-15SP](#)

Site & Development Plan - Woodlands Amenity Center

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 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 no ex-parte communications or conflicts of interest.

Ms. Tremblay, being duly sworn, provided a presentation on Venice Woodlands Amenity Center, petition summary, related actions, aerial photograph, existing conditions, proposed site plan, future land use map, amenity center elevation, comprehensive plan and Land Development Code (LDC) consistency, summary findings, and planning commission action.

Bill Conerly, Kimley-Horn, being duly sworn, stated the final plat has been recorded and the amenity site is a tract that is being approved for the site plan, the gates and entry features were referenced within the final site plan for the community but it was not detailed, so this was an opportunity to provide architectural and location detail of the site.

Board members discussed the trees between the tennis and bocce courts.

Mr. Conerly requested a stipulation to adjust the landscape plan accordingly.

Mr. Snyder question Mr. Conerly on the location of the mail kiosk and amount of parking spaces.

Mr. Snyder closed the public hearing.

There was consensus for staff to review the use of alternative trees around the tennis, paddleball, and bocce courts.

A motion was made by Mr. Murphy, seconded by Mr. Williams, 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. 19-15SP. The motion carried by the following vote:

Yes: 5 - Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

No: 2 - Chair Snyder and Mr. Murphy

VI. Comments by Planning Division

Mr. Shrum stated the next public hearing is October 29 in Community Hall to discuss the tree ordinance and the first workshop on the LDR update.

Mr. Snyder suggested November 19 for an LDR workshop.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 6:55 p.m.

Chair

Recording Secretary