



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, December 17, 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

**There was consensus to excuse Mr. Graser and Mr. Williams' absences.**

**Present:** 5 - Chair Barry Snyder, Tom Murphy, Kit McKeon, Richard Hale and Bill Willson

**Excused:** 2 - Shaun Graser and Scott Williams

### Also Present

Liaison Council Member Mitzie Fiedler, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark, and Recording Secretary Caroline Moriarty.

### III. Approval of Minutes

[19-4306](#)

Minutes of the October 15, 2019 Regular Meeting, Minutes of the October 29, 2019 Special Meeting, and Minutes of the November 5, 2019 Regular Meeting

**A motion was made by Mr. Hale, seconded by Mr. Murphy, that the Minutes of the October 15, 2019 Regular Meeting, Minutes of the October 29, 2019 Special Meeting, and Minutes of the November 5, 2019 Regular Meeting be approved as amended. The motion carried unanimously by voice vote. (see Item VII. for additional comments)**

### IV. Audience Participation

There was none.

### V. Public Hearings

[19-05SP](#)

Site & Development Plan Amendment - Ramsey Road Multi-Family  
Staff: Roger Clark, AICP, Planning Manager  
Agent: Jeffery A. Boone, Esq.  
Owner's: Discovery Village At Venice, LLC. & AG, Ventures, LLC.

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. There were none.

Mr. Clark, being duly sworn, provided a presentation on site and development plan amendment, aerial and site photographs, surrounding property information, future land use map (FLUM), zoning map, proposed planned unit development (PUD), proposed site plan, comprehensive plan consistency, mitigation techniques of Policy 8.2, land development code consistency, concurrency/mobility, findings of fact, and planning commission action.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke on representing the applicant and request to lower density, lower building height, and have fewer buildings on-site.

Mr. Boone continued on the site and development plan, stipulation on secondary emergency access to Hatchett Creek Boulevard, and the approval of the rezone by city council.

Board discussion ensued on the language used in the rezone stipulation and possible adoption of the same language.

Discussion continued on access easements, proper lighting along Hatchett Creek Boulevard entrance into Pelican Pointe Golf and Country Club, and possible alternate roads for the emergency access.

Jeff Shrum, Development Services Director, being duly sworn, spoke on the need for staff to review the amended site plan for a potential secondary emergency exit.

Mr. Snyder closed the public hearing.

**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 accordance 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. 19-05SP with the stipulation that the applicant may relocate the secondary access to avoid access through Aston Gardens through a minor site and development plan amendment approved by staff.**

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

**Excused:** 2 - Mr. Graser and Mr. Williams

19-31SP

Site & Development Plan Amendment - Crush-It

Staff: Roger Clark, AICP, Planning Manager

Agent: Jeffery A. Boone, Esq.

Owner: Lisa Anne Richardson Revocable Living Trust

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. There were none.

Mr. Clark, being duly sworn, provided a presentation on site and development plan amendment, aerial and site photographs, surrounding property information, future land use map (FLUM), zoning map, approved site plan, proposed site plan, comprehensive plan consistency, mitigation techniques of Policy 8.2, land development code consistency, concurrency/mobility, findings of fact, and planning commission action.

Mr. Clark responded to board question on stormwater facility requirements, approved and proposed site plan, and equipment storage.

Ms. Fernandez spoke on clarification of three stipulations in the draft development order.

Mr. Clark stated the three stipulations were on the previous approval and noted an error in one stipulation which should read Section 74-3 of the City's Code of Ordinances.

Discussion continued on static water supply.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke on representing the applicant, approved and proposed site plan, parking spaces, shade structures for vehicle and equipment storage, and stipulations.

Mr. Boone responded to board questions on the privacy wall, berm, and concerns on noise.

Dan Peshkin, 110 Tosca Villa Boulevard, being duly sworn, spoke on the stipulations presented to the board and support of the application.

Mr. Shrum spoke on enforcement of the proposed stipulations.

Mr. Boone stated his client and surrounding neighborhoods agree on the proposed stipulations.

Mr. Peshkin spoke on activities that occur onsite behind and north of the berm are critical to mitigate sound.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Murphy, 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, moves to approve Site and Development Plan Amendment Petition No. 19-31SP to include stipulations provided by staff and the applicant.**

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

**Excused:** 2 - Mr. Graser and Mr. Williams

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

Mr. Shrum spoke on his preference to receive stipulations from applicants sooner so staff can review prior to the day of the meeting.

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

There was consensus to suspend approval of minutes from the October 29, 2019 Special Meeting until reviewed and, if necessary, amend to revise the seconder of the motion for item 19-32AM.

## **VIII. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 3:14 p.m.

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Chair

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Recording Secretary

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