



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 1, 2021

1:30 PM

Council Chambers

[21-5063](#)

Instructions on How to Watch and/or Participate in the Meeting

I. Call to Order

Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 7 - Chair Barry Snyder, Shaun Graser, Kit McKeon, Richard Hale, Bill Willson, Richard Lawson and Jerry Jasper

Also Present

Liaison Mayor Ron Feinsod, City Attorney Kelly Fernandez, City Clerk Lori Stelzer, Information Technology Director Christophe St. Luce, Development Services Director Jeff Shrum, Planning Manager Roger Clark, and Recording Secretary Toni Cone.

In-person: Mr. Snyder, Mr. Hale, Mr. Lawson, Mr. McKeon, Mr. Jasper, and Mr. Willson

Via video-conference: Mr. Graser

III. Approval of Minutes

[21-5064](#)

Minutes of the May 12, 2021 Workshop

A motion was made by Mr. Hale, seconded by Mr. Lawson, that the Minutes of the May 12, 2021 Land Development Regulations Workshop be approved as written. The motion carried by voice vote unanimously.

IV. Audience Participation

There was none.

V. Public Hearings

[20-63SP](#)

Catalyst Healthcare Real Estate Site & Development Plan (Quasi-Judicial)
Staff: Nicole Tremblay, Planner
Agent: Jeffery A. Boone, Esq., Boone Law Firm

Applicant: Catalyst Healthcare Real Estate
Owner: Peter Tomich

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

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Hale, Mr. Lawson, and Mr. McKeon disclosed site visits with no communication.

Ms. Tremblay, being duly sworn, provided a presentation on the site and development plan petition and spoke to petition information, general information, location map, aerial photo, background and project description, site plan, architectural elevations, existing conditions, site photos, future land use map, zoning map, existing land use, current zoning district, planning analysis, comprehensive plan consistency, conclusions, land development code compliance, findings of fact, concurrency and mobility, and planning commission report and action.

Mr. Boone, being duly sworn, provided a presentation regarding site and development plan, utility infrastructure, roadways, comprehensive plan, zoning code, and land development regulations.

Ryan Hoppe, Kimley-Horn, being duly sworn, responded to board questions regarding stormwater collection and explained the underground system.

Steve Carr, 149 Avens Drive, Windwood Neighborhood Association, being duly sworn, commented regarding a stormwater concern and asked further questions regarding stormwater flow and collection.

Mr. Boone responded that there were two permits each obtained from the City of Venice and Southwest Florida Water Management District (SWFWMD).

Mr. Clark, being duly sworn, recommended contacting the city engineer for further information.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, 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 to approve Site and Development Plan Petition No. 20-63SP. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper

VI. Land Development Regulations Discussion/Clarification

21-5065

Procedural Requirements for: Certificate of Appropriateness, Certificate of Architectural Compliance, and Demolition of Structures.

Staff: Jeff Shrum, AICP, Development Services Director

Jon Barrick, 409 Nassau South, commented regarding architectural history, preservation, and adopting the Certified Local Government (CLG) process.

Mr. Shrum discussed certificate of architectural compliance, certificate of appropriateness, demolition process, proposed demolition certificate, composite map showing John Nolen District, contributing structures, 1929 contributing structures or older, all other contributing structures, the Historic Venice District (HV), and the Venetian Theme District (VT).

Mr. Snyder provided a presentation showing comparison of properties, including number of properties, number of contributing structures, number of contributing structures 1929 and older, properties covered by certificates, certificate of appropriateness, certificate of architectural compliance (CAC), and proposed properties requiring a certificate of demolition.

Discussion ensued regarding comprehensive plan, Edgewood District, and accuracy of the composite map.

Mr. Snyder inquired whether the planning commission wants to preserve the 151 structures that are 1929 or older that are in the John Nolen district and not subject to any controls today or the 100 in the HV and VT districts.

Discussion ensued regarding legal issues and preserving history.

Ms. Fernandez confirmed that adding new restrictions to new properties would add more potential issues.

Mr. Graser asked if any of the 100 properties in the HV and VT were previously not encumbered by the certificate of demolition.

Mr. Snyder and Mr. Shrum responded there are 19 properties in VT that are uncertain and noted that single family homes and those not built substantially in northern Italian-style architecture would not be subject to the certificate of demolition.

Discussion ensued regarding what districts should be covered by the demolition certificate.

Mr. Willson, Mr. Snyder, Mr. McKeon, and Mr. Hale approved of preserving structures that are built in 1929 and older in HV and VT districts.

Mr. Graser, Mr. Lawson, and Mr. Jasper approved of preserving structures that are built in 1929 and older in HV and VT districts, only if that does not add any new restrictions on any properties.

VII. Other Land Development Regulations Topics

[21-5066](#)

LDR Recommendations to Planning Commission (Architectural Review Board)

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum stated that the architectural review board (ARB) has finalized recommendations, comments, and photos for consideration in the next draft.

VIII. Comments by Planning Division

[21-5067](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum stated the next draft of the land development regulations (LDRs) is not final, further modifications are still possible, feedback from advisory boards and public will be available to the planning commission by September, the fire prevention code and hurricane shutter information will be in the next draft, and reviewed the next LDR workshop dates.

IX. Comments by Planning Commission Members

There were none.

X. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:56 p.m.

Chair

Recording Secretary