



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, May 18, 2021

1:30 PM

Council Chambers

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[21-5043](#)

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

City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Information Technology Director Christophe St. Luce, Planning Manager Roger Clark, Deputy City Clerk Danielle Lewis, and Recording Secretary Toni Cone.

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

Via video conference: Mr. Graser and Mr. Jasper

### III. Approval of Minutes

[21-5044](#)

Minutes of the April 6, 2021 and April 14, 2021 Land Development Regulations Workshops and the Minutes of the April 20, 2021 Regular Meeting

A motion was made by Mr. Willson, seconded by Mr. Hale, that the Minutes of the April 6, 2021, April 14, 2021, and April 20, 2021 meetings be approved as written. The motion carried by voice vote unanimously.

### IV. Audience Participation

There was none.

### V. Public Hearings

[20-67PP](#)

Aria Phase 4 Amendment (Quasi-Judicial)  
Staff: Nicole Tremblay, Planner  
Agent: Shawn Leins, P.E., AM Engineering, LLC

Applicant: Neal Signature Homes, LLC

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. Lawson disclosed a site visit with no communication. Mr. Jasper disclosed he was contacted by a homeowner from Aria and discussed process and procedure with them, but no details of the petition and confirmed he can remain fair and unbiased in making a decision based on the evidence presented at today's hearing.

Ms. Tremblay, being duly sworn, provided a presentation including background information, project description, existing conditions, future land use map, zoning map, planning analysis, binding master plan, land development code, comprehensive plan, concurrency and mobility, planning commission report, recommendation to city council, and answered board questions.

Mr. Lawson inquired whether an empty parcel of land near Aria is owned by Milano and if they have future plans. Staff stated this is the only petition they currently have.

Mr. Leins stated that the staff presentation covered the petition, answered a board question regarding lakes, and acknowledged written communication.

Mr. Snyder noted written communication received by the board regarding lakes and amenities.

There was no audience participation.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Willson, 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, recommends to city council approval of Preliminary Plat Amendment Petition No. 20-67PP. The motion carried by the following vote:**

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

[19-01CP](#)

City Initiated Comprehensive Plan Amendments (Legislative)  
Staff: Amy Nelson, AICP, Senior Planner

Owners: Island Village Montessori Charter School, Inc.; Jewish Community Center of Venice, Inc.; Venice Church of the Nazarene, Inc.; SHYD, LLC; Unitarian Universalist Congregation of Venice, Inc.; Anthony & Donna M. Szafranic

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

Mr. Shrum spoke regarding comprehensive plan, revision of comprehensive plan, written communication regarding easements, land uses, zoning, and uses that are now inconsistent with the current comprehensive plan, compatibility, correcting zoning designation, and request to remove acreage requirement for churches.

Mr. Shrum discussed a request to staff by the Jewish Community Center for cemeteries and columbariums to be designated as a use by right and staff recommends it be designated a special exception or conditional use.

**The board had consensus that they did not need a presentation and that all materials were complete.**

Ms. Nelson was available for questions regarding the petition.

There were no board questions.

There was no audience participation.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Hale, 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 and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to city council approval of Comprehensive Plan Amendment Petition No. 19-01CP. The motion carried by the following vote:**

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

21-04RZ

City Initiated Zoning Map Amendment (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Owners: Island Village Montessori Charter School, Inc.; Jewish Community Center of Venice, Inc.; Venice Church of the Nazarene, Inc.; SHYD, LLC; Unitarian Universalist Congregation of Venice, Inc.; Anthony & Donna M. Szafranic

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. McKeon disclosed a site visit.

Ms. Nelson was available for questions regarding the petition.

Mr. Shrum requested his testimony from the prior application be included.

There was no discussion.

No one signed up to speak.

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 compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to city council approval of Zoning Map Amendment Petition No. 21-04RZ. The motion carried by the following vote:**

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

#### 21-10AM

Office, Professional and Institutional (OPI) Text Amendment (Legislative)  
Staff: Amy Nelson, AICP, Senior Planner

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

Ms. Nelson was available for questions regarding the petition.

Mr. Shrum requested his testimony from a prior application be included.

There were no board questions.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Willson, 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 and therefore, recommends to city council approval of Text Amendment Petition No. 21-10AM. 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. Comments by Planning Division

Mr. Shrum noted the architectural review board (ARB) finalized text and photos for the LDRs.

## VII. Comments by Planning Commission Members

Mr. Graser requested clarification of demolition orders, certificates of architectural compliance, and what properties they pertain to.

Mr. Snyder noted maps and tables need to be done to show current and proposed regulations, clarifying which properties would be impacted.

There was board consensus to address this question at the June 1st, 2021 meeting.

[21-5045](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum stated there will be two special meetings needed in June.

Mr. Snyder noted there is an upcoming historic preservation board meeting.

## VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:26 p.m.

  
Chair

  
Recording Secretary