



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, June 20, 2017

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

**Present:** 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy and Charles Newsom

**Excused:** 1 - Janis Fawn

### Also Present

Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planner James Koenig and Assistant City Clerk Heather Taylor.

### III. Approval of Minutes

#### 17-2783

Minutes of the February 21, 2017 and March 7, 2017 Regular Meeting, March 13, 2017 Comprehensive Plan Workshop, and June 6, 2017 Regular Meeting

A motion was made by Mr. Newsom, seconded by Mr. Towery, that the Minutes of the February 21, 2017, March 7, 2017, March 13, 2017 and June 6, 2017 meetings be approved as written. The motion carried by voice vote unanimously.

### IV. Public Hearings

#### 16-01PC

#### EYE ASSOCIATES CHANGES IN PLANS

Owner: Florida Practice Management, LLC

Agent: Jeffery A. Boone, Esq.

Staff: James Koenig, AICP, Planner

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 regarding ex-parte communication and conflicts of interest. There were no conflicts of interest. All board members disclosed site visits with no communication.

Mr. Koenig, being duly sworn, reviewed the petition to include summary of changes in plan, subject property aerial, background information to include rezone and site and development plan approvals, approved Ventura Commerce Park concept plan, surrounding property information, site photographs, future land use designation, existing zoning map, language regarding change in plan per Section 86-130(v), proposed changes to allow for 8,532 square feet for medical use and 1,008 square feet for retail use, compliance with the comprehensive plan and land development code, concurrency review, and staff findings of fact.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to the current retail square footage and proposed square foot reduction and intended use, and requested approval to city council, and responded to board questions regarding retail, and site and development plan to be presented for approval.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Moore, seconded by Mr. Graser, 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 and with the affirmative Findings of Fact in the record, and recommends approval to City Council of Change in Plans Petition No. 16-01PC. The motion carried by the following vote:

**Yes:** 6 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

**Excused:** 1 - Ms. Fawn

#### 17-01SP

#### **SITE & DEVELOPMENT PLAN: VENICE LIBRARY**

Owner: City of Venice & Sarasota County

Agent: Kim Humphrey

Staff: Jim Koenig, AICP, Planner

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 regarding ex-parte communication and conflicts of interest. There were no conflicts of interest. Mr. Snyder, Mr. Newsom and Mr. Graser disclosed site visits with no communication.

Mr. Koenig, being duly sworn, reviewed the petition to include background information including land use agreement, mold growth remediation efforts, library closure and approved location for new library,



aerial site photograph, surrounding property information, property photographs, future land use designation, zoning map, site and development plan to include square footage, main entrance location, parking entry, access drives, crosswalk and sidewalk connections, number of parking spaces, compliance with comprehensive plan and land development code, concurrency review, and staff findings of fact, and responded to board questions regarding parking requirements, and reason for mold intrusion.

Dan Moyer, CPH Inc., being duly sworn, spoke to community involvement throughout the project, existing and proposed campus parking, review of existing vehicle access and circulation and pedestrian circulation and connectivity, wayfinding signage, proposed site lighting, features to include enclosed dumpster and recycling, outdoor seating, book drop, bike racks, raised crosswalks, drop off area, American with Disabilities Act (ADA) ramp, improved access to remote lot, and bus stop and ADA accessibility.

John Bryant, Sweet Sparkman Architects, being duly sworn, spoke to sustainability, LEED certification, floor plan, proposed building renderings to include exterior perspective, gathering areas, and interior.

Discussion took place regarding adding four additional ADA parking spaces, raised elevation of the building, previous mold issues, consideration of bench dedications, exterior building color, and setback consistency with surrounding buildings.

In response to board questions, Mr. Bryant spoke to considerations taken when determining the proposed setback to allow building presence and vehicle circulation.

Discussion continued regarding traffic flow to the book drop off location, circulation concerns, raising of the buildings impact on setbacks, raised crosswalks, and visibility of solar panels for electricity.

Mr. Shrum, being duly sworn, responded to board questions regarding ADA parking requirements.

Discussion continued regarding parking space width requirements and changes in current driveway locations.

Deborah Kostroun, President, Friends of Venice Library, being duly sworn, expressed gratitude for the hard work involved in the library project.

Kemper Bernstein, 505 Ravenna Street, being duly sworn, spoke to the library providing students with a place to study and expressed her

support.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, seconded by Mr. Towery, 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 and with the affirmative Findings of Fact in the record, and recommends approval to City Council of Site and Development Plan Petition No. 17-01SP with the following stipulation: Four additional ADA parking spaces will be located as close to the main entrance as possible.

Discussion took place regarding crowding the street and sidewalks with the building and the number of ADA parking spaces required.

Mr. Shrum requested that should the item be approved with the stipulation that changes to the site plan be authorized to be made administratively.

Brad Gaubar, Sarasota County, being duly sworn, stated the applicant is in agreement with the proposed stipulation.

There was no opposition to allowing changes to the site and development plan regarding ADA parking spaces to be handled administratively.

The motion carried by the following vote:

**Yes:** 5 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Murphy and Mr. Newsom

**No:** 1 - Mr. Graser

**Excused:** 1 - Ms. Fawn

## **V. New Business**

[17-2784](#)

Kathie Ebaugh, AICP, Director, Planning, Sarasota County Schools:  
Sarasota County Schools Planning Efforts 2016/17

Mr. Shrum stated this item will be rescheduled.

## **VI. Audience Participation**

No one signed up to speak.

## **VII. Comments by Planning Division**

[17-2785](#)

Medical Marijuana

Ms. Fernandez spoke to the expiration of a moratorium regarding medical marijuana, Florida Legislature bill approval waiting to be signed by the Governor, city regulation options regarding regulating location of



cultivating and processing facilities and dispensing facilities, falling under the same guidelines as pharmacy locations, Sarasota County ordinance revision, and consideration for whether dispensary should be allowed.

Discussion took place regarding modification of the code to add in dispensaries.

Mr. Shrum spoke to state standards and dispensary requirements regarding schools.

Discussion took place regarding whether a pharmacy can dispense medical marijuana, the ability to control dispensary locations, smoking at the dispensary, pharmacy restrictions, review of county regulations, potentially including a sunset provision, and waiting to see if the bill passes prior to taking action.

Mr. Shrum stated he would like to place this item back on the July 18, 2017 agenda.

Discussion followed on receiving input from residents.

Mr. Shrum spoke to the comprehensive plan transmittal hearing to city council to include public input received, addressing comments at the June 23, 2017 meeting, and requested Mr. Snyder be present at the hearing.


Discussion took place regarding the appropriate direction to clarify misinformation with the public, correcting inconsistencies that are in the plan, and the possible continuation to another day.

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

There were none.

#### **IX. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:33 p.m.

  
Chair  
Recording Secretary