



## City of Venice

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

### Meeting Minutes Planning Commission

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Tuesday, June 19, 2018

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:** 7 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Janis Fawn and Kit McKeon

#### Also Present

Liaison Council Member Charles Newsom, Assistant City Attorney David Jackson, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Planner Katherine Woellner, Planning Manager Roger Clark, Airport Director Mark Cervasio, and Recording Secretary Mercedes Barcia.

#### III. Audience Participation

No one signed up to speak.

#### IV. Approval of Minutes

18-3378 Minutes of the May 15, 2018 Regular Meeting

A motion was made by Ms. Fawn, seconded by Mr. McKeon, that the Minutes of the May 15, 2018 meeting be approved as written. The motion carried unanimously by voice vote.

#### V. Presentation

18-3379 Presentation of 2017 Comprehensive Plan Award from the FPZA  
Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum announced the Florida Planning and Zoning Association presented staff with a public involvement award for their work on the comprehensive plan, and requested travel reimbursement for Mr. McKeon.

A motion was made by Ms. Moore, seconded by Ms. Fawn, to authorize Mr. Shrum to request city council's approval to reimburse Mr. McKeon for travel expenses. The motion carried unanimously by voice vote.

**VI. Public Hearings****18-01AM**

Text Amendment - Code Section 86-230 Subdivision Design Standards and Code Section 86-231 Plat Requirements

Staff: Roger Clark, AICP, Planning Manager

Applicant: Kathleen Weeden, P.E., City Engineer

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

Ms. Weeden spoke to the ordinance primarily regarding platting rules and procedures.

Discussion followed regarding consistency with Tallahassee and other municipalities.

Jeffery Boone, Boone Law Firm, spoke regarding changes to preliminary plats and lot definitions.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Moore, 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, 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 to City Council approval of Text Amendment Petition No. 18-01AM. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

**VII. New Business****18-3380**

Venice Library - Proposed minor revision to keep the southern existing Nokomis Road entrance to the Venice Community Center

Staff: Kathleen Weeden, PE, City Engineer

Ms. Weeden spoke to concern with southern driveway access to the Venice Community Center (VCC), driveway design, and requested approval for modification to the southern existing Nokomis Avenue entrance, and responded to board questions regarding removal of the north driveway, and library entrance and exit.

Mr. Shrum provided clarification on the modification request, and responded to board questions regarding pond area.

A motion was made by Mr. Murphy, seconded by Ms. Fawn, to approve minor revision to keep the southern existing Nokomis Avenue entrance to the Venice Community Center as proposed by the city engineer. The motion carried by the

**following vote:**

**Yes:** 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

**Public Hearings - Continued****18-01RZ**

**Zoning Map Amendment - City of Venice Public Safety Facility**

**Staff:** Roger Clark, AICP, Planning Manager

**Agent:** Kathleen Weeden, P.E., City Engineer

**Owner:** City of Venice

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

Mr. Jackson questioned board members on conflicts of interest and ex-parte communications. Mr. Snyder noted site visit with no communication. There were no conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation to include zoning map amendment, aerial photograph, photographs of the site, surrounding property information, existing and proposed zoning map, planning analysis to include comprehensive plan consistency, mitigation techniques of Policy 8.2 and applicable rezone considerations provided in Code Section 86-47(f), concurrency, and summary findings of fact, and responded to questions regarding the Architectural Review Board's (ARB) involvement with the Venetian Gateway, conversations with Auburn Woods, and type of zoning.

Sergeant Rob Goodson, Venice Police Department (VPD), being duly sworn, spoke regarding project, communication with Auburn Woods residents, and conceptual plans.

Ms. Weeden, being duly sworn, spoke to bond referendum, June 26, 2018 presentation to city council, and conceptual plans being submitted at the end of the month.

Mr. Shrum commented on the site and development plan process and planning commission's review.

Discussion took place on public safety facility visual.

No one signed up to speak.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. McKeon, seconded by Ms. Fawn, 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 Map Amendment Petition No. 18-01RZ. The motion carried by the following vote:

**Yes:** 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

**18-04RZ**

**Zoning Map Amendment - City of Venice Airport Property**

Staff: Katherine Woellner, Planner

Agent: Kathleen Weeden, P.E., City Engineer

Owner: City of Venice

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

Mr. Jackson questioned board members on conflicts of interest and ex-parte communications. Mr. Murphy disclosed site visit with no communication. There were no conflicts of interest.

Ms. Woellner, being duly sworn, provided a presentation and spoke on subject property location, petition request, existing zoning conditions, future land use categories, land development code (LDC), and summary of findings, and responded to board questions regarding comparison between lot size or coverage and height and setbacks.

Ms. Weeden and Mr. Cervasio, both being duly sworn, spoke to combining the zoning districts into one zoning, and Mr. Cervasio noted no hotel plans have been submitted at this time.

Discussion followed on unified zoning for the subject property.

No one signed up to speak.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, 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 recommends approval to City Council of Zoning Map Amendment Petition No. 18-04RZ. The motion carried by the following vote:

**Yes:** 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

**18-01SP**

**Site & Development Plan - Aria Amenity Center (Section of Milano Planned Unit Development)**



Staff: Scott Pickett, AICP, Senior Planner

Attorney: Jeffery Boone, Esq.

Agent: Melanie Smith, P.E., LEED G.A., Stantec Consulting Services, Inc.

Applicant: Border and Jacaranda Holdings, LLC

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

Mr. Jackson questioned board members on conflicts of interest and ex-parte communications. There were none.

Mr. Pickett, being duly sworn, provided a presentation and spoke on petition summary, location of site within Aria Subdivision, proposed site plan, recent action related to project, property location, FLUM and existing zoning map, review of site and development plan, comprehensive plan consistency, compliance with Milano planned unit development (PUD) and LDC, concurrency, summary findings, Aria Amenity Center site and development plan, and stipulation.

Mr. Boone, representing property owner, being duly sworn, spoke regarding amenity center, site and development plan, stipulation, preliminary and final plat approval, Milano amenity center, and proposed stipulation that no certificate of occupancy shall be issued for the Aria Amenity Center until the final plat is approved for the property subject to the approved preliminary plat petition no. 17-02PP.

Mr. Jackson commented on the Milano preliminary site plan.

Mr. Boone responded to board questions regarding mail box kiosk, flexibility on pickleball courts for tennis, and amenity center access.

No one signed up to speak.

Mr. Shrum, being duly sworn, commented on procedures and suggested the process be done as an exception at the preliminary plat stage, and requested adding language to include Technical Review Committee's (TRC) review and approval on building approvals.

Mr. Jackson provided suggested language for the stipulation to be included in the motion.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, 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, 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. 18-01SP with the stipulation that any building permit issued for the Aria Amenity Center shall be subject to review and approval of Technical Review Committee staff and no certificate of occupancy shall be issued for the Aria Amenity Center until the final plat is approved for the property subject to the approved Preliminary Plat Petition No. 17-02PP. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

18-01SE

Special Exception - Tuscan Gardens of Venetia Bay  
Owner: Tuscan Gardens of Venetia Bay Properties, LLC  
Staff: Scott Pickett, AICP, Senior Planner  
Agent: Greg C. Roberts, Esquire

There was consensus to address the site and development plan amendment with the special exception.

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

Mr. Jackson questioned board members on conflicts of interest and ex-parte communications. Mr. Graser disclosed being a client of Greg Roberts, agent. There were no conflicts of interest.

Mr. Pickett, being duly sworn, provided a presentation on the site and development plan and spoke on project history, special exception, petition summary, proposed site plan, property location, existing on-site conditions, FLUM and existing zoning map, review of site and development plan, comprehensive plan consistency, compliance with the LDC, concurrency, and summary findings.

Mr. Pickett provided a presentation on the special exception and spoke to requested code modifications, comprehensive plan consistency, planning commission findings required for approval, and summary findings, and responded to questions regarding setbacks, concurrency requirements for transportation, adding a traffic signal at the intersection of 41 Bypass and 41 Business, and evaluating the intersection.

Greg Roberts, representing Tuscan Gardens LLC, being duly sworn, commented on traffic light requirement at the intersection, special exception, request and meeting future demand, code provision, setbacks, site and development plan amendment, bed and unit counts, Eagle Point Club letter dated June 13, 2018, concurrency analysis, density, and Tuscan Gardens traffic.

Mr. Roberts responded to board questions regarding bed accommodations and maximizing capacity.

Judy Wilcox, Eagle Point Club member, being duly sworn, spoke on concerns with increased traffic at the intersection.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, 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 Special Exception Petition No. 18-01SE. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

14-04SP.1

Site & Development Plan Amendment - Tuscan Gardens of Venetia Bay  
Owner: Tuscan Gardens of Venetia Bay Properties, LLC  
Staff: Scott Pickett, AICP, Senior Planner  
Agent: Greg C. Roberts, Esquire

This petition was addressed with Petition No. 18-01SE.

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 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. 14-04SP.1.

Discussion followed on concern with traffic at the intersection.

The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Ms. Fawn and Mr. McKeon

**New Business - Continued**

18-3381

Treviso Grand Apartments Site & Development Plan Petition No. 17-05SP  
- Agent Request for Minor Modifications  
Agent: Jeffery Boone, Esq.

Mr. Boone, representing Treviso Grand Apartments developer, commented on revisions to the site and development plan.

Maath Bennett, Treviso Grand Apartments, spoke to right-turn lane modification, Florida Department of Transportation (FDOT) permit requirement, maintenance building, golf cart bay, trash compartments, five

foot sidewalks, trash recycling area, garbage truck turn around area, pavement around mail kiosk, removing steps around the pool, and changes to interior landscape plan.

Mr. Boone noted exterior landscaping will remain the same except for the access road, and commented on landscaping plan changes and code compliance.

Ms. Fawn left the dais at 3:55 p.m. and did not return.

Discussion took place on keeping eight foot sidewalks, changing pavers to asphalt by the mail kiosk, maintenance of pavers, trails around open space area, and roadway requirements.

Mr. Shrum commented on the site and development plan and administrative process, concern with sidewalks, allowing staff to administratively approve changes through the review process.

Discussion followed on landscaping plans.

Mr. Boone suggested allowing administrative approvals on landscaping plans.

**A motion was made by Mr. Towery, seconded by Ms. Moore, to authorize planning staff to administratively approve changes to the landscaping plans and site and development plan as indicated by the applicant. The motion carried unanimously by voice vote.**

#### **VIII. Comments by Planning Division**

There were none.

##### 18-3382

Land Development Regulations Update  
Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum did not have any updates and noted consultant is working on form based code template.

Discussion took place on different zoning comparisons, having matrix on zoning uses and types, changes memorialized in the site and development plan, site plan amendment process, land development regulations, landscape plans for PUDs and preliminary plats, evaluating US 41 Bypass and US 41 Business intersection, capital improvement project schedule versus plan, submitting projects to FDOT/Metropolitan Planning Organization (MPO), and the board's meeting schedule.


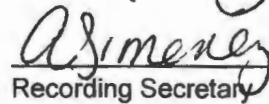
#### **IX. Comments by Planning Commission Members**

There were none.



**X. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 4:27 p.m.

  
Chair  
Recording Secretary