



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 5, 2019

1:30 PM

Council Chambers

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, Shaun Graser, Tom Murphy, Janis Fawn, Kit McKeon, Richard Hale and Jerry Towery

Also Present

Liaison Council Member Charles Newsom, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark and Recording Secretary Adrian Jimenez.

III. Approval of Minutes

19-3752 Minutes of the October 22, 2018 LDR Workshop

A motion was made by Mr. McKeon, seconded by Ms. Fawn, that the Minutes of the October 22, 2018, November 14, 2018, December 18, 2018 and January 15, 2019 meetings be approved as written. The motion carried by voice vote unanimously.

19-3753 Minutes of the November 14, 2018 LDR Workshop

This item was approved under Item No. 19-3752.

19-3749 Minutes of the December 18, 2018 Regular Meeting

This item was approved under Item No. 19-3752.

19-3750 Minutes of the January 15, 2019 Regular Meeting

This item was approved under Item No. 19-3752.

IV. Audience Participation

There was none.

V. Public Hearings

18-13SP

Site & Development Plan - Venice Public Safety Facility

Staff: Roger Clark, AICP, Planning Manager

Agent: Sergeant Rob Goodson, Venice Police Department

Engineer: Richard Ellis, P.E., Dewberry Engineers, Inc.

Owner: City of Venice, Edward Lavalee, City Manager

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 communications and conflicts of interest. Ms. Fawn, Mr. Snyder and Mr. Graser disclosed site visits. There were no conflicts of interest.

Mr. Clark, being duly sworn, provided a presentation on background, aerial photograph, proposed site plan, public and secured parking area, property access, category 5 building, Northern Italian Renaissance style, proposed landscape plan, buffers, vegetation, chain link fence, vinyl slats, site photos provided, future land use map, surrounding properties, comprehensive plan consistency, land use element strategies, transportation elements, open space strategies, transitional strategies, site and development plan amendment comprehensive plan consistency, mitigation techniques, land development code consistency, concurrency, mobility, findings, planning commission action and answered board questions on partial shelter, and invasive species.

Daniel Barrett, Dewberry, being duly sworn, provided a presentation on elevations, cost, budget, Venetian guidelines, rooflines, wind speeds, paint, bandings, front entry, tower bracing, store front entry, signage, soffits, light fixtures, canopies, lobby, arch openings, mosaic patterns, perspective views, exterior design, and answered board questions on shelter facility, holding facility, water shedding, drainage, roof leakage, hurricane roof vibration, and harmonic roof frequency.

Richard Ellis, Dewberry, being duly sworn, answered board questions on stormwater retention and fences.

Mr. Barrett answered board questions on fence material, budget, safety, and buffering barriers.

Robert Goodson, Venice Police Facility, being duly sworn, spoke on fence material.

Discussion took place on slat requirements, hurricane proof, grade fencing, buffering, screening, existing landscaping, and invasive species.

Mr. Barrett answered board questions on parking spaces, staff exit and entrance, and solid waste vehicle access.

Mr. Ellis answered board questions on left turn exit, signage, vegetation, public view, landscaping, short term impacts, and invasive species.

Mr. Shrum, being duly sworn, spoke on language in the comprehensive plan, zoning codes, invasive species, wetland areas, development community, state permits, environmental task force, and answered board questions on invasive species, Auburn Woods, and Brazilian peppers.

Mr. Clark spoke on vegetation, landscape plans, and buffers.

Mr. Shrum answered board questions on slats, chain link fence requirements, and physical and visual barriers.

Mr. Clark spoke on buffer requirements, government facility, physical and visual barriers, and materials.

Mr. Shrum answered board question on cost removal.

Mr. Clark answered board questions on vacant lot timeframe.

Mr. Goodson answered board questions on vegetation, cost removal, maintenance, invasive species removal, city requirements, Homeowner Association (HOA) agreements, and city council approval.

Mr. Lavallee, being duly sworn, spoke on setting standards, invasive species, legal expectations, timing issue, project cost, maintenance, HOA meetings, fence options, category five facility, and structured fence.

Heywood Hoffman, 217 Auburn Woods Circle, being duly sworn, spoke on east exit, right turn, and traffic lanes.

Robert Moore, 409 Kunze Road, being duly sworn, spoke on tree removal, gateway plan, Auburn Woods, landscape barriers, drainage, blue flag landscaping removal, police station, buffer zone, and non-native species.

Mr. Ellis answered board questions on drainage, storm water pipe, and retention pond location.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, 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 Petition No. 18-13SP. The motion carried by the following vote:

Yes: 5 – Mr. Graser, Mr. Murphy, Ms. Fawn, Mr. McKeon and Mr. Hale

No: 2 – Chair Snyder and Mr. Towery

Discussion took place on landscaping, invasive species, revising language in comprehensive plan, and exotic removal.

Recess was taken from 2:54 p.m. until 3:00 p.m.

VI. Pre-Hearing Conference

PHC 18-10RZ

Pre-Hearing Conference for GCCF Planned Unit Development

Staff: Katherine Woellner, Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Owners: Border Road Investments, LLC, Myarra Property Joint Ventures, LLC, Woolridge Investment-Florida, LLC, and FC Laurel, LLC

Mr. Snyder announced this is a prehearing, read memorandum regarding advertisement, and no written communications.

Jeffery Boone, Boone Law Firm, spoke to the Bridges Commercial Mixed Use (CMU) development, Villa Paradiso plan, residential plan, zoning plan, proposed plan, density, dwelling units, Gulf Coast Community Foundation (GCCF), single family, multi family and assisted living facility, binding master plan, development standards, and answered board questions on affordable housing, workforce housing, Laurel Road to Border Road connections, reduce roadways, sidewalks, bike trails, roadway parking, standard lot size requirements, road size, tree amounts, wildlife corridor, assisted living facilities, distinctive uses, rezoning, and access points.

Jim Collins, Boone Law Firm, answered board questions on access points, single family heights standards, and assisted living facility height.

Mr. Boone answered board questions on lot sizes, high quality development, and public or private road.

Mr. Collins answered board questions on public or private roads.

Board comments were made on affordable housing, hospital, shopping, employment, and tiny houses.

Mr. Boone questioned Mr. McKeon on public road request, width of roads in the developments, cycling lanes, potential noise, vegetation, buffers, and visual barriers.

Jerry Jasper, 130 Burano Circle, spoke on zoning, and commercial mixed use to PUD.

VII. Appeal

19-04AP

Appeal of the Columbarium Zoning Determination for the Jewish Community Center of Venice, Inc.

Staff: Jeff Shrum, AICP, Development Services Director

Agent: Jackson Boone, Boone Law Firm

Owner: Jewish Community Center of Venice, Inc.

Mr. Snyder announced this is a quasi-judicial hearing and opened the public hearing.

Ms. Fernandez queried board members regarding ex-parte communications and conflicts of interest. There were none.

Mr. Shrum, being duly sworn, provided a presentation on property size, single family residential, zoning codes, background information, House of Worship, special exceptions, columbarium, mausoleums, permitted principal uses, general intents, accessory use, zoning determination, residential type uses, conditional use, restrictions, compatibility issues, cemeteries, and new proposed use.

Mr. Clark, being duly sworn, spoke on special exception child care center, answered board questions on zoning, child care center, and special exception for a cemetery.

Mr. Shrum answered board questions on columbarium special exceptions request, size, location, modifications, and modified site plan.

Mr. Snyder disclosed he was approached by a resident before project was presented.

Jackson Boone, Boone Law Firm, being duly sworn, spoke on special exception motion and provided a presentation on zoning determination, columbarium, rezoning, special exceptions, annexations, cemetery, House of Worship, child care center, development concept plan, school, property survey, approximate cemetery area, planning commission meeting minutes, staff report, principal permitted use and answered board question on special exceptions.

Mr. Shrum spoke on current zoning codes, vested rights application, structures and uses, and permissible use.

Mr. Boone spoke on codes and usage, and location of columbarium.

Ms. Fernandez announced staff interpretations, standards, and answered board questions on review of staff request.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, seconded by Ms. Fawn, that based on the arguments heard, the board affirms staff's determination that a columbarium requires approval by special exception at a public hearing before the Planning Commission. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Mr. Graser, Ms. Fawn, Mr. McKeon, Mr. Hale and Mr. Towery

No: 1 - Mr. Murphy

Discussion took place on special exceptions, reading of ordinance, and special use.

Recess was taken from 4:20 p.m. until 4:26 p.m.

Mr. McKeon left the dias at 4:22 p.m. and did not return.

VIII. Comments by Planning Division

19-3751

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum provided a presentation on Land Development Regulation (LDR) updates, objectives of project, new comprehensive plan, correcting known deficiencies, enhanced LDR's, overall approaches, form based codes for mixed use areas, traditional codes, zoning map, design standards, technical/special standards, council/boards/staff roles and responsibilities, processes and procedures, mobility, concurrency, and strategies.

Discussion took place on mixed uses, sub districts, design standards, John Nolen layouts, design characteristics, and new zoning map.

Mr. Shrum spoke on zoning map, mixed use areas, zoning districts, and county zoned properties.

Discussion continued on landscaping requirements, design standards, parking, mobility, and processes.

Mr. Shrum continued presentation on staffing work load history, petitions, and project timeline.

Mr. Boone spoke on planning department, application process,

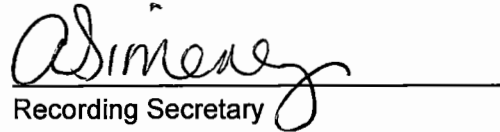
neighborhood meetings, workload, columbarium, special exceptions, amending site and development plans application, interpretation of codes, and zoning interpretation appeal.

IX. Comments by Planning Commission Members

There were none.

X. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 4:58 p.m.


Chair
Recording Secretary