



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, September 3, 2019

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

There was consensus to excuse Mr. Graser's absence.

**Present:** 6 - Chair Barry Snyder, Tom Murphy, Kit McKeon, Richard Hale, Scott Williams and Bill Willson

**Excused:** 1 - Shaun Graser

### Also Present

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

### III. Approval of Minutes

[19-4126](#)

Minutes of the August 20, 2019 Regular Meeting

A motion was made by Mr. Willson, seconded by Mr. Hale, that the Minutes of the August 20, 2019 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

Karyn Eppler, 937 Nokomis Avenue South, commented on her back yard sharing an alley with The Rialto 900 block and requested staff consider alleys between residential streets have the same rear yard setback of ten feet during the land development regulations (LDRs) update.

A motion was made by Mr. McKeon, seconded by Mr. Hale, to reorder the agenda and address Special Exception Petition No. 19-35SE first. The motion carried unanimously by voice vote.

A motion was made by Mr. Willson, seconded by Mr. Hale, to waive staff's presentation for Special Exception Petition No. 19-35SE. The motion carried unanimously by voice vote.

**VI. Public Hearings**[19-35SE](#)

Special Exception - Jewish Community Center Columbaria

Staff: Roger Clark, AICP, Planning Manager

Agent: Jackson Boone, Esq., Boone Law Firm

Owner: Jewish Community Center of Venice, Inc.

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

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

Jackson Boone, Boone Law Firm, being duly sworn, responded to board question on special exception fee.

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, and moves to approve Special Exception Development Petition No. 19-35SE. The motion carried by the following vote:

**Yes:** 6 - Chair Snyder, Mr. Murphy, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

**Excused:** 1 - Mr. Graser

**V. New Business**[PHC](#)  
[19-37RZ](#)

Pre-Hearing Conference for Proposed "Palencia" Planned Unit Development

Staff: Amy Nelson, AICP, Senior Planner

Agent: Jeffery Boone, Esq., Boone Law Firm

Owners: SSD Land Holdings, LLC; W. Russell Snyder; Iralyn Snyder; Jason Kramer and Jonathan Kramer

Contract Purchaser/Developer: D.R. Horton, Inc.

Mr. Snyder announced this is a pre-hearing conference and read memorandum regarding advertisement and written communications.

Jeffery Boone, Boone Law Firm, spoke to rezone request, annexation and comprehensive plan amendment applications forthcoming, filing conditional use application for a gated development, modifications for perimeter setbacks and alternative roadway designs for interior roads, existing lakes, access points, amenity center area, walking trail, Florida

Power and Light (FPL) easement, retention pond, number of dwelling units per acre, and responded to board questions on height of landscape buffer and absence of sidewalks on both sides of the street.

Discussion followed regarding maintaining at 52 foot roadway with a bike lane, parcels being contiguous, kayak launch at Curry Creek to include public or private access, market rate units, pocket parks, landscaping on Border Road, walking trail leading to wetlands and kayak area, using FPL right-of-way as a wildlife corridor, reduction in roadway widths, and impervious versus pervious surfaces.

Mr. Shrum commented on the pre-hearing conference process and staff's review of the application.

No one signed up to speak.

Mr. Snyder reviewed board recommendations for the proposed planned unit development (PUD).

Planning commission's recommendation for the proposed planned unit development include sidewalks on both sides of the street, landscaping on Border Road, maintaining 52 foot roadway with a bike lane, wildlife corridor, and reviewing the number of pocket parks.

### **Public Hearings - Continued**

#### 19-02SP

Site & Development Plan - The Reserve at Venice Apartments

Staff: Roger Clark, AICP, Planning Manager

Agent: D. Shawn Leins, P.E., AM Engineering, Inc.

Owner: S&J Properties of SW FL, LLC

Contract Purchaser: Ventures Development Group, LLC

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 on conflicts of interest and ex-parte communications. There were none.

Mr. Clark, being duly sworn, provided a presentation on the site and development plan petition to include aerial and site photographs, surrounding property information, future land use map (FLUM), zoning map, proposed site plan, height limits, stipulations, comprehensive plan consistency, compatibility and mitigation techniques of Policy 8.2, land development code (LDC) consistency, concurrency/mobility, findings of fact, and planning commission action.

Jeffery Boone, Boone Law Firm, being duly sworn, spoke regarding site



and development plan consistency with the zoning code, stipulations, number of proposed apartments, rezoning ordinance, proposed two and three story buildings, 6 foot fence along the southern boundary except on wetlands, request for parking reduction, consistency with the comprehensive plan and other applicable codes and ordinances, setbacks, and interior landscaping.

Discussion followed regarding distance of the main entrance from Laurel-Nokomis School zone, traffic, market rate apartments, six foot fence, connectivity to the commercial shopping center, Ordinance No. 2016-11 stipulations, drainage plan, Grand Oak tree, workforce housing, FPL easement, and unit square footage.

Dusty Feller, 144 Avens Drive, being duly sworn, noted concern with traffic on Laurel Road and Laurel Nokomis School.

Lissa MacDonald, 129 Avens Drive, being duly sworn, spoke to staff's analysis not including the development's impact to the Windwood community, concern with proposed parking lot corridor abutting Windwood property cul-de-sac, density, Laurel Road traffic, and buffer.

Gene Hines, Vice President of Sorrento Ranches Homeowners Association (HOA), being duly sworn, spoke regarding 2008 and 2016 property rezone to include stipulations, 2019 neighborhood workshop, communication with Sean Siebert from Ventures Development Group, and noted the HOA's support of the site and development plan petition.

Tim Montgomery, 229 Cohosh Road, being duly sworn, commented on the January 3, 2019 public workshop, properties south of proposed development, setbacks, wetlands area, drainage flow pattern, surrounding schools, and key concerns to include density compatibility, impact to adjacent Laurel-Nokomis schools, type of residents who will live in the apartments, structure height, property valuations, traffic and drainage flow patterns.

Mr. Boone commented on the Windwood property cul-de-sac and proposed parking lot area, border along FPL right-of way, trees along southern boundary right-of-way, parking area buffer, school traffic, and traffic analysis.

Discussion followed regarding school zone speed limits impacting traffic and the school board's receipt of the concurrency determination application.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Williams, 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. 19-02SP.

The motion carried by the following vote:

**Yes:** 6 – Chair Snyder, Mr. Murphy, Mr. McKeon, Mr. Hale, Mr. Williams and Mr. Willson

**Excused:** 1 – Mr. Graser

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

### 19-4125

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. McKeon left the meeting at 3:26 p.m. and did not return.

Mr. Shrum commented on the LDRs to include conversation with the consultant on compatibility, defining compatibility and mitigation techniques, upcoming meeting with Mark Beebe, Architectural Review Board chairman, reviewing county zoned properties within the city, rezoning Sawgrass property to city zoning, public workshops, adoption of the new zoning map, attending the state planning conference next week in Destin, Florida, obtaining public input on LDR updates, and project schedule.

Discussion followed regarding Mr. Shrum's and the board's review of the LDR draft.

Mr. Shrum noted there are no items for the next planning commission meeting and introduced new planner Nicole Tremblay.

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

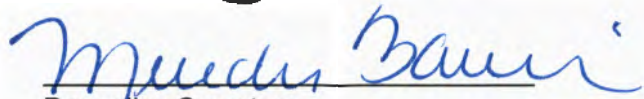
There were none.

## **Audience Participation**

Jackson Boone inquired on the board's authority and consideration to refund the special exception fee to the applicant.

**IX. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:39 p.m.

  
Chair  
Recording Secretary