



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 4, 2020

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

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 Mitzie Fiedler, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Planning Manager Roger Clark and Recording Secretary Caroline Moriarty.

III. Approval of Minutes

[20-4376](#) Minutes of the December 3, 2019 LDR Workshop

A motion was made by Mr. Hale, seconded by Mr. McKeon, that the Minutes of the December 3, 2019 LDR Workshop and the Minutes of the December 17, 2019 Regular Meeting be approved as written. The motion carried unanimously by voice vote.

[20-4377](#) Minutes of the December 17, 2019 Regular Meeting

These minutes were approved with Item No. 20-4376.

IV. Audience Participation

No one signed up to speak.

V. Public Hearings

[19-08CP](#) Comprehensive Plan Map Amendment - Hurt Property
Staff: Roger Clark, AICP, Planning Manager
Agent: Jeffery A. Boone, Esq., Boone Law Firm
Owner's: Mary H. McMullen, Joseph W. and Randall C. Hurt as Trustees of

the Shackett Creek Trust

Mr. Snyder announced this is a legislative hearing, read memorandum regarding advertisement, noted no written communication was received, and opened the public hearing.

Mr. Clark provided a presentation on the Comprehensive Plan Amendment Petition and spoke to text amendment, petition summary, property history, joint planning agreement (JPA), coordination with Sarasota County, and comments received from the county.

Mr. Shrum spoke to comments received from the county and the county's opportunity to respond to the comprehensive plan amendment transmittal.

Discussion followed regarding Laurel Road widening and traffic study.

Mr. Clark spoke on an aerial photograph of the subject property, site photographs, surrounding property information, proposed future land use map (FLUM), comprehensive plan amendment, planning analysis to include compatibility, JPA area one, proposed revisions to Strategy LU 1.2.9.c, mixed use corridor (MUC) two, maximum units per acre for JPA area one, and financial feasibility of the comprehensive plan.

Mr. Shrum commented on the financial feasibility of the comprehensive plan.

Mr. Clark spoke to consistency with Chapter 163 Florida Statute, findings of fact, and planning commission's determination.

Mr. Shrum spoke on planning commission's consideration, map and text amendments to the comprehensive plan, proposed future land use of the property, standards for the mixed use corridor, single-family homes in mixed use areas, industrial development potential, property location, permissible uses on the property, and responded to board questions regarding zoning changes if petition is approved, concern with industrial development next to single-family homes, number of industrial acres in the property, and mixed use zoning designations.

Jeffrey Boone, Boone Law Firm, spoke on property, comprehensive plan amendment, property uses, commercial land on Knights Trail, the need for industrial and residential development, proposed name change in the MUC, flexibility on land use, and allowing opportunity for industrial in the comprehensive plan.

Discussion followed on proposed non-residential area percentage, mixed use area name, predictability versus flexibility, setting parameters for

proposed residential and non-residential areas, and Seaboard area redevelopment.

Jim Collins, planner with the Boone Law Firm, stated proposed minimum and maximum ranges for residential and non-residential development.

Discussion continued on specifying maximum industrial development potential, changing proposed non-residential and residential ranges, comprehensive plan, envisioning how property will be developed, concern with mixed use areas, single-family homes, including language on potential residential and non-residential development, compatibility, setting parameters, MUC, and continuing hearing to another meeting.

Recess was taken at 3:04 p.m. until 3:15 p.m.

Mr. Boone requested a continuance of the comprehensive plan amendment and rezone until the March 17, 2020 meeting.

A motion was made by Mr. McKeon, seconded by Mr. Willson, to continue Comprehensive Plan Map Amendment Petition No. 19-08CP to the March 17, 2020 meeting. The motion carried unanimously by voice vote.

19-07RZ

Zoning Map Amendment - Hurt Property

Staff: Roger Clark, AICP, Planning Manager

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

Owner's: Mary H. McMullen, Joseph W. and Randall C. Hurt as Trustees of the Shackett Creek Trust

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

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

A motion was made by Mr. McKeon, seconded by Mr. Murphy, to continue Zoning Map Amendment Petition No. 19-07RZ to the March 17, 2020 meeting. The motion carried unanimously by voice vote.

18-07SE

Extension Request for Development Order No. 18-07SE, 7-Eleven

Staff: Roger Clark, AICP, Planning Manager

Agent: Jackson Boone, Esq., Boone Law Firm

Owner: Venice Palm, Inc.

Mr. Snyder announced this is a legislative hearing and opened the public hearing.

Mr. Shrum referenced code language on special exceptions.

Jackson Boone, Boone Law Firm, spoke on outdoor storage for propane tanks and extending expiration date to February 19, 2021.

Discussion followed regarding the application and considering a low rise stone wall to beautify the area.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Hale, to approve the request for an extension of the expiration date for Development Order 18-07SE to February 19, 2021. 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

Jeffery Boone noted special exceptions should not expire sooner than the site and development plan.

VI. Comments by Planning Division

20-4375

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum spoke on the upcoming joint meeting with the Architectural Review Board (ARB).

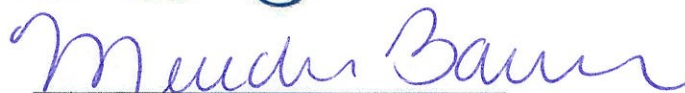
VII. Comments by Planning Commission Members

There were none.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:35 p.m.


Chair


Recording Secretary