



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 15, 2021

1:30 PM

Council Chambers

[21-5087](#)

Instructions on How to Watch and/or Participate in the Meeting

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 1:35 p.m.

II. Roll Call

Present: 7 - Chair Barry Snyder, Shaun Graser, Kit McKeon, Richard Hale, Bill Willson, Richard Lawson and Jerry Jasper

Also Present

Liaison Mayor Ron Feinsod, City Attorney Kelly Fernandez, City Clerk Lori Stelzer, Information Technology Director Christophe St. Luce, Development Services Director Jeff Shrum, Planning Manager Roger Clark, Amy Nelson, Nicole Tremblay, and Recording Secretary Toni Cone.

In-person: Mr. Snyder, Mr. Hale, Mr. Jasper, Mr. Lawson, Mr. McKeon, and Mr. Willson

Via video-conference: Mr. Graser

III. Approval of Minutes

[21-5088](#)

Minutes of the May 18, 2021 and June 1, 2021 Regular Meetings

A motion was made by Mr. Willson, seconded by Mr. Hale, that the minutes of the May 18, 2021 and June 1, 2021 meetings be approved as written. The motion carried by voice vote unanimously.

IV. Audience Participation

There was none.

V. Public Hearings

[20-41SP](#)

Palencia Amenity Center Site & Development Plan (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Agent: Timothy E. Roane, P.E., DMK Associates, Inc.

Applicant: D.R. Horton, Inc.

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

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

Ms. Nelson, being duly sworn, provided a presentation, including site and development plan petition and spoke to petition information, aerial photo, site photo, surrounding properties information, maps, site plan, architectural elevations, main entry to Palencia, comprehensive plan consistency, planned unit development (PUD) binding master plan consistency, land development code (LDC) and concurrency/mobility, findings of fact, planning commission report and recommendation.

Mr. Roane, agent, being duly sworn, provided a presentation regarding the Palencia Amenity Center Site and Development Plan, including roadways, amenities, size, and request for approval.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, seconded by Mr. Willson 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 moves to APPROVE Site and Development Plan Petition No. 20-41SP. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper

20-66PP

Cottages of Venice Preliminary Plat (Quasi-Judicial)

Staff: Nicole Tremblay, Planner

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

Applicant: Keeneland, LLC

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

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

Ms. Tremblay, being duly sworn, provided a presentation regarding the preliminary plat including location map, aerial map, background and project description, elevations, existing conditions, site photos, future land use

map, zoning map, existing land uses, planning analysis, comprehensive plan consistency, land development code compliance, concurrency and mobility, conclusions and findings of fact, planning commission report and recommendation to city council.

Mr. Snyder read Section 86-230(d) from the land development code (LDC).

Mr. Boone, agent, being duly sworn, provided a presentation regarding zoning, code language, garages, and modifications.

Discussion took place regarding variances, code language, hardship, zoning, garages, and lot size.

Mike Miller, being duly sworn, spoke regarding the preliminary plat, lot size, parking, and zoning.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. McKeon, 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, recommends to city council approval of Preliminary Plat Amendment Petition No. 20-66PP. The motion failed by the following vote:

Yes: 2 - Mr. McKeon and Mr. Willson

No: 5 - Chair Snyder, Mr. Graser, Mr. Hale, Mr. Lawson and Mr. Jasper

21-11VZ

320 Pedro Street Variance (Quasi-Judicial)

Staff: Amy Nelson, AICP, Senior Planner

Applicant/Owner: James Mulvaney

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

Ms. Fernandez questioned board members concerning ex-parte communications and conflicts of interest. Mr. Willson, Mr. McKeon, and Mr. Snyder disclosed site visits with no communication.

Ms. Nelson, being duly sworn, provided a presentation and spoke to variance petition information, property location, aerial photo, section 86-423(b) approval of reduction in setback, proposed site plan, site photographs, area maps, planning commission review and action,

summary finding, and answered a board question regarding the aerial photo and noted that the home is a noncontributing structure to the Nolen Plan.

Mr. Mulvaney, being duly sworn, provided a presentation regarding the variance petition information, driveway variance, lot size, setbacks, code, driveway width, and neighbors comments.

There was no audience participation.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Willson, seconded by Mr. Jasper, 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 moves to APPROVE Variance Petition No. 21-11VZ.

The motion carried by the following vote:

Yes: 7 - Chair Snyder, Mr. Graser, Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Lawson and Mr. Jasper

VI. Comments by Planning Division

[21-5089](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

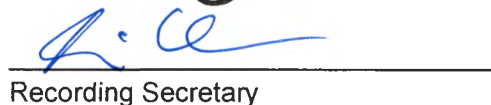
Mr. Shrum provided an update on land development regulations workshops and land use training.

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 3:10 p.m.


Chair
Recording Secretary