



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, January 19, 2016

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, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

Also Present

Liaison Councilmember Kit McKeon, City Attorney Dave Persson, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Senior Planner Roger Clark and Recording Secretary Michelle Girvan.

III. Approval of Minutes

16-1728

Minutes of the December 1, 2015 and December 15, 2015 Regular Meetings

A motion was made by Mr. Newsom, seconded by Ms. Moore, that the Minutes of the December 1, 2015 and the December 15, 2015 meetings be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

94-04SP.1

SITE AND DEVELOPMENT PLAN AMENDMENT - COACH HOUSE MOTORHOMES, INC.

Agent: Scott Lincoln, PE, President of LA Civil, Inc.

Owner: Gerzeny Family Partnership

Staff: Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated January 16, 2016 and stated that no written communications have been received regarding this petition; and opened the public hearing.

Mr. Persson queried commission members on ex-parte communications and conflicts of interest. All members stated site visits with no

communications.

Mr. Pickett, being duly sworn, provided an update and summary of the site and development plan amendment petition regarding Coach House Motorhomes, floor area, parking spaces, storage area, photo of property and aerial map, location, building addition, temporary facilities, future land use map, existing zoning map, consistency with the comprehensive plan, provision on use, industrial designation, surrounding properties, certificate of concurrency, applicable standards, individual lots, structure, review agencies, and summary findings.

Jeff Boone, Boone Law Firm, being duly sworn, spoke on Coach House Motorhomes building expansion, review of the site and development plan amendment, parking spaces, and consistency of the zoning code.

Mr. Snyder spoke on the temporary parking usage and wheel stops.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, 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 and land development regulation commission, 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. 94-04SP.1 The motion carried by the following vote:

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

15-01RZ

REZONE - CHE VISTA

Applicant: Venice Beach Condos, LLC

Agent: Jeff Boone, Esquire

Staff: Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated January 19, 2016 and stated that five written communications have been received regarding this petition and opened the public hearing.

Mr. Persson queried commission members on ex-parte communications and conflicts of interest. All members stated site visits with no communications.

Mr. Pickett, being duly sworn, provided a presentation regarding the rezone map amendment petition for Che Vista, considerations, summary, structures, public streets, surrounding properties, existing uses, future land use designation, planning areas, sub areas, parcels, proposed zoning, permitted uses, RMF zoning, dwelling units, pro-offered stipulation, height/density, lot coverage, setbacks, and the

application.

Discussion took place regarding the rezone petition, lot coverage, height standard, and the pro-offered stipulation..

Mr. Pickett's presentation continued regarding the rezone petition, RMF zoning, units per acre, consistency with the comprehensive plan, transition, residential areas, adjacent properties, analysis, project, concurrency certificate, findings of fact, and staff report.

Mr. Pickett answered questions from board members to include height on RMF-3 and 4, building height, lot coverage, and density.

Jeff Boone, Boone Law Firm, being duly sworn, commented on the rezone petition, dwelling units, stipulation, footprint of building, site layout, height, lot coverage, and setbacks.

Mike Miller, MPS Development and Construction, 333 S. Tamiami Trail, being duly sworn, spoke regarding the Che Vista rezoning and provided an overview of the changes.

Paul Sherma, Professional Engineers Resources, 10225 Ulmerton Road, Suite 4D, Tampa, being duly sworn, spoke regarding the zoning map amendment, lot coverage and the seepage of underground water drainage.

Mr. Sherma answered questions from board members regarding the dwelling units, the comprehensive plan, the individual site plan, water depression, storage pond, floodplain, existence of underground spring and ground water seepage.

Ms. Moore spoke regarding the retaining wall.

Jose and Ana Rodriguez, 829 Madrid Avenue, being duly sworn, spoke regarding the Che Vista rezoning, concerns about property in regards to more condominiums and parking issues.

Brooks Mathews, 809 Ormond Street, being duly sworn, spoke on her mother's behalf (Betty Wempss) in regards to the Che Vista rezoning, parking issues, Graser Park and provided photos.

Bob Ufer, 811 The Esplanade #403, being duly sworn, spoke regarding the Che Vista rezoning, preference of a park instead of condominiums, provided information of human remains in the zoning area, and adding county water.

Lynn Thierry, 816 Ormond Street, being duly sworn, spoke regarding the

Che Vista rezoning, parking issues and provided photos and documentation.

Anthony Cagliostro, 500 The Esplanade, being duly sworn, spoke regarding the Che Vista rezoning, property and provided documentation.

Robert Farrell, 640 W. Venice Avenue, being duly sworn, spoke regarding the Che Vista rezoning, Graser Park, John Nolen's Plan, parking issues and provided documentation.

R. Generson, 811 The Esplanade, being duly sworn, spoke regarding the Che Vista rezoning and parking issues.

John Abom, 614 Laguna Drive, being duly sworn, spoke regarding the Che Vista rezoning, property, upgrades and parking issues.

Helen Nester, 429 Riviera Street, being duly sworn, spoke regarding the Che Vista rezoning and parking issues.

A motion was made by Mr. Murphy, seconded by Mr. Newsom, 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 and land development regulation commission, 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 Zoning Map Amendment Petition No. 15-1RZ including the applicant's pro-offered stipulation to limit the maximum number of dwelling units on the subject property to 15 units. The motion carried by the following vote:

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

00-09SP.1

SITE AND DEVELOPMENT PLAN AMENDMENT - EMMANUEL LUTHERAN CHURCH

Agent: Rich Kessler, Emmanuel Facilities Manager

Owner: Emmanuel Lutheran Church

Staff: Scott Pickett, AICP, Senior Planner

Recess was taken from 4:20 to 4:30 p.m.

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated January 16, 2016 and stated that no written communications have been received regarding this petition; and opened the public hearing.

Mr. Persson queried commission members on ex-parte communications and conflicts of interest. All members stated site visits with no communications.

Mr. Pickett, being duly sworn, provided an update on the site and development plan amendment petition regarding the Emmanuel

Lutheran Church, property rezoning, sign having no measurable impact on the public, facilities, the existing sign being non-conforming, monument ground sign, setbacks, minimum requirements, sign code, height, color and cap of sign, limitations, and regulations.

Discussion followed regarding the sign to include limitations, changing of message, display, and compliance with the setback.

Rich Kessler, 326 Otter Creek Drive, being duly sworn, spoke regarding the digital sign at the Emmanuel Lutheran Church, free clothing for children, free fellowship/friendship dinners, advertising, limitations of reaching the public, and non-conforming sign.

Mr. Kessler answered questions from board members regarding parking spaces, communication to the public, the speed limit, sign being a distraction, color of sign and lettering.

Lois Steketee, 1241 Paradise Way, being duly sworn, spoke regarding the affirmation and reaction of the digital sign at the Emmanuel Lutheran Church, and review of sign.

Robert Hall, 1041 Ancora Blvd., Nokomis, being duly sworn, spoke regarding the digital sign at Emmanuel Lutheran Church, thanked the board members for the opportunity of the sign and the timeframe.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, 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 and land development regulation commission, 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. 00-09SP.1 The motion carried by the following vote:

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

15-03MI

CAPITAL IMPROVEMENT SCHEDULE 5 YEAR UPDATE

Staff: Roger Clark, Senior Planner and Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated January 2, 2016 and stated that no written communications have been received regarding this petition.

Mr. Persson questioned if this item is being amended and being replaced in the comprehensive plan.

Discussion ensued on not amending the plan and replacing the section

that has the current list, policy being in place, and it not being a comprehensive plan amendment.

Mr. Snyder opened the public hearing.

Mr. Persson queried commission members on ex-parte communications and conflicts of interest. All members stated no communications.

Mr. Clark, being duly sworn, provided an update of the Capital Improvement Schedule (CIS) regarding the purpose of the schedule, coordination of the city's annual budget process, projects, levels of service, overall goal achievements, consistency of state statute, grants, other potential funding sources, changes in budget and timing, accomplishment by ordinance, meeting with department heads, name changes on projects, not considered a comprehensive plan amendment, staff findings and fact, city capacities, and overall framework.

Mr. Pickett, being duly sworn, spoke on the summary information on the Capital Improvement Plan (CIP) but have no details for commission members at the present time.

Mr. Clark stated there are only two projects that are not in the current adopted budget, took those projects that are already in the city's adopted budget and pulled out those that relate to the level of service to be monitored on an annual basis.

Discussion took place regarding staff providing information to the best of their ability, needing more details and information on the projects, what is needing to be approved, following policy, change in procedure, workshops, changes in statutes, wastewater, funding of project, approval by city council, education process, consistency with the comprehensive plan, ramifications of denial, addressing concerns, changes on chart, transportation maps, water storage tanks, funding sources, requirements by the state, amending the schedule, following process, county projects, timing issues, project concerns of recommendation to city council, deadlines, parks, and concerns of projects that are not in the capital improvement plan.

Kit McKeon, council member liaison, being duly sworn, answered Mr. Snyder's question on what is needed from the planning commission to city council for approval of the CIS, Ajax property purchase, consideration of a floating bond, physical access of property, funding shortage and providing more details to commission and city council members.

Discussion followed questioning what is being approved, change in funding, generation of list, budget, suggested to tablet this item until

further notice with Mr. McKeon discussing the item at city council under council member reports.

This item was postponed to a future meeting.

V. Comments by Planning Division

There were no comments.

16-1729

Comprehensive Plan Update
Jeff Shrum, AICP, Development Services Director
Kelly Klepper, AICP, Kimley-Horn
Public Comment Specific to Comprehensive Plan

Mr. Shrum provided an update on the comprehensive plan, survey, data, workshop date, project and process from consultant, zoning districts, topics, feedback from commission members, joint meeting with city council, and the draft plan.

Mr. Snyder discussed meeting with various groups, observations, draft to city council, avoidance of issues with draft plan, fixed definitions, height and density issues, units per acre, housing aspects, overlay districts, previous draft plan, architectural styles, prioritizing topic list, and meeting management.

Discussion followed regarding consensus on the topics, input, elements, vision, areas of time sensitivity, clarification, workshops, analysis, current change, and understanding concerns.

Mr. Shrum commented on the email sent to planning commission members, end stages of comments, timeline of draft plan, request from Council Member Deborah Anderson, and input from national organizations.

Discussion took place regarding national organization meetings, violations of charter, requests from city council, majority vote on requests from city council to planning commission, procedures, costs for the project, subverting comprehensive plan process, productivity, guidance, stakeholders, recommendations and advisory committees.

VI. Comments by Planning Commission Members

There were no comments.

VII. Audience Participation

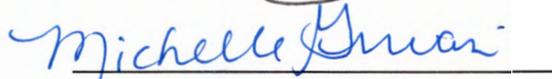
No one signed up to speak.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 5:58 p.m.



Chair



Recording Secretary