



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, May 17, 2016

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

**Present:** 6 - Chair Barry Snyder, Helen Moore, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

**Excused:** 1 - Jerry Towery

### Also Present

Liaison Councilmember Bob Daniels, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Senior Planner Roger Clark, Planner Jim Koenig, and Recording Secretary Michelle Girvan.

### III. Approval of Minutes

[16-1999](#) Minutes of the March 9, 2016 Regular Meeting

A motion was made by Ms. Moore, seconded by Ms. Fawn, that the Minutes of the March 9, 2016 meeting be approved as written. The motion carried by voice vote unanimously.

### IV. Public Hearings

[16-01VZ](#) VARIANCE - 424 SUNSET DRIVE  
Applicant: Joy Lynn Brown  
Agent: Jeffery A. Boone, Esq.  
Staff: Roger Clark, Senior Planner and Jim Koenig, Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated April 30, 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. Clark and Mr. Koenig, both being duly sworn, provided a presentation on the variance petition of 424 Sunset Drive proposed improvements, site plan, subject property, two variances, proposed driveway, and the variance of 40 feet.

Mr. Koenig continued the presentation on 424 Sunset Drive to include setbacks, applicable code standards, footage, aerial photo of subject property and surrounding properties, non-conforming lot size, photos of Sunset Drive driveway, additional documentation, future land use map, RSF-1 district, planning commission review and action, and staff findings.

Mr. Clark and Mr. Koenig answered questions from board members to include landscape area, property line, street and public right-of-way, county right-of-way, definitions, street pavers, zoning map, zoning area, front yard setbacks, access, six foot variance, concurrence, company who put in paver driveway, clearing process of other property, and footage.

Ms. Moore commented on the driveway pavers, approvals from county, gate, modifications, and right-of-way.

Jackson Boone, Boone Law Firm, being duly sworn, spoke on 424 Sunset Drive right-of-way, driveway, construction of home, variance request, code, two driveway access points, and consistency.

Mr. Jackson Boone and Jeff Boone, being duly sworn answered questions from staff regarding installment of pavers, notice to public of request, lot coverage, house complying with all requirements, wood fence condition, explanation of properties, county border versus city border, aerial photo of property, procedural requirements, annexed lots, county/city roads, county right-of-way, front yard and side yard setbacks, and other designs.

Discussion took place regarding variance, design alternative, driveway, and criteria.

Ms. Fernandez read the code, changes and spoke on the variance if granted.

Steven Wassenman, 900 Sunset Drive, being duly sworn, spoke in regards to the variance, lot, county right-of-way, pavers, trespassing sign, and parking.

Mr. Murphy questioned Mr. Wasserman regarding beach access, street access, and driveway.

Mr. Snyder closed the public hearing.

**A motion was made by Ms. Moore, seconded by Mr. Murphy, that based on the staff report and the presentation, 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 Variance Petition No. 16-1VZ. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Ms. Moore, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

**Excused:** 1 - Mr. Towery

16-02VZ

VARIANCE - VENICE YOUTH BOATING

Agent: Jeffery A. Boone, Esq.

Applicant: Venice Yacht Club, Inc.

Staff: Scott Pickett, AICP, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing; read a memorandum dated April 30, 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. Ms. Moore stated that she was a member of the yacht club, Mr. Newsom stated that he was intercepted by the boaters association and stated he would be fair and impartial.

Mr. Pickett, being duly sworn, provided a presentation on the variance, proposed improvements, location, replacement of existing boat racks, chainlink fence replacement with wall, visibility of structure, applicable code standards, setbacks, special exception use, aerial photo of subject and surrounding properties, boat ramps, photos of existing boat storage, existing gate, additional documentation, future land use map, existing zoning, planning commission review and action, and staff finding.

Mr. Pickett answered questions from board members regarding city owned park, site and development plan approval, year yacht club was built, existing wall footage, parking lot, view of boats, and Venice Yacht Club approval.

Jeff Boone provided information on the variance, property zoning, and boat racks with roofing.

Jackson Boone, being duly sworn, provided a presentation on the applicant, variance, and staff report.

John Sammet, Youth Boating Chairman, being duly sworn, provided an overview of the association, Venice Yacht Club, investment of the greater youth of venice, sailing, modules in public schools, and increased safety.

Mr. Jackson Boone, being duly sworn, continued his presentation regarding variance, surrounding property information, setbacks, access to water, increasing safety, footage of wall, gate, replacement changes, boat slips, and requirements.

Jeff Boone spoke on the variance in regards to the location of the yacht club, generations of property, use of land, yacht club members, and youth boating program.

Ms. Fawn commented on organization growth, safety, and funding.

Jackson Boone answered questions regarding view and visibility of boats and wall, discussion with other property owners, storage of boats, boat racks, added slips, and improvements.

Mr. Pickett commented on project, criteria, administrative process, and decision from staff.

Mr. Snyder closed the public hearing.

Discussion ensued on view of structure, photo of existing boat storage, boating association, yacht club members, improvement of property, current boat racks, replacements, and improvements.

Recess took place from 2:52 p.m. until 3:00 p.m.

**A motion was made by Ms. Fawn, seconded by Mr. Newsom, that based on the staff report and the presentation, 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 Variance Petition No. 16-2VZ. The motion carried by the following vote:**

**Yes:** 6 - Chair Snyder, Ms. Moore, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

**Excused:** 1 - Mr. Towery

**V. Updates**

16-2000

COMPREHENSIVE PLAN UPDATE  
 Staff: Jeff Shrum, AICP, Development Services Director  
 Consultant: Kelley Klepper, AICP, Kimley-Horn

Public Comment Specific to Comprehensive Plan

Mr. Shrum provided an update on the comprehensive plan update, joint meeting with city council, and format dialogue.

Mr. Snyder spoke in regards to managing next meeting and meeting with Mr. Shrum on comprehensive plan, areas of last workshop and coverage, importance of topics for city council joint meeting, purple areas, reaction from council, getting rid of existing planning areas, northern gateway, intent, mobile home parks, standards, and list of topics.

Discussion took place on the comprehensive plan, topics for joint meeting, communications, land uses, categories, density, language, set of definitions, concepts of mixed use areas, simplifying plan, intent of mixed use area, allowable density and intensity, proper definitions, minimum and maximum of distribution uses, open space component, map of areas, and showing of open space.

Discussion continued regarding areas on the map, dialog and ideas, complications to minor changes, level of detail, zoning stage, golf courses, protection at the comprehensive plan level, zoning map, capacity requirements, and population projections.

Mr. Klepper spoke on the population projections and potential housing units.

Discussion followed on Seaboard area, industrial market, marketplace activity, projection of planning period, flexibility, mixed area, infrastructure, existing land use information, establishing baseline, minor adjustments, level of information, elimination of planning areas, different zoning categories, conditional use areas, workforce/ affordable housing, income levels, concerns, redevelopment of circus bridge area, John Nolen Plan areas, urbanism principles, existing lot considerations, and functional trials.

Discussion continued on topics, conservation areas, government areas, five topics for joint planning meeting with city council, feedback, meeting with mayor, priority level, legislative rules, and documentation of the intracoastal waterway.

## **VI. Audience Participation**

No one signed up to speak.

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

Discussion took place regarding the meeting in June for additional petitions.

**VIII. Comments by Planning Commission Members**

There were no comments.

**IX. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:58 p.m.

  
Chair

  
Recording Secretary