



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, June 21, 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

16-2064 Minutes of the March 23 and 29, 2016 and April 13, 2016 Workshop Meeting-Comprehensive Plan Update

A motion was made by Ms. Fawn, seconded by Mr. Towery, that the Minutes of the March 23, March 29, and April 13, 2016 meetings be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

14-03PP.1 VILLAGES OF MILANO REPLAT OF TRACT 200
Agent: Jeffery Boone, Esq.
Owners: Neal Communities of Southwest Florida LLC
Staff: Scott Pickett, Senior Planner

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

Mr. Persson queried board members regarding ex-parte

communications and conflicts of interest. Mr. Towery disclosed that he was questioned regarding the content of the agenda packet. Mr. Snyder and Mr. Newsom disclosed site visit with no communication.

Mr. Pickett, being duly sworn, reviewed the amendment to include the subject area, proposed improvements, stipulation regarding open space, aerial photo of existing land use, surrounding property information, existing zoning, approved binding of the master site plan, boundary of Phase 2, existing Phase 1A and B layout, detailed site plan, compliance, concurrency review, staff findings of fact, and proposed planning commission action.

Mr. Pickett responded to board questions regarding why this request was not included in the original petition, and design and maximum length of the cul-de-sac.

Jeff Boone, Boone Law Firm, being duly sworn, commented on consistency with the comprehensive plan and land development code, and requested recommendation for approval.

Mr. Boone responded to board questions regarding workforce housing.

Pat Wayman, Border Road, being duly sworn, spoke to requirements in the Joint Planning Agreement (JPA), and the Sarasota County land use plan.

Mr. Boone spoke to the JPA not applying to plats and there being no relevance to the Sarasota County comprehensive plan.

Mr. Shrum, being duly sworn, displayed the joint planning area map and commented on applicable areas for the joint planning area.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Ms. Moore, 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 Recommend to City Council Approval of Preliminary Plat Amendment 14-03PP.1 with the following stipulation: Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney. The motion carried by the following vote:

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

Agent: Jeffery Boone, Esq.
Owners: Neal Communities of Southwest Florida, LLC
Staff: Scott Pickett, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing, read a memorandum regarding advertisement and no written communications have been received regarding this petition, and opened the public hearing.

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

Mr. Pickett, being duly sworn, reviewed the petition to include the subject area, stipulations, aerial photo of existing land use, surrounding property information, existing zoning, approved binding master plan, site plan of Phase 2, design modification, compliance, concurrency review, staff findings of fact, stipulations, and proposed planning commission action.

Mr. Pickett responded to board questions regarding approval and modifications to the master development plan.

Mr. Shrum, being duly sworn, spoke to the impact of approval on the master development plan.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to Villages of Milano proceeding as planned, consistent with the city's comprehensive plan, land development regulations, planned unit development (PUD) standards, and other regulations, addressed the road, master conceptual development plan, consistency with the land development code, and responded to board questions regarding establishing standards in the PUD, and requested board approval.

Discussion followed regarding the location of the road, increased buffers, design of cul-de-sacs, landscaping along the wall with open areas where there are wetlands, permit process regarding installation of a boardwalk where wetlands are located, and restriping.

Pat Wayman, Border Road, being duly sworn, spoke to the Joint Planning Agreement (JPA) matrix in regards to conservation and low intensive residential areas, JPA requirements, opined estate style home should be built in the proposed location, and commented on density requirements, and conservation plans.

Mr. Boone spoke to the JPA map designating areas of application.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Moore, 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 Recommend Approval to City Council of Preliminary Plat Amendment 16-01PP with the following stipulations: 1. The restriping improvement of the intersection of Jacaranda Boulevard and Border Road shall be completed prior to the issuance of the first certificate of occupancy in the Phase 2 preliminary plat. 2. Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney. 3. The final number and location of water main valves, and the final design of the connection to the existing 12" city water main at the northeast corner of Jacaranda Boulevard and Border Road will be approved by the Utility Department as part of the construction plan review. The motion carried by the following vote:

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

13-03PP.1

TOSCANA ISLES UNIT 1 PRELIMINARY PLAT AMENDMENT

Agent: Jeffery Boone, Esq.

Owners: LALP Lots VI, LLC; LALP Lots IV, LLC; LALP Lots S14, LLC; and LALP Development, LLC

Staff: Roger Clark, Senior Planner

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

Mr. Persson queried board members on ex-parte communications and conflicts of interest. Mr. Snyder and Mr. Newsom disclosed site visits with no communication.

Mr. Clark, being duly sworn, reviewed the petition to include the proposed amendment, stipulation regarding open space, property background, aerial photo of existing land use, surrounding property information, approved conceptual land use plan, proposed Unit 1 plan sheet, approved Unit 1 preliminary plat, proposed changes identified by staff, compliance with the comprehensive plan and land development code, concurrency review, and staff findings of fact.

Mr. Clark responded to board questions regarding the easement agreement for the wall along the property, removal of trees along the eastern boundary, and approval of current fencing.

Mr. Shrum, being duly sworn, spoke to the Toscana Isles Planned Unit development (PUD) in regards to buffer requirements and platting procedures.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to consistency

with the comprehensive plan and land development code and requested approval of the petition, and commented on review of the plat.

John Peshkin, LALP Development, being duly sworn, responded to board questions regarding the modification of lot sizes, and the price range of homes.

Mr. Boone spoke to buffer compatibility.

Discussion took place regarding concern with conceptual plans and the city's process for preliminary plats, buffers, and landscaping.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Ms. Moore, 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 Recommend Approval to City Council of Preliminary Plat Amendment 13-03PP.1 with the following stipulation: Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat 1 in accordance with Section 86-130(j)(3) in manner satisfactory to the City Attorney. The motion carried by the following vote:

Yes: 6 - Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

No: 1 - Chair Snyder

16-02PP

TOSCANA ISLES UNIT 2 PRELIMINARY PLAT

Agent: Jeffery Boone, Esq.

Owners: LALP Lots VII, LLC; LALP Lots VIII, LLC; LALP Development, LLC; LALP Lots X, LLC; and LALP Lots XI, LLC

Staff: Roger Clark, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing, read a memorandum regarding advertisement with one written communication, and opened the public hearing.

Mr. Persson queried board members on ex-parte communications and conflicts of interest. Mr. Snyder and Mr. Newsom disclosed site visits with no communication.

Mr. Clark, being duly sworn, reviewed the petition to include property background, aerial photo of existing land use, surrounding property information, future land use, zoning, approved conceptual land use plan, proposed Unit 2 plat, proposed for Unit 2, consistency with the comprehensive plan and land development code, concurrency review, and proposed planning commission action.

Mr. Clark responded to board questions regarding commercial development.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to consistency with the comprehensive plan and land development code, site and development plan review at a future date, and requested approval.

John Peshkin, LALP Development, being duly sworn, responded to board questions regarding price range of the homes.

Discussion took place regarding sidewalks, proposed open space areas, identified lift stations, buffering, and material used for opaque barriers.

Alexander Hayes, LALP Development, being duly sworn, commented on buffer requirements.

Discussion ensued regarding the shrubs on the Venetian side being clustered in the middle opposed to being spread evenly.

Mr. Boone spoke to opinions regarding buffers and walls.

Ms. Fawn left the meeting at 4:01 p.m and did not return.

Discussion took place regarding minimum standard requirements and anticipation of landscaping on both sides of the wall.

Mr. Snyder closed the public hearing.

Discussion followed regarding concrete along edges of ponds, creating an aesthetic zone, buffering the wall, and landscaping inside the development.

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 moves to Recommend Approval to City Council of Preliminary Plat Amendment 16-02PP with the following stipulation: Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney. The motion carried by the following vote:

Yes: 5 - Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

No: 1 - Chair Snyder

Absent: 1 - Ms. Fawn

V. Audience Participation

No one signed up to speak.

VI. Comments by Planning Division

There were no comments.

[16-2063](#)

Minor Site and Development Plan Approvals

Staff: Jeff Shrum, AICP, Development Services Director

1. Venice Art Center

Mr. Shrum spoke to an adjustment on the site and development plan approval, upcoming meeting dates, and attendance at a meeting in Tallahassee on the comprehensive plan.

[16-2062](#)

COMPREHENSIVE PLAN UPDATE

Staff: Jeff Shrum, AICP, Development Services Director

There was no discussion.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:21 p.m.

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Chair

A handwritten signature in black ink that reads "Michelle Swann" in a cursive script.

Recording Secretary