



# City of Venice

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

## Meeting Minutes Planning Commission

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Wednesday, January 27, 2016

1:30 PM

Council Chambers

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### Workshop

#### I. Call to Order

A Workshop 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. Updates

##### 16-1765

Proposed Changes for the Land Development Code Standards for Commercial General (CG), Commercial Intensive (CI), and Industrial, Light and Warehouse (ILW) Zoning Districts

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Calvin, Giordano & Associates, Inc.

Mr. Shrum provided an update on the proposed changes for the land development code standards for commercial general (CG), commercial intensive (CI), and industrial light and warehouse (ILW) zoning districts, types of retail, zoning code, commercial categories, and existing uses.

Dave Healey, consultant, Calvin Giordano & Associates, provided a presentation on review of existing zoning categories, location, introduction, project team, scope, task being two-fold, photo of map locations of zoning districts, reasoning for the three districts, importance of districts, and identification of preliminary issues.

Mr. Shrum discussed the three districts, staff pressure, clear zoning

codes, and determination of staff.

Mr. Healey continued the presentation regarding the approach, alternative and formulation solutions, priorities and suggestions.

Mr. Shrum followed up with a discussion regarding amount of categories and complex codes.

Luis Serna, consultant, Calvin Giordano & Associates, provided a presentation on the examples of priority suggestions, organization and definitions of categories, uses, predictability, category characteristics, contact person on behalf of the code, commercial retail, appropriate approach, districts, discussion with staff, recommendations, and working with staff for public input.

Discussion took place regarding existing zoning districts, issues with the zoning code, considerations to include residential components, policy questions, list of special exceptions, restructure of zoning code, and special exception for conditional use.

Mr. Serna continued the presentation regarding priority suggestions, change of use, potential uses, and rights of policies and consolidation consideration.

Discussion followed regarding questions and clarification, district issues, category changes, different zoning districts, issues in the Seaboard Avenue area, transition area, mixed areas/uses, and creating a new zoning district.

Mr. Snyder spoke regarding the districts, comprehensive plan, residential areas, density, mixed use categories, incompatible uses, and code and commercial side.

Discussion took place regarding compatibility, zoning map, special exceptions versus commercial use, different uses, overall structure, conditional uses, public input, keeping the plan simple, future land use map, language and process, zoning types, misused categories, zoning code changes, and multi-family use option.

Discussion continued regarding districts, retail/condo mixed use, gateway into city, special exception use, variances, adjacent zoning, definitions of categories, new zoning category, visuals, low cost commercial areas, Seaboard Avenue, unintended results, and industrial areas.

Discussion continued on the zoning category changes, properties, cleaning up of code, vision for areas, and neighborhood transitions.

Mr. Healey spoke regarding combining districts, larger plan being in place and confirmation from consultants regarding options for immediate items.

Mr. Graser left the meeting at 3:00 p.m. and did not return.

16-1729

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

Mr. Snyder spoke regarding the comprehensive plan, topics, gathering data, workforce housing, certain language/terminology, conversations, major employers regarding gas prices and percentages of staff living outside city limits, design of hospitals being single rooms, building height and density, chamber of commerce work session attendance, and vision options.

Mr. Shrum discussed the online survey, activation of the online survey, city's website, summary of information, major topic discussions, addressing topics in the draft document, provided map/photo of maximum building height, color code for sections of the comprehensive plan, and maximum densities.

Discussion ensued regarding zoning maps, flexibility of density and heights, workforce housing, comments received, roads, urbanization, urban sprawl, creativity, visions of neighborhoods, acreage, business sector, land acquisition costs, project schedule, drafting plan timeframe, major topics, data months, state law compliance, transition of current plan, and issues.

Discussion continued on the comprehensive plan to include types of information needed, visuals, utilization, city council discussion, long range plan, land development code contradiction, ten minute topics for each city council member, workshop with city council, voting, and schedule.

Discussion followed regarding the impact on the schedule, meeting with city council regarding overall schedule, schedule and cost considerations, major petitions, neighborhood meeting dates, draft discussion, canceled meeting in February, workshop meeting dates, summary data, topic additions/updated topics, maps and ordinances, research, neighborhoods, defining areas, visuals, form based codes, incentives, and land and development code.

#### **IV. Audience Participation**

No one signed up to speak.

**V. Comments by Planning Division**

There were no comments.

**VI. Comments by Planning Commission Members**

Mr. Murphy spoke on the zoning code.

**VII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 3:42 p.m.

  
Chair

  
Recording Secretary