



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, February 16, 2016

1:30 PM

Community Hall

I. Call to Order

A Workshop Meeting of the Planning Commission was held this date in Community Hall 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, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Roger Clark and Recording Secretary Michelle Girvan.

III. Updates

16-1821

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 zoning categories, combining Commercial Intensive (CI) and Commercial General (CG) districts, topics, workshops, changes, reformatting, and restructuring of code.

Luis Serna, Calvin, Giordano & Associates, provided a presentation on the changes for the land development code standards for the three districts, issues, recommended approach, path to move forward, priorities, Venice zoning districts map, districts outside of city, existing land uses, CG, CI, and Industrial, Light and Warehousing ILW districts, changing of the districts, problem districts, Seaboard Avenue area, adopting new zoning district, opportunities, long term efforts, time estimates, realigning districts, and defining special exceptions.

Discussion followed regarding tables in the agenda packet, CI, CG and

ILW zoning districts, long term vision for area, bulk of commercial district, uses, transition from CG to CI, and consistency.

Presentation continued on the priority suggestions, existing CG district, existing issues, district intent, suggested organization/definitions of categories, regulation of uses, predictability by the public, permitted uses, notable changes, dwellings, and non-conforming uses.

Mr. Snyder commented on the intent of moving forward, changes and decisions, and drive-thru projects.

Discussion ensued on residential and mixed use.

Ms. Fernandez took Mr. Persson's seat at the dais at 1:58 p.m.

Discussion continued regarding modification of lot coverage, proposing changes, overview maps, making decisions to recommend to city council, reorganization of category uses, definitions, crosswalks, longer term issues, changes to residential aspects, bridge gap between the CI and CG uses, height issues, radio and broadcasting clarification, mixing zoning categories, stand alone use, policy aspects, pain management clinic, OPI districts, overlay sections, reformatting and clarification of items, staff to look at similar uses, current code on categories, incorporating use within a use, principle use of property, rewriting code, and food trucks.

16-1820

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

Mr. Shrum discussed the draft market assessment and provided an update regarding the overall market, city limits, housing demand, employment, road projections, population breakdown, due date of comments, final meeting, data analysis report, finalization timeframe/due date, and date of next workshop.

Mr. Klepper provided a presentation regarding the comprehensive plan update, formal caring capacity, additional information on affordable housing 2015, and immediate income.

Discussion took place regarding affordable housing, income, HUD programs, low income areas, Mr. Shrum to provide target numbers, density bonus, acreage, priorities and challenges, potential locations, areas and feedback, housing projects, workforce housing, tracking rental fees, management mechanism, mixed use project, government entity, accommodations for affordable housing, affordable housing transitions, requirements, existing comprehensive plan, housing components,

standards, and zoning codes.

Discussion continued on open space, research, undeveloped property, revision of property, PUDs, wildlife corridors, public feedback, form based code, net and gross density, vision for areas, policy procedures, redevelopment, restrictions, financial impacts, future land use map, planning areas, and future studies.

Discussion followed regarding redevelopment neighborhood by neighborhood, changes in expectations, and vacant buildings.

Ms. Fawn left the meeting at 3:46 p.m. and did not return.

Discussion continued on character of Venice Island, variances, lot coverage, assemblance of property, neighborhood visions, defining major corridors, maps, road classifications, terminology, linear parking, street designs, background information, consolidation of elements, vision, and discussion topics.

Mr. Snyder spoke on the order of neighborhoods, timing issues, rezoning categories, and Mr. Shrum to provide a package of each neighborhood to board members.

Discussion took place regarding the time and date of the next workshop and being prepared for discussion with city council on affordable housing.

Ron Siegrist, 490 Hauser Lane, spoke on rental property, affordable workforce housing, and waiting list on rentals.

Discussion took place regarding workforce housing, residents, square footage, and rental fees of \$750 to \$900.

Mr. Shrum commented on the new planner for the planning department starting next month and the next planning commission meeting date.

IV. Audience Participation

No one signed up to speak.

V. Comments by Planning Division

There were no comments.

VI. Comments by Planning Commission Members

There were no comments.

VII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:17 p.m.


Chair


Recording Secretary