



# City of Venice

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

## Meeting Minutes Planning Commission

---

Tuesday, March 15, 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

16-1872

Minutes of the February 10, 2016 Workshop Meeting-Comprehensive Plan Update

**A motion was made by Mr. Murphy, seconded by Ms. Fawn, that the Minutes of the February 10, 2016 meeting be approved as written. The motion carried by voice vote unanimously.**

### IV. Updates

16-1873

Proposed Changes for the Land Development Code Standards for the Commercial General (CG) and Commercial Intensive (CI) districts  
Staff: Jeff Shrum, AICP, Development Services Director  
Consultant: David Healy, Calvin, Giordano & Associates, Inc.

Mr. Shrum provided an update on the proposed changes for the land development code standards, two zoning districts being commercial general (CG) and commercial intensive (CI), changes in districts, existing uses, exceptions, language on single family homes, uses, less and lower intensive, removal of any uses, specific issues, and ordinance format.

Mr. Clark discussed the zoning districts, identification map, minutes from

prior meetings, uses, planning issues, CG district, newly permitted uses, discussion topics, daily issues, and modified permitted use language.

Discussion followed on the change of language, special exception, size of facility, review level, expansion of specific use areas, telephone exchanges, union halls, railroad sidings and railroad right-of-way, deletion of terminology and inserting them into different categories.

Mr. Pickett provided information on the CI district, new permitted uses, existing code language, intent of district, introducing general commercial types, list of modifications, modified permitted use language, new special exception uses, modified special exception language, deletion of uses, planning consideration, hotels and motels, current special exception in CG district, CG district to be moved into CI district, special exception, and multi-family use.

Discussion took place regarding the zoning district changes, cascade effect, intent of differentiation, different zoning categories, changing of uses, rezoning of all properties, unintended consequences, intent on using CI as a category, cost, rewriting of code, stand alone districts, original zoning, changes of code, and separating codes.

Mr. Shrum spoke on recommendation to city council and how to move forward.

Ms. Fawn spoke on combining the districts and intent being different.

Discussion followed on combining CI and CG districts, intent, commercial categories, mapping, special exceptions, rezoning, allowance of uses, zoning process, commercial intent to be kept separately, new category, value of adding CG to CI, more accommodations, rezoning of properties, avoidance of single family use, exclusion of apartments above businesses, and extending residential above retail.

Discussion continued on the look and feel of Venice, areas of different uses, examples of uses, compatibility, separate zoning categories, corridor on map, allowance of uses, and major areas.

Don O'Connell, 500 Hauser Lane, spoke on the zoning districts, Venice MainStreet program, downtown merchants, commercial zoning, special zoning classification, extension of the CG district, central business district for the block of area, industrial area, and the organization of landlords.

Jbarne O'Donnell, 1731 Auburn Lakes Drive, spoke on her zoning district, CG and CI districts, changes, and noise ordinance.

Erin Precce, 1200 Ogden Road, spoke regarding property and business owners, zoning district, rentals, landlords, and renters renting in other areas.

Discussion ensued on the CG and CI district, and keeping up with property owners and renters.

Hal Hoeland, 4800 St. James Avenue, Vero Beach, spoke regarding out parcels, CG district, fast food restaurant special exceptions, and a request to consider fast food drive thru as a permitted use, not a special exception.

Discussion followed regarding to-go restaurants and permitted uses.

Discussion took place regarding the zoning change, multi-family use, updates, separate zoning category, expansion of the central business district across the bridge, mixed uses, out parcels, central corridor area, changes, spoke on expedited rezoning capability, staying with existing zoning, capacity and funding, higher elevation, timeframe of moving forward, funding amount, multi family reconsideration, CI district, and special exception.

Mr. Snyder spoke on the hotel and zoning category, residential tourist resort, intended for hotels/motels/bed & breakfast, maximum density for commercial areas, and existing zoning categories.

Mr. Shrum spoke on the zoning district.

After Mr. Snyder asked for a motion, a discussion followed on a future meeting date and a proposed ordinance.

Recess was taken from 3:00 until 3:05 p.m.

**A motion was made by Mr. Murphy, seconded by Ms. Fawn, to approve staff's recommendation to move Commercial General (CG) permitted uses to the Commercial Intensive (CI) district permitted use consistent in the handouts provided. The motion was approved by the following vote:**

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

**No:** 2 - Chair Snyder and Mr. Graser

**A motion was made by Mr. Newsom, seconded by Mr. Towery, to carry over the multi-family option into properties that are moved over into the Commercial Intensive (CI) zoning district as a special exception. The motion carried by the following vote:**

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

**No:** 2 - Chair Snyder and Mr. Graser

16-1874

## 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 regarding the meeting dates/times, sources of population projections, 2010 comprehensive plan Data Inventory Analysis (DIA), Sarasota County, Kimley-Horn estimate, 2026 adjustments, last census, Bureau of Economic and Business Research (BEBR) studies, housing being the key component, higher estimates in transportation, percentage of population, pass through traffic, the need for a consensus, starting point population, growth rate, attraction of population when building more houses, modest growth amount, the increase in population in the next 18 years, BEBR high on the starting point, and growth.

Discussion took place regarding the tax records for people who work but do not live in Venice and traffic pass through.

Mr. Shrum provided information on the current schedule, projected end date of the adopted comprehensive plan, meeting dates, initial vision, basic fiscal impact, annual review of the capital improvement plan/budget, analysis, discussion with the Department of Economic Opportunity, additional meetings, workshops, neighborhood meetings, funding, judging impact, budget process, city income, revised budget, and the removal of a deliverable.

Mr. Klepper provided information on removing the tax analysis component of the plan, types of impact, land use or transportation aspect, population, annual review of the capital improvement plan and schedules, DIA section of the comprehensive plan, meetings in neighborhoods, workshops, increase in budget, tradeoff, comments on the final draft, online survey for comments, identification of projects, budget process, and impact of plan.

Discussion took place regarding the different areas of the comprehensive plan for discussions, schedule determined on direction from the planning commission and topics, participation, staying on focus with topics, precise meeting dates, and issues with meeting dates.

Mr. Shrum spoke on consensus of the schedule, budget impact, deliverables, trips to Tallahassee, rolling funding over to the next fiscal year, and direction from city council.

Mr. McKeon spoke on the review of the neighborhoods and the second round of meetings.

Mr. Klepper provided information regarding the packets, refinement of data, individual neighborhoods, existing data, island and thoroughfares, family tree effect, major arterial, and major/minor collector.

Mr. Murphy left the meeting at 4:01 p.m. and did not return.

Mr. Klepper continued his presentation on residential densities, different numbers and patterns, non-residential intensity, existing zoning, patchwork quilt map, amount of districts and overlays, refining of neighborhoods, future land use maps, further defining Venice island, referencing districts with color coding on the map, acreage, building heights, land use designations, uses, planning workshops, survey priorities, MetroQuest-online survey, comments, priority pyramid, and thought wall.

Presentation continued regarding one word comments, mapping exercises, mixed use, re-color coding of maps, changes, revisiting definitions, and terms of consolidation.

Mr. Snyder stated he will continue with the exercise and present to Mr. Shrum.

Mr. Shrum spoke in regards to working on the zoning map, percentages, categories, waterways, open space, inconsistency on maps, community importance of preservation, John Nolen Plan, and conclusions.

Mr. Klepper spoke on pulling together conclusions, loss of clarity, comfortability of format, and repetition of words.

## **V. Audience Participation**

No one signed up to speak.

## **VI. Comments by Planning Division**

There were no comments.

## **VII. Comments by Planning Commission Members**

Mr. Graser provided a letter to city council regarding Ormond Street, safety issues, parking, identifying the problem, forwarding the letter to city council, and no parking signs.

Discussion took place regarding a recommendation to city council, language change in the letter, public input, research, installation of parking signs, and forwarding the letter to the legal and planning departments.

Ron Siegrist, 490 Hauser Lane, spoke on the parking, installation of no

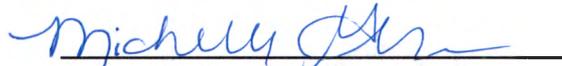
parking signs, and research.

A motion was made by Mr. Towery, seconded by Ms. Moore, to present the parking concern on Ormond Street to city council from the planning commission as a recommendation to look into the matter. The motion carried by voice vote unanimously.

**VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 4:52 p.m.

  
Chair

  
Recording Secretary