



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, March 29, 2016

1:30 PM

Community Hall

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

**Absent:** 1 - Jerry Towery

#### Also Present

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

#### III. Updates

##### [16-1902](#)

##### COMPREHENSIVE PLAN UPDATE

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

Discussion of Draft Proposal of Future Land Use Map - Island Neighborhood (to be provided at the meeting)

##### Audience Participation Regarding Comprehensive Plan

Ms. Fawn commented on the Sarasota County posting of the comprehensive plan, volumes, amount of pages, link to audio version of John Nolen talks/presentations, urbanism, handout from Ms. Moore, and first floor retail spaces for multi-family developers.

Mr. Graser provided a presentation regarding maps of Venice, and

spoke in regards to the plan, what would Venice look like, height, historical vision, history of Venice, Dr. Albee, city of Charleston, structure, and three story buildings.

Mr. Klepper provided information on the future land use map, revised definitions, John Nolen Plan protection, growth management, 2016 legislative changes, general comments, specific neighborhoods, combination of items into new vision, focus on island and key items, updated island profile, and residential density map.

Discussion took place regarding the island profile, areas of potential development, planning areas, current plan allotment, current land use destinations, acreage, priority pyramid, top one word rankings from neighborhood workshops, density areas, vision, land use conversions, land use categories, objective 13, comments, residential density, non-residential intensity, mix of uses, core of island, transition, open space, cross references, consolidation, agreement as to definitions as how they are placed on the map, parcels, provided current zoning map, and current future land use map, and the southern gateway.

Discussion continued on inconsistencies, overlay of zoning, outside planning area differences, focus on planning areas, re-coloring of areas, description of planning areas, percentages, amount of commercial and retail use, language, underlying zoning, high density areas, vision, feedback from residents, different retail uses, allowance of changes, walkable community, change of community's wants and needs, park areas, free public space, RMF zoning, and multi-family dwellings.

Discussion followed in regards to Heritage Park planning area 10% of acreage, retail and office space, zoning, density range, coloring coding of parks on map, comprehensive plan amendments, height, taking away planning area, future land use, additions of usage, mixed use areas, single to multi-family housing, more housing choices, additional assisted living setbacks, Heritage Park border, increased density, changes of areas to moderate, and multi-family aspect.

Mr. Shrum spoke on defining district's, translation into the plan, and building heights.

Discussion ensued regarding the example of vision, density designation, conditional use to achieve a purpose, height restrictions, land acquisition, control of vision, limitations, guidance in the comprehensive plan, reductions, zoning components, city center, density range, acreage, commercial mixed use, office and retail space, height, encouragement of arcades, historical sites, changes to mixed use, definition of mixed use, and neighborhoods.

Don O'Connell, 500 Hauser Lane, spoke on the neighborhood development ordinance, development regulations, changes to the land development plan, and single use.

Discussion continued regarding city center area, comprehensive plan in other states, uses, orientation of buildings, setbacks, non-residential ratio, mixed uses with residential which is walkable, pedestrian oriented, guidance of thoughts or vision, location of minimum density, mixed use, residential component, limited set of uses, defining density and residential to be above the non-residential.

Mr. Shrum spoke in regards to the central business district (CBD) versus the city center, residential without a commercial zoning, CBD zoning, stand alone residential development, land development code, percentages, changes to mixed use only, professional offices, retail, and pedestrian activity.

Discussion took place regarding island professional neighborhood, retail and office, auto-centric, residential component, commercial areas, underlying zoning, acreage, bikeability, different areas in the same corridor, more commercial and offices and less residential, changes of corridor, comprehensive plan not regulating speed limits and roadways, changing nature of streets, residential usage, overlay districts, and questions regarding relocation of hospital.

Discussion continued on items outside of area, remake of old hotel, parks versus parking lot, additional retail, density of acreage, property of hospital, affordable housing, resort hotel, mixed use revamp to be compatible, southern gateway corridor, commercial, retail marine, office and entertainment, needs of community, and limit of traffic speeds for allotment of pedestrian usage.

Mr. Murphy left the meeting at 4:00 p.m. and did not return.

Discussion continued on the mixed use transition category, airport surface areas, height restrictions, limitations of applicable state statutes, setbacks, land parcels, the different look and feel of Venice, non-permitted fast food or major chains on the island, types of uses allowed, land use designations, industrial uses, definition of intensity, highest concentration, what is trying to be accomplished, end result/urban form, areas of the island that are not in the planning area, north area of the airport, industrial area by airport being out of place, airport property, mixed residential commercial area out of place, allowable multi-family density, desirability of property due to airport, noise and height restrictions, affordable housing, and RMF property.

Discussion ensued on changes from the land use point of view, changes

of single family to higher density, change of land use category, other areas of the city for changes, green space and pocket parks, park evaluation, parks master plan, maintenance of parks, and study of recommended changes.

Mr. Klepper spoke on the next workshops being on the next regular meeting agenda, Seaboard area, and east Venice, combination of workshop and regular meetings, draft of new land use plan, and map of areas.

Discussion ended on the color scheme changes on the map, date of next workshop meeting, letter back from legal on the Ormond Street letter, changes to wording, agenda item on a regular meeting, and police chief in charge of making changes to parking.

**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 4:41 p.m.

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Chair

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Recording Secretary