



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, May 31, 2016

1:30 PM

Community Hall

Workshop

I. Call to Order

A Workshop Meeting of the Planning Commission was held this date in Community Hall. Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, and Janis Fawn

Excused: 1 - Charles Newsom

Also Present

Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Senior Planner Roger Clark and Assistant City Clerk Heather Taylor.

IV. Audience Participation

Don O'Connell, 500 Hauser Lane, spoke to the building of the city in accordance with John Nolen's plan to include workforce housing, Heritage Park neighborhood planning intent, and the historical apartment district.

Dan Bailey, Sarasota Memorial Hospital, spoke to the potential designation of the 65 acres owned by the hospital located at the southwest corner of I75 and Laurel Road, requested consideration of a future land use designation of Government to allow for eligibility of GU zoning, and responded to board questions regarding hospital zoning in the City of Sarasota and Sarasota County, and potential reduction of flexibility for other uses of the land.

III. Updates

16-2037

COMPREHENSIVE PLAN UPDATE

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley-Horn

Public Comment Specific to Comprehensive Plan

Discussion took place on the current plan's language regarding Heritage Park density, underlining zoning of moderate, the need for the map to be color coded as medium density, and governmental zoning in a mixed use land use category.

Discussion took place regarding feedback from the joint meeting with city council to include community development district (CDD) prohibited areas, open space versus open access, mixed use corridors, further discussion on definitions, and timeframe for adopting and implementing the comprehensive plan.

Kelley Klepper, Kimley-Horn, spoke to the timeframe and procedures regarding the formal adoption of the comprehensive plan.

In response to Mr. McKeon's questions, Mr. Shrum spoke to budgeting and priority changes to the land development regulation, and requested funds.

Discussion continued regarding discussion at the joint meeting to include conservation area definitions, definitions being a main topic at the next workshop, and non-residential use ratio.

Discussion took place regarding the Gateway neighborhood to include providing the ability for the Seaboard area to be rebuilt, retaining protections on manufactured homes, northeast Venice neighborhood, open space, zoning of current projects, difficulty in obtaining more than 50 percent land use due to water retention, and whether there should be 50 percent open space requirement.

Mr. Shrum commented on exceptions where the minimum open space requirement could possibly impact approval of a project, designating open space for conservation, discussion at the environmental advisory board (EAB) in regards to wildlife corridors, obtaining feedback from the EAB and holding a joint meeting.

Discussion ensued on transitioning between the comprehensive plan and the land development code, importance of the intent statements, connectivity, land owned by the Gulf Coast Community Foundation, and addressing Laurel Road issues.

Discussion took place on Knights Trail neighborhood to include the planned industrial development (PID) district.

Mr. Klepper and Mr. Shrum responded to board questions regarding current zoning, designated open space in the PID, and agricultural areas.

Discussion continued on open use estate (OUE) designations, buffering issues between different land uses, plans for future use of the land, placing residential next to industrial areas, and commercial zoning or mixed use as part of the Knights Trail corridor.

Discussion on Laurel Road Business Corridor neighborhood took place to include commercial activity locations, determining current zoning versus future zoning, and identification of government use in a zoning level.

Mr. Klepper reviewed color changes to the map.

Discussion continued regarding current residential density in the area, future road extensions, potential new town center off of the island, and restricting strip centers.

Mr. Klepper spoke to the corridor intent regarding parking and display of outdoor goods.

Discussion continued regarding the village concept versus the interchange concept, Pinebrook neighborhood to include whether to widen Pinebrook Road.

Mr. McKeon commented on the road transfer with Sarasota County and the future expansion of Pinebrook Road.

Discussion took place regarding the parks master plan.

Mr. Shrum commented on public facilities and reviewing the current level of service and needs based upon populations, and the annual capital improvement projects to ensure maintenance of public facilities.

Discussion ensued on roads, parks, open space, manufactured home parks, enclaves, tennis court designation, Venice Avenue corridor mixed use, institutionally zoned parcels, low density residential areas transition into mixed uses or office professional, the extending of the institutional professional designated area, and current buffering.

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Other City Department Comments Regarding the Comprehensive Plan Update

Mr. Shrum spoke to the comments received regarding policy language.

Mr. Snyder reviewed the distributed conceptual outline for the comprehensive plan.

Discussion ensued regarding open space and what other communities are doing to map out conservation and open space.

Mr. Murphy left the meeting at 4:04 p.m. and did not return.

V. Comments by Planning Division

Mr. Shrum commented on the possibility of not holding a June 7, 2016 meeting, and stated that there are petitions expected for the June 21, 2016 meeting.

VI. Comments by Planning Commission Members

Mr. Graser thanked the planning department for providing further clarification for him.

Discussion took place regarding updating board members on highlights at the Friday staff meetings, cancellation of the July 5, 2016 meeting, the possibility of adding an additional workshop, and allowing time for feedback.

VII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:18 p.m.


Chair


Recording Secretary