



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, July 26, 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 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, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, and Recording Secretary Michelle Girvan.

#### III. Updates

##### 16-2142

##### COMPREHENSIVE PLAN UPDATE

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley-Horn

Mr. Shrum provided an update on the comprehensive plan to include coastal high hazards, future land use map, level of service (LOS) standards, draft format, text, data behind the parks master plan, map issue, and mixed use areas.

Mr. Klepper provided an update on the comprehensive plan to include future land use categories, future land use map, purple area, removal of planning areas, building in the city, analysis, infrastructure, level of development, under served water area, commitment of funds, and capital improvements.

Mr. Snyder spoke in regards to map changes and alterations, and capital improvement schedule.

Discussion took place regarding communication process, policy changes, parks LOS, revisiting of parks plan, capital improvement plan,

capital improvement schedule, presenting a clear plan to city council, and the comprehensive plan process.

Mr. Snyder asked Ms. Fawn to be the liaison to the parks and recreation advisory board.

Mr. Klepper continued his update on the comprehensive plan, including population projections, land use, funding sources, dynamic changes, future land use map, city-wide designation by acres and percent, conservation, future land use by neighborhood, future land use carrying capacity, current comprehensive plan, future land use map areas, color coding of map, open space requirements, residential and non-residential future land use definitions, open space definitions, mixed use categories, and wildlife corridors.

Discussion took place regarding mixed use, water retention and recreational areas, base line on all areas, calculations on floor area ratio's (FAR) and how it relates to square footage, vision of minimum and maximum percentages, city's current standard on FAR, planning area, capacity, and allowing flexibility on square footage for projects.

Mr. Klepper continued his update to include density and aerial views in the plan.

Discussion ensued on aerial views, landscaping buffers, planned unit developments (PUDs), mixed use residential, open space, area development, and higher density.

Mr. Klepper continued his update on FAR, total square footage on non-residential components, building heights, and height versus stories.

#### 16-2143

Venice Coastal High Hazard Areas (CHHA)

Mr. Klepper provided a presentation on the old coastal high hazard map (CHHA), acreage, parcels, overlap, and Federal Emergency Management Agency (FEMA) being completely separate.

Discussion ensued on the CHHA, new map, comprehensive plan language, changes, and impact.

#### 16-2141

Venice Future Land Use (FLU)

Discussion took place regarding the East Venice FLU revisions map to include waterways, green areas, low density areas, PUDs, underlying zoning, mixed use category, minimums and maximums, residential, open space, non-residential, commercial, city boundaries, future land use categories, joint planning areas (JPAs), annexation area, future land use designation, and discussion with Sarasota County regarding the

JPA's.

Discussion followed on the Gateway FLU revisions map to include reflecting new rezoning on the map, CHHA map, levels of density, buffering, affordable housing language in the comprehensive plan, resident feedback, illumination of bonus in a high density area, incentives, potential impact on Seaboard area, flooding and stormwater drainage, expansion of high density, industrial area at the airport, apartment district, zoning consistency and issues, mixed use corridors, changing parcel densities, Venice Yacht Club, zoning variances, and land use changes.

Discussion followed on the Venice Island FLU, revisions map to include changes in commercial use, flood plan, consistency in density, and change from commercial general to residential.

Discussion took place on Knights Trail FLU, revisions map to include a government designation area, industrial areas, increasing density to medium, JPA, zoning, mixed use corridor, units per acreage, transit, density bonus, ingress and egress, traffic, option of non-residential and intent to bring into a JPA.

Discussion took place regarding Laurel Road FLU revisions map to include definitions, mixed use corridor, and industrial area.

Discussion took place regarding Northeast Venice FLU revisions map to include greenways, water, mixed use residential, commercial, open space requirement, PUDs, planning area annexation, future land use, Florida Power and Light (FPL) property zoning, JPA's, land characteristics, percentage of planning area, neighborhood comments, open space area, comprehensive plan requirements, units per acreage, blue areas on map, changes, vision of future land use district, options, county versus city, bridges, usable land, and grandfathered language.

Discussion took place regarding Pinebrook FLU revisions map to include Wellfield Park, changes, Sawgrass, open space, county zoning, single family use, change of underlying zoning, golf course, green space, mixed use residential, and change from yellow to blue.

Discussion took place on RMF-2 zoning, low density, Pinebrook density, Bird Bay density, PUDs, grandfathered areas, county properties, enclaves, and the Salvation Army building.

Discussion followed on language changes, density bonus, floor area ratio FAR numbers, implementing zoning districts, available open space within the city, water issues, trails, requirement for more conservation, water retention, comprehensive plan policies, Curry Creek, intracoastal

waterways, wildlife corridors, park amenities, functional space, innerconnectivity, defining open space, and level of service (LOS).

Discussion continued on mixed use percentages, residential and non-residential downtown corridor changes, density, FAR, acreage, Seaboard area district, policy decisions, minimum residential requirements, prohibited industrial uses, obtaining more flexibility, increasing residential mixed use, corridor changes, vertical or horizontal mixed uses, and industrial light and warehousing (ILW) recognition.

Discussion took place regarding the plan's framework, airport master plan presentation at the next meeting, providing recommendations to the parks master plan, impact on the comprehensive plan, LOS standards, public and private aspects, board consensus on comments provided to city council, discussion for finalizing comments, impact on the city's requirement for ratios, percentages, and LOS, acreage of park land per person, adopt a park, state of the city's parks and LOS standards, adequate funding, and new park land.

Mr. Snyder spoke in regards to the August and September meetings and workshops.

Discussion took place regarding an interim discussion with city council, neighborhood meetings, and completion date of the comprehensive plan.

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

No one signed up to speak.

#### **V. Comments by Planning Division**

There were no comments.

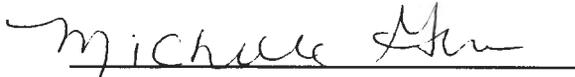
#### **VI. Comments by Planning Commission Members**

Mr. Graser spoke in regards to the Ormond Street letter and city council meeting, and the DVD from James Hagler regarding Victor Dover's presentation.

**VII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 5:01 p.m.

  
Chair

  
Recording Secretary