



# City of Venice

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

## Meeting Minutes Planning Commission

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Wednesday, April 13, 2016

5:30 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, Senior Planner Scott Pickett, Senior Planner Roger Clark and Recording Secretary Michelle Girvan.

#### III. Updates

##### [16-1946](#)

##### COMPREHENSIVE PLAN UPDATE

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

- Continue Discussion Island Neighborhood
- Discussion Gateway/Waterway Neighborhood
- Discussion Initial Draft - Future Land Use Map - Island/Seaboard Neighborhood, NE Venice, and Laurel Road

Mr. Snyder commented on the packet, changes, definition for mixed use, and the difference in the map.

Shaun Dressler, Kimley Horn, provided information on mixed uses, residential neighborhoods, different zoning categories, expansion of Central Business District (CBD), designation, pink core area, mixed use corridor, designation of corridor one, and Airport Avenue and Base Street being potential for commercial.

All board members were in agreement with corridor one, Airport Avenue into corridor one, new corridor for Laurel Road, mixed use redevelopment for Seaboard Avenue and northern gateway neighborhoods, low density and residential.

Mr. Snyder spoke on the draft of the maps, existing map, inconsistencies, wording on definitions, uses if defined properly, density/intensity, definitions under mixed use, being comfortable with the definitions, dates on bottom of draft of revised copies, table of colors and names of zoning areas, map stating all the zoning districts, and land use categories.

Mr. Shrum stated he needed comments before the next workshop on the April 27th, and discussed policies and language.

Mr. Snyder spoke on the online survey comments regarding the island, what is there today and what people would like to see in the future, new land use map of the island, mixed use corridor, and changing the colors of areas.

Discussion took place regarding the look and feel of changes, downtown area, the redesign of the parking lot and park, leaving the redesign for city council, future land use point of view, commercial business district, parking on Venice Avenue and addition of sidewalk, trade off of a wider sidewalk and less parking, changes other than mixed use, vertical mixed use, and the minimum of two story buildings.

Mr. Snyder provided a photo of a two story commercial building on Venice Avenue and spoke in regards to a three story building, one story and residential, mix of one and two stories, long term vision, allowable of more than one story, maximum of three stories, character of Venice Avenue, and the closing of Venice Avenue east and west from US Business 41 to create a pedestrian mall.

Erin Silk, Venice MainStreet, spoke in regards to closing off Venice Avenue for pedestrians only.

Discussion continued on Venice Avenue with the pedestrian mall/walkways, post office relocation, hotel being only two stories, hotels in the downtown area, city council, variance process, comprehensive plan amendment, redevelopment of Pineapple's property, restrictions, review of height limits, and workforce housing.

Mr. Clark spoke on the current code in the CBD having a ten foot conditional use above the 35 feet which has to be approved by city council.

Discussion took place on height, clarification on unintended consequences, restaurant on the Intra coastal Waterway, and residential designation on the waterway.

Mr. Snyder spoke in regards to city wide transportation, defining types of roads, concept of complete streets, categories on different streets, spaces, trees, mixed use on Tamiami Trail, speed limits, and non pedestrian and bicycle friendly.

Discussion continued on the density of island professional and institutional professional in 2016, area being a mixed use corridor one, comparison of the two areas, new workforce housing, land acquisition costs, affordable housing, future land use map, zoning issues, definitions of future land use categories finalized, and residential areas.

Discussion followed regarding potential corridor three, airport and city traffic flow, traffic corridor, gateway and waterway description, redevelopment, mixed use areas, Seaboard area, existing zoning, City of Venice property map, county owned corridor, waterway properties, gateway future land use map, street design, lot sizes, four to six lane highway, and comment section.

Mr. Snyder spoke to existing conditions and zoning and changing the future land use map, mixed use corridor, top purple area on map, residential as an option, suggestion to leave as commercial, gray area being industrial, being comfortable with the areas, yellow being residential, green set up as open space recreation, blue area government housing and water department, residential densities, redevelopment mixed use, and commercial intensive.

Discussion followed on the Seaboard area, industrial area, zoning, mixed uses, orientation of retail residential, and water.

Mr. Shrum spoke on properties, private sector, parking, need for area, stormwater issues, update to city council on the comprehensive plan schedule, public involvement, information on the county, number of meetings, workshops, online survey, participants, useful information, response from city council, comparison of information, county process, process of the draft plan, vision of neighborhoods, input, and the phased process.

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

No one signed up to speak.

**V. Comments by Planning Division**

There were none.

**VI. Comments by Planning Commission Members**

There were none.

**VII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 7:30 p.m.

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Chair

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Recording Secretary