



Meeting Minutes Planning Commission

Tuesday, January 3, 2023

1:30 PM

Council Chambers

[22-63CP](#)

City of Venice 2017-2027 Comprehensive Plan Development Data Update
(Legislative)

Staff: Amy Nelson, AICP, Planning Manager

Chair Willson announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

Planning Manager Nelson presented the overall map of City, neighborhoods, Strategies LU 1.2.18 and LU 1.2.19, new method for calculating remaining units in neighborhoods, Mixed Use District (MUD), Mixed Use Corridor (MUC), Mixed Use Airport (MUA), recommendations for Mixed Use Residential (MUR), and summary tables.

Planning and Zoning Director Clark spoke on history of the Comprehensive Plan drafting for mixed use area, changes to neighborhoods, prior calculations based on Certificate of Occupancy (COs), now calculating by entitlements, examples of development conflicts in Knight Trail Road and Laurel Road, current market focus on residential, potential legal issues in future, reporting at 75% usage, and answered Commission questions on the negative percentages in East Venice Avenue area, ability to build residential in East Venice Avenue MUC, change in methodology, decision process in past changes, eliminating percentages, and potential consequences.

There was no one signed up to speak.

Chair Willson closed the public hearing.

A motion was made by Dr. Graser, seconded by Mr. McKeon, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan Amendment and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 22-63CP. The motion carried by the following vote:

Yes: 7 - Dr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Mr. Jasper, Ms. Schierberg and Ms. MacDonald