



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes City Council

Tuesday, May 24, 2016

2:00 PM

Community Hall, Room 114

Joint Workshop with Planning Commission - Comprehensive Plan

CALL TO ORDER

Mayor Holic called the meeting to order at 2:00 p.m.

ROLL CALL

Council Members: John Holic, Kit McKeon, Jeanette Gates, Bob Daniels, Deborah Anderson, Richard Cautero, and Fred Fraize

Planning Commission Members: Barry Snyder, Janis Fawn, Shaun Graser, Charles Newsom, Helen Moore, Tom Murphy, and Jerry Towery

Also Present

Assistant City Attorney Kelly Fernandez, City Clerk Lori Stelzer, City Manager Ed Lavallee, Assistant City Clerk Heather Taylor, Recording Secretary Michelle Girvan and for certain items on the agenda: Development Services Director Jeff Shrum.

I. ELIMINATION OF THE PLANNING AREAS OF THE EXISTING PLAN

[16-2027](#)

Current Land Use

Mr. Snyder commented on receiving council input, goals to accomplish to include regulatory aspects, land development and future oriented, and the purpose of the joint meeting. He reviewed the existing future land use map and the draft of the new future land use map with emphasis on removing planning areas, provided background on the future land use strategy to include categories of residential, non-residential and open space, subcategories to include low, moderate, medium and high densities, non-residential categories to include commercial, institutional professional, industrial and government, open space versus conservation, and joint planning areas.

Mr. Shrum spoke on the modification of joint planning areas and discussion with county staff.

Mr. Snyder continued discussing the future land use map, commercial area, acreage, regulatory aspects in the planning area, building height

element, underlying existing zoning area, medium and high residential areas, green areas, areas for mixed use categories, downtown area of residential and non-residential, density/intensity, allowable range, changing of the neighborhood, and corridor approach, and responded to council questions regarding the map being neighborhood oriented with planning areas, removing the planning areas and replacing them with land use categories, buffering and landscaping, discussing land use categories in the comprehensive plan, growth areas and clarification of the proposed map.

16-2004

New "Mixed Use" Future Land Use Districts

Discussion took place regarding input from residents, high density areas, and mixed use categories.

Mr. Snyder responded to council questions regarding issues with mixed use and having a mixture of residential and non-residential areas.

Mr. Shrum spoke to the current plan in the Seaboard area.

Mr. Snyder provided an explanation of the maps and spoke to the certainty of future land use map categories, city owned land, and facilitation of the comprehensive plan.

16-2006

How Height Controls Will Be Handled

Mr. Snyder commented on height controls being included in the land development code, height limitations, concern with special exceptions and conditional use, changes in order to use conditional use categories, current height allowances, providing guidance on use of conditional use in the land development code, larger density to accommodate affordable and workforce housing, and transition controls in the comprehensive plan until the land development codes are updated.

Discussion followed on resident input regarding height.

Mr. Snyder referred to the purple areas on the current map in regards to height control and commented on the need to simplify and regulate the height requirements.

Discussion continued on changes of conditional use, increased density and height to achieve goals of survey results, zoning designations in certain neighborhoods, urban sprawl without increased density, acceptable locations for hotels, looking at smart growth, underlying zoning categories that make up land use categories, affordable housing, and restricted height availability.

II. WORKFORCE/AFFORDABLE HOUSING

[16-2028](#)

Housing Working Table

Mr. Snyder spoke to the issue with workforce housing, input received regarding the need for affordable housing, Sarasota County's table regarding median income for a family of four and definition of low income housing, affordable housing and workforce housing, feedback from workshops, the need to clarify definitions and salary level ranges, demand for workforce housing, occupations needed when additional houses are developed, potential areas in the plan where zoning allowed 18 units per acre, The Bridges project, and limited areas to facilitate workforce housing.

Discussion followed regarding the Seaboard area, salaries of businesses in the area, employees not living in the city, and defining workforce/affordable housing.

Mr. Shrum responded to questions regarding inclusion of manufactured home parks to satisfy requirements, evaluating housing, Housing and Urban Development (HUD) standards, determining a rental range to target, incentives, cost per square foot, and allowing the opportunity for a proposal at any location.

Discussion followed on limits on the island due to land acquisition costs, space available in the apartment district, clarifying the definition and defining the problem, Sarasota County specificity regarding types of housing, county discussions on the topic, and developing a chart to display comparative changes to the current and proposed plan.

III. THE PRESERVATION OF JOHN NOLEN'S PLAN[16-2029](#)

John Nolen Map

Mr. Snyder commented on the John Nolen Plan and the John Nolen Regional Plan map, waterways and roads that have modified the plan, intent of the John Nolen plan regarding preservation, protecting the street layout, integration of functional open space as it stands today, and new urbanism principles, and items not being preserved to include lot configurations.

Discussion continued regarding ways to include off-island areas in the John Nolen plan and new urbanism concepts.

Mr. Shrum responded to questions regarding lot configurations on the island and comparison of John Nolen layouts to current lot layouts.

Discussion continued regarding future lot configurations, land use regulations restricting lot use, citizen input regarding preservation of the

island, and property owner rights.

Mr. Shrum spoke to lot zoning, regulation of lot line modifications, and proposed additional protections that are not in the comprehensive plan.

Discussion followed regarding land use protections.

IV. ESTABLISHMENT OF NEW "OPEN SPACE" LAND USE CATEGORIES

16-2007

Conservation

Discussion took place on open space, low density residential, inconsistencies, project approvals, separation of open space, conservation area, dilemma of presentation on the map, and green spaces.

Mr. Snyder asked board members if they are comfortable with functional versus conservation.

Mr. Shrum spoke in regards to the detailed layout, green areas, drainage retention, depiction purposes, and future land use map.

Mr. Snyder spoke on open space and areas on future land use map.

Discussion ensued regarding wildlife corridors, feedback received from the environmental advisory task force, use of buffer zones and dense vegetation, determination and definition of open space, John Nolen Plan regarding open space and density, accommodating the John Nolen plan into plans of today, limited access to planned unit development (PUD), connectivity for pedestrians, the need for definitions understandable to the public, and challenging development based on conservation.

Mr. Shrum responded to questions regarding zoning requirements that regulate conservation and neighborhood criteria.

Discussion continued regarding the definition of a wildlife corridor, open space requirements varying in different parts of the city, advertising of all workshop meetings, and reviewing other municipalities comprehensive plans to obtain ideas regarding definitions.

16-2008

Functional

This item was discussed under Item No. 16-2007.

V. AUDIENCE PARTICIPATION

Ed Martin, 409 Everglades, expressed support of the joint meeting and establishing a chart to show changes in the current and future plan, and commented on The Bridges project, developing low income housing on

the airport property, incentives, and internal green spaces.

Greg Roberts, attorney representing Village on the Isle (VOI), expressed support of the joint meeting, and provided data on residents, employees and buildings on the campus, master plan redevelopment to replace aging buildings, and requested VOI be kept in mind.

Bill Ahern, 158 Tiziano Way, commented on Columbia, Maryland's sense of community, developing a sense of identity for off-island communities, concern with strip malls and shopping centers, affordable housing, problems finding employees, and partnering with Sarasota County to locate workforce housing areas.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:58 p.m.

ATTEST:

Mayor - City of Venice

City Clerk