



City of Venice

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

Meeting Minutes City Council

Monday, June 12, 2017

1:30 PM

Council Chambers

Comprehensive Plan Transmittal Public Hearing- Part One

CALL TO ORDER

Mayor Holic called the meeting to order at 1:31 p.m.

ROLL CALL

Present: 7 - Mayor John Holic, Council Member Kit McKeon, Council Member Jeanette Gates, Council Member Bob Daniels, Council Member Deborah Anderson, Council Member Richard Cautero and Council Member Fred Fraize

Also Present

City Attorney Dave Persson, City Clerk Lori Stelzer, City Manager Ed Lavallee, Recording Secretary Mercedes Barcia, Development Services Director Jeff Shrum, and Planning Commission Chair Barry Snyder.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by former Mayor Ed Martin.

Recess was taken from 1:40 p.m. until 1:46 p.m.

I. PLANNING DEPARTMENT DIRECTOR JEFF SHRUM: PROCEDURAL REVIEW (10 min.)

Mr. Shrum spoke regarding the comprehensive plan process, public comments, first meeting discussing the plan, updates to the plan, purpose and intent, state law, regulatory aspect, plan changes, planning commission comments, number of public meetings held, deadline to submit plan to the state, issues, details and implications, goals for updates, plan perspective, future land use map, and plan design.

II. PLANNING COMMISSION CHAIR BARRY SNYDER: INTRODUCTION (15 min.)

[17-2724](#)

Comprehensive Plan Transmittal

Mr. Snyder spoke regarding the comprehensive plan revisions, John Nolen Plan, comments from residents, difference between the existing and proposed plan, increasing protection on land usage, future land use map, land conversion and restrictions, units per acre, floor area ratio (FAR), open space, mixed use areas, receiving annual report from

planning division staff, recreational and functional open space, new development areas, planned unit development (PUD), attainable housing and density bonus cap, complete streets, limitations on road improvements, plan inconsistencies, regulatory requirements, land development regulations (LDR), transitions, comprehensive plan setup, amendment changes, attainable housing cap, compatibility between land uses, and the historic resource section.

Discussion followed on Mr. Snyder addressing Dan Lobeck's, attorney for Pinebrook South Home Owners Association, questions on the comprehensive plan, number of public meetings held, project credibility, attainable housing and density bonus cap, referencing changes, LDR updates concurrent with the comprehensive plan, state law process, land development code (LDC), LDR development, projected timeframe, and cost.

Mr. Shrum noted scope of work will be provided prior to council going on break and expected LDR project timeframe is 18 months.

Discussion took place on the meeting process, PUDs, and protection of open space requirement.

Mr. Snyder spoke regarding the future land use map, joint planning areas (JPA), and 50 percent open space requirement.

Discussion followed regarding PUD density, zoning limitations, preservation of open space, calculation of parkland, Venetian Golf and River Club, comments from residents, Sawgrass neighborhood, "ensuring development pays for itself" statement in the comprehensive plan, Tischler Report, data inventory analysis, modifying language, Sarasota County School Long Range Plan, school impact fees, policy statements, maintaining consistency with the school plan, and incorporating the school plan into the comprehensive plan.

Discussion continued on population growth, areas outside the city that affect the city, and wording in the last paragraph of Strategy LU 1.4.1-Historic Preservation regarding voting by council members.

Recess was taken from 3:10 p.m. until 3:20 p.m.

III. AUDIENCE PARTICIPATION

The audience voted by a show of hands to have attorney presentations first.

Mr. Lobeck spoke on controlling growth, density bonus for affordable housing and cap, restricting and regulating development, amending the LDR and comprehensive plan concurrently, LDC, transitional policies,

adoption public hearing, neighborhood compatibility and matrix, use of the term "shall", Sarasota County's comprehensive plan, policy provisions, environmental policy, parks and recreational facilities planning, transportation concurrency, reduced capacity, future land use designations, affordable housing, conducting analysis on where higher density belongs, mixed use designations, commercial developments, transportation level of service (LOS), traffic, school capacity, and short term rental limits.

Jeff Boone, Boone Law Firm, spoke regarding proposed changes on policy languages, planning areas, maximum FAR, supporting density bonus cap, Strategy LU 1.2.9.c mixed use corridor (MUC), and FAR 1.0 limitation in downtown Venice.

James Collins, Boone Law Firm, proposed to remove the language "1.0 maximum per individual property" under Strategy LU 1.2.9.c item no. 7 Intensity/Density, and commented on placing an LDR in the comprehensive plan.

Mr. Boone continued to speak on FARs, Laurel Road, MUCs, and single family residential and development.

Mr. Collins suggested adding language under Strategy LU 1.2.9.c item no. 3 to include "except for in the Laurel Road Corridor" low density/single family uses are not permitted, and spoke regarding Strategy LU-LR 1.1.3 and revising the policy title from "Multifamily" to "Mixed" Residential Focus.

Mr. Boone continued to speak regarding policies prohibiting new residential developments in certain commercial districts and the Office of Professional Institution (OPI) districts, request to remove the single-family prohibition of the Hurt property, and Laurel Road neighborhood MUC.

Mr. Collins spoke on the matrix under Strategy LU-LR 1.1.1- MUC that calculates residential capacity in the Laurel Road MUC, to include number of maximum dwelling units and The Bridges property, Portofino, and S&J Property zonings. Ms. Collins continued to speak regarding the number of maximum dwelling units and MUC on the island.

Mr. Boone spoke regarding zoning code classifications, functional open space and definition, PUDs, open space connectivity requirements, removing the sentence "Open space connectivity shall be a minimum of 25 feet wide" in Strategy LU 1.2.17- Mixed Use Residential Open Space Connectivity, adding language to Strategy LU 4.1.1- Transitional Language specific to Comprehensive Plan regulatory language to include "Except for alternative architectural standards otherwise

approved by city council", compatibility language and standards in the proposed plan, legislative record, John Nolen Gardens project, Milano, Neal Communities, and The Woods units per acre, incorporating Laurel Lakes PUD into the Milano development, current comprehensive plan, commercial development square footage, and developer height restrictions.

Dan Bailey, on behalf of Gulf Coast Community Foundation, spoke regarding The Bridges property and the prohibition on single-family housing.

Jon Thaxton, Gulf Coast Community Foundation, spoke regarding the MUC in the Laurel Road neighborhood, prohibition of single-family development, single-family attached and detached developments, moderate and medium densities, dwelling unit cap, and restriction of multi-family uses.

Mr. Bailey spoke regarding The Bridges property and dwelling unit cap.

Mr. Thaxton spoke on corridor designation and The Bridges property.

Mr. Bailey spoke on functional open space LOS, FAR on parcel east of The Bridges property, Strategy TR-NE 1.1.4 - New Roadways, and future roadway access.

The following speakers provided comments on the proposed comprehensive plan: Vincent Sites, 343 Marsh Creek Road; Holly Laird, 1312 Whispering Lane; Dick Longo, 395 Marsh Creek Road; Jerry Jasper, 130 Bamboo Court; Ronald Courtney, 435 Otter Creek; James Dooley, 1325 Pinebrook Way; Ernest Zavodnyik, 270 Santa Maria; Emilio Carlesimo, 700 Golden Beach Boulevard; Jim Martin, 1278 Lakeside Woods; Ed Martin, 409 Everglades Drive; and Robert Conover, 605 South Green Circle.

Mayor Holic provided the format for the June 23, 2017 meeting to include presentation by staff, addressing Mr. Lobeck's and Mr. Boone's concerns, information by staff regarding concurrency of the LDR with the comprehensive plan followed by Mr. Lobeck and Mr. Boone, audience participation, council questions, and scheduling a third meeting if needed.

A motion was made by Council Member Fraize, seconded by Council Member Daniels, to continue the Comprehensive Plan Transmittal Public Hearing to June 23, 2017 at 9:00 a.m. The motion carried unanimously by voice vote.

IV. COUNCIL DISCUSSION

There was none.

[ORD. NO.
2017-22](#)

An Ordinance of the City of Venice, Florida, Adopting a 2017-2027 Comprehensive Plan Replacing the Adopted 2010 Comprehensive Plan in its Entirety; Providing for the Following Elements of the Comprehensive Plan: Introduction, Background, Land Use, Transportation and Mobility, Open Space, Housing, Infrastructure, Public Schools, and Neighborhoods; Providing for an Appendix; Providing for Severability; Providing for Repeal of all Ordinances in Conflict Herewith to the Extent of Such Conflict; and Providing an Effective Date

There was no action taken.

V. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 5:15 p.m.

ATTEST:

Mayor - City of Venice

City Clerk