



# City of Venice

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

## Meeting Minutes Planning Commission

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Tuesday, January 17, 2017

8:30 AM

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 8:30 a.m.

#### II. Roll Call

**Present:** 4 - Chair Barry Snyder, Helen Moore, Shaun Graser and Charles Newsom

**Excused:** 2 - Tom Murphy and Janis Fawn

**Absent:** 1 - Jerry Towery

#### Also Present

Liaison Councilmember Kit McKeon, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, and Recording Secretary Michelle Girvan.

#### III. Workshop

[17-2454](#)

COMPREHENSIVE PLAN UPDATE - DRAFT PLAN

Staff: Jeff Shrum, AICP, Development Services Director

Public Comments Specific to Comprehensive Plan Update

Mr. Snyder spoke in regards to the items in the comprehensive plan and the color coded version.

Mr. Shrum spoke in regards to the comprehensive plan comments, data analysis, releasing documents to the public, workshops, draft plan to city council, vision of workshops, changes, and acceptance of the draft.

Discussion took place regarding the comprehensive plan goals, accomplishments, document being easy to read and use, updates, guidance from the city, last minute issues, introductory table of contents, difference between "shall" and "will", definitions, legal standing, operational standing, "shall" meaning mandatory, "will" declares a

purpose, "should and may" meaning may not be done, delegate who makes interruptions of the plan, addition of language, vested rights, and affected parties.

Discussion followed regarding background section table of contents, update of planning commission workshops, background of summary of public comments, city wide elements, vision, replacing notes at the end of each section, neighborhood and maps, joint planning areas (JPAs), format issues, numbering scheme, changes of page layout, conservation area, and color code changes.

Discussion continued on land use definitions, photos, mixed use areas and development, reserved density and intensity, lots and acreage, open space, future land use map, public facilities, comprehensive plan amendment, future considerations, recommendations, policy decisions, park areas, Pinebrook neighborhood, city public safety uses, and language.

Discussion ensued regarding criteria area, addition of language of the land and development code, deviation in the plan, parks open space, roadway grid network, Seaboard area, open space elements, future land use maps, coastal high hazard areas, stand alone intent, transitional language, new intent standards, height and architecture, land development code, strategy, height limits, and planning areas.

Discussion followed regarding JPAs, table of areas, building envelope, agreement, changes, transitional area, Nolen plan in housing area, and the consistency of language.

Mr. Towery joined the meeting at 9:35 a.m.

Discussion continued regarding the island, comprehensive plan language, coastal high hazard land use map, understanding of map, format of maps and options, historic structures, overlays to show districts, transportation and mobility, table of contents, complete street maps, neighborhoods, means of identification, changes and up to date street maps, old comprehensive plan, evacuation routes, trip generators, transit, bicycle lanes, trails, level of service (LOS) standards, transit LOS, graphics, medians, alternatives, incorporation of elements in neighborhoods, roadway expansion, site and development plan, constrained or backlogged roadway, LOS issues, road improvements, and use of roads.

Discussion continued regarding transportation, roadways, traffic, adopted LOS, failures and improvements, capital improvement project, current expectations, open space, wetlands, appendix listings, fracking issues and addition to the language, active mining in the city, restrictive

language regarding the activity, land development regulations, state statutes, intergovernmental coordination, neighborhoods, and modification of the structure of the plan.

The meeting recessed from 10:21 a.m. to 10:30 a.m.

Discussion took place regarding housing, coastal high hazard map to go into future land use series, historically significant structures, permits, regulations, requirement of property owners, change of title in the residential development and planning being non-residential, identification of resources, criteria of local and national register, inventory of resources, plan and layout, permitting, assessment, criteria review, unintended consequences, property rights of owners, modifications, controlled districts, process, planning and design principles, assessment, strategies, and statement of bonus missing in the plan.

Discussion followed regarding infrastructure change, comprehensive plan amendment, capital improvement schedule, school plan and format, island neighborhood, complete streets, form and layout, details and issues, historic aspect and strategies, gateway neighborhood, maps, water areas, consistency criteria, East Venice Avenue, and on street parking.

Discussion continued on Pinebrook Avenue, removal of the future land use map colors, coastal high hazard properties, consistency in maps, height issues, Laurel Road, modification of neighborhood, number of units, northeast neighborhood, Knights Trail neighborhood, future land use map, adding JPAs, appendix, JPA table, and market analysis.

Discussion took place regarding simplicity of plan, usage of document being easy to read and understand, studies or master plans, realistic and sustainable results, number of residential dwelling units, acreage, issue of growth, recorded changes, process review, presentation to staff, workshops, review of comments, transmittal hearing, final adoption timeframe, areas of work, needing approval to move forward, minor issues, changes, finalization of document, and neighborhood workshops at the community center with dates and times.

Discussion took place regarding Mr. Snyder representing the planning commission to city council for the comprehensive plan draft, observation from board members at the neighborhood workshops, printout of draft plan, survey of downtown streets, island future considerations, and an interest for downtown changes.

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

No one signed up to speak.

**V. Comments by Planning Division**

There were no comments.

**VI. Comments by Planning Commission Members**

Discussion took place regarding workshops, regular meeting dates, special meetings, and draft plan and comments.

**VII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 11:45 a.m.

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Chair

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Recording Secretary