



City of Venice

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

Meeting Minutes City Council

Thursday, March 30, 2017

1:00 PM

Venice Community Center, Room F

Joint Meeting with Planning Commission

CALL TO ORDER

Mayor Holic called the meeting to order at 1:00 p.m.

ROLL CALL

Mayor Holic noted all council members were present with the exception of Ms. Anderson.

Planning commission members Shaun Graser and Janis Fawn are absent.

Present: 6 - Mayor John Holic, Council Member Kit McKeon, Council Member Jeanette Gates, Council Member Bob Daniels, Council Member Richard Cautero and Council Member Fred Fraize

Absent: 1 - Council Member Deborah Anderson

ALSO PRESENT

Planning Commission Chair Barry Snyder, Planning Commission Members Helen Moore, Charles Newsom, Tom Murphy, and Jerry Towery, Development Services Director Jeff Shrum, City Attorney Dave Persson, Assistant City Attorney Kelly Fernandez, City Manager Ed Lavalley, City Clerk Lori Stelzer, and Recording Secretary Mercedes Barcia.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Towery.

I. NEW BUSINESS

[17-2595](#)

Introduction

Mayor Holic spoke on meeting purpose and audience participation time frame.

Mr. Snyder spoke regarding the published draft of the comprehensive plan, meetings and workshops conducted, and community feedback

received.

Mr. Murphy joined the meeting at 1:05 p.m.

Mr. Snyder continued to speak regarding differences between the old and new comprehensive plans, changes made based on feedback received, plan goals, objectives, and policies, use of the term "shall", and items identified in the plan that needed to be changed.

[17-2596](#)

Background

Mr. Snyder spoke regarding the plan's background section to include John Nolen Plan history, developments that changed the nature of the city, city's geography, acreage, market assessment, city's demographic, population change by age group, seasonal population, expected population growth, commuting patterns of city workers, number of dwelling units in the city, comparison of maximum potential buildout between the old and proposed plan, future land use is not zoning, policy decision, and planning and mixed use areas.

Discussion ensued on potential number of dwelling units, capacity, future land use, zoning, Willow Chase community, market price points, demographics, population, growth rates, and age groups.

Mr. Snyder spoke regarding high density residential, floor area ratio, non-residential areas, city's capacity, residents input, summary of comments, and new urbanism concepts.

[17-2597](#)

Future Land Use

Mr. Snyder spoke regarding the seven neighborhoods within the city and the different needs between each neighborhood.

Discussion followed regarding the Venice Bayfront Regional Hospital property to include property use, zoning, and mixed use corridors.

Mr. Snyder spoke on elimination of the twelve planning areas, future land use map, mixed use developments, planning concepts, Land Development Regulations (LDR), Land Development Code (LDC), form based code, and Venice Avenue zoning.

Discussion followed regarding height limitations in the LDR, commercial general areas, zoning regulations, transitions, and the Sarasota School of Architecture.

Mr. Snyder spoke on Pinebrook Park, functional open space, Curry Creek Preserve conservation area, corridor, proposed changes, residential, non-residential, and open space areas, different types of

densities, compatibility between different land uses, compatibility policy, non-residential government land use, floor area ratio, functional open space and conservation areas, types of mixed use areas, maximum and minimum guidance percentages for residential and non-residential, central business district, vertical and horizontal mixed use, and Laurel Road corridor.

Discussion followed regarding downtown parking and number of spaces, business parking requirements, LDR revision, comprehensive plan supporting documents, different master plans, mixed use for downtown and Seaboard area, and affordable housing.

Mr. Snyder spoke regarding Planned Unit Development (PUD) requirements and low density residential areas.

Ms. Gates left the meeting at 2:20 p.m. and returned at 2:22 p.m.

Mr. Snyder continued to speak on PUDs to include acreage, land use categories, approved density, and open space.

Mr. Daniels left the meeting at 2:26 p.m.

Mr. Snyder spoke regarding approved PUDs, zoning, mixed use residential, and protecting open space.

Discussion followed on open space, golf courses, the Venetian Golf and River Club, and density requirement.

Mr. Daniels returned to the meeting at 2:31 p.m.

Mr. Snyder spoke on strategies, reserve intensity bonus, planning design concept, and difference between the comprehensive plan and LDC.

Discussion followed regarding the time frame to complete LDR revisions, form based code, needing public input, time frame requirement to review the LDC, comprehensive plan process, contract extension, final adoption in August, and studies on existing comprehensive plan.

Mr. Snyder spoke on the Historic Preservation Board's comment to include a separate chapter on historical resources, preserving the John Nolen Plan, identifying historic structures and areas, airport master plan, industrial development in Knights Trail, and joint planning area (JPA).

Discussion followed regarding the JPA and incorporated properties into the comprehensive plan.

Mr. Snyder spoke on coastal management requirements from the state regarding limitations on coastal high hazard areas. Mr. Shrum noted this section may have changes depending on the state's review and comments.

Mr. Snyder spoke regarding transition strategies carried over from the old plan to include height, architecture, compatibility, and suggested site plan design procedures. Discussion followed regarding the Knights Trail extension, mixed use designations, transitions, and buffering.

17-2598

Transportation and Mobility

Mr. Snyder spoke regarding significant local roads, complete streets, level of service (LOS) standards and definitions, and identification of roadways that need improvements.

Mr. Shrum commented on roadway improvements and noted Sarasota County and the State of Florida are using LOS standards.

Discussion followed regarding impact fees, state and federal funding for roads, database decision process, safety, gas tax, Jacaranda roundabout, responsibility for county roads, LOS for bicyclists, and funding for widening sidewalk on Edmonson Road.

17-2599

Open Space

Mr. Snyder spoke on functional open space, parks master plan, additional parkland for residents in the northeast area, Pinebrook Park, LOS standard, conservation open spaces, and comments from the Environmental Advisory Board.

Mayor Holic left the meeting at 3:17 p.m.

Mr. Snyder spoke on adding fracking under the mining consideration section.

Discussion followed on parks LOS standard, JPA, county parks, homeowners associations (HOA) that have their own recreational facilities, and protected acreage of land.

Mayor Holic returned to the meeting at 3:20 p.m.

Discussion continued on considering beaches as open space.

17-2600

Housing

Mr. Snyder spoke on attainable housing, definition, family size and percent of median income, moderate or community housing, density

bonus, workforce housing, acreage added to medium level mixed use corridors, potential for affordable units, land value, attainable housing locations near major employment centers, and limiting number of units.

Discussion followed regarding spreading mixed use areas throughout the city, maximum number of dwelling units, mixed use areas on the island, placing limits on development, workforce housing and ideal locations, adding more emphasis on the workforce housing definition, differentiating housing types and costs, Laurel Road corridor, land zoning, maximum total of units per acre, free market system, difference between requesting a rezone versus density bonus, providing a maximum density bonus and number of dwelling units, and establishing time frame and cap on the maximum number of units for workforce housing.

Mr. Persson spoke on setting objective criterias in the comprehensive plan.

Discussion continued on reviewing criteria, establishing cap and time frame on density bonus and number of dwelling units, LDR, city's binding recorded commitment for attainable housing project, free enterprise, concern with reaching maximum capacity, and stating cap in the comprehensive plan.

There was council and board member consensus to place a cap on the maximum density bonus and number of dwelling units for affordable housing.

Discussion followed on establishing a cap in medium, high, and mixed use corridors in the downtown and Seaboard areas.

[17-2601](#)

Infrastructure

There was no discussion.

[17-2602](#)

Neighborhoods

Mr. Snyder spoke on land use elements on the island, postal service distribution center, Centennial Park and parking lot, promenade, Venice Avenue bridge, concern with Seaboard area, public/private partnerships to facilitate affordable housing, Northeast Venice mixed use residential and open space acreage, need for additional roadways east and west of Jacaranda Boulevard, wildlife corridors, adding travel lanes to Laurel Road and Jacaranda Boulevard, re-visiting JPA areas, architectural requirements, Laurel Road corridor and including gateway features, adding city signs, Pinebrook Road expansion, Pinebrook Park preserve, Knights Trail industrial area, PIDs, and workforce housing.

II. AUDIENCE PARTICIPATION

John Moeckel, 185 Treviso Court, President of the Venetian Golf and River Club Community Association, spoke on concerns with transition areas and Knights Trail, affordable workforce housing, impact fees, having additional parks, and supporting cap for density bonus.

Jerry Jasper, 130 Burano Court, Chair of the Venetian Golf and River Club Community Association, spoke regarding mixed use corridors relating to Laurel Road and Knights Trail neighborhoods, affordable housing, projected population growth and meeting neighborhood needs, free market based projects, and LDR's.

Sharon Kreighbaum, 451 Padova Way, noted being a new resident to the city and spoke regarding the Venetian retention ponds, Toscana Isles development, affordable housing locations, providing additional services, and the city's infrastructure.

Cece O'Connor, 1226 Waterside Lane, spoke on concern with land development at Pinebrook South.

Mr. Persson advised Ms. O'Connor she is speaking on a specific application not advertised for today's meeting.

Mr. Snyder noted revisions will be made to the comprehensive plan and copies will be generated.

III. ADJOURNMENT

There being no further business to come before Council and the Planning Commission, the meeting was adjourned at 4:45 p.m.

ATTEST:

Mayor - City of Venice

City Clerk