



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, May 3, 2017

1:30 PM

Council Chambers

Comprehensive Plan Transmittal Hearing

I. Call to Order

A Legislative Hearing of the Planning Commission was held this date in Council Chambers at City Hall. Chair Barry Snyder called the meeting to order at 1:33 p.m.

II. Roll Call

Present: 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy and Charles Newsom

Excused: 1 - Janis Fawn

Also Present

Liaison Council Member Kit McKeon, Assistant City Attorney Kelly Fernandez, Senior Planner Roger Clark, and Recording Secretary Mercedes Barcia.

III. Public Hearings

[15-01CP](#)

Comprehensive Plan Update Draft Transmittal to City Council from Planning Commission

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley- Horn

Mr. Snyder announced this was a legislative hearing and opened the public hearing.

No one signed up to speak.

Mr. Snyder noted there were minor corrections and revisions made to the comprehensive plan draft.

Discussion followed regarding cover page, page numbers in the table of contents, map listings, appendices, and background section to include market study reference, and plan comparison table showing persons per household, maximum dwelling units, supporting population, and maximum non-residential square footage.

Mr. Snyder noted memorandum of advertisement and no written communications were received.

Discussion continued regarding land use area, community outreach total, compatibility review matrix and color coding system, compatibility table for mixed use residential, government use, Strategy LU 1.2.19 Thresholds Applied, Strategy LU 1.2.21 Essential Services, historic section, historic district map and enlarging map scale, transition items, building heights and architectural style in the planning areas, land development regulations (LDR) conditional use of building height policy, and level of service (LOS) standards in the transportation and mobility section.

Mr. Klepper explained LOS standards on roadways to include speed limits and developments.

Discussion took place on roadway LOS standards, peak time, developments, public feedback, LOS for county roads in the city, peak hour segments during peak season, synchronization of traffic lights, pedestrian crossings, traffic and construction, funding, county and city LOS standards, homestead exemptions and city revenues, compatibility with other jurisdictions, having a realistic approach in the plan, Transportation Concurrency Exception Area (TCEA), and road improvements.

Mr. Snyder noted language was added to Strategy LU 1.2.20 Reserve Density and Intensity regarding attainable housing cap.

Discussion took place on functional open space LOS and city grant funding.

Mr. McKeon responded to board questions regarding the finance department seeking grants.

Discussion followed regarding formatting, housing section, language referencing manufactured homes, city wide elements, intent statements, minimum and maximum density percentages, acreage calculation on mixed use corridor (MUC) on the island, data inventory analysis (DIA) log, Mr. Klepper updating spreadsheet and numbers to match DIA log, East Venice Avenue neighborhood, mixed use residential (MUR) area, planned unit development (PUD) and room for additional development, planning staff providing annual report, appendices and formatting page numbers, and consistency with sidebars.

Discussion took place on acronyms, reflecting changes previously discussed, and adoption of document.

James Economides, 1322 Whispering Lane, Vice President of the Pinebrook South Homeowners Association, spoke regarding density of five dwelling units per acre, build out, compatibility review matrix, and the Curry Creek Preserve.

Linda Strange, 1247 Lucaya Avenue, commented on density calculations, developable acres, and the land use development section.

Discussion followed on 50 percent open space requirement, density calculation on gross acres, rezoning, LDC, Curry Creek Preserve, PUD and MUR in the Pinebrook Park area, compatibility, and land use versus zoning.

Mr. Snyder reviewed items to be changed, and the following revisions were approved:

- Table of Contents page number corrections:
 - o Mixed Use Residential Districts are on page 87, not 86
 - o Figure (Map) LU-IS-1: Aerial should be page 125, not 124
 - o Figure (Map) LU-IS-2: Future Land Use Map should be page 126, not 125
 - o Figure (Map) LU-IS-3: Coastal High Hazard Area identified should be page 127, not 126
 - o Add Figure (Map) LU-IS-4: Coastal High Hazard Area identified (w/FLU) page 128
- Page 2: Remove extraneous underline for “Use of Terms” and use consistent bullets, either numbers or letters
- Page 13: Market Study is not in the Appendix. It is in the DIA.
- Page 28: Add hatching to the FLU Compatibility Review Matrix for black and white printing clarity.
- Page 32: Add hatching to the FLU Compatibility Review Matrix for MUR for black and white printing clarity and include legend from page 28.
- Page 33: In Strategy LU 1.2.19 - Thresholds Applied, add “and” between “existing” and “future” on third line. Capitalize Mixed Use on third line. Capitalize “S” in Essential Services in the heading for Strategy LU 1.2.21.
- Page 36: Zoom in to the Historic District and add a border.

- Page 73: Remove underline of “required”.
- Page 79: Spacing problem at the top of page.
- Page 109: Alignment of bullets A thru D. General review of the entire school element for formatting.
- Page 121: Incorrect totals in the MUC information. Was based on 189 acres instead of 140.
- Move the Appendix Table of Contents to location before the Acronyms & Definitions divider.
- In the Appendix, use page numbers A1, A2, A3... In addition, add the topic to the side bar similar to the Comprehensive Plan side bars.
- Correct any general formatting issues with the document.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, seconded by Ms. Moore, that based on the staff report and presentation provided during the public hearing, the Planning Commission, sitting as the local planning agency recommends to city council approval of Comprehensive Plan Update Petition No. 15-01CP, adopting the City of Venice 2017-2027 Comprehensive Plan, replacing 2010 Comprehensive Plan and including all revisions approved at today's meeting. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

Excused: 1 - Ms. Fawn

Discussion followed regarding city council's review of the draft plan, scheduling a special meeting with city council, and Mr. Snyder representing the planning commission.

[17-2664](#)

Comprehensive Plan Update Draft Public Participation

There was none.

IV. Audience Participation

No one signed up to speak.

V. Comments by Planning Division

There were none.

VI. Comments by Planning Commission Members

Mr. Newsom, on behalf of the board, recognized and thanked Mr.

Snyder for his work on the comprehensive plan.

VII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:04 p.m.

Chair

Recording Secretary