



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, October 18, 2016

1:30 PM

Council Chambers

I. Call to Order

A Regular Meeting of the Planning Commission was held this date in Council Chambers at City Hall. Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 7 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

Also Present

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

III. Approval of Minutes

16-2299

Minutes of the August 24, 2016 Workshop Meeting

A motion was made by Mr. Towery, seconded by Ms. Fawn, that the Minutes of the August 24, 2016 meeting be approved as written. The motion carried by voice vote unanimously.

IV. Public Hearings

16-02SE

SPECIAL EXCEPTION - RESTORE MEDICAL PARTNERS, PLLC

Staff: Scott Pickett, AICP, Senior Planner

Agent: Scott E. Rudacille, Esq.

Mr. Snyder stated this is a quasi-judicial hearing, read a memorandum of advertisement with no written communications, and opened the public hearing.

Ms. Fernandez queried board members regarding ex-parte communications and conflicts of interest with Mr. Newsom and Mr. Graser stating site visits only with no communication or conflicts of interest.

Mr. Pickett, being duly sworn, spoke in regards to the pain management

clinic, regulations, current status, sunset provision, and stated that city council took action on the first reading of the ordinance, established amendment of hours of operation, second reading of the ordinance date, processing of subject petition, and sunset regulations.

Mr. Pickett continued the presentation regarding the location of the pain management clinic, floor plan detail, planning intent of the Island Professional neighborhood, zoning district, compliance with pain management clinic regulations, and the summary of staff findings.

Discussion took place regarding Walgreens property.

Mr. Rudacille, Blalock Walters, being duly sworn, spoke in regards to the pain management clinic, introduced Lindsey Job as the doctor at the clinic, and spoke on items such as; the medical practice, pill mill, land use issues, medical office facilities, existing site development approval, regulations, local ordinance, and the effective date of the special exception.

Discussion took place regarding security and whether medications would be on the premises.

Ms. Job, Restore Medical Partners, being duly sworn, spoke in regards to her practice, security, special exception process, and stated there will be no medications in the office.

Discussion continued on percentage of patients, patient recommendations from regular primary doctors, number of doctors in the office, hours of operation, pain relief samples, medical marijuana ordinance, and prescribing marijuana.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, seconded by Ms. Fawn, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and moves to Approve Special Exception Petition No. 16-2SE effective October 26, 2016. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn

V. Continued Business16-2300**COMPREHENSIVE PLAN UPDATE - Draft Plan**

Staff: Jeff Shrum, AICP, Development Services Director

Public Comment for Comprehensive Plan Update

Mr. Shrum provided an update on the comprehensive plan, workshop meeting date, layout of plan, information seen is in rough draft, changes, details, language and how it will work, comments, copy of current plan being transitioned into the new plan, transition language, and adoption of plan

Ms. Fawn spoke in regards to consistency in the plan.

Kelley Klepper, Kimley-Horn, spoke in regards to the comprehensive plan update, layout, vision intent, strategy, land use, quick visuals, residential stand point, citywide element, land use designations, transitional language, non-residential density, and flexibility.

Discussion took place regarding concept, mixed use areas, requirement of policies, re-evaluation of neighborhoods when it is built out, built-in criteria, percentage of residential and non-residential, community re-evaluation, process, amendment of comprehensive plan sections at any time, report from staff of all planning areas, revisiting the areas, threshold percentage, workshop to bring the planning commission to current, conscious decisions, corridors, mixed use established Planned Unit Development (PUD) definition, amendment of conditions, and exceeding percentage caps.

Discussion continued on zoning, PUD, open space, modifications, future land use designation, density, closing of golf courses, functional open space amenities, functional versus conservational, minimum thresholds, introductive policy, specific implementing policies, strategies, color codes and definitions, height in residential, mixed use compatibility, form based code, land development code, policy decision, and walkable streets.

Discussion ensued regarding state statutes, seeing and reviewing current plan, comments, 2070 technical review, exception of increased density, affordable housing, growth and how it happens statewide, and preservation of open space.

Mr. Snyder spoke in regards to the vision statement key word, residential acreage, attainable housing broadened beyond high density, allowance of height, functional and what is conservation, Joint Planning Agreement (JPA), transitionaries, compatibility in land uses, abutting

properties, mitigation process, colocation of facilities, implementing zoning districts, traditional or expansion of district, land development code transition issues, the need for attainable housing definition, taxes, existing land use, strategies related to Venice island, historic preservation, comprehensive plan creation of incentives, what is historical, acreage, percentages, existing areas of unique concern, coastal hazards, and main streets.

Discussion took place regarding workshop items, specific discussions, open space housing, neighborhood discussions, citywide map, future land use, Country Club Estates, manufactured homes, draft of comprehensive plan, meeting and workshop dates, draft date deadline, county owned property, impact, threshold, future land use maps, JPA and county project.

VI. Audience Participation

Jeff Boone, Boone Law Firm, spoke in regards to the law of unintended consequences, reasons of county owned land for the building of the motor pool, development proposal, county commission's vote, comprehensive plan, representative of the hospital, special provisions, hospital property, intention to keep medical presence on property, litigations, new hospital and land, and county property.

Mr. Snyder spoke regarding the planning area approach, strategies, and intent.

Mr. Boone spoke regarding the hospital, compatibility, principles, policies, height, condominiums, incompatible houses, lessening of discretion, and the addition of more rules on compatibility.

VII. Comments by Planning Division

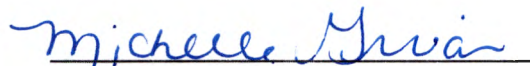
There were no comments.

VIII. Comments by Planning Commission Members

Ms. Fawn provided an update regarding the parks & recreation advisory board meeting, letter regarding the comprehensive plan, additional land for parks being none, the 2070 technical report, and a new sign for the dog park.

IX. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 3:14 p.m.


Chair
Recording Secretary