



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, October 26, 2016

1:30 PM

Community Hall

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 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, and Recording Secretary Michelle Girvan.

III. Workshop

16-2324

COMPREHENSIVE PLAN UPDATE - Draft Plan
Staff: Jeff Shrum, AICP, Development Services Director

Public Comment for Comprehensive Plan Update

Mr. Snyder spoke in regards to the comprehensive plan, meeting dates, city council, draft and final plan.

Discussion took place regarding when to ask questions regarding the comprehensive plan, comments and questions, template, data, rough draft, public discussions, needs of the planning commission, transmittal to the state, timeframe, planning areas with the county, wording for the plan, adoption of plan, amendment to joint planning areas, overview, and input.

Mr. Snyder spoke in regards to Mr. Klepper keeping track of changes and policy questions.

Mr. Snyder spoke in regards to the introduction, numbering scheme,

compatibility, intent, element, strategy of land use, and the old comprehensive plan.

Discussion took place regarding concept of the numbering system, indentation, categories, land use, strategy, intent, vision, final draft, marked up copy of the old plan, translation, Sarasota County's comprehensive plan, consistency, quantity, data, land development code, Venice comprehensive plan versus Sarasota County comprehensive plan, amount of pages in the plan, relocate and advise, icons, height of buildings, citywide elements, neighborhoods, changes, process of revising, interlocal agreement, school policies, language, consistency, and local government.

Discussion took place regarding overview of the city, population projection, demographics, perspective with the county, city compared to the overall county, incorporating North Port, Metropolitan Statistical Area (MSA), age comparable, medium income, household income, reporting of income, data from the market analysis, housing, demographic information, population change, seasonal and resident population, metropolitan area, backup data, changes, and annual income.

Discussion continued on the background of the plan, affluent community, population figures, parks master plan, graphs and narratives, planning commission workshop dates, release draft, main components, and key comments.

Mr. McKeon spoke in regards to building heights.

Discussion took place regarding future land use draft section, overview of elements, vision statement, old plan comparison, livable community practices, needs of the community, key elements, balances, transition wording, specific defined mitigation processes, and issues regarding city boundaries.

Discussion continued on neighborhoods, mixed use areas, land use designations, coastal high hazard, residential low, medium and high densities, color codes, visuals, images, clarification of residential, density bonus, mixed use designation, zoning districts, unintended consequences, concerns, higher densities, housing development policies, expansion of bonus, attainable affordable housing, land use categories, non-residential areas, and implementing zoning districts.

Discussion took place regarding cultivation, open space, land development code, conservation, compatibility into land use, residential versus non-residential areas, characteristics, commercial areas, walkable neighborhoods, vertical and horizontal mixed use, mitigation process, agricultural zoning, existing policy, and minimum and maximum

agricultural zoning, existing policy, and minimum and maximum percentages.

Discussion continued on the five mixed use categories, intensity, consistency, new land use map, expansion of the downtown area, commercial business district, height, open space component, Planned Unit Development (PUD), district floor ratio area (FRA), parcels, built in mechanisms, allocation, build-up of current plan, growth, attainable housing projects, high tech industries, incentives, additional strategies, minimum threshold, data, and additional square footage.

Discussion followed regarding free market funds, reserved density and intensity, flexibility of change, airport master plan, elements, transition issues, architecture, and grid street layout.

Discussion took place regarding the Joint Planning Area (JPA), strategy statement, city zoning, annexations, higher density in the county than in the city, and government uses.

Discussion took place regarding the island future land use revisions, key thoroughfares, preserving existing structures, achievement of vision, historic national register, incentives, Manatee County tax plan, modification of historic buildings, comprehensive plan being a guiding document, options of preserving historic properties, historic zoning code, city wide element, mixed use categories, and density and intensity study.

Discussion followed on areas of unique concerns, coastal high hazard, open space, transportation issues, regional medical center, guidelines, re-development of property, major community change, comfortability of neighborhoods, parking, transportation, and open space.

Greg Roberts, 341 W. Venice Avenue, spoke in regards to the Village on the Isles renovation regarding the corridor, multi-family residential, obtaining approval from the city, FAR-4, Land Development Code (LDC), creating green space, and water features.

Mr. Roberts responded to board questions regarding primary care units.

Mr. Shrum spoke on proposal transmitted to city council, 30 day time period for public to review the plan, consultant's plan should be received within the next four weeks, public workshops, release of draft, presentation of draft at the workshops, timeframe for meeting comments, and incorporating staff input.

Discussion ensued of board members availability for the workshop.

scheduled meetings, upcoming petitions, expected timeframe for plan to be completed, agenda items for next meeting, infrastructure and community services, and scheduling a meeting after Thanksgiving to complete the draft.

IV. Audience Participation

No one signed up to speak.

V. Comments by Planning Division

Discussion took place regarding future meetings and workshops dates, finalizing the final drafts, splitting plan into two parts and having two workshops, public hearings, and expected date for transmittal of plan to city council.

VI. Comments by Planning Commission Members

There were no comments.

VII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:21 p.m.


Chair


Recording Secretary