



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, November 29, 2016

1:30 PM

Community Hall

I. Call to Order

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

II. Roll Call

Present: 5 - Chair Barry Snyder, Jerry Towery, Shaun Graser, Tom Murphy, and Charles Newsom

Excused: 1 - Janis Fawn

Absent: 1 - Helen Moore

16-2417

Request for Excused Absences

Mr. Snyder noted documentation was received regarding Ms. Fawn's excused absence.

Also Present

Liaison Council Member Kit McKeon, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, and Recording Secretary Mercedes Barcia.

III. Workshop

16-2371

COMPREHENSIVE PLAN UPDATE - Draft Plan

Staff: Jeff Shrum, AICP, Development Services Director

Public Comment for Comprehensive Plan Update

Mr. Shrum spoke on the documents included in the binders that were provided to planning commission members. Mr. Shrum noted documents and data regarding transportation will be provided and discussed at the next meeting.

Mr. Snyder spoke on the draft introduction section of the comprehensive plan to include different point of views regarding the word "intent" in the "Vision, Intent and Strategies" section, including state law requirements in lead paragraphs, open space, future land use, and changes to map.

Discussion followed regarding the use of terms "will" versus "shall", modifying and simplifying language in the comprehensive plan and land development code (LDC), intent statements and side captions, historic resources, attainable housing, coordinating areas with Sarasota County, historical site assessment process, and Sarasota County's Local Housing Incentive Plan 2016-2018.

Mr. Snyder commented on revisions to the vision, intent, and strategy statements.

Discussion followed on housing elements to include housing options and mixed use districts, diversity in housing prices, historical resources, mobile housing, alternative construction, language stated under "Strategy HG 1.4.1-Mobile/Manufactured Housing Safety", special needs housing, displaced persons, attainable housing, and density bonus.

Mr. Shrum commented on density bonus and building heights.

Discussion continued on density bonus for mixed use districts and different housing development types, member consensus on the five potential land use categories for attainable housing and providing density bonus for affordable and community housing, allowable maximum density with density bonus, and project incentives.

Mr. Shrum spoke regarding fast track permitting.

Discussion followed regarding maintaining attainable housing and ten year binding commitment requirement, rentals, attainable housing percentages and caps, including clause for landlords in the LDC, coordination of regional housing strategies, Sarasota County establishing a development committee, community foundations, and private organizations.

John Moeckel, 185 Treviso Court, inquired regarding targeted attainable housing locations, identification of mixed use corridor areas and density, placement of modular and mobile homes, government subsidized housing, and neighborhood meeting.

Jim Collins, planner with Boone Law Firm, spoke on policy language and using the term "shall".

Mr. Snyder spoke on open space elements to include functional, conservation, definition, and level of service (LOS) standards.

Discussion followed regarding maintenance of functional open space, number of acres per population, new developments, mobility fees,

required percentage for functional open spaces, parks LOS, mixed use residential, wetlands, native and unique habitats, and non-native invasive species.

Council Member McKeon clarified on budget for removal of non-native invasive species.

Mr. Towery left the meeting at 3:30 p.m. and did not return.

Discussion continued on wetland policies, open space corridor system, sea turtle habitats, docks, marinas, and boat ramps, public waterfront access, development along the waterways, Harbor Management Plan, LDC considerations, interagency coordination, and red tide.

IV. Audience Participation

Mr. Moeckel spoke on the northeast Venice neighborhood workshop and inquired whether the comprehensive plan will reflect highest priority placed on parks and recreation.

Discussion followed on parks LOS, parks master plan, and workshop meeting date.

Mr. Moeckel spoke regarding comprehensive plan changes.

V. Comments by Planning Division

Mr. Shrum noted next meeting will have transportation as a topic and background data analysis will be provided, future discussion will include LOS on roads, and moving December 6, 2016 workshop meeting to Community Hall.


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 3:44 p.m.


Chair


Recording Secretary