



# City of Venice

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

## Meeting Minutes Planning Commission

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Monday, March 13, 2017

4:00 PM

Council Chambers

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### Workshop

#### I. Call to Order

A Planning Commission Workshop Meeting on the comprehensive plan was held this date in Council Chambers at City Hall. Chair Barry Snyder called the meeting to order at 4:01 p.m.

#### II. Roll Call

**Present:** 5 - Chair Barry Snyder, Helen Moore, Jerry Towery, Tom Murphy and Charles Newsom

**Excused:** 2 - Shaun Graser and Janis Fawn

#### Also Present

Liaison Council Member Kit McKeon, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Senior Planner Roger Clark, Recording Secretary Mercedes Barcia, and Recording Secretary Michelle Girvan.

#### IV. Audience Participation

Randy Dickerson, 1331 Berkshire Court, spoke on Friends of Pinebrook Park, and protection and preservation of the park.

Mr. Murphy joined the meeting at 4:06 p.m.

Jerry Jasper, 130 Burano Court, spoke on the comprehensive plan, affordable housing and units, population growth, multi-family restriction, planned unit development (PUD), potential density, buffers, Knights Trail, Laurel Road and Jacaranda extensions, and additional services and amenities in the craft plan.

Deborah Anderson, council member, spoke regarding draft comprehensive plan to include disconnect with population projection and amount of houses approved, rezoning and densities, retirement community, resident feedback to preserve character of Venice, mixed use, parks and open space, height restrictions, neighborhood compatibility, noise concern, increased density in parcels, number of units per acre, resident notifications, traffic and traffic analysis,

environmental protection, and wetlands.

Bill Fairbank, 1237 Pinebrook Way, spoke on preserving Pinebrook Park, native plants and animals, trails, and park use since 1980.

Mr. Snyder noted Mr. Graser's and Ms. Fawn's absences are excused.

### III. Workshop

1. [17-2562](#)

COMPREHENSIVE PLAN UPDATE - DRAFT PLAN

Staff: Jeff Shrum, AICP, Development Services Director

Public Comments for Comprehensive Plan Update

Mr. Shrum spoke regarding comprehensive plan comments received since January of this year, potential issues, purpose of plan, population projection, potential development and vacant land, joint planning areas (JPA), transportation, proposed uses for area, density and intensity of area, potential development for the city, improvements identified, topics for discussion, height controls, conference call with the Department of Economic Opportunity, budget, and completion of plan.

Kelley Klepper, consultant with Kimley-Horn and Associates, spoke on questions raised and comments heard, state statutes, sea level rise concerning flooding, and overall approach to growing population.

Discussion followed regarding city council transmitting plan and city's vision, Historic Preservation Board (HPB) comments not received, public input, and staff concerns.

Discussion followed regarding Pinebrook Park, changing designation to open use conservation area, comprehensive plan map, government versus parkland, conservation language, Curry Creek Preserve and parking areas, changing comprehensive plan map to reflect open use conservation at Pinebrook Park, zoning versus future land use, and including open space strategy.

Discussion took place regarding comparison of maximum potential buildout on current versus proposed plan, requirement to analyze land use, accommodating maximum level of population growth, density, future land use map, mixed use residential, Venetian Golf and River Club, PUDs, property designations, security and open space provisions, modern density and changes, old planning areas, non-residential commercial and institutional properties, maximum number of dwelling units in mixed use areas, current capacity of plan, development potential, calculation method, population projection, providing planning commission members with non-residential square footage, and high density residential.

Discussion continued on transitions from old planning areas to mixed use, PUDs and layer of protection, Pinebrook neighborhood mixed use residential, buildable acreage, future land use map, zoning inconsistency, PUD standards and reflecting number difference in the plan, Sawgrass neighborhood, elevating standards of protection, open space protection, conservation areas, future land use map, prior PUD approvals, buildable units per acre, providing additional strategies in the plan, comprehensive plan amendment, amending future land use map, parcel layout, and zoning map update.

Discussion continued on mixed use residential and PUD design standards, specifying categories, conceptual map, comments received from Pinebrook neighborhood residents, Mr. Shrum providing recommendations to the planning commission, joint meeting with city council, establishing maximum number of units, density bonus, planning areas, conversion factor, established metrics for density and city baseline, and population projection.

Discussion ensued on PUD development standards, non-residential components, zoning of sales and retail centers, mixed use residential areas, open space protection, future land use districts, addressing compatibilities in mixed use areas and corridors, land development code (LDC), form based code, boundaries, Toscana Isles, JPA, acreage difference between current and proposed plan, and projected life of the mining area.

Discussion continued regarding PUD zoning districts and future land use categories.

Discussion took place regarding the transition section to include providing clarity, modifying language, LDC guidance and updates, protections, keeping certain elements in the plan, standards, policy redundancies, and maintaining consistency.

Discussion followed on the cover page, marketing, neighborhood themes, implementing categories, acronyms, definition section, governmental uses, future land use categories, government versus privately owned uses, easements, cell towers, reserved density and intensity criteria and setting specific parameters, The Bridges property, Knights Trail, mixed use corridor placement and density bonus, land acquisition cost, market system, density cap, affordable and workforce housing, mixed use developments, Seaboard area, and determining maximum number of affordable housing units.

Discussion took place regarding public comments, historic preservation, John Nolen Plan map, contributing properties for the national register,

map to identify the historic theme district, historic preservation, and incentives for historic properties.

### **Audience Participation**

Kathleen Economides, Friends of Pinebrook Park, spoke on the comprehensive plan and concerns with the mixed use designation, increased density, and PUD.

Mr. Snyder spoke on PUD inconsistency, standards, designations, and characteristics.

Ms. Economides commented on neighborhood traffic.

### **V. Comments by Planning Division**


Mr. Snyder noted upcoming meeting dates.

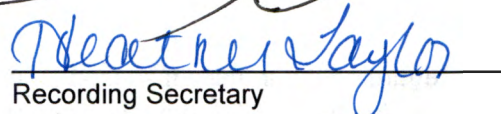
### **VI. Comments by Planning Commission Members**

There were none.

### **VII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 6:30 p.m.

  
Chair

  
Recording Secretary