



# City of Venice

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

## Meeting Minutes Planning Commission

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Wednesday, April 12, 2017

1:30 PM

Community Hall, Room 114

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### Comprehensive Plan Workshop

#### I. Call to Order

A Planning Commission Workshop 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

There was consensus for Mr. Towery and Mr. Graser's absences to be excused.

**Present:** 4 - Barry Snyder, Helen Moore, Tom Murphy and Charles Newsom

**Excused:** 3 - Janis Fawn, Jerry Towery and Shaun Graser

#### Also Present

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

#### IV. Audience Participation

Mark Sunderland, 228 Auburn Woods Circle, spoke regarding property located at 1755 East Venice Avenue, comprehensive plan, open spaces on East Venice Avenue, land for the public safety facility, and mixed use residential designation.

#### III. Unfinished Business

[17-2626](#)

COMPREHENSIVE PLAN UPDATE - DRAFT PLAN

Staff: Jeff Shrum, AICP, Development Services Director

Public Comments Specific to Comprehensive Plan Update

Mr. Shrum spoke regarding comprehensive plan draft and changes, future land use map series, appendix and definitions, public input, and May 3, 2017 transmittal hearing.

Discussion followed regarding changes and having a final draft for the May 3, 2017 hearing, and highlighting changes based on today's comments.

Discussion continued on the comprehensive plan regarding page number formatting, background picture on cover sheet, John Nolen Plan, divider sections, sequential numbering, and making format consistent throughout the plan.

Discussion continued on the introduction section, having tabs by sections, divider pages, order in which the neighborhoods and elements are presented, abbreviations, public schools, and capital improvement plan.

Discussion followed on the background section to include geography, acreage calculation, repetitive language, number of dwelling units and square footage, fiscal year (FY) 2010 comprehensive plan, land use designations and standards within the planning areas, population projection and capacity, table comparing FY 2010 and 2017 capacity, land development code (LDC), planned unit development (PUD), and language stated under community meetings.

Discussion took place on the land use section to include map legend, residential land use, zoning, mixed use category table, presumed compatible and potentially incompatible table, Seaboard area, space formatting, mixed use development transition, form based codes, duplicating references, language under reserve density and intensity for attainable housing, historical preservation, John Nolen Plan, encouraging preservation of the city's and privately owned historic structures, historic significant structures, floor area ratio, historic district and contributing buildings map, transition strategies, regulating building height and architecture, planning areas, land development regulations (LDR), including table and referencing maps, LDC, request for conditional use, setbacks, language and policies carried over from the old comprehensive plan, variance, appendix, non-conforming multi-family structures, natural disasters, manufactured and mobile homes, Federal Emergency Management Agency (FEMA) compliance, transition compatibility, and density ranges.

Discussion followed on the transportation and mobility section to include roadway level of standards (LOS) definition and peak hours.

Discussion took place on the housing section to include cross referencing reserved density limitations for attainable housing areas, and modifying language regarding ensuring housing alternatives.

Discussion followed regarding the infrastructure section to include utility master plan and capital improvement changes.

Discussion took place on the open space section regarding wetlands and marine habitats.

Discussion followed on the Island neighborhood section regarding redevelopment of underutilized properties language, modifying language on mixed use thresholds, calculating maximum units, acreage, and density percentages, and area map.

Discussion followed regarding mixed use in the Gateway and Pinebrook neighborhoods. Discussion ensued on Pinebrook to include park preservation, changing language from city public safety uses to government uses, and conservation.

Discussion took place regarding the East Venice Avenue neighborhood to include density overages, open space preservation, undeveloped property, PUDs, and government property shown on map.

Discussion followed regarding square footage calculations and gross acres in the Northeast neighborhood, mixed use corridors and threshold on Knights Trail and Laurel Road, future land use maps, and including acronyms and definitions.

Mr. Klepper noted he will provide Mr. Shrum with examples of minimum and maximum acreage percentages of what is on the ground.

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

Discussion took place regarding scheduling a special meeting to review final draft of the comprehensive plan prior to the transmittal hearing. Mr. Snyder noted he will schedule a meeting with Mr. Shrum to review the final draft and provide feedback.

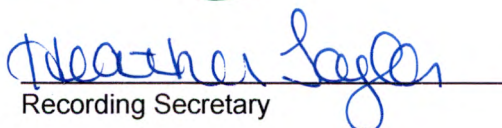
#### **VI. Comments by Planning Commission Members**

There were none.

#### **VII. Adjournment**

There being no further business to come before this Commission, the workshop was adjourned at 4:22 p.m.

  
Chair

  
Recording Secretary