



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, March 22, 2017

1:30 PM

Council Chambers

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. Graser's absence to be excused.

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, Historical Resources Director James Hagler, and Recording Secretary Mercedes Barcia.

IV. Audience Participation

Anthony Pinzone, 378 Questa Avenue, represented the Bay Indies Homeowners Association, thanked staff for their work on the comprehensive plan, and requested the same language that is not restricted to non-conforming multi-family structures include manufactured homes.

Curt Whittaker, Historic Preservation Board (HPB) member, provided the board's comments on the comprehensive plan to include board responsibilities, incorporating a separate historic preservation element chapter, open space element, proposed vision, intent, and strategies, and keeping a historic inventory.

Discussion followed regarding element chapter, land use area historic preservation subheading, open space, historic resources and defining inventory, national register of historic places criteria, keeping detailed regulatory aspects in the land development code (LDC), John Nolen Plan, significant historic items in the Seaboard area and redevelopment

of area, ways of identifying structures for historic preservation, and intent statement.

Roger Risoldi, 1242 Waterside Lane, spoke regarding the Pinebrook community and concern with mixed use residential rezoning.

Pat Wayman, 3071 Border Road, spoke on concern with the joint planning areas (JPA), defining the city's job and county's agreement, violating compatibility standards, Border Road rural area, comprehensive plan guidelines, setbacks, clarifying interlocal agreement, ecology and protecting trees, changing dwelling units per acre to dwelling units per buildable acres, and language regarding floodplains in the comprehensive plan.

John Moeckel, 185 Treviso Court, spoke on issues regarding affordable housing and parks, Laurel Road and Knights Trail projects, Legacy Park, having additional parks, and the community's donation to the park fund.

III. Workshop

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 the comprehensive plan to include updated comments received, future land use development, section on mixed use and strategies that do not apply to mixed use residential areas, advisory board comments, map identifying potential historic control districts, John Nolen Plan, and defining a historic district for the city.

Discussion followed on the Venetian Theme and architectural control districts, map defining city's historic district, John Nolen Plan historical district, land development rights requirement, areas used for the national register, and historic inventory.

Mr. Hagler spoke regarding development of the historic district, John Nolen Plan, number of properties on the historic register, and tax incentives.

Discussion followed on basis for historic geographic designations, structures in the inventory that are specific in architectural design, mapping of historic structures, contributing properties, strategy to develop a historic district, inventory, Sarasota School of Architecture, land use map, having a district with boundaries instead of properties, four main districts on the island, historic guidelines, starting point to define the historical district area, considering architectural design of Sarasota, John Nolen Plan concepts, level of review needed before changes are made, preserving historic homes and structures, Seaboard

area, contributing and non-contributing structures, non-geographic definition, staff involvement and process with historical properties, adding structure date on map, limitations on types of permit being sought, and providing clarification in the comprehensive plan.

Kelley Klepper, Consultant with Kimley-Horn and Associates, spoke on state requirement of identifying boundary on the map, criteria on identifying historic properties, architectural components, LDC standards, Sarasota School of Architecture, and mechanism for qualifying structures and properties.

Discussion followed regarding permits, LDC and regulations, specific criteria controls, generating map showing all designated historical properties, Sarasota School of Architecture design features, control districts, Architectural Review Board's (ARB) standards and guidelines, and the Venetian Theme district.

Discussion took place regarding the HPB's comments and request for a stand alone chapter, areas that need to be covered and referenced throughout the comprehensive plan, having staff review strategies and provide dispositions, and items that will be addressed at the April 4, 2017 meeting.

Discussion followed regarding Mr. Snyder and Mr. Shrum's meeting with the Environmental Advisory Board (EAB), the board's concern with fracking and strength of language under the open space section of the comprehensive plan, qualifiers meeting requirements, use of the term "feasible", intent statement, restoring wetlands, negative impact from mining activities and defining impact, prohibiting extreme well stimulation (fracking) and including definition, federal, state, and county regulations on mining operations, mining company financing, requiring insurance policy, and obtaining staff guidance on the EAB's input on intent statement and strategies.

Mr. Shrum spoke regarding mixed use residential standards, multiple use land use policies, Pinebrook residents comments, planned unit development (PUD), and gross and developable acres.

Mr. Klepper noted the importance of defining density.

Discussion followed on open space, residential mixed use area strategy, PUD, northeast area affordable housing potential, zoning, flexibility on mixed use areas, future land use categories, residential designations, changing PUD on mixed use residential, limiting high density residential, newspaper article regarding changing density from RMF-3 to RMF-4, Laurel Road and Knights Trail corridors, implementing cap on acreage or density bonus, dwelling unit bonus language, land acquisition and

construction costs, market price, affordable housing projects, medium density feasibility, building height standards and placing restrictions, workforce housing, and subsidized housing perception.

Mr. Snyder provided a handout on existing land use by residential and non-residential neighborhoods, and spoke on square footage, density, number of dwelling units, mixed use areas, and potential capacity.

V. Comments by Planning Division

There were none.

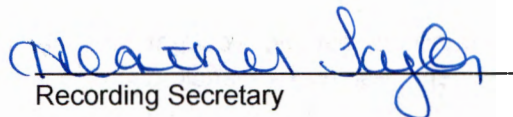
VI. Comments by Planning Commission Members

Discussion took place on minimizing concerns and providing more clarity to residents, affordable and workforce housing, Capri Isles, JPA modifications, and the national registry.

VII. Adjournment

There being no further business to come before this Commission, the workshop was adjourned at 4:11 p.m.


Chair


Recording Secretary