



City of Venice

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

Meeting Minutes City Council

Tuesday, September 19, 2017

9:00 AM

Council Chambers

Comprehensive Plan Transmittal Public Hearing (Continued from August 31, 2017)

CALL TO ORDER

Mayor Holic called the meeting to order at 9:01 a.m. and announced this is a continuation of the August 31, 2017 public hearing.

ROLL CALL

- Present:** 6 - Mayor John Holic, Council Member Kit McKeon, Council Member Jeanette Gates, Council Member Bob Daniels, Council Member Richard Cautero and Council Member Fred Fraize
- Absent:** 1 - Council Member Deborah Anderson

ALSO PRESENT

Assistant City Attorney Kelly Fernandez, City Manager Ed Lavallee, City Clerk Lori Stelzer, Development Services Director Jeff Shrum, Planning Commission Chair Barry Snyder, and Recording Secretary Mercedes Barcia.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Snyder.

Mayor Holic commented on audience participation and explained the meeting process.

Discussion followed regarding meeting format, audience participation, new emails received, and Robert's Rule of Orders.

AUDIENCE PARTICIPATION

Mitzie Fiedler, 285 Martellago Drive, complimented Mr. Snyder and the planning commission for their work on the comprehensive plan, and commented on neighborhood compatibility, transitional language, and densities.

Dan Lobeck, attorney for Pinebrook South Homeowners Association (HOA), spoke regarding voting on ordinance with all council members present, roadway level of service (LOS) standards, neighborhood

compatibility and transition policies, text amendments, traffic studies, transition development stages, land development regulations (LDR), items to carry forward from the current to proposed plan, development controls, and transition elements.

Discussion followed on Ms. Anderson's absence, scheduling of the continued transmittal public hearing, and Mr. Lobeck meeting with city staff regarding concerns.

Jeffery Boone, Boone Law Firm, spoke regarding length of time worked on the plan, the city's outreach efforts, and public input.

I. COUNCIL DISCUSSION

17-2883

Action on Staff's Listing of Possible Amendments

Mr. Snyder and Mr. Shrum commented on contact with Mr. Lobeck.

Mr. Shrum spoke regarding the transition section, land development code (LDC), comprehensive plan amendments, maintaining important transition language, bicycle LOS, and Pinebrook South HOA comments received.

Mr. Shrum spoke on mixed use residential (MUR) thresholds to include raising area wide non-residential floor area ratio (FAR) and individual parcel, building area on an acre of land, and planned unit developments (PUDs).

Amendment 14: A motion was made by Council Member McKeon, seconded by Council Member Gates, to raise the MUR non-residential individual parcel threshold to 0.5 as recommended by staff.

Discussion followed regarding Pinebrook South and PUD configuration, zoning amendments and approvals, PUD land use categories, mixed use designations, FAR, density, land use versus zoning, protection of open space, office professional industrial (OPI) designation, future land use (FLU) categories, plan amendments, zoning levels, and fourplexes.

The motion carried unanimously by voice vote.

Amendment 15: A motion was made by Council Member Daniels, seconded by Council Member McKeon, to raise the area wide non-residential FAR from 0.2 to 0.4. The motion carried unanimously by voice vote.

Discussion followed regarding parcel limitations and development protections, area wide and individual parcel FAR, height restrictions, level of predictability, annual monitoring, FAR thresholds, variance flexibility, and Laurel Road corridor.

Amendment 16: A motion was made by Council Member Cautero, seconded by Council Member Daniels, to maintain thresholds established by the planning commission for all mixed use areas as proposed in the comprehensive plan.

Discussion followed regarding the commercial business district (CBD) and parking requirements, LDC, downtown area structures and building heights, FAR, and mixed use areas.

The motion carried unanimously by voice vote.

Discussion took place on the future land use map (FLUM), mixed use areas, commercial zoned properties, providing transparency on land uses, MUC, restriction on types of uses, conversion factors, and property development.

Amendment 17: A motion was made by Council Member Cautero, seconded by Council Member Daniels, to maintain removal of conversion factors for non-residential and residential uses as recommended by the planning commission and contained in the proposed comprehensive plan. The motion carried unanimously by voice vote.

Discussion took place on the Laurel Road Hurt property, defining parcel line, proposed Strategy LU-LR 1.1.4 Parcels with Split Land Use Designations, and comprehensive plan amendment.

Amendment 18: A motion was made by Council Member McKeon, seconded by Council Member Gates, to accept Strategy LU-LR 1.1.4 as proposed by the planning commission. The motion carried unanimously by voice vote.

Discussion took place on the Wen Chung and Fisherman's Wharf property to include changing land use designations from commercial to mixed use, maintaining medium density residential, area border, proposed MUC designation within the Gateway Neighborhood, 50% maximum development of residential and non-residential, Seaboard area, and medium density designation for Mr. Chung's property.

Amendment 19: A motion was made by Council Member Gates, seconded by Council Member McKeon, to place Fisherman's Wharf and Mr. Chung's property in the MUC.

Discussion followed regarding residential density, area wide FAR, and Mr. Chung's property.

The motion carried unanimously by voice vote.

Recess was taken from 10:27 a.m. until 10:35 a.m.

Discussion followed regarding removal of the terms "personal" and "that"

from Strategy HG 1.1 Housing Options.

Amendment 20: A motion was made by Council Member Daniels, seconded by Council Member Cautero, to accept changes in Strategy HG 1.1. The motion carried unanimously by voice vote.

Discussion took place on adding Sarasota County's Hurricane Evacuation Map to the DIA, including verbiage regarding county designated shelters, LOS standards, consolidating information, revisiting and amending the map before the LDRs, adding qualifier language regarding county open shelters, property flood zone levels, property appraiser's site, partnership with other agencies section, and coordination with the county.

Amendment 21: A motion was made by Council Member Daniels, seconded by Council Member Gates, to add Sarasota County's Hurricane Evacuation Map to the DIA with restrictive language. The motion carried unanimously by voice vote.

Discussion took place regarding Ronald Courtney's, Environmental Advisory Board member, comment on adding the definition of fracking to the appendix.

Amendment 22: A motion was made by Council Member McKeon, seconded by Council Member Fraize, to add the definition of fracturing, hydraulic as proposed by the planning commission. The motion carried unanimously by voice vote.

Discussion continued on Mr. Courtney's comment regarding LOS standards for conservation open space.

Amendment 23: A motion was made by Council Member McKeon, seconded by Council Member Cautero, not to add Mr. Courtney's comments referenced in page 10 letter "b" of staff's memorandum at this time. The motion carried unanimously by voice vote.

Discussion ensued on Mr. Courtney's comment regarding adding a 25 foot right-of-way in the comprehensive plan or parks plan for Curry Creek.

Amendment 24: A motion was made by Council Member McKeon, seconded by Council Member Daniels, not to add item "c" addition concerning wildlife corridors in Curry Creek. The motion carried unanimously by voice vote.

Discussion took place on deleting Strategy LU 1.2.20 Reserve Density and Intensity, attainable housing bonus, Strategy HG 1.5.3 Attainable Housing Density Bonus and Other Incentives, Venetian Golf and River Club (VGRC), Table HG-2: Attainable Housing - Maximum Density (dwelling units per gross acre) with Density Bonus, and changing the sentence below the table from "shall develop" to "shall consider".

Ms. Fernandez clarified on the authority to reduce impact and permit fees.

Discussion ensued on compatibility, affordable housing, and modifying sentence below table HG-2 to include removing listed incentives and end the sentence after the word "housing" .

Amendment 25: A motion was made by Council Member Cautero, seconded by Council Member Gates, to delete Strategy LU 1.2.20. The motion carried unanimously by voice vote.

Amendment 26: A motion was made by Council Member Cautero, seconded by Council Member Gates, to incorporate Strategy HG 1.5.3. The motion carried by voice vote 5 to 1 with Mr. Fraize opposed.

Discussion continued on modifying the verbiage below table HG-2.

Amendment 27: A motion was made by Council Member Cautero, seconded by Council Member Fraize, to replace the sentence below table HG-2 to read "The City, through its LDC and review processes, shall consider additional incentives for projects determined to be attainable housing".

Mayor Holic passed the gavel to Vice Mayor Cautero.

An amendment was made by Mayor Holic, seconded by Council Member Daniels, to remove the word "consider" and replace with "shall develop".

Discussion followed regarding the verbiage incentives, and constraints.

The amendment carried by voice vote 4 to 2 with Mr. Cautero and Mr. Fraize opposed.

The motion carried by voice vote 4 to 2 with Mr. Cautero and Mr. Fraize opposed.

Discussion took place on attainable housing density bonus and areas.

Discussion followed on FLU data for each neighborhood, DIA table providing information of acreage by land use category, density, and intensity, maximum dwelling units for each neighborhood, right-of way (ROW), conservation and government total, and adding data to the comprehensive plan.

Amendment 28: A motion was made by Council Member Cautero, seconded by Council Member Daniels, to include data charts showing each neighborhoods information of acreage by land use category, density, and intensity.

Discussion continued regarding maximum development potential for each neighborhood, breakdown by acreage of land use categories, the Island MUC, and having the total city-wide chart.

The motion carried unanimously by voice vote.

Amendment 29: A motion was made by Council Member Gates, seconded by Council Member McKeon, to include the total city-wide chart and place it in a location at the discretion of staff. The motion carried unanimously by voice vote.

Discussion took place on the Circus Property and airport MUC.

Amendment 30: A motion was made by Council Member KcKeon, seconded by Council Member Gates, to accept staff's comments on the Circus Property to incorporate it all as MUC. The motion carried unanimously by voice vote.

Discussion followed regarding Strategy LU 1.2.22 Previously approved Planned Developments to include language protecting PUD and CMU developments.

Amendment 31: A motion was made by Council Member Gates, seconded by Council Member McKeon, to include Strategy LU 1.2.22 in the proposed comprehensive plan. The motion carried unanimously by voice vote.

Discussion followed on infrastructure chapter and placing LOS standards in one place.

Amendment 32: A motion was made by Council Member Cautero, seconded by Council Member Daniels, to approve Intent IN 1.3 LOS as proposed by the planning commission to consolidate all LOS in one section of the proposed comprehensive plan. The motion carried unanimously by voice vote.

Mr. Shrum commented on DIA updates.

Discussion took place on minimum and maximum development and dwelling units per acre, Strategy LU-IS 1.1.2 Mixed Use Downtown (MUD), range of dwelling units permitted, density, planning commission's decision, and changing minimum development.

Amendment 33: A motion was made by Mr. McKeon, seconded by Council Member Daniels, to approve the planning commission's recommendation as originally proposed. The motion carried unanimously by voice vote.

Discussion took place on revised language for Strategy LU 1.2.10 MUC - Minimum thresholds

Amendment 34: A motion was made by Council Member Cautero, seconded by Council Member McKeon, to approve revised language in Strategy LU 1.2.10. The motion carried unanimously by voice vote.

Discussion took place regarding deleting the language "which are approved by an affirmative vote of at least five council members" in

Strategy LU 1.4.1 Historic Preservation, and consistency with charter.

Amendment 35: A motion was made by Council Member Cautero, seconded by Council Member Daniels, to approve Strategy LU 1.4.1 as proposed by the planning commission. The motion carried unanimously by voice vote.

Discussion followed on deleting the term "vacant" in Strategy LU 1.4.4 Historically Significant Structures.

Amendment 36: A motion was made by Council Member Gates, seconded by Council Member Daniels, to approve Strategy LU 1.4.4 with removal of the word "vacant". The motion carried unanimously by voice vote.

Discussion took place on adding language to Policy 8.2 Land Use Compatibility Review Procedures, and Objective 8 Petition Review Criteria.

Amendment 37: A motion was made by Council Member McKeon, seconded by Council Member Cautero, to approve Policy 8.2 as amended for inclusion in the proposed comprehensive plan. The motion carried unanimously by voice vote.

Discussion followed regarding Policies 8.2, 10.2 Unified Community Character, and 13.1 Residential FLU, and the LDRs.

Discussion took place regarding FAR thresholds in the Laurel Road MUC.

Mr. Snyder commented on concerns with compatibility.

Mr. McKeon left the dais at 11:51 a.m.

Mr. Snyder spoke regarding policy 10.2 to include new development and site plan petitions.

Mr. McKeon returned to the dais at 11:53 a.m.

Mr. Snyder spoke regarding Policy 10.2 limitations and adding to the transition area.

Amendment 38: There was council consensus not to take action.

Ms. Gates left the dais at 11:33 a.m.

Discussion took place regarding Policy 13.1 to include rezoning petition, compatibility criteria, densities, use of term "generally", Policy 8.2 objectives, and the planning commission's decision not to support policy.

Ms. Gates returned to the dais at 12:00 p.m.

Amendment 39: There was council consensus not to take action.

Discussion ensued on transitional strategies and LDRs, comprehensive plan amendments, removing vague language, policy interpretation, and land use densities and intensities.

Discussion took place regarding Figure LU-8 FLU Compatibility Review Matrix to include Mr. Lobeck's proposed change for moderate density residential next to low density residential classified as potentially incompatible, and staff not recommending change.

Amendment 40: There was council consensus not to take action.

Discussion continued on medium and high density compatibility, developer guideline, functional and conservation open space, buffers, and the VGRC.

Amendment 41: A motion was made by Council Member Cautero, seconded by Council Member Fraize, to color the HDR and MEDR box for future consideration. The motion failed by voice vote 3 to 3 with Ms. Gates, Mr. McKeon, and Mayor Holic opposed.

Discussion ensued on Mr. Lobeck's comments regarding the second sentence in Strategy LU 1.2.8 Compatibility Between Land Uses, consistent matrix approach, development stage, property zoning, proposed and surrounding uses, developer mitigation techniques, FLU categories and map amendments, and planning areas.

II. ORDINANCE

ORDINANCE - FIRST READING

ORD. NO.
2017-22

An Ordinance of the City of Venice, Florida, Adopting a 2017-2027 Comprehensive Plan Replacing the Adopted 2010 Comprehensive Plan in its Entirety; Providing for the Following Elements of the Comprehensive Plan: Introduction, Background, Land Use, Transportation and Mobility, Open Space, Housing, Infrastructure, Public Schools, and Neighborhoods; Providing for an Appendix; Providing for Severability; Providing for Repeal of all Ordinances in Conflict Herewith to the Extent of Such Conflict; and Providing an Effective Date

Mayor Holic closed the public hearing.

Ms. Stelzer read the ordinance by title only.

A motion was made by Council Member McKeon, seconded by Council Member Gates, to approve Ordinance No. 2017-22 on first reading and transmit the 2017-2027 comprehensive plan to the Department of Economic Opportunity for review as amended with modifications 1-41. The motion carried by the following

vote.

Yes: 5 - Mayor Holic, Mr. McKeon, Ms. Gates, Mr. Daniels and Mr. Cautero

No: 1 - Mr. Fraize

Absent: 1 - Ms. Anderson

III. AUDIENCE PARTICIPATION

No one signed up to speak.

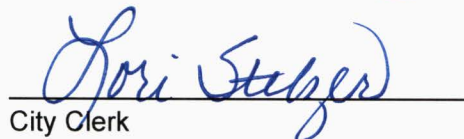
IV. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 12:24 p.m.

ATTEST:



Mayor - City of Venice



City Clerk