



City of Venice

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

Meeting Minutes Planning Commission

Monday, March 12, 2018

9:00 AM

Community Hall

Workshop

I. Call to Order

A Regular Meeting of the Planning Commission was held this date in Community Hall at City Hall. Chair Barry Snyder called the meeting to order at 9:03 a.m.

II. Roll Call

Present: 5 - Chair Barry Snyder, Jerry Towery, Tom Murphy, Janis Fawn and Kit McKeon

Absent: 2 - Helen Moore and Shaun Graser

Also Present

Liaison Councilmember Charles Newsom, Assistant City Attorney Kelly Fernandez, Development Services Director Jeff Shrum and Recording Secretary Shirley Gibson.

III. Audience Participation

There was none.

IV. Continued Business

18-3187

Land Development Regulations Update
Form Based Code 101

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley-Horn & Associates

Mr. Klepper spoke regarding the basics of form based codes, applicability, history, understanding the regulating plan, benefits and various municipalities that currently use form based codes.

Shawn Dressler, Kimley-Horn, spoke regarding the City of Sarasota's role in the form based code, public input, going online and administrative review.

Ms. Moore entered the meeting at 9:14 a.m.

Mr. Shrum spoke regarding not having a plan to do form based code for

the entire city as it can be deemed difficult and different development styles.

Discussion took place regarding form based codes used in Nashville and applying to Seaboard Avenue in Venice.

Mr. Klepper continued to speak regarding the comprehensive plan, mixed use areas and base line components.

Philip DiMaria, Kimley-Horn, spoke regarding the process, definition of form based code, conventional zoning, history, regulating plan, comprehensive plan, height, compatibility, regulation and guidelines.

Mr. Dressler spoke further regarding regulation tools, the five main elements, vision intent strategies and transect.

Discussion took place regarding Seaboard Avenue and impact if the city adopts the form based code, coordinating with the county, the city having a larger need, mixed use areas, zoning map, historic district map and uses.

Mr. Dressler continued to speak regarding regulating plan, public space standards, Palmer Ranch, North Cattleman Road and baseline level of maintenance.

Mr. Shrum continued to speak regarding the comprehensive plan, compatibility, integrations, site and development plan, development standards, compatibility and allowances.

Mr. Dressler further spoke regarding building form standards, placement, regulations, configuration, features, functions of the building and spaces that define the shape of the public realm.

Mr. Klepper spoke further regarding administration, predictability, neighborhood workshops, technical review by staff, planning commission and flexibility.

Mr. Shrum spoke regarding details of reducing what goes through the public hearing process and the city is not at that point yet, administrative level, not being defined in the code currently, site development plan process and minimum administrative variances.

Mr. Klepper discussed benefits and challenges, not implementing city wide, how it applies to Venice, producing a code that adds predictability and a sense of place to the identified mixed use districts, preserving downtown character, high quality redevelopment in Seaboard area and

answered board questions regarding Laurel Road corridor.

Mr. Shrum discussed applications, developers needing to comply, potential new hospital and certificate of need.

Discussion took place regarding Laurel Road, suggestions being made to the city and impact fee monies.

Mr. Klepper spoke regarding populating standards and public workshops.

V. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 10:26 a.m.


Chair


Recording Secretary