

MINUTES OF A WORKSHOP
CITY COUNCIL, VENICE, FLORIDA

JANUARY 12, 2010

A Workshop of the City Council to consider the Comprehensive Plan Objections, Recommendations, and Comments (ORC) Report was held this date in Council Chambers at City Hall. Mayor Martin called the workshop to order at 9:01 a.m.

ELECTED OFFICIALS AND OTHERS PRESENT

Roll was called with the following elected officials present: Mayor Ed Martin, Vice Mayor Ernie Zavodnyik, and Council Members Jim Bennett, Emilio Carlesimo, Sue Lang, Kit McKeon, and John K. Moore.

Also present: City Manager Isaac Turner, City Clerk Lori Stelzer, City Attorney Bob Anderson, and for certain items on the agenda: General Manager of Development Services Tom Slaughter.

I. CITY COUNCIL REVIEW OF STAFF PRESENTATION OF PROPOSED POLICY ALTERNATIVES AND RESPONSES TO THE OBJECTIONS, RECOMMENDATIONS, AND COMMENTS REPORT

Mr. Slaughter reviewed Comprehensive Plan Workshop schedules and conversations held with Sarasota County elected officials and staff that indicate a mutual understanding of direction. Mr. Slaughter also discussed concerns that council's direction may not have been supported by state officials.

Amanda Warner, Chad Minor, and Dave Gildersleeve, Wade Trim, answered questions from council members concerning meetings with Sarasota County representatives with regard to policy conflicts, utilities study, working relationship with Sarasota County, submitting non-binding informal comments, providing updates to council concerning responses to objections, and meeting schedules.

There was **consensus** to cancel the January 19, 2010 workshop and reschedule it during the first week in February.

Discussion ensued regarding developing user-friendly agenda packet formats that allow council members to submit comments to staff.

Mr. Minor responded that agenda packets could be provided in Word and PDF formats. Mr. Slaughter added that hard copies could also be provided.

Discussion continued regarding reviewing staff recommendations and definitions.

A. OBJECTION NO. 2

(9:31) Ms. Warner discussed staff recommendations that address non-meaningful and undefined terms and locations including local area plan, special area master plan, concept area master plan, planning area master plan, area planning, master plan, established activity centers, urban core, and established development envelope.

Mr. Slaughter indicated that council approved sending recommendations to the Department of Community Affairs for review prior to formal submittal.

There was **consensus** to direct staff to move forward with the response to Objection No. 2 as presented.

B. OBJECTION NO. 6

Mr. Minor reviewed proposed amendments deemed not to be internally consistent or consistent with goals, objectives, and policies of the proposed comprehensive plan.

There was **consensus** to direct staff to move forward with the response as presented.

C. OBJECTION NO. 10

Mr. Minor reviewed Objection No. 10 which dealt specifically with the airport. He noted that terminology would be clarified and used consistently throughout the document.

Discussion followed regarding prior workshop deliberations concerning identifying a permanent festival area until an aeronautical use is determined.

There was **consensus** to direct staff to move forward with the response as presented.

D. OBJECTION NO. 11

Mr. Minor reviewed suggested policy language to address objections concerning airport compatibility requirements.

Discussion ensued regarding defining lands immediately adjacent to or in close proximity to the airport, and monitoring other communities' responses.

There was **consensus** to direct staff to move forward with response as presented, and strike last two sentences of Policy 4.3 beginning with "At a minimum...".

E. OBJECTION NO. 12

(9:52) Mr. Minor reviewed recommended definitions.

Discussion followed regarding Federal Emergency Management Agency designating properties in the flood zone, developing new maps, working with Southwest Florida Water Management District, expanding evacuation zone for Category 1, and Coastal High Hazard Area (CHHA).

Ms. Warner displayed Map 4.19, Storm Surge Vulnerability, and Map 4.20, CHHA Existing Land Uses.

Discussion followed regarding developing in the CHHA, denying construction within existing zoning, utilizing different verbiage, regulations that discourage development in these areas, options for rebuilding, language pertaining to condominiums, alternate language, non-conforming structures, areas zoned for higher density, and property rights.

Mr. Minor advised that staff would return with an alternate recommendation.

Discussion continued regarding vested property rights, defining existing regulations, what is permitted under existing land use regulations, regulatory authorities, and down zoning properties.

Mr. Anderson urged council members to review Florida Statute 163.3178 to determine what restrictions are required to be in the Comprehensive Plan concerning development in the CHHA.

There was **consensus** to develop consistent definitions of CHHA and also develop CHHA policies.

Mr. Minor advised that staff would present an analysis of CHHA.

Recess was taken from 10:24 a.m. until 10:36 a.m.

F. OBJECTION NO. 24

Ms. Warner reviewed objections referencing studies, guidelines, documents, agreements, master plan, and/or best management practices which were not properly identified.

Discussion followed regarding the old language not defining green building design standards and Leadership in Energy and Environmental Design (LEED) certification criteria.

G. OBJECTION NO. 26

Ms. Warner discussed using the glossary.

Discussion followed regarding defining text and open space, including bodies of water and wetlands, defining passive open space, establishing a minimum of usable open space, and land development regulation definitions.

H. PLANNING AREAS

(11:00) Ms. Warner reviewed staff initiated recommendations based on the overall ORC report and focusing on Objective Nos. 14, 15, and 16, which define planning areas, including land areas; changing “planning area practices” to “designations”; removing Policy 14.3, Planning Area Design Standards; renaming Policy 14.4, Planning Area Master Plans; meeting 2012 goals; areas not expected to change; intensity of use and compatibility; project funding; removing Policy 14.5,

Neighborhoods, Sectors, and Corridors Character Study; renaming Policy 14.6, Specific Planning Area Master Plans; designated planning areas; clarifying architectural control districts, character, and styles; developing additional maps; master plan concept; discouraging urban sprawl; commercial area developments; mixed use, commercial areas; deleting Objective 16, Standards for New Development Planning Areas; and maintaining previously adopted transportation standards.

Council members and staff outlined topics for the next workshop, planned future strategies, retaining concurrency rules, impact fees, manufactured home policies, enclaves, Shakett Creek area annexation process, and definitions.

II. AUDIENCE PARTICIPATION

(11:35) Jeff Boone, Boone Law Firm, discussed his clients concerns with regard to CHHA maps and regulations,

Martin Black, Kimley-Horn and Associates, Inc., discussed clients, Venice Area Beautification, Inc. and Gulf Coast Community Foundation of Venice, concerns regarding the CHHA, and requested that staff review proposed changes to Policy 15.14, Seaboard Sector Plan, that may require a future land use map amendment in order to rezone.

Barry Snyder, 106 Cipriani Way, member of the Planning Commission, discussed revisions offered by the Planning Commission with regard to updating the LDRs.

Council members discussed Grove Terrace not requiring a Comprehensive Plan amendment because of the Seaboard area being designated for up to 18 dwelling units per acre and inconsistencies in the Seaboard Planning Area sections.

III. ADJOURNMENT

There being no further business to come before council, the meeting was adjourned at 11:54 a.m.

ATTEST:

Mayor – City of Venice

City Clerk