



City of Venice

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

Meeting Minutes City Council

Friday, April 12, 2019

8:30 AM

Community Hall

Land Development Regulations Workshop

CALL TO ORDER

Mayor Holic called the meeting to order at 8:30 a.m.

ROLL CALL

- Present:** 6 - Mayor John Holic, Council Member Bob Daniels, Vice Mayor Richard Cautero, Council Member Charles Newsom, Council Member Margaret Fiedler and Council Member Helen Moore
- Absent:** 1 - Council Member Jeanette Gates

ALSO PRESENT

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

PLEDGE OF ALLEGIANCE

Mr. Snyder led the Pledge of Allegiance.

I. NEW BUSINESS

[19-3882](#)

Land Development Regulations Update
Presenter: Barry Snyder, Chair, Planning Commission
Staff: Jeff Shrum, AICP, Development Services Director
Consultant: Kelley Klepper, AICP, Kimley-Horn & Associates

Mr. Snyder provided a Land Development Regulations (LDR) status update.

Mr. Shrum spoke to obtaining council's input, draft language, comprehensive plan, planning commission's review, and public workshops.

Discussion followed regarding advisory boards interested in the LDR update process.

Mr. Shrum noted Chapter 86 of the code will be changed to Chapter 87.

Discussion continued on topics that will be incorporated in the LDR update to include Certified Local Government (CLG) and Florida Friendly Landscaping.

Philip DiMaria, Kimley-Horn and Associates, spoke to elements tied to the code and comprehensive plan, and new Chapter 87 LDR outline.

Mr. Shrum commented on Chapter 89, Environmental, development standards, and incorporating changes into the comprehensive plan.

Mr. DiMaria spoke to zoning district analysis to include existing district zoning analysis, diversity in land uses, and Commercial Business District (CBD) areas.

Mr. Shrum spoke to overall approach on new zoning code, overlay standards, CBD, zoning districts for mixed use areas, consolidation, and property owner rights.

Mr. DiMaria spoke on zoning district analysis.

Discussion followed regarding county zoning districts located within the city limits, zoning districts by acreage, total acreage of the city, percentage of planned unit development (PUD), and planning department staffing.

Mr. DiMaria spoke to lot standards, making the code more effective, and setbacks.

Mr. Shrum commented on building heights for residential multi-family (RMF) 1 and 2 districts.

Mr. Snyder spoke regarding terminology changes to include conditional use.

Mr. DiMaria spoke to permitted principal uses and density.

Mr. Shrum spoke on key elements to include setbacks, building heights, lot standards, and permitted uses, and tables in the new comprehensive plan.

Mr. DiMaria spoke on mixed use districts, areas conducive to redevelopment, applying mixed use code to a PUD, Centennial Park, and zoning districts within subareas.

Mr. Snyder spoke on the downtown mixed use district, key element standards to include map, and development and use standard tables, color coded mixed use districts, Centennial Park, and the John Nolen Plan.

Mr. Shrum commented on defining boundaries.

Discussion followed regarding vested rights and characteristics of zoning districts.

Mr. Snyder spoke on the development standard table for mixed use downtown (MUD).

Mr. Shrum spoke regarding existing lots of record.

Mr. Snyder spoke to downtown layout and lots, frontage, and encroachments to include internal, external, and leading into right-of-ways.

Mr. Shrum noted Chapter 86 does not regulate right-of-ways.

Discussion continued on public right-of ways.

Mr. Snyder spoke on active use areas, and entrances.

Discussion followed regarding encroachment standards, variances, Bert Harris Act, and zoning code.

Mr. DiMaria spoke on graphics.

Discussion followed on building height concept, construction building standards, distinguishing habitable vs. non-habitable space, architectural standards, economic sustainability, roof lines, definition of a story, establishing allowable number of stories, height compatibility and predictability, outdoor/rooftop activity above habitable space, post office distribution center, and opportunity to replicate buildings downtown.

Mr. Newsom left the meeting at 10:21 a.m.

Discussion took place regarding growth regulations.

Mr. Newsom returned to the meeting at 10:24 a.m.

Recess was taken at 10:24 am. until 10:32 a.m.

Mr. Snyder spoke on entrances.

Discussion followed regarding the post office distribution center.

Discussion took place on the land use table to include conditional,

prohibited and allowable uses, and definitions.

Ms. Moore left the meeting at 10:40 a.m.

Discussion followed on street types in mixed use areas, streets regulated by the Florida Department of Transportation (FDOT), complete streets, and Venice historical precedent architectural standard.

Ms. Moore returned to the meeting at 10:49 a.m.

Discussion continued regarding defining parking, signage and open space in mixed use areas, parking in the Seaboard Area, multi-family mixed use area density, maximum number of units per acre, comprehensive plan, lot size descriptions, transitional strategies, achieving and defining compatibility, landscaping and signage regulations, the city's administrative review process, rezones and site plans, proposed review authority concept, appeal process, development standards, the planning commission making final decisions, sunshine laws, special exceptions, allowing flexibility, board member appointments, and public input on LDRs.

II. AUDIENCE PARTICIPATION

Kit McKeon, speaking as a city resident, commented on the planning commission, board member expertise, public consensus, and board appointments.

Valerie Jameson, 1622 Lis court Drive, inquired on the time and process for residents to provide public input on projects.

Discussion followed regarding public input on projects, citizens speaking with staff to educate themselves about a project, proposed review process, educating the public on planning commission and council constraints with quasi-judicial hearings, fact sheets, delegations, and appeal process.

III. ADJOURNMENT

The meeting was adjourned at 12:17 p.m.

ATTEST:

Mayor - City of Venice

City Clerk