



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes Planning Commission

Tuesday, April 19, 2022

1:30 PM

Council Chambers

[20-24AM](#)

Land Development Regulations and City of Venice Zoning Map Update
Text Amendment (Legislative)

Staff: Roger Clark, AICP, Planning and Zoning Director

Planning and Zoning Director Clark responded to a public comment regarding a proposed Milano PUD amendment with a Publix shopping center by Neal Communities, noting that the Planning Commission has not received an application for this. Staff has received an application for the Gulf Coast Community Foundation (GCCF) PUD and Milano PUD land swap which, if approved, would reduce the amount of land available for commercial development.

Chair Snyder announced this is a legislative hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Chair Snyder stated one written communication was received, would be attached to the record, and reviewed the process for the proposed changes.

Planning and Zoning Director Clark stated there were proposed revisions to the Land Development Regulations (LDR) draft, Chapter 87 Sections 1-Administration, 2-Zoning, 3-Development Standards, 4-Compatibility, 5-Concurrency Management and Mobility, 6-Special Considerations, 7-Historic and Architectural Preservation, 8-Non Conformities, 9-Definitions, Chapter 88 Building Regulations, Chapter 89 Environmental, and a revised Zoning Map.

Planning and Zoning Director Clark stated the proposed LDRs will address and fix many things, including front setbacks for corner lots, waterfront yards, addressing standards, lack of or obsolete uses, electric vehicle parking, and provide clear processes for special exceptions which is now a conditional use and height exceptions which are no longer a conditional use. Additional issues that will be resolved are the Seaboard area transition standards, definitions, pool and pool cage standards, compatibility defined, environmental provisions, form based code for all mixed use areas, permit process for lot line adjustments, and access management standards.

Planning and Zoning Director Clark noted the presentation of draft two of the LDRs was provided in detail at the Planning Commission meeting on April 5, 2022 and today's presentation is recommending changes to that draft. He noted basic changes were done to headings, the table of contents, citations and references, spelling, formatting, and punctuation.

Planning and Zoning Director Clark provided a presentation on Chapter 87, Section 1 and Section 2. There were no objections by Commission Members.

Planning and Zoning Director Clark provided a presentation on Chapter 87, Section 3 and requested Commission direction regarding the definition of a cupola and regulation. There was agreement to accept staff's recommendations to narrowly define cupola and allow an exception from building height.

Chapter 87, Section 7 proposed changes were to include the addition of photo captions recommended by the Architectural Review Board (ARB).

There was consensus to accept draft two recommended revisions from Planning staff, as presented.

Planning and Zoning Director Clark commented that the Certified Local Government (CLG) Coordinator provided nine changes that would be needed for CLG status, and indicated there were two requirements still expected: co-terminus boundaries with the City and establishment of historic districts. He noted that changes from the CLG may be ongoing and would be handled through City Council.

Discussion took place regarding (PUD) zoning districts.

Planning and Zoning Director Clark provided ARB suggestions, which included concern about a dollar amount being included for Certificate of Architectural Compliance (CAC) to define a minor alteration, training concerns for a merged Historic and Architectural Preservation Board, and the verbiage "to the extent possible", why a Venice MainStreet member is necessary, a historic resources inventory master site file, and where to locate the Historic Resources Manager information.

Planning and Zoning Director Clark provided Historic Preservation Board (HPB) recommendations to include review of the initial historic preservation ordinance they recommended, give authority to approve demolitions and alterations of historic structures in the two architectural control districts to the HPB, and concerns regarding establishing historic districts.

Jan Vertifueuille, 321 Pedro Street, spoke in support of the ability to create future historic districts being in the LDRs, and providing for protection of threatened and endangered species residing in construction lots.

Scott Woodman, 229 Turin Street, spoke in support of specific regulations for clean energy production adjacent to residential districts.

Frank Wright, 521 Harbor Drive South, spoke in opposition of the proposed LDR definition of historic properties, and in support of the proposed HPB ordinance.

Kristin Hoffschmidt, 232 Gulf Drive, spoke in support of having a wildlife and habitat protection assessment be required for all new development petitions.

Nancy DeForge, 332 Laurel Hollow Drive, Nokomis, spoke in support of increased wildlife and habitat protection assessments and gopher tortoise protections.

Recess was taken from 3:02 p.m. until 3:12 p.m.

Jeffery Boone and Jim Collins, 1001 Avenida Del Circo, Boone Law Firm, offered recommendations on the LDRs, to include timeframes, additional information requests, text issues, compliance reviews, Comprehensive Plan amendment applications, transportation analysis requirements, giving the Planning and Zoning Director authority for transport and environmental assessment, architectural elevations requirement, building heights, use tables, development standards tables, and compatibility language.

Discussion took place regarding gopher tortoise state and federal regulations, the proposed historic preservation ordinance, historic districts, Planning Director authority, height restrictions, elevations, setbacks, and compatibility.

There was consensus to require one hundred percent agreement by property owners if creation of historic districts capability is required for Certified Local Government (CLG) status.

Discussion took place regarding building height in the downtown area, the Seaboard District and other areas, possible revisions, giving discretion to the Planning & Zoning Director for transportation analysis, and compatibility.

The Commission gave direction to Planning and Zoning Director Clark to work with an architect on building height restriction recommendations.

Discussion continued on building heights in additional areas, proposed clean energy production considerations, residential areas, and future technology considerations.

There was agreement with six of the seven Planning Commission members, Mr. Graser disagreeing, that downtown building height restrictions be 35 feet with an exception option to request an additional 10 feet.

A motion was made by Mr. Willson, seconded by Mr. Graser, to continue Text Amendment Petition No. 20-24 AM to the May 3, 2022, 1:30 p.m. Planning Commission meeting. The motion carried unanimously by voice vote.