



Meeting Minutes Planning Commission

Tuesday, March 21, 2023

1:30 PM

Council Chambers

[23-11AM](#)

City / Petitioners Land Development Regulation Revisions Text Amendment (Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

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

Planning and Zoning Director Clark and Senior Planner Tremblay presented changes Land Development Regulations (LDRs) as negotiated between City and citizen petitioners, adding common review procedure requirement, non residential uses in PUD, removal of Retail Sales and Service language, adding qualifier to Downtown Edge District height exceptions, adjusted definition of building height by roof measurement, definition of infill, resource management plan, protected species assessment and answered Commission questions on replacement of old Section 8.2, definitions of neighborhood scale and regional purposes, approach to designate different sub areas, Property Identification Number (PID), 200 Nassau Street property height, heights by right, vertical mix of uses, appurtenances, infill applicability to Seaboard area properties, annual monitoring, and protected species assessments for construction of accessory dwelling units (ADU).

Jan Vertefeuille, 321 Pedro Street, spoke on the compromise language of LDRs, and Venice Unites.

Chair Willson closed the public hearing.

A motion was made by Mr. Snyder, seconded by Mr. Hale, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Text Amendment Petition No. 23-11AM to include a clarification of the building height exception in the Edge District. The motion carried by the following vote:

Yes: 7 - Mr. McKeon, Mr. Hale, Chair Willson, Mr. Jasper, Ms. Schierberg, Ms. MacDonald and Chair Snyder