



## Meeting Minutes Planning Commission

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Tuesday, May 16, 2023

1:30 PM

Council Chambers

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### [23-30AM](#)

Land Development Regulations (LDR) (Housing) Text Amendment  
(Legislative)

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant: City of Venice

Chair Snyder 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 Land Development Code (LDR) revisions for expanding density bonus, allowing Accessory Dwelling Units (ADU), allowing half units, Comprehensive Plan amendment, Accessory Dwelling Unit changes, structure size limitations, lot coverage exemption, setbacks, parking requirements, density exemption, and answered Commission questions on Residential Multi Family (RMF) 1 and 2 densities, affordable housing bonus, half dwelling units, current zoning map, recent state legislations regarding density and affordable housing impact, paired villa language conflict, allowing ADU in front yard, comparison to Sarasota County code, parking exemption, adding an architecture standard requirement, time frame conditions for affordability, and how ADUs will be referenced and defined in the code.

Discussion took place regarding units being used for short term rentals, effectiveness of ADU for affordable housing, setback versus required yard definitions, resort dwelling clarification, public's interest at this time, and if deed restrictions supersede the code.

Chair Snyder closed the public hearing.

**A motion was made by Ms. Schierberg, seconded by Mr. Willson, 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. 23-30AM with stipulation of adding conditional language regarding Accessory Dwellings Units (ADU) in the front yard and architectural standards. The motion carried by the following vote:**

**Yes:** 5 - Mr. McKeon, Mr. Willson, Mr. Jasper, Ms. Schierberg and Chair Snyder

**Excused:** 1 - Mr. Hale