



## Meeting Minutes Planning Commission

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Tuesday, April 4, 2023

1:30 PM

Council Chambers

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### [23-22AM](#)

Land Development Regulations (LDR) Text Amendment #3 (Legislative)  
Staff: Nicole Tremblay, AICP, Senior Planner

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 list of changes including correction of typos, graphic updates, adding open space language, clarifying driveway measurements to property line, clarification of palms in landscaping code, use of palms in heat islands, definition of canopy trees, retaining board member until seat filled, provision for continued hearings, adding zoning determination process, clarifying height exceptions restrictions, rooftop dining as conditional use in Laurel West, prohibit FLEX industrial use in Seaboard Improvement Districts, provision for Certificate Architectural Compliance (CAC), adding requirement for Nolan ERA properties on register to undergo review by Historical Resource Manager, and answered Commission questions on palms in landscaping, palms versus canopy trees, clarification of language for Chapter 87 Section 1.1.2.E & 1.1.3.F, Table 2.3.4. language, rooftop dining in Laurel East, definition of FLEX, CAC language for replacement with like material, architectural control districts, Secretary of Interiors guidelines, properties in Venice Historic Precedent (VHP) District but not on Local Historic Register, Historic and Architectural Preservation Board (HAPB) jurisdiction, revisiting language for 7.8.1 A 3, and doing historic review versus preservation requirements.

Staff pulled provision for Chapter 87 Section 7.8.1.A.3 & 7.8.1.8.2(a) from proposed amendment.

Discussion took place in regards to adding rooftop dining as a conditional use in Laurel East, and removing compatibility language in Table 2.3.4.

**A motion was made by Mr. Willson, 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. 23-22AM as amended. The motion carried by the following vote:**

**Yes:** 6 - Mr. McKeon, Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg and Chair Snyder