



# City of Venice

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

## Meeting Minutes Planning Commission

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Monday, October 22, 2018

1:30 PM

Community Hall

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### Workshop

#### I. Call to Order

A Regular Meeting of the Planning Commission was held this date in Council Chambers at City Hall. Chair Barry Snyder called the meeting to order at 1:30 p.m.

#### II. Roll Call

**Present:** 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy and Kit McKeon

**Excused:** 1 - Janis Fawn

#### Also Present

Liaison Council member Charles Newsom, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, and Recording Secretary Adrian Jimenez.

#### III. Audience Participation

There was none.

#### IV. Continued Business

##### [18-3561](#)

Land Development Regulations (LDR) Update

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelly Klepper, AICP, Kimley-Horn & Associates

Mr. Shrum spoke on second workshop for middle of November to include Berry Hill project, flow charts, process for application, changes to procedures for various applications, various components, overview, identify topics, draft language, and public workshops for January.

Mr. Klepper, Kimley-Horn and Associates, provided a presentation to include mixed use districts (MUD), excluding Mixed Use Residential (MUR), parking, architectural reviews, island, Gateway, Laurel Road, Knights Trail, mixed use downtown to include center, general and waterfront, street frontage, answered board questions regarding elimination of MUR and boundaries, Nolen Parks to be excluded, sub

districts, architectural styles, design and development standards, use/form characteristics, dimensional standards, and other design development components, open space/landscaping, additional approvals, building setbacks, building height maximum, land use, zoning, residential use clarification, public and institutional and commercial use, professional office, employment classification, and conventional use. Mr. Klepper answered board questions on zoning characteristics and uses, comprehensive plan, off-street parking codes, parking ratios, parking standards, architectural standards to be refined, displayed photos of northern Italian/Renaissance, Florida Vernacular, Charleston/Caribbean and Sarasota School of Architecture.

Discussion took place on minimal requirements, comprehensive plan, architectural needs, codes, Architectural Review Board (ARB) handbook, Land Development Regulations (LDR), conflict of codes, Historic Preservation Board (HPB) handbook, parking lot size, Google virtual tour of Venice, flow charts, and architectural styles.

Discussion followed on Downtown Center to include accepting the map as is, possible interior boundary changes, Central Park to include design standards and uses, design standards to include allowing back of building or along the sidewalk to be an option not a requirement, zoning, no parking, active use area required, sidewalks, built zone and mobility zone identification, site design, definition of active use areas, frontage, design characteristics, redevelopment, new construction, pedestrian traffic, right of ways modification, dimensional standards, building percentage, red zone building placements, lot size minimum only, maximum 100% lot coverage, dumpster area, development standards, parking standards, and second floor permissible uses, addition to width vs. need to length, parking in the rear and standards applied to those, building heights, rebuild 2-story minimum, mixed use areas required or allowed (consensus required), feet vs. floors, look and feel of a 3-story building, golden rule architectural standard, allow 35 feet height, roof lines, and signage.

Discussion took place on design standard including buildings and orientation, awnings, stoops, canopies, balconies, right of way, encroachment, design features, property lines, regulations, frontage, active use areas, first floor elevations, entrance exception language on corner lots, and secondary entrances permitted anywhere, architectural guidelines handbook, redevelopment of Northern Italian, comprehensive plan, allowing other architectural styles, New Florida and Old Florida, angle roofs, historic vs. themes, historic aspects, eliminate Sarasota School architecture, facades, and historic qualifications.

Mr. Newsom spoke on farmer's market usage.

**There was consensus to accept the map as is, allow to change interior**

boundaries if needed, allow exception by type of usage, no 4th story, feet not stories, Northern Italian style, signage and parking discussion held for next workshop.

#### **V. Other LDR Topics**

There were none.

#### **VI. Comments by Planning Division**

There were none.

#### **VII. Comments by Planning Commission Members**

Discussion ensued on comparing contrast in mixed use areas and current usage allowed, and next LDR workshop for November 14 at 1:30 p.m.

#### **VIII. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 4:38 p.m.

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Chair

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Recording Secretary