



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, November 14, 2018

1:30 PM

Community Hall

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 1:32 p.m.

II. Roll Call

Present: 7 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Janis Fawn and Kit McKeon

Also Present

Liaison Council Member Charles Newsom, Development Services Director Jeff Shrum, Planning Manager Roger Clark, Assistant City Clerk Heather Taylor, and Recording Secretary Adrian Jimenez.

III. Audience Participation

There was none.

IV. Continued Business

[18-3624](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley-Horn

Mr. Klepper, Kimley-Horn and Associates, provided a presentation to include downtown mixed use areas, specific land use, allowable mixed use table, mixed use district (MUD), current district, different standards applied, establish codes, vested rights, downtown center, downtown general, downtown waterfront, pocket parks not included in downtown mixed use, secondary street standards, design and development standards, and answered board questions on variety of street standards, frontage, crosswalk sections, pedestrian requirements, comprehensive plan, different characteristics, traffic, property lines, parking lots, identifying residential areas, and identifying business areas.

Mr. Phillip DiMaria, Kimley-Horn and Associates, spoke on design standards to include mixed used areas, comprehensive plan,

quality/development, built environment in downtown, center, general and waterfront downtown areas, building heights, building placements, design standards, encroachments, active use areas, prohibitions, residential, off-street parking, and single-family residential.

Board discussion took place on rear parking, waterfront prohibitions, frontage, single-family residential, street design, general districts, downtown center dimension standard heights, 35 feet height maximum, building height calculation, rooftop uses, architectural features, comparison of downtown building heights, structures, ceiling heights, height regulations, calculated habitable space rooftop uses, comprehensive plan, mixed uses, one and two story buildings, and return of investment (ROI).

Mr. Snyder suggested comments from the public input, and pro's and cons.

Mr. Newsom spoke to multiple developers, mixed use, downtown area to be retail, and second floor apartments.

Discussion continued on building heights, retail, two story apartments, conditional use, no parking requirements, parking codes, height measurements, public input on heights, mixed use commercial, height allowance, 24 feet height either to one story or two story, general area to include additional height approval, regulations, waterfront GFA (first floor area), mixed use areas, maintaining the intended look of beachfront properties, average 15 feet per story with 45-60 feet total, setting standards for going above height maximum, perspective when viewing buildings from different locations, and waterfront up to 60 foot height with conditions to go higher.

Discussion ensued on building placement to include front street, rear street and side street including consistency in design build and current build conditions for downtown center, yard dimensions and setbacks for downtown general, waterfront general including lot coverage standards, green space requirements, side yard modification to something other than zero, further research of current builds, and front setback recommendation for downtown general.

Discussion took place on lot sizes for all three areas to include what is currently on the ground, minimum lot lengths to eliminate the ability for subdividing, average downtown central lot size, reviewing John Nolen original lot sizes to determine an appropriate lot size, and establishing procedural requirements to modify lot lines and lot coverage, and further review of waterfront and downtown center.

Discussion ensued on design standards to include downtown center

building frontage, increasing active use areas percentage in all three areas, active use areas permitted on A, B and C streets, encroachment in downtown center to include minimum length and depth, use of pictures and diagrams, entrance standards, Northern Italian architecture with the exception of downtown waterfront, and including downtown waterfront in Northern Italian standards.

The commission reviewed the allowable use table to include residential use with discussion on justification for allowing townhouses in the waterfront but not single-family, public and institutional uses, commercial uses including retail with discussion on single use square footage, convenience stores with discussion on charging stations and differentiating between car washes and fueling stations, appliance repair, laundromats, pawn shops not applicable in any downtown area, restaurants with discussion on fast casual, and drive through not applicable in any downtown area, bars, taverns and brew pubs with discussion on being permitted in all downtown areas, rooftop dining with discussion on proximity to single family, artist studio with discussion on being permitted in all downtown areas, lodging with emphasis on not permitting Air Bed and Breakfast and short term rentals in all downtown areas and concern with hotels permitted in all areas, child and adult day care regarding state requirements, parking with discussion on parking garages, office use classifications, other uses with discussion on indoor recreation and entertainment, outdoor entertainment conditional in all areas with review of definitions, and clean energy production and satellite use as a stand alone use prohibited in the downtown area.

Mr. Klepper responded to board questions regarding notes/standards in progress at the bottom of the table.

Discussion continued on holding a workshop on December 5, 2018 at 1:30 p.m. dealing with requested changes to the two tables and discussion on the Seaboard area, and current zoning district inventory and analysis.

V. Other LDR Update Topics

Discussion took place regarding streetscapes, landscaping, parking and signage.

VI. Comments by Planning Division

There were none.

VII. Comments by Planning Commission Members

There were none.

VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 5:08 p.m.

Chair

Recording Secretary