



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, April 3, 2019

1:30 PM

Venice Community Center

Land Development Regulations Workshop

I. Call to Order

A Regular Meeting of the Planning Commission was held this date at the Venice Community Center. Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 6 - Chair Barry Snyder, Shaun Graser, Tom Murphy, Kit McKeon, Richard Hale and Scott Williams

Absent: 1 - Janis Fawn

Also Present

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

III. Audience Participation

There was none.

IV. Workshop

[19-3848](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

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

Kelley Klepper, Kimley-Horn and Associates, provided a presentation on Chapter 86 of the code, ties to the code and comprehensive plan, new Land Development Regulations (LDR) outline, concurrency management, and environmental and building regulations.

Philip DiMaria, Kimley-Horn and Associates, spoke on zoning district analysis, implementing comprehensive plan, zoning map, zoning usage, and current developments.

Mr. Shrum spoke on zoning process, regulations, evaluating current

districts, zoning codes, integration of overlays, property owners, vested rights, and amendments.

Mr. Snyder spoke on three zoning districts and integrated zoning districts.

Mr. Klepper spoke on codes, land uses, property interactions, and districts.

Mr. DiMaria continued on current inventory zoning use, number of acres, additional standards, zoning codes, and government use.

Mr. Klepper spoke on density, setbacks, and overlays.

Mr. Shrum spoke on zoning, county and city zoned properties, Residential Single-family (RSF) 2 zoning, city zoning designations, parcels, annexations, zoning districts, and Sawgrass.

Mr. DiMaria spoke on setbacks, building heights, lot standards, Residential Multi-family (RMF) 1 and 2 districts, usage, improvements, single and multi-family properties, and Planned Unit Development (PUD).

Discussion took place on measuring setbacks, property lines, frontages, front and back yards, conditional uses, height standards, terminology, codes, base flood elevations, and designated drive entrances.

Mr. DiMaria continued on permitted uses, density, forms, setbacks, and residential and non-residential uses.

Discussion took place in variations of setbacks, RSF and RMF designations, lot coverages, sizes, and widths, city designations, adjusting standards, zoning districts, and county designations.

Mr. Klepper provided a presentation on mixed use districts (MUD), form based codes, standards, conventional codes, mixed use codes, comprehensive plan, mixed use districts, zoning maps, impact on the built forms, setbacks, building and parking lot and buffer locations, entrances, encroachments, and active use areas.

Discussion took place on right-of-ways and roof slopes.

Mr. Klepper continued on mixed use districts citywide, form based codes,

residential and non-residential areas, comprehensive plan, mixed use downtown, subareas, mixed use Seaboard (MUS), mixed use corridor (MUC), and comprehensive plan neighborhoods.

Mr. Shrum spoke on zoning areas, mixed use areas, subareas, and different zoning districts.

Discussion took place on areas of north and south of the hospital, establishing mixed use areas, development patterns, aesthetics, standards, current codes, Venetian Urban Design overlay, zoning districts, form based codes, current regulations, overlay districts, major components to include on the map, development standards, street networks, regulations, expanding downtown mixed use areas, setting boundaries, future land use map, usage, and color coding maps.

Mr. DiMaria provided a presentation on zoning codes and districts, usage, setbacks, building locations, downtown center, downtown general, downtown waterfront, current and future plans, development standards, regulating forms, lot size, frontage, parking, signage, and applying zoning codes.

Mr. Snyder spoke on building height and size, subareas, mixed use areas, general zoning districts, frontage requirements, encroachments, and active use areas.

Mr. DiMaria continued on frontage, walking environment, percent requirements, and built-to-zones.

Discussion took place on setbacks, subareas, central, general and waterfront areas, and perimeters.

Mr. Klepper spoke on setbacks, form based codes, building heights, design features, relating buildings to the lots, encroachments, right-of-ways, habitable and non-habitable spaces, entrance features, windows, walls, roof lines, signage codes, flood areas, single and two-family dwellings, and economic issues.

Mr. Shrum spoke on sustainability aspect, standards, property values, investments, property improvements, property deterioration, measurement complications, heights, habitable space, architectural features, and

building maintenance.

Discussion took place on height limitations, building elevations, measurements, codes, setback provisions, establishing minimum and maximum heights, habitable space, roof top dining, exceptions, construction methods, changing codes, property improvements, transitions and buffers, compatibility standards, use-type control, design aspects, comprehensive plan, roof restrictions, mixed use and residential regulations, and PUD zoning.

Mr. DiMaria spoke on encroachments and right-of-ways to include built-to-zone, awnings, columns, lot lines, sidewalks, and private investments.

Discussion took place on outdoor cafes, future ordinances, canopies, building designs, encroachments, right-of-ways, city rights, public property, impacts, active use areas, encroachment approvals, roofing areas, frontage, development standards, depths, minimum clearances, historic signs, and walking spaces.

Mr. DiMaria continued on active use areas and frontages.

Discussion took place on frontage, right-of-way lines, active use areas, setbacks, and unintended consequences.

Michael Vaudo, Kimley-Horn and Associates, spoke on mixed use district entrances, street hierarchy, and corner lot properties.

Mr. Klepper spoke on active streets and street hierarchy.

Discussion took place on street hierarchy, distinguishing entrances, primary and secondary entrances, public access streets, corner entrances, Nolen plan, alleyways, establishing rear of buildings, lot designs, and county property appraisal for lots.

James Ehrmann, Kimley-Horn and Associates, provided a presentation on land use table, form based codes, building characteristics, mixed use districts and sub districts, allowable uses, residential uses, parking uses, map legends to be provided, and definitions of uses.

Discussion took place on conditions approval, single family detached dwellings, land use and restricted districts, codes, mixed use components, and airport noise compatibility standards.

Mr. Vaudo provided a presentation on mixed use street types to include pedestrians, bicyclists, street design elements, planning and pavement improvements, Florida Department of Transportation (FDOT), surrounding forms and buildings, local communities, city vision, future improvements, multiple street lanes, and street islands.

Discussion took place on street islands, regulations, increasing sidewalks, landscape verges, codes, comprehensive plan, types of roadways, Seaboard area streets, FDOT, municipalities' usage, and street requirements.

Mr. Ehrmann provided a presentation on City of Venice process, decisions and appeals, land use applications, development plans, improvements, platting, additional approvals, construction phase, administrative permits, and updates and changes.

Discussion took place on Technical Review Committee (TRC), preliminary plat authorities, recommendations, decision authorities, height exceptions, variance and special exception authorities, site and development plans, planning commission role, administrative decisions, regulation compliance, rezones, allowable uses, education, jurisdictions, staff level authority, policy decisions, public hearings, and alternatives.

Mr. Ehrmann continued on summary of review authorities, different scenarios, approval process, director roles, TRC, planning commission authority, city council abilities, public notice requirements, annexation process, zoning map amendment and rezone process, review and recommendations, special exceptions, conditional use process, and workshops.

Discussion took place on preliminary plats, code requirements, design standards, legal authorities, contract zoning, public hearings, deviations, roles in the process, decision making, appeal process, city needs, staff responsibilities, variance criteria, height recommendations, and potential development standards.

Mr. Newsom spoke on understanding LDRs and comprehensive plans, meeting criteria, roles and authorities, and community input.

Mr. Shrum announced LDR Workshop to be held on April 17, 2019 at 2:00 p.m. at the Venice Community Hall.

V. Comments by Planning Division

There were none.

VI. Comments by Planning Commission Members

There were none.

VII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 4:40 p.m.

Chair

Recording Secretary