



City of Venice

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

Meeting Minutes Planning Commission

Wednesday, May 12, 2021

1:30 PM

Council Chambers and Virtual

Land Development Regulations Workshop

I. Call to Order

Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 6 - Chair Barry Snyder, Kit McKeon, Richard Hale, Bill Willson, Richard Lawson and Jerry Jasper

Absent: 1 - Shaun Graser

Also Present

Liaison Mayor Ron Feinsod, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum, Information Technology Director Christophe St. Luce, City Engineer Kathleen Weeden, City Clerk Lori Stelzer, Planning Manager Roger Clark, Kimley-Horn Consultant Kelley Klepper, Kimley-Horn Consultant James Ehrmann, Kimley-Horn Environmental Scientist Julie Burford, and Recording Secretary Toni Cone.

In-person: Mr. McKeon and Mr. Lawson

Via video consultant: Mr. Hale, Mr. Jasper, Mr. Snyder, and Mr. Willson

III. Audience Participation

Ron Fazzalato, 1424 Gleneagles Drive, spoke regarding retention ponds, Waterford Homeowners Association, repair of pond banks, stormwater, runoff, costs, bank reinforcement, pond bank erosion, land erosion, green barrier, and aquatic plants.

Tom Jones, chair of the environmental advisory board (EAB) made himself available for questions from the commission.

IV. Workshop

[21-5038](#)

Land Development Regulations Update

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum discussed the Land Development Regulations (LDR) update status.

Mr. Snyder provided a presentation on the Land Development Regulations (LDR) update on Section 89, Environmental Regulations to include the open space element of the comprehensive plan, new and existing code provisions, and comments from the EAB.

Board discussion took place regarding functional and conservation open spaces, proposed requirements, EAB recommendations, application to golf courses, overdevelopment, and stormwater retention ponds.

Mr. Shrum commented that clarification is needed on how percentage calculations of open space are computed.

Board discussion occurred regarding controlling density and how distribution of open space should be handled.

Mr. Shrum noted that open space requirements do not have any bearing on density.

Mr. Klepper commented that design alternatives would provide flexibility when developments are unable to meet the conservation open space requirement.

Mr. Snyder noted that walking trails, bike ways, and pedestrian ways are considered functional open space, not conservation open space.

Board discussion occurred regarding the definition of conservation open space.

There was board consensus to move forward with 10% minimum for functional open space and 20% minimum for conservation open space.

Mr. Snyder discussed the new criteria for wildlife and habitat protection assessment for new developments larger than two acres.

Mr. Shrum stated this new criteria results from the comprehensive plan and allows for checks and balances for environmental assessments on properties.

Mr. Klepper noted there are other requirements to comply with state or federal law for wildlife and habitat protection.

Ms. Burford, environmental scientist at Kimley-Horn, discussed coastal communities, assessments, and state permitting.

Board discussion occurred regarding wildlife and habitat protection assessment requirements for new development areas larger than two acres and changing the requirement to apply to developments over five acres.

There was board consensus to change the requirement to developments over five acres.

Mr. Snyder presented unique habitats and protected species, including marine habitats, manatee habitats, marine turtle habitats, bat and dune habitats, Florida scrub-jay, gopher tortoise and other protected species habitats, threatened and endangered species, mangroves, resource management plan, wildlife corridors, new planned district projects, and new developments of five acres or more.

Discussion took place regarding wildlife corridors, planned district projects, subdivisions, and development size.

Mr. Shrum noted that this is new policy based on comprehensive plan.

Mr. Snyder discussed the EAB comments regarding wildlife corridors.

Ms. Burford recommended requiring a 25 foot minimum wildlife corridor for all developments.

Discussion ensued regarding perimeter buffer walls and fences.

Mr. Snyder discussed wetlands and regulations.

Ms. Burford commented on surface water, wetlands, and jurisdiction.

Mr. Snyder discussed EAB recommendations.

Mr. Klepper noted that some recommendations had been addressed in other regulations.

Board discussion occurred regarding wetlands, surface water, and stormwater.

Ms. Burford commented on surface water, stormwater ponds, wetlands, conservation easements, and Southwest Florida Water Management District (SWFWMD) regulations.

Mr. Shrum noted the city may not want to be the administrator of conservation easements.

Mr. Snyder discussed mining considerations.

Discussion occurred regarding injection wells and clarification of language.

Mr. Snyder discussed coastal waterway management and protection, EAB recommendation, coastal high hazard area development, private roads, density and intensity, prohibited uses, construction, setback requirements, and hurricane shelter space.

Board discussion ensued regarding structures over water.

Mr. Klepper noted that many of these items are regulated by statute or administrative code and discussed consideration of design alternative processes.

Mr. Shrum discussed design alternatives and the comprehensive plan.

Mr. Snyder presented stormwater management, erosion, green barriers, referred to statements from audience, lake bank erosion, littoral zones, and EAB recommendations.

Mr. Klepper discussed the stormwater management components.

Ms. Burford commented on slopes relating to littoral shelves.

Discussion ensued regarding slopes and littoral shelves.

Ms. Weeden, city engineer, discussed city requirements and spoke to deferring to SWFWMD on these regulations.

Board discussed taking the littoral zones out of the regulations and focusing more on the bank erosion issue.

There was board consensus to remove littoral shelf language from the regulations and focus more on bank erosion issue.

Mr. Snyder discussed EAB comments on the stormwater management section.

Board discussion took place regarding excluding the requirement of trenches with mulch around bushes and trees around stormwater ponds.

Discussion occurred regarding topsoil and organic matter.

Mr. Snyder discussed additional environmental considerations to include wellhead protections, pollutants and hazardous substances, coastal construction line, and construction or excavation seaward of the gulf-front setback line.

Mr. Snyder discussed green building strategies to include LEED vs. Florida Green Building Coalition (FGBC) and EAB recommendations regarding this.

Mr. Klepper discussed LEED and other certifications regarding environmental sustainability, noted that many requirements are included in the Florida Building Code, and certifications may incur additional expense.

Board discussion took place on environmental and green building strategies, noted that they did not feel informed about these requirements and more research was necessary.

Mr. Klepper recommended tabling this topic.

V. Future LDR Workshop Discussion

[21-5039](#)

Board Member LDR Correspondence

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum addressed written correspondence from Mr. Graser seeking clarification of demolition orders, certificates of architectural compliance, and which properties these would pertain to.

Mr. Snyder noted they would discuss at the next meeting.

[21-5040](#)

LDR Workshop Discussion

Staff: Jeff Shrum, AICP, Development Services Director

Mr. Shrum reviewed the planning commission meeting and LDR workshop schedule.

Mr. Jones commented regarding trenches, retention ponds, land bank erosion, and inquired about mulch at a local development.

Ms. Fernandez addressed the issue in regards to city regulations and recent annexations.

VI. Comments by Planning Division

VII. Comments by Planning Commission Members

There were none.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:20 p.m.

Chair

Recording Secretary