

# **Venice Comprehensive Plan - Land Development Regulations draft**

## **Planning Commission (PC) review – from 5-12-21 meeting**

**2.1 Functional open space:** a PUD requires a minimum of 50% open space

- **at least 10% of the 50%** must be functional open space, such as golf courses, tennis courts, walkways, dog park, etc. (not including roads)
- **no more than 20% of the 50%** can be impervious surface open space

**The board consensus was to not suggest any changes to these percentages.**

**PC ok with these % figures.**

**2.1 Conservation open space:** a minimum of 10% of the 50% in a PUD must be for conservation, such as lakes, wetlands, forests

**The board voted unanimously to recommend a minimum of 20% conservation open space, as well as to require a resource management plan for maintenance of the lakes and wetlands which a developer will provide to an HOA at takeover.**

**PC favored the 20% conservation minimum and management plan requirement.**

**2.2 Open space corridors:**

**The board voted unanimously to:**

- **require an analysis of local animal species to determine the size of corridors needed**

**PC was generally ok with corridors. Consultant said normal width is 25 feet, and their wildlife expert will review based on the usual species in our area.**

- **limit walls or fences to no more than 50% of a development's perimeter with no section being more than 10% of total perimeter and no less than 5 breaks**

**PC was ok with perimeter limit, but unsure about the number of required breaks.**

- **Require corridors to be contiguous between adjoining developments**

**PC ok with contiguous corridors.**

**2.6 Wetlands & surface waters:**

**A**

**B – General provisions**

**4. Limit activities and uses which are known to adversely impact wetlands**

**The board voted unanimously to recommend that no human activity be permitted in lakes and wetlands without HOA and SWFMUD approval.**

**PC was ok with this restriction.**

**2.8.2 Structures over a water body**

**The board voted unanimously to prohibit storage of hazardous chemicals or liquids over a water body.**

**PC felt the LDRs were not the place for any storage requirement regulation.**

**2.8.3 Harbor management:**

**The board had no input on this section.**

## 2.10 Stormwater facilities:

**D – Littoral zones: 1(a) occupy at least 35% of the surface area of a pond**

**The board voted unanimously to require a 1 to 5 (20%) shoreline slope other than at a littoral shelf, and aquatic plants around the entire pond perimeter for better nutrient and mineral filtering and absorption. Also, a “no mow – no fertilizer zone” of 10’ wide is required around all stormwater lakes and wetlands.**

**The shoreline slope figure was opposed and the existing 1 to 4 slope preferred. PC is looking primarily at preventing lake bank erosion. Most of the discussion on stormwater lakes centered on erosion issues and long term lake protection, but not on reducing nutrient pollution.**

**The board voted unanimously to require at least 25% littoral shelf area in a lake.**

**PC decided to re-evaluate the use of littoral shelves, based on recent findings by SWFMUD that plants around the perimeter and at the outfall are just as effective as a shelf.**

**The board voted unanimously to require that all bushes and trees should be mulched and the mulch used to construct an organic material barrier trench 2-5 feet deep around the full perimeter of all stormwater ponds. Burning of organic debris (trees and bushes) during land clearing is prohibited.**

**PC opposed the organic trench. Comment was that organic material could decompose or wash into lake and then the trench depression might lead to more bank erosion.**

**Burning is regulated by the State, so the PC won’t include a burning regulation.**

**The board voted unanimously to require that topsoil removed during the development process should be stored and reused after the final grading to help rebuild the soil with organic matter.**

**PC did not favor this requirement. Comment was that using the mulch could possibly spread seeds or cuttings of invasive plant species. Rebuilding soil with the mulch did not get support. Comment was that it’s not known how the mulch will be used or where it may be trucked to.**

## 2.11.5 Green building strategies:

**B – Standards – LEED certifications**

**The board voted unanimously to require a minimum of a bronze level per Florida Green Building Coalition standards for all new residential, commercial and government buildings, and recommended providing incentives for higher FGBC levels.**

**PC members were generally unfamiliar with green building strategies, so they declined at this time to put a standard in place. Comment was that higher standards will lead to increased costs and in some cases buyer resistance.**