



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, November 19, 2019

1:30 PM

Community Hall

Workshop for LDR Update

I. Call to Order

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

II. Roll Call

There was consensus to excuse Mr. William's absence.

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

Excused: 1 - Scott Williams

Also Present

Liaison Council Member Charles Newsom, City Attorney Kelly Fernandez, Development Services Director Jeff Shrum and Recording Secretary Caroline Moriarty.

III. Audience Participation

There was none.

IV. Workshop

19-4276

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 background and purpose, comprehensive plan implementation, table of contents, Chapter 87 - Land Development Code, Section 5 - Mixed-Use Districts, centerpieces, policy decisions, major changes, new graphics on building height, stepbacks, placement, lot coverage, frontage requirements, encroachments into setbacks, and encroachments into public realm.

Ed Martin, 409 Everglades Drive, spoke on his concern for raising the height requirement which will change downtown.

Mr. Snyder responded to public comment that each colored area depicted on the maps will have its own regulations with one common definition for height.

Discussion continued on the Pinkerton building, current regulations and usability of space, definitions of first and second floors, habitable versus non-habitable areas, and floodplains.

Jeff Boone, 520 Venezia Parkway, asked for clarification on the proposed change regarding measuring base elevation.

Discussion ensued on encroachments into the public right-of-way in the downtown area.

Mr. Snyder spoke on the major components for mixed uses going forward which includes the regulating map, primary streets, and development standards.

Discussion continued on the comprehensive plan, and existing land development code.

Mr. Klepper spoke on Mixed-Use Area Implementation - Mixed-Use Districts.

Mr. Shrum requested a decision on the development standards and vision for the future along the east side of the bridge on Venice Avenue as being no different than downtown Venice.

Don O'Connell, 500 Hauser Lane, spoke on Venice MainStreet, promotion of the area, and the designation of Venice being a MainStreet city by the state.

Ed Martin, 409 Everglades Drive, spoke on east of the waterway, mixed-use west of the Intracoastal Waterway, and Seaboard Avenue.

Mr. Klepper spoke on the mixed-use area maps.

Mr. Shrum stated this is the first discussion on rezoning and zoning of properties, and as a result of these amendments there will be a change to zoning maps.

Mr. Klepper continued on the Venice Avenue District, regulating map,

primary streets, and development standards table.

Mr. Shrum noted errors on the Venice Avenue regulating map which includes two residential units. Mr. Shrum stated these units should be in the Mixed-Use Edge District.

Mr. Klepper continued on Venice Avenue primary streets.

Jeff Boone, 520 Venezia Parkway, spoke on the southern side of Venice Avenue, common ownership of properties, and blending of unified land development.

Mr. Klepper spoke on the Venice Avenue Development Standards Table, building height, building placement, lot, frontage, architecture, parking, and signage.

Discussion ensued on general and architectural design standards.

Don O'Connell, 500 Hauser Lane, suggested the board use the term Mediterranean Revival as a standard of architecture instead of Northern Italian Renaissance.

Ed Martin, 409 Everglades Drive, expressed his concern on exceptions, zoning, and rezones.

Mr. Klepper stated that each district will have its own standards.

Board discussion ensued on frontage, parking, and active use area.

Jeff Boone, 520 Venezia Parkway, spoke on the possible economic feasibility of a parking garage in Centennial Park.

Mr. Graser spoke on the blank wall area being 30 square feet not linear feet.

Mr. Shrum stated they are trying to avoid a contiguous 30 square foot blank wall.

Recess was taken from 3:00 p.m. until 3:10 p.m.

James Ehrmann, Kimley-Horn & Associates, spoke on Downtown Edge District, regulating map, primary streets, and development standards table.

Board discussion ensued on height exceptions, creating consistency within each area, and exceptions which abut the Intracoastal Waterway.

Mr. Shrum asked whether the board would like to add language to recognize any existing development exceeding the building height be allowed to be redeveloped and go back to the existing development.

Board discussion continued on height exceptions.

Mr. Shrum spoke on the code containing clarity as to where exceptions are allowed or not allowed.

Mr. Ehrmann continued on South Trail Island regulating map.

Discussion ensued on Venetian Urban Development (VUD) overlay district.

Mr. Ehrmann continued on South Trail Island primary streets, development standards table, and areas of unique consideration.

Mr. Ehrmann spoke on Airport Avenue, regulating map and primary streets.

Larry Ivey, 120 Base Avenue East, spoke on the 200 block of Base Avenue East, mixed use corridor block, commercial intensive zoning, and requested the future land development map designate the 200 block of Base Avenue East be the same as the other surrounding residential blocks.

Mr. Shrum stated there is a long standing existing use of the commercial intensive designations which creates a complexity moving forward because the mixed use district recognized all underlying designations. Mr. Shrum continued changing properties from non-residential to residential is a significant change.

Discussion ensued on residential versus non-residential zoning.

Mr. Ehrmann continued on Airport corridor development standards table.

Mr. Ehrmann spoke on the Seaboard Improvement, regulating map, primary streets, and development standards table.

Mr. Shrum spoke on minimum and maximum lot coverage and his concern for new proposals not meeting a minimum lot coverage which would be inconsistent with the code.

Mr. Klepper spoke on the North Trail Gateway, regulating map, primary streets, and development standards table.

V. Comments by Planning Division

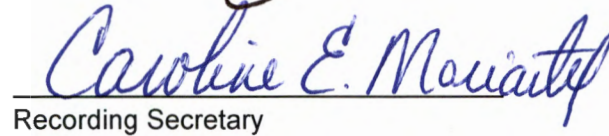
The next workshop is scheduled for December 9, 2019. The next regular meeting is scheduled for December 17, 2019.

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 4:39 p.m.


Chair
Recording Secretary
