



# City of Venice

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

## Meeting Minutes Planning Commission

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Wednesday, April 17, 2019

2:00 PM

Venice Community Center, Rm A,  
326 Nokomis Avenue South

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### Land Development Regulations Workshop

#### I. Call to Order

A Workshop of the Planning Commission was held this date at the Venice Community Center. Chair Barry Snyder called the meeting to order at 2:00 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

#### III. Audience Participation

Christine Falck-Pedersen, 235 Base Avenue East, spoke on automotive junkyards, repair shops, encroaching properties, non-working vehicles, boats, jet skis, and pontoon boats being stored, open late hours, running out of space, double parking, code enforcement responsibilities, and zoned area.

#### IV. Mixed Use Areas - Maps, Streets, and Tables & Development Standards

[19-3891](#)

Draft Material of Mixed Use Areas - Maps, Streets, and Tables & Development Standards

Staff: Jeff Shrum, AICP, Development Services Director

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

Kelley Klepper, Kimley Horn and Associates, provided a presentation on six uncut primary areas, downtown area, Island area, Seaboard area, Gateway area, Knights Trail, development standards and mixed use downtown (MUD) map.

Discussion took place on MUD map, non-conforming properties, permitted uses, rezoning, downtown general, overlay district, Commercial Business District (CBD), frontage, setbacks, right-of-ways, non-conforming structures, rear parking, curb cut and driveways, Founders Way, alleys, property appraisal data, delivery pickups, zoning standards, Land Development Regulations (LDRs), vested rights, variances, adjusting

regulations, Sarasota Street and Nassau Street being blocked off, formal agreements, Intracoastal Waterway areas, non-mixed use areas, dividing streets, downtown characteristics, future compatibility, and MUD street priorities and entrances.

Discussion followed on development standards, MUD minimum height, habitable and non-habitable spaces, and street and construction standards.

Mr. Klepper answered board questions on street and construction standards and interior atrium.

Discussion continued on building heights, codes, variances, atrium, architectural features, habitable space, designs, height of Bank of America and Baptist church, non-habitable space, development standards, sustainability, rooftop restaurants, code definitions, design elements, second story balconies, residential swimming pools, garden and green rooftops, modifying definitions, mixed use definitions, exception standards, building placement to include front, rear and side setbacks, Architectural Review Board (ARB) guidelines, frontage to include encroachments, awning, signage, canopies, projecting signs, non-conforming buildings, right-of-ways, future structures, code consistency, LDRs, restrictions, current regulations, active use areas, and permitting process.

Discussion ensued on MUD active use areas to include design alternatives, variances, site and development plan, setbacks, property lines, pillars and fences, entrances, recess facade, slant roofing, industry standards, and architecture to include Venice historic precedence.

Discussion took place on general and waterfront height to include architectural elements, vertical migration, height exception, residential building heights, hurricane destruction, new construction, new and redevelopment phases, modern building standards, non-conforming buildings, comprehensive plan, additional land building, setbacks, revitalization.

Discussion followed on general and waterfront building placements to include rear, front and side setbacks, percent coverages, lot widths, shopping center, parcels, subdividing properties, restrictions, mixed use districts, and use and height zone.

#### 19-3892

Draft Material of Mixed Use Areas - Allowable Use Table & Definitions  
Staff: Jeff Shrum, AICP, Development Services Director  
Consultant: Kelley Klepper, AICP, Kimley-Horn & Associates

Discussion took place on allowable use table, residential use classification to include single family dwellings, exception process, single family

detached dwellings, assisted living and independent living facilities, multi-family use, general retail, sit down restaurants, fast food, bars and taverns, hotels and bed and breakfasts, child and adult daycares, approval process, convenience stores with fuel stations, non-conforming properties, conditional approvals, drive-throughs, comparative analysis, mixed use areas, microbreweries without a restaurant, fitness athletic health club, and permittable uses.

19-3891

Draft Material of Mixed Use Areas - Maps, Streets, and Tables & Development Standards

Staff: Jeff Shrum, AICP, Development Services Director

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

Discussion took place on Mixed Use Seaboard area (MUS) to include railroad trail, bypass, Intracoastal Waterway opportunity, street priorities, entrances, hierarchy, development standards, building heights, building placements, setbacks, parking accommodations, future vision concepts, industrial, residential and commercial properties, higher rise residential, retail properties, downtown preservation, downtown enhancements, workforce housing, parcels, hotel developments, non-compliant regulations, and right-of-ways.

Mr. Williams left the meeting at 4:30 p.m. and did not return.

Discussion continued on MUS heights, mixed use concepts, residential use above retail, water setbacks, unintended consequences, foot traffic, boardwalks, pedestrian trails, mixed commercial and residential properties, public parking, drainage, private property investments, infrastructure issues, Community Reinvestment Act (CRA), Tax Increment Financing (TIF), and Vencie Area Beautification, Inc. (VABI).

**V. Mixed Use Areas - Allowable Use Table & Definitions**

19-3892

Draft Material of Mixed Use Areas - Allowable Use Table & Definitions

Staff: Jeff Shrum, AICP, Development Services Director

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Discussion took place on Mixed Use Seaboard (MUS) allowable use table to include retail, restaurants, no drive throughs, hotels, industrial uses, existing uses, non-conforming uses, vested rights, value of property, and cost of business.

Mr. Newsom answered board question on future vision concepts.

Mr. Snyder commented on vision concept, height and land usage, and urban forest factors.

**VI. Comments by Planning Division**

There were none.

**VII. Comments by Planning Commission Members**

There were none.

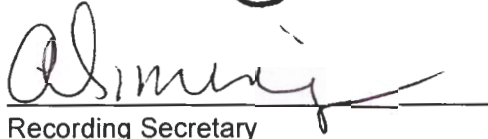
**VIII. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 4:57 p.m.



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Chair



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Recording Secretary