

AGENDA
VENICE CITY COUNCIL
COMPREHENSIVE PLAN WORKSHOP
COUNCIL CHAMBERS – 401 West Venice Avenue

April 17, 2008 – 9:30 a.m.

CALL TO ORDER

ROLL CALL

I. DETERMINATION OF POLICY DIRECTION

- a. Future Land Use & Design Element
 - 1. Review Objectives No. 1, 3, 4, 5, 6, 7, 8, 9, 10, and 15

II. AUDIENCE PARTICIPATION

III. ADJOURNMENT

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*If you are disabled and need assistance, please contact the City Clerk's office
at least 24 hours prior to the meeting*

NOTE:

The agenda materials can be viewed at www.venicegov.com or a CD in pdf format containing all background information for this meeting is available upon request to the City Clerk's office for a \$2 fee. Adobe Acrobat Reader will be needed to open the file.

No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.

VENICE CITY COUNCIL
COMPREHENSIVE PLAN WORKSHOP

**Future Land Use & Design Element
Goals, Objectives, and Policies (GOPs)
Draft No. 1**

Page Reference: 1A-2

GOAL: PROVIDE AN EXCEPTIONAL PLACE TO LIVE, WORK, AND PLAY THROUGH LIVABLE COMMUNITIES PRACTICES.

Objective 1 Livable Community Principles and Practices. Utilize the Venice Planning Framework’s livable community principles and practices as the basis for future development.

- Policy 1.1 Unified Community Character. Promote a positive community image and quality sense of place by establishing a unified community character based on the design, architecture, master planning, and building standards reflected in the 1926 Venice Plan and Smart Growth principles.
- Policy 1.2 Sustainable Development Practices. Provide for the needs of current and future populations.
- A. Focus future growth in established activity centers and neighborhoods and pre-identified new development areas.
 - B. Promote green building practices through incentives.
 - C. Promote alternative transportation methods and pedestrian connectivity.
 - D. Minimize impacts to the natural environment.
- Policy 1.3 Human Scale Design. Design the built environment proportional to human dimensions in terms of the size, height, bulk, and massing of buildings, structures, and landscaping of the built and natural environment.
- Policy 1.4 Live, Work, and Play Choices. Establish mixed-use development practices that provide community members opportunities to live, work, and play within close proximity to the urban core and the City’s activity centers.

Page Reference: 1A-3

- Policy 1.5 Compact Development Patterns. Promote the growth of urban centers and discourage sprawl by utilizing the following land use practices to foster compact development patterns:
- A. Increase residential density and non-residential intensity in the urban core.
 - B. Promote mixed-use developments.
 - C. Establish a grid-pattern street network.
 - D. Identify building height allowance in targeted areas and neighborhood height overlay restrictions.
 - E. Establish build-to lines.
 - F. Reduce building set-back requirements.
 - G. Integrate urban trails, transit resources, and sidewalks throughout the community.
- Policy 1.6 Traditional Planning. Establish traditional planning practices based on the 1926 Venice Plan such as mixed land uses, grid street patterns, pedestrian circulation, varied common areas (i.e. courtyards, parks, and public spaces), architectural character, central open spaces, and a sense of community.
- Policy 1.7 Distinct Neighborhood Identities. Promote the distinct identities of the City’s neighborhoods through the use of sector area plans, design districts, overlay districts, entry features, and pedestrian connectivity improvements.
- Policy 1.8 Vibrant Parks and Public Spaces. Create vibrant parks and public spaces throughout the community by:
- A. Locating small neighborhood parks and pocket parks within ¼ mile of residential areas.
 - B. Encouraging public plazas, courtyards, and other public spaces that interface with and compliment private commercial activities.
 - C. Providing a range of park and recreational activities for the community.
- Policy 1.9 Natural Beauty and Habitat Preservation. Protect Venice’s natural beauty, preserve its native habitats and, conserve its environmental resources by focusing community growth within the established development envelope:
- A. Community villages.
 - B. Activity centers.
 - C. Neighborhoods.
 - D. Redevelopment districts.
 - E. Infill areas.
 - F. Urban corridors.

Page Reference: 1A-3

Policy 1.10 Transportation Alternatives. Provide transportation alternatives by requiring that developments within activity centers and urban neighborhoods provide opportunities to walk, bike, ride transit, and drive.

Page Reference: 1A-10 (2nd)

Objective 3 Development Petition Review Criteria. Implement the City’s Livable Communities Planning Framework and Development Standards by utilizing the following planning practices, standards, review procedures, and criteria to evaluate site and development petitions.

- Policy 3.1 Smart Growth and Sustainable Development Practices. Ensure that all development projects utilize best practices for smart growth and sustainability by implementing the following sustainable development standards:
- A. Maximize land use and infrastructure capacity in developed areas through a focus on infill and redevelopment projects.
 - B. Foster compact forms of development within designated infill, redevelopment, and new growth corridors.
 - C. Protect natural habitats and environmental areas through conservation practices.
 - D. Minimize sprawl by discouraging the growth and development of undeveloped areas.
- Policy 3.2 Architectural Standards. Ensure that all development projects meet the City’s established design and architectural standards for new development, redevelopment, and infill development.

Page Reference: 1A-11

- Policy 3.3 Site Plan Design and Architectural Review Procedures. Implement the City’s architectural and design standards by working with the applicant to ensure that community architectural standards have been addressed. The site plans are required to include:
- A. A narrative about how the project fits into and is compatible with the surrounding area and addresses the architectural, design, and development criteria for established design districts, neighborhoods, villages, and activity centers.
 - B. Line drawings and colored architectural elevations of each side of the building.
 - C. Colored boards with material samples (i.e.: paint samples, roof tiles, and decorative and architectural features).
 - D. Elevation drawings, colored architectural renderings, and sample materials of any additional decorative features or structures. Such features include but are not limited to signage, fountains, fences, shade structures, and other public amenities.
 - E. Landscape plan that addresses overall site design, screening, and buffering.
 - F. Upon completion of the project, on-site inspection is required to confirm compliance with approved plans.

Page Reference: 1A-11 (cont'd)

- Policy 3.4 Integrated Site Planning Criteria. Ensure future developments integrate buildings, community spaces, and public services and infrastructure systems together by evaluating development petitions according to the following criteria:
- A. Relationship between buildings, public spaces, facilities and services, vehicular infrastructure, and street.
 - B. Integration of buildings, transportation systems, service infrastructure and facilities, accessory structures, and landscaping and hardscaping features.
 - C. Level of compatibility and interconnectivity between adjacent land use.
 - D. Location of building facades and entry ways.
 - E. Extent that private activities are oriented to the public realm.
 - F. Proximity of community places and public spaces to neighborhoods and commercial centers.
 - G. Placement, buffering, and access to service facilities and infrastructure systems.
 - H. Support of the city's cultural and architectural character.
- Policy 3.5 Transportation and Access Management Criteria. Ensure that future developments provide an interconnected network of sidewalks, urban trails, neighborhood streets, roadways, and mass transit services by evaluating development petitions according to the following criteria:
- A. Relationship between buildings, streets, neighboring developments, and regional roadways.
 - B. Degree of internal and external connectivity.
 - C. Extent of multi-modal access within the development.
 - D. Extent of multi-modal access to surrounding neighborhoods, activity centers, and regional transportation systems.
 - E. Placement, buffering, and access to parking facilities.

Page Reference: 1A-12

Objective 4 Community Design Features. Utilize community design features to address the specific aesthetic, land use, architectural, and community character needs of the local area. Such standards should consider: community gateways, viewsheds and focal points, public art, streetscape design, landscape design, and façade design.

Policy 4.1 Community Gateways. *Definition:* Gateways are an architectural feature, hardscape, or landscaping that signifies a transition between one space and another.

Policy: The City shall utilize community gateways to create a memorable and positive first impression to the City, reinforce Venice's unique image and character, and serve as neighborhood entrances.

Policy 4.2 Viewsheds and Focal Points. *Definition:* A viewshed is an area of land, water, or other environmental element that is visible from a fixed vantage point. Focal points are natural features or built structures (building, statue, public art, fountain, etc.) that attract the viewer's attention. Contrast, location, isolation, convergence and the unusual are used to create viewsheds and focal points.

Policy: The establishment of viewsheds and focal points are desired design features for built environments, open space areas, green belts, and community separators. The City shall utilize the site and development process to:

- A. Protect critical viewsheds including the Gulf of Mexico, Intracoastal Waterway, Myakka River, wetland, and natural open space areas.
- B. Establish terminating vistas, street vistas, and focal points.

Page Reference: 1A-13

Policy 4.3 Public Art. *Definition:* Public Art includes artistic works created for, or located in, a public space such as parks, street areas, courtyards, plazas, or community buildings.

Policy: Increase the quality, visual appearance, and use of Venice's public areas and streetscapes by creating public art projects which reflect the community's character, identity, and heritage including:

- A. Murals.
- B. Sculptures.
- C. Painting.
- D. Mosaics.

Page Reference: 1A-13 (cont'd)

Policy 4.4 Streetscape Design. *Definition:* Streetscape is the space between the buildings on either side of a street that defines its character. The space is created by the relationship between and composition of the street's buildings, sidewalks, signs, parking areas, and public furnishings.

Policy: Utilize the City's planning processes to form a welcoming, safe, and active environment for people by developing a unified streetscape design for each neighborhood and activity center. Each site and development plan should include a streetscape design that features:

- A. Building setbacks and entrances.
- B. Sidewalk and crosswalk design.
- C. Transit facilities and parking areas.
- D. Public areas such as courtyards, plazas, and pocket parks.
- E. Street furniture such as lighting fixtures, benches, bike racks, bus stop shelters, kiosks, and trash receptacles.
- F. Building, street, and wayfinding signage.

Page Reference: 1A-14

Policy 4.5 Landscape Design. *Definition:* A landscape design is a plan that blends the built and natural environment together by incorporating landscape materials into the design and planning of the built environment.

Policy: Development projects shall promote the community character and resource conservation by incorporating a landscape plan that addresses the development's visual appearance, neighborhood compatibility, and maintenance needs of the development. Criteria to consider when developing landscape design plans include:

- A. Overall visual appeal of landscape design.
- B. Use of drought tolerant native species and plant materials.
- C. Provision of shade and sitting areas.
- D. Buffering of incompatible uses and structures with walls, fencing, and landscaping.
- E. Use of reclaimed water and ability to minimize irrigation schedules.
- F. Suitability of landscaping materials to the site based on the future health and maintenance of the plants, streetscape, and other structures.
- G. Compatibility with abutting and/or adjacent properties.

Page Reference: 1A-14 (cont'd)

Policy 4.6 Façade Design. *Definition:* Façade is a term used to refer to the front exterior of a building or other exterior sides when they are emphasized.

Policy: The City shall ensure that building façades are compatible with the surrounding neighborhood and consistent with the architectural character of the Venice community. Façade designs should:

- A. Establish a visually pleasing overall building appearance.
- B. Utilize a hierarchy of vertical and horizontal expressions.
- C. Respond to the lines and forms of adjacent buildings to create a unified street-oriented environment.
- D. Provide a clear and inviting building entrance.
- E. Feature architectural details.
- F. Avoid uninterrupted blank walls.
- G. Encourage the use of recessed doorways and windows.

Page Reference: 1A-15

Objective 5 Community Level Development Standards. Implement the City's Livable Communities Planning Framework through the future development of the City's neighborhoods, villages, and activity centers.

- Policy 5.1 Land Development Regulations. By 2010, establish land development regulations and development practices based upon the livable community development standards and site plan standards for:
- A. Interconnected Transportation Design.
 - B. Service Facilities and Infrastructure Systems.
 - C. Building Structures.
 - D. Parks and Public Spaces.
 - E. Design and Architectural Character.
- Policy 5.2 Balance of Land Uses. Ensure that the City has a balance of commercial, residential, green space, and community public space areas by ensuring that site and development plans:
- A. Provide appropriate space for commercial, office, and professional uses based upon the development's uses and needs of the surrounding local area.
 - B. Establish urban density and intensity standards
 - C. Address the need for a variety of community housing options including rental and owner-occupied multi-family residences and single-family homes.
 - D. Create open green space areas that all community members can utilize and benefit from.
 - E. Provide a variety of active and passive community spaces including parks, courtyards, plazas, fountains, playgrounds, beaches, and fields.

Page Reference: 1A-16

- Policy 5.3 Natural Environment. Protect the City's native environment by ensuring that future development mitigates impact on the natural environment by:
- A. Setting aside natural protective areas from development areas.
 - B. Protecting natural viewsheds, vistas, green spaces, and focal points.
 - C. Ensuring development projects only utilize natural areas for low-impact natural activities such as walking trails, picnic areas, and canoe areas.
 - D. Preventing sprawl by protecting undeveloped natural habitats and promoting and directing new development, redevelopment, and infill of established areas.

Page Reference: 1A-16 (cont'd)

- Policy 5.4 Pedestrian-Friendly Multi-Modal Transportation Networks. Provide a variety of transportation alternatives that meet the needs of the City's multi-generational residents, workforce, and visitors by:
- A. Establishing integrated street networks which include walkable short block streets, sidewalks, crosswalks, traffic calming devices, and urban trails network.
 - B. Providing bike-ped infrastructure and facilities.
 - C. Incorporating reduced street width standards.
 - D. Providing transit resources and facilities.
- Policy 5.5 Public Facility and Services Planning. Provide for the community's public service needs by coordinating future development projects with public service and facility planning by:
- A. Coordinating land development practices with public facility and service planning and budgeting.
 - B. Implementing established level of service standards for parks, utilities, schools, and transportation systems.
 - C. Ensuring future development pays for its impacts.
 - D. Coordinating development practices with the Capital Improvement Schedule.

Page Reference: 1A-17

- Policy 5.6 Active Streets. Protect Venice's quality of life and small town character by fostering active streets that feature:
- A. Buildings oriented to the street, civic areas, and other public spaces.
 - B. Buildings that define street public space and create sense of enclosure.
 - C. Active street-oriented uses such as outdoor cafes, seating areas, public art features, arcades, colonnades, entry porches, and front stoops.
 - D. Harmonious design, architectural interest, and unified design character.

Page Reference: 1A-17

- Policy 5.7 Community Parks and Public Places. Promote livability and social interaction through the development of active, functional, and well-design community parks and public places by:
- A. Providing a variety of community spaces that meet the multi-generation needs of the Venice community such as picnic and seating areas, gazebos, fountains, playgrounds, sport courts and fields, and beaches.
 - B. Incorporating community outdoor spaces within all development projects; locating and sizing these spaces so they are functional and support public interaction and use.
 - C. Siting community places that are centrally located, accessible to all community members, and vary in size, composition, and purpose.
 - D. Locating parks and public spaces within ¼ mile of residential areas or mixed use developments.
 - E. Incorporating outdoor furnishings, recreational facilities, and other community amenities.
 - F. Utilizing landscape and hardscape features to help provide community spaces definition and character.
 - G. Establishing a convenient, safe, and accessible urban trail system which connects community places with neighborhoods, activity centers, and other community spaces.
 - H. Utilizing shade features such as canopy trees to regulate temperature and improve comfort of outdoor spaces.

Page Reference: 1A-18

Objective 6 Block Level Standards for Master Planning and Mixed-Use Development. Promote integrated, mixed-use developments by ensuring each site and development master plan provides for a variety of uses and design features.

- Policy 6.1 Active Public Realm and Mixed-use Developments. Promote engaged communities that foster an active public realm and mixed-use developments by encouraging:
- A. Multi-purpose, mixed-use developments which seamlessly blend residential, business, and civic uses together.
 - B. Building exteriors that face the public street and civic spaces.
 - C. Outdoor seating areas, arcades, and colonnades.
 - D. Integrated natural and built environmental features.
- Policy 6.2 Human Scale Buildings and Streetscapes. Promote human scale buildings and streetscapes in which people feel comfortable interacting with the public realm. Human scale buildings and streetscapes are defined as buildings and streetscapes that are compatible with human dimensions and acceptable to public perception and comprehension in terms of the size, height, bulk, and/or massing of buildings, streetscape features, and other components of the built environment. Development features that promote human scale include:
- A. Tiered building heights that define street public space, taper massing of structures, and create sense of enclosure.
 - B. Upper floor balconies and vistas.
 - C. Eroded building corners on buildings with corner lots.
 - D. Entry porches, stoops, and upper floor balconies and windows.
 - E. Recessed entrances, entry plazas, and courtyards.
 - F. Multiple building entrances oriented to, and interacting, with the street.
- Policy 6.3 Design Features. Promote community character by encouraging development projects to include district architectural and landscape design features including:
- A. Varied building styles, colors, facades, and rooflines.
 - B. Landscaping and hardscaping designs that include a street level tree canopy, variety of low plants and landscape materials, coordinated street furnishings, and a wide palette of colors and textures.
 - C. Well-designed street windows along business corridors and main streets.

Page Reference: 1A-19

Objective 7 Interconnected Transportation Design. Provide for the needs of pedestrians, bikers, transit riders, and motorists by ensuring each site and development project to support the City’s integrated multi-modal transportation network.

- Policy 7.1 Multi-modal Accessibility. Provide varied opportunities for accessing the surrounding community by ensuring that each development proposal address the needs of pedestrians, bikers, transit riders, and motorists by providing:
- A. Sidewalks and entranceways which allow pedestrians and cyclists to enter the building without crossing auto-oriented driveways, parking lots, and turn lanes.
 - B. Bike-ped facilities (i.e. back racks, benches, street lighting).
 - C. Landscape and hardscape features to provide a pedestrian-friendly streetscape and to buffer auto-oriented facilities, public infrastructure, and other incompatible land uses.
 - D. Alley-oriented driveways or reduced driveway widths.
 - E. Well-defined street cuts, turn lanes, and driveways.
 - F. Parking appropriate to the building use and surrounding land areas.

- Policy 7.2 Parking Structures and Facilities. Provide parking facilities compatible with pedestrian-oriented urban land uses and meet the auto-mobility needs of the surrounding community by:
- A. Designing parking structures and facilities that are compatible with the local area’s form, architecture, scale, massing, and building materials.
 - B. Developing multi-use parking structures with active uses along the street front.
 - C. Placing parking areas behind other neighborhood properties to reduce its visibility from the public realm.
 - D. Disguising parking structures within well-designed facades to maintain an uninterrupted street block.
 - E. Allowing pedestrian access to parking structures from well defined and lighted gateways.
 - F. Utilizing alleys for parking access, as feasible to the site design and master plan.

Page Reference: 1A-20

Objective 8 Block Level Standards for Service Facility and Infrastructure Systems. Provide for the community's public service and utility needs by coordinating the City's land use, public facility, and utility infrastructure planning efforts.

- Policy 8.1 Public Service and Infrastructure Systems. Minimize impact on public services and infrastructure systems by implementing energy and resource efficient building practices such as:
- A. Green building and sustainable design practices.
 - B. Co-location of community service and infrastructure systems, facilities, and operations.
 - C. Renewable and alternative energy resources.
 - D. Green, recycled, or energy efficient products.
 - E. Waste reduction and recycling.
 - F. Water conservation and xeriscaping.
 - G. Integrated pest management practices.
- Policy 8.2 Service Facilities and Infrastructure Placement. Contribute to the overall design and character of the site plan by buffering the view of incompatible uses and public infrastructure facilities from public areas and viewpoints. Site plan petitions shall consider the:
- A. Location and screening of service areas and mechanical/electrical equipment to reduce their visibility.
 - B. Landscape and hardscape design infrastructure buffers that compliment the area's architectural features.
 - C. Types, styles, and design of trash and recycling enclosures, street furnishings, signs, and lighting systems.

Page Reference: 1A-21

Objective 9 Block Level Standards for Parks and Public Spaces. Contribute to the City's sense of place, livability and recreational opportunities by incorporating parks and public spaces within new development projects.

- Policy 9.1 Welcoming Outdoor Spaces, Parks, and Public Spaces. Future development shall provide welcoming places for outdoor activities including on-site plazas, interior courtyards, patios, terraces, and gardens by:
- A. Siting outdoor spaces compatible with the location and scale of adjacent streets, buildings, and uses.
 - B. Utilizing outdoor spaces to establish seamless transitions between the interior and exterior of buildings.
 - C. Locating park and public spaces in the public realm to promote the visual and physical connections to the street.
 - D. Designating the use of outdoor spaces through a mixture of landscape and hardscape materials.
 - E. Proportioning outdoor spaces to the public through well-defined sizes, locations, and materials.
 - F. Creating a network of spaces by linking adjoining areas together with sidewalks, paths, and walkways.
- Policy 9.2 Outdoor Rooms and Gathering Places. Create comfortable, attractive, and purposeful outdoor rooms and gathering places by ensuring that site plans:
- A. Provide ample space and facilities for human activities such as sitting, relaxing, socializing, and dining.
 - B. Create comfort by providing shade through landscape materials and structural shadows.
 - C. Use gardens, plant boxes, furniture, and lighting to give the space shape, visual appeal, life, and purpose.
 - D. Promote activity by locating cafes, shops, and water features around the edge of the street and public realm.
 - E. Create safety by though high visibility, eyes on the street, brightness, and by preventing isolated dark spaces.
 - F. Establish focal points through use of public art, fountains, and civic buildings.

Page Reference: 1A-22

- Policy 9.3 Functional Open Spaces. Allow all community members to benefit from development's open spaces by utilizing them as community assets and incorporating such areas into the master plan. Potential uses for open space areas include:
- A. Passive recreation parks (i.e.: dog walk areas, urban trails, picnic areas, and exercise trails).
 - B. Stormwater facilities.
 - C. Integrated greenway areas that connect adjacent neighborhoods, villages, and activity centers together.
 - D. Transitional areas by locating open spaces and parks at the edge, between, and adjacent to adjoining neighborhoods, villages, and activity centers.
 - E. Special event facilities and festival areas.

Page Reference: 1A-22 (cont'd)

Objective 10 Building Structure Development Standards. Support Venice's distinct community identity by ensuring the form and function of building structures are compatible with surrounding land uses and with the community's established character.

- Policy 10.1 Building to Block Compatibility. Future development shall promote its connection to surrounding buildings and support the quality of the street block by:
- A. Designing the building according to established sector area and city design and development standards.
 - B. Ensuring that the property use is compatible with and supportive of the surrounding land uses.
 - C. Establishing compatible massing and height standards based on the surrounding land uses, building designs, and block architectural features.
 - D. Transitioning building intensities, development densities, and land uses between commercial and residential areas.

Page Reference: 1A-23

- Policy 10.2 Unified Community Character. Establish a unified community character by ensuring that new development addresses the relationship with surrounding buildings, structures, and land uses. Site plan petitions shall consider the following qualities of adjacent properties and developments:
- A. Roof lines, building heights, and architectural features.
 - B. Building envelope (i.e.: massing, scale, and footprint).
 - C. Location of preserved natural areas, transportation facilities, public services, and infrastructure systems.
 - D. Placement of community places (i.e.: parks, courtyards, plazas, green space, and other public spaces).
 - E. Local area development standards.
- Policy 10.3 Building Facades. Contribute to a cohesive street character and promote architectural unity through its façade design by:
- A. Establishing a building's overall appearance on a defined set of proportions and design features.
 - B. Utilizing vertical and horizontal lines to establish a sense of order and consistent form.
 - C. Mirroring design elements, lines, and features from the surrounding neighborhood.
 - D. Proving a clear pattern of building openings that unify a block.
 - E. Avoiding uninterrupted street walls.

Page Reference: 1A-23 (cont'd)

- Policy 10.4 Rooflines. Create a unique building silhouette and establish visual interest by varying the style, form, and color of a development's rooflines. Building rooflines shall:
- A. Complement the composition of the building and the surrounding area.
 - B. Utilize high quality roof materials visible from the street and other public spaces.
 - C. Feature well placed, designed, and detailed cornices and parapets in conjunction with a flat roof.
 - D. Locate or screen rooftop equipment so that it is not visible from the street and other public spaces.
 - E. Give consideration to potential views of the rooftop from adjacent buildings.

Page Reference: 1A-24

- Policy 10.5 Building Entranceways and Access Points. Establish easily distinguished, welcoming building entrances and access points that add character, identity, and interest by:
- A. Providing well-marked, articulated entrance features.
 - B. Orienting main entrances to the street; buildings with multiple street fronts should have multiple entrances.
 - C. Relating the size and scale of a main entrance to the scale of the street
 - D. Accentuating the entrance and building lobby with prominent design features and architectural components.
 - E. Encouraging the use of public art, architectural features, and landscape materials to accentuate building entrances.
 - F. Limiting breaks in the street wall to pedestrian access points, vehicular entrances, public spaces, and terminating vistas.
 - G. Building at, or near, the edge of the sidewalk and restrict grade separations in mixed-use buildings.

Page Reference: 1A-24 (cont'd)

- Policy 10.6 Massing and Bulk Standards. Establish human scale buildings and structure by ensuring new development is proportional to the scale, massing, and bulk of surrounding land uses and buildings. Site plans shall:
- A. Maintain a unified building scale, based on development characteristics and standards of the local area.
 - B. Orient the building placement to the street and other public spaces.
 - C. Employ strong building forms to demarcate gateways, focal points, vistas, intersections, and corners.
 - D. Utilize articulated sub-volumes as a transition in size to adjacent historic or residential structure.
 - E. Establish a three dimensional character as a building rises skyward, differentiating between building levels.
 - F. Emphasize horizontal dimensions to promote the buildings connection to the street.
 - G. Create entry porches and stoops by allowing shallow setbacks and a minor grade separation between the first floor and sidewalk where residential uses occupy the first floor.

Page Reference: 1A-25

- Policy 10.7 Landscape and Shade Areas. Enhance visual interest, promote Venice's character, and conserve natural resources by landscaping buildings and structures according to neighborhood development standards. Criteria to consider when evaluating development plans include:
- A. Use of native plants that have adapted to local climate and watering conditions.
 - B. Materials that reflect the scale, texture, and colors of the surrounding areas.
 - C. Sustainability of landscaping materials based on its size, location, and relationship to the built environment.
 - D. Maintenance needs of hardscape materials, streetscape furnishings, and lighting fixtures based on the effects of Venice's tropical environment.
 - E. Use of public art and water features, vistas, and focal points.
 - F. Buffering of incompatible uses and structures such as parking facilities and infrastructure systems.
 - G. Meeting rooms and conference space.

Page Reference: 1A-85

Objective 15 Future Development Practices. Ensure the City’s future development practices pay for the impact it causes; provide for the needs of current and future populations; coordinated with the City infrastructure systems, public services; and protect natural habitats and species.

- Policy 15.1 Development Capacity and Resources. Coordinate the expansion of public services, infrastructure and facilities with the development of land to ensure:
- A. Future development patterns are compatible with the City’s built and natural environment, physical infrastructure, and public services and facilities.
 - B. There is sufficient capacity and fiscal resources to meet the demands of current and future residents and businesses.
 - C. The capacity of existing facilities and infrastructure is utilized to maximum potential.
- Policy 15.2 Development Pay As You Grow. Ensure that growth pays for its impacts to the City’s public facilities and infrastructure systems by preventing development from taking place until the funding has been programmed through the adopted Capital Improvements Schedule, private financing, or independent special purpose units of government including Community Development Districts. Such public facilities, infrastructure, and services include:
- A. Transportation.
 - B. Utilities (potable water, wastewater, stormwater, and solid waste).
 - C. Emergency services (fire and police).
 - D. Parks and recreation.
 - E. Other city services.
- Policy 15.3 Concurrency Management. Utilize the City’s building and development processes to require all development orders to comply with the City’s established concurrency management system regulations.
- Policy 15.4 Parks and Public Spaces Development. Utilize the site and development process to ensure that all new residential and mixed-use developments have appropriate park, recreation, and public space resources based on the project size and community needs.

Page Reference: IA-85 (cont'd)

- Policy 15.5 Natural Open Space Development. Utilize the site and development process to ensure development projects plan for natural open spaces and features in all new and redevelopment projects. Such open space plans should consider, but not be limited to, the utilization of:
- A. Preservation of existing native vegetation on site for use as natural open spaces after project completion.
 - B. Existing natural areas and native vegetation as open space areas and conservation areas.
 - C. Connection to adjacent neighborhood open spaces and natural areas.
 - D. Neighborhood buffers as connected greenways.
 - E. Stormwater systems built to include features of wetland areas.

Page Reference: IA-86

- Policy 15.6 Environmental Best Management Practices. Incorporate best management practices for environmental protection into the City's land development processes. These practices include:
- A. Maximizing existing public facilities and infrastructure systems prior to expanding the system.
 - B. Containing wastewater facilities during a stormwater event.
 - C. Minimizing stormwater system overflow during storm events and reducing water quality impacts to receiving waters.
 - D. Protecting natural water sources and environmentally sensitive land areas from the impact of development.
 - E. Coordinating water quality monitoring, waste disposal, and stormwater management practices with partner entities.
 - F. Minimizing the impact of wastewater facilities on the environment.
 - G. Managing new development within the coastal planning areas as defined in the Coastal and Waterway Management Element.
- Policy 15.7 Green Design. Significantly reduce or eliminate the negative impact of buildings on the environment and building occupants by utilizing the City's site and development processes to promote site and green building design and construction practices:
- A. Sustainable site planning.
 - B. Safeguarding water and water efficiency.
 - C. Energy efficiency.
 - D. Conservation of materials and resources.
 - E. Indoor environmental quality through nontoxic materials and adequate ventilation.
 - F. Providing density bonus for projects that meet or exceed LEED green building design standards.

Page Reference: 1A-86 (cont'd)

- Policy 15.8 Public Facility and School Siting. Locate public facilities and schools based upon the needs of local neighborhoods and activity centers. Place prominent civic buildings and facilities in locations that maximize their visual exposure and physical connectivity. Siting criteria include:
- A. Surrounding land uses
 - B. Transportation network.
 - C. Neighborhood demographics (i.e. families with young children, active adults, and seniors).
 - D. Proximity of similar facilities and properties.
 - E. Future development impacts.
 - F. City demands and needs.
 - G. Neighborhood design standards.
 - H. Adequacy of essential services and infrastructure (i.e. fire, police, solid waste, utility, etc.).
 - I. Cost effectiveness of service delivery to site.

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- Policy 15.9 Facility Partnerships. Identify opportunities for co-locating programs, sharing public systems, and creating multi-use facilities with other private and public partner entities including Sarasota County, Sarasota County School Board, YMCA, Gulf Coast Community Foundation of Venice, and Boys and Girls Club. Potential facility partnerships include:
- A. Parking, stormwater, potable water, and refuse systems.
 - B. Schools, parks, concert stages, and physical fitness facilities.
 - C. Meeting rooms and conference space.

AUDIENCE

PARTICIPATION



ADJOURNMENT