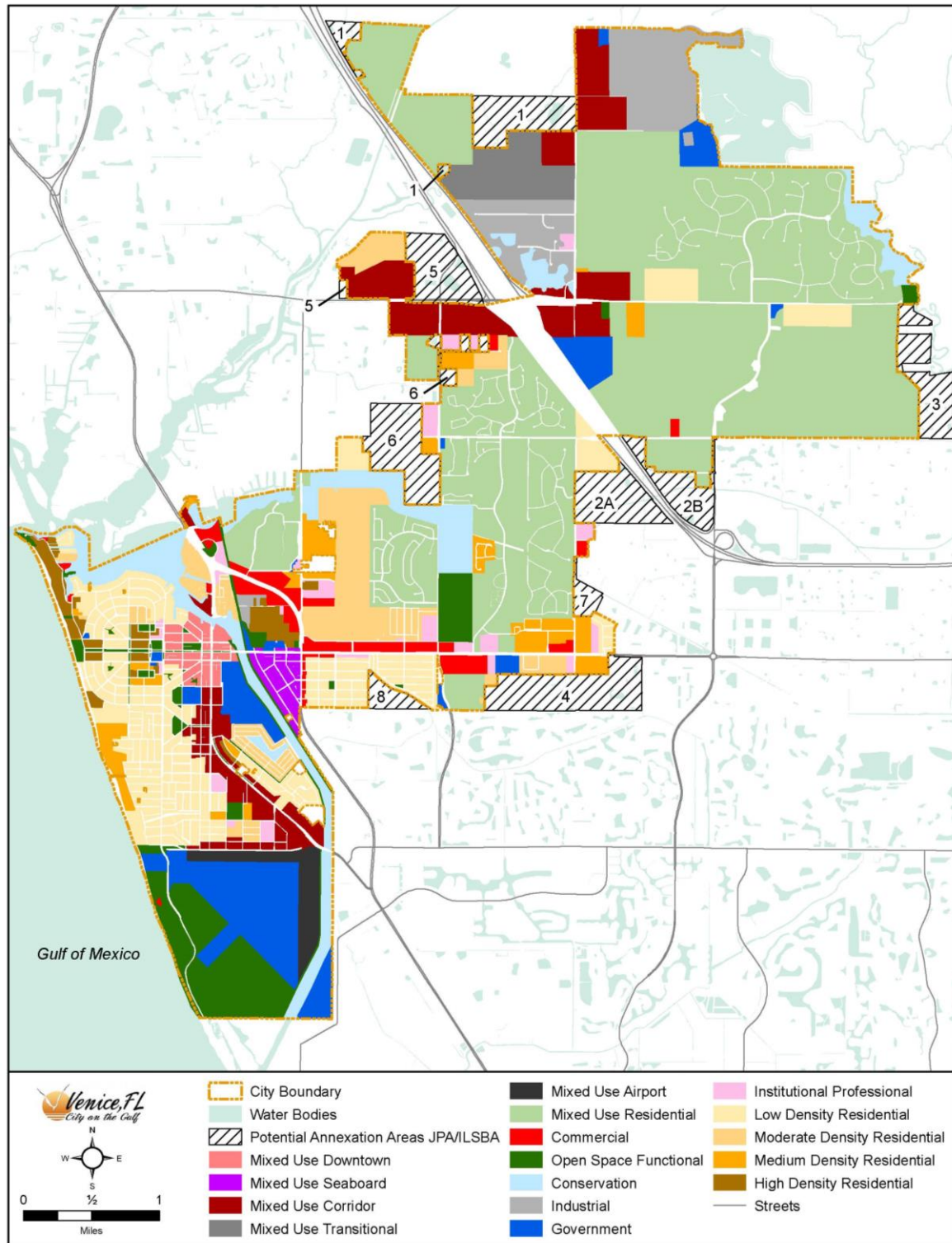


24-35CP – Comprehensive Plan Evaluation and Appraisal Staff Report



Introduction

The City of Venice Comprehensive Plan was adopted in 2017 after a complete re-write of the 2010 version. It has been periodically amended during the time since its adoption through the city's petition process. Overall, this document continues to serve the city well.

According to the Department of Florida Commerce regulations, all comprehensive plans in the state of Florida must undergo an evaluation and appraisal process at least once every seven years. It is important to note that the evaluation and appraisal process is not a re-write of the Comprehensive Plan, rather, it updates the existing plan.

The evaluation and appraisal must address consistency with changes in state statutes regarding local community planning and relevant agency directives since the last update of the comprehensive plan. It is also required that the community update data, such as population, and that the data used covers a ten year period at a minimum. During the in-depth review of the city's Comprehensive Plan for these items, typographical errors and language that needed clarification to improve readability were discovered.

An important goal was to make the city's Comprehensive Plan ADA compliant so that it could be returned to the City's website and allow ready access for the public to the most recent version of the document.

Amendments Made

The City of Venice 2017-2027 Comprehensive Plan was written with the 1926 John Nolen Plan in mind and that was retained in the update. No substantive changes have been made to the document, aside from the addition of coastal resilience and the addition of required statutory language regarding solar facilities.

The amendments fell into the following three types:

- Changes to Florida Statutes
- Amendments that maintain consistency with chapter 163.3177 of the Florida Statutes
- Non-substantive, series of "clean-up" items that address consistency of terminology, correct typographical / scrivener's errors and otherwise generally add or revise wording for reader clarity
- In the acronyms and definitions section, terms not in the text of the document were deleted, while others found to be needed were added

I. PROJECT DESCRIPTION

State law requires cities and counties to conduct an Evaluation and Appraisal of their Comprehensive Plan at least once every seven years. In accordance with Section 163.3191, Florida Statutes (F.S.), a determination must be made as to whether amendments to the Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

Consistent with state law, Planning and Zoning staff reviewed the City of Venice 2017-2027 Comprehensive Plan. Through this process it was determined that amendments were necessary to reflect changes in state statutes since the last update to the Comprehensive Plan. In addition, staff noted typographical errors and needed updates.

An official letter was submitted to the Florida Department of Commerce (DOC) on May 16, 2024, and we received official confirmation of receipt on May 20, 2024. The proposed amendments are due for transmittal

to the DOC by May 16, 2025. Some of the proposed amendments concerning updates are included in the agenda packet.

A public workshop was held during the August 20, 2024 Planning Commission meeting. Feedback was received and questions were answered. Following the public workshop, an in-depth analysis of the proposed changes was conducted.

The next steps are to hold a public hearing before the Planning Commission, followed by a first reading before City Council. The package of amendments will then go to the DOC for approval before returning to City Council for a second reading.

The Planning and Zoning Department is making these changes to keep our Comprehensive Plan in compliance with state law.

II. PLANNING ANALYSIS

Land Development Code

Section 87-1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application. The Code specifies that:

- A. *The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- B. *The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- C. *The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*

Consistency with the Comprehensive Plan

Consistency is the regulatory requirement for comprehensive plans to avoid conflict with State or regional plans. This update adds the required data changes and state regulation to achieve compliance.

Florida Statutes

The proposed Comprehensive Plan Amendment will be processed through the State's expedited review process. This will require a recommendation from Planning Commission to City Council. City Council will then hold a transmittal hearing. Upon approval by City Council, the amendment will be transmitted to the State Department of Commerce for review prior to final adoption by City Council.

The following criteria are typically used in Comprehensive Plan amendments but much of it does not apply to an update because we are not making any substantive changes, either to the existing text or maps. However, we are attempting to respond to the Statutes regardless, as evidenced in the staff responses.

- I. *Section 163.3177(6)(a)2*

Fla. Stat. § 163.3177(6)(a)2 contains ten criteria for evaluating future land use plan amendments, and this section of the report includes staff responses to each.

2. *The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:*
 - a. *The amount of land required to accommodate anticipated growth.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It involves the entire city, not a specific amount of land.

b. *The projected permanent and seasonal population of the area.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. Population projections are provided as part of the update.

c. *The character of undeveloped land.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It does not specifically address the character of undeveloped land.

d. *The availability of water supplies, public facilities, and services.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. Water supplies, public facilities, and services remain the same.

e. *The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. This has no effect on any blighted areas and doesn't impact nonconforming uses.

f. *The compatibility of uses on lands adjacent to or closely proximate to military installations.*

Staff Response: The City of Venice is not adjacent to or closely proximate to any military installations.

g. *The compatibility of uses on lands adjacent to an airport.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It does not impact the compatibility of land adjacent to the airport.

h. *The discouragement of urban sprawl.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It does not impact urban sprawl.

i. *The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It is not intended to impact job creation, capital investment, and economic development.

j. *The need to modify land uses and development patterns within antiquated subdivisions.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It has no impact on antiquated subdivisions.

II. *Section 163.3177(6)(a)8*

The second of the three statutory provisions that provide direction on how plan amendments should be reviewed is contained in Fla. Stat. § 163.3177(6)(a)8, provided in this section. Staff responses are provided for these three considerations.

8. *Future land use map amendments shall be based upon the following analyses:*

a. *An analysis of the availability of facilities and services (Level of Service Analysis for Public Facilities).*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It will not alter the availability of facilities and services.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It is not intended to impact the character of the undeveloped land, soils, topography, natural resources, or historic resources.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. There is no minimum amount of land applicable.

III. *Section 163.3177(6)(a)9*

The third statutory provision that provides direction for reviewing plan amendments is contained in Fla. Stat. § 163.3177(6)(a)9:

9. *The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It does not encourage the proliferation of urban sprawl.

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant has identified the following four indicators that could apply to the subject petition, and both the applicant and staff have provided response to these:

(I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It is not intended to direct or locate economic growth and associated land development.

(II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It does not impact the provision of public infrastructure and services.

(III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It is not intended to change development, housing choices, or multimodal transportation.

(VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Staff Response: The amendment is updating our existing comprehensive plan according to State requirements. It does not change the balance of land uses.

Conclusions/Findings of Fact: Staff has provided analysis of the proposed Future Land Use Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.

III. CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Comprehensive Plan Amendment Petition No. 24-35CP.