

Narrative, Comprehensive Plan Compliance Report and Base Analysis

The proposed Comprehensive Plan Text Amendment, filed under protest, proposes to modify Strategy LU 4.1.1, Figure LU-13, of the Comprehensive Plan. At the time of adoption of the current Comprehensive Plan in November of 2017, certain transitional strategies related to building height and architectural requirements were placed in the Comprehensive Plan carrying forward Policies of the 2010 Comprehensive Plan until such time as the City's Land Development Regulations were adopted to implement the 2017 Comprehensive Plan.

The proposed amendment is limited to height limitations of the South Laurel Neighborhood Planning Area within Strategy LU 4.1.1, Figure LU-13, which City staff has determined limits building heights to 42 feet until such time as the City's Land Development Regulations are adopted to implement the 2017 Comprehensive Plan.

The applicant believes Strategy LU 4.1.1, Figure LU-13, includes specific exclusion from the 42 foot height limitation for properties which were zoned to a City of Venice zoning designation prior to May 1, 2009, and that for such properties the height limitation is the maximum building height approved through such rezoning.

The applicant is the contract purchaser of such a property within the South Laurel Neighborhood Planning Area, which was rezoned prior to May 1, 2009, with a maximum building height of 57 feet. The applicant currently has pending a Site & Development Plan and Conditional Use application for a proposed development with building heights greater than 42 feet, but less than 57 feet.

In order to resolve the dispute over the interpretation of Strategy LU 4.1.1, Figure LU-13, the applicant proposes to amend Figure LU-13 by striking the 42 foot height limitation for the South Laurel Neighborhood Planning Area.

The City's update to its Land Development Regulations have now more than four years underway, and there is no certainty on a timeframe for final completion. It is important to note, however, the applicants proposed development is consistent with the current draft of the City's update to the Land Development Regulations with respect to building heights.