



**City of Venice
Planning and Zoning Department
Memorandum**

To: Mayor and City Council

From: Roger Clark, AICP, Planning Manager

Date: February 23, 2021

RE: Hurt Property Comprehensive Plan Amendment Petition No. 19-08CP
Response from the Department of Economic Opportunity (DEO)
Request for Adoption with Revisions

On November 17, 2020, City Council approved, on first reading, Ordinance No. 2020-37 for transmittal of Comprehensive Plan Amendment Petition No. 19-08CP to the Florida State Department of Economic Opportunity (DEO). Consistent with Florida Statutes, staff transmitted the amendment for DEO review and consideration. In a letter dated January 6, 2021, the DEO replied with no comments on the amendment and indicated the City may adopt, adopt with changes or not adopt the amendment. There were comments provided by the Florida Department of Transportation and the Florida Department of Environmental Protection. However, it does not appear that these comments will form the basis for a challenge to the amendment after adoption.

The purpose of this memo is to indicate changes to the adopted amendment that are a result of discussions held between the City Attorney, Planning staff and the applicant. It was determined that the changes to Strategy LU 1.2.9.e, identified below in ~~strike-through~~/underline format, provide for more specific standards to review for compatibility when industrial uses are proposed in the MUT:

Strategy LU 1.2.9.e – Transitional (MUT)

3. All Non-Residential Uses are permitted. Industrial Uses shall be limited to the area south of Salt Creek and its southern branch and, notwithstanding Strategy LU 1.2.11, compatibility of Industrial Uses with other uses within the MUT category shall ~~be subject to the considerations of Strategy LU 1.2.8.~~ require consideration and application of the compatibility review procedures in Strategy LU 4.1.1, Policy 8.2. Upon adoption of compatibility standards in the City's Land Development Regulations (LDRs) and the repeal of Policy 8.2, the standards in the LDRs shall be applied.

These changes are reflected in Exhibit A attached to Ordinance No. 2020-37 and will be used to update the Comprehensive Plan where necessary. Staff is requesting City Council consideration of the revised language as indicated for adoption with revisions of proposed Comprehensive Plan Amendment Petition No. 19-08CP.