



MEMORANDUM

FROM: Amy Nelson, AICP, Planning Manager
DEPT: Planning and Zoning
TO: Mayor and Council
DATE: 01/06/2023
RE: Venice Unites Response Letter, LDR References
SUBJECT: Current Land Development Regulations

Land Development Regulations references:

1. North and South Edge Districts:

Table 2.3.4. Downtown Edge Development Standards

Downtown Edge Development Standards Table		
Standard		Measurement Requirement
Building Height		35' by right 75' through Height Exception ^a Subject to Section 4: Compatibility
Building Placement (min/max) ^b	Front (Street)	0' / 20'
	Side	0' / 10'
	Rear	0' / 20'
	Waterfront	20'
Lot	Length (min)	100'
	Width (min)	50'
	Coverage (min/max)	50% / 75% 100% coverage permitted if parking structure is provided
% Requirement		80%

Building Frontage Requirement	Encroachments	Maximum Length: 25' or 50% of building frontage, whichever is lesser Maximum Encroachment: 6' Minimum Clearance: 8'
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of Design Alternative request, building placement and building frontage requirements may be modified to accommodate the AUA
	Entrances	Oriented to street. Prioritization order of primary streets shall govern placement of entrances.
Architecture ^c	Style	Venice Historical Precedent
Parking	Placement	Side / Rear Parking within 50' of waterfront must provide for a landscaped buffer consisting of a continuous hedge at a height of 6' at installation.
	Percentage of Minimum Parking Required	50%
	Access	Side/Rear
	Loading ^d	See Section 3.6.5: Design Standards
<u>Downtown Edge Development Standards Table Notes</u>		
<p>^a <u>Height Exception.</u> Any Height Exception shall require, at a minimum, a vertical mix of uses (residential, office, retail/commercial) with a maximum 85% of Gross Floor Area dedicated to any singular use. Additional architectural features are required and will be reviewed during the Height Exception application process.</p> <p>^b <u>Building Placement.</u> Where adjacent to or fronting existing waterway, the BTZ may be increased up to 50' to accommodate boardwalks and other publicly accessible recreational features.</p> <p>^c <u>Architecture.</u> As some parcels located in the Downtown Edge district are also located within the Historic Venice or Venetian Theme Architectural Districts, new construction or substantial improvements may be subject to Section 7: Historic and Architectural Preservation Controls and Standards.</p> <p>^d <u>Parking-Loading.</u> Loading/unloading is not permitted on Tamiami Trail or Harbor Drive. Parking and loading shall not encroach, infringe or otherwise hinder accessibility through or along any alleyway.</p>		

2. Chapter 89, Sec. 2.2.A:

2.2. Wildlife and Habitat Protection Assessment

- A. **Applicability.** A Wildlife and Habitat Protection Assessment (WHPA) shall be required for all development petitions that include new development of areas larger than five (5) acres. This assessment shall be included in the binding master plans for rezoning to Planned Districts, as well as the applications for preliminary plats and site and development plans. The objective of

this assessment is to identify, if applicable, any impacts of development on unique habitats and protected, endangered, or threatened species. Where a project has completed a WHPA through prior petitions or applications, the date of the WHPA is not older than one (1) year, and the conditions of the subject properties have not changed, a new WHPA shall not be required.

3. Chapter 87:

2.2.4.5. Planned District Standards

A. Planned Unit Development (PUD)

7. **Non-Residential Uses.** Non-residential uses are limited to a maximum of five (5) percent of the total acreage and shall meet the requirement of Comprehensive Plan Strategy LU 1.2.16. Non-residential uses in a PUD shall be appropriately located so as to serve one or several neighborhoods within convenient traveling distance in order to reduce vehicle trips outside of the area. Such uses are not intended to be automotive-oriented; therefore, convenience store with fueling stations, car wash, vehicle sales and rentals, vehicle service, and similar automotive-oriented activities are prohibited. Professional and business offices and other similar uses are encouraged. Orientation to and compatibility with the neighborhoods to be served are critical; non-residential uses are intended to be ancillary to the areas they serve.

2.2.7. Traditional Zoning Districts Use Table

The Traditional Districts Use Table shall regulate allowable principal uses in the Traditional Districts. Section 2.4 of this LDR shall define each use found in the Traditional Districts Use Table and provide typical characteristics, permitted accessory uses, exceptions and use standards.

TRADITIONAL DISTRICT USE TABLE																					
KEY: P = Permitted C = Conditional Use X = Use Not Permitted P* = As Permitted by the Planned District	Residential										Non-Residential						Planned			Definitions/Standards	
	RSF1	RSF2	RSF3	RSF4	RMF1	RMF2	RMF3	RMF4	RMHP	RMHS	OPI	CM	IND	CON	REC	GOV	PUD	PCD	PID		
COMMERCIAL USE CLASSIFICATION																					
RETAIL:																					
Retail Sales and Service (single user less than 65,000 square feet)	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P*	P*	X	2.4.5.A	
Retail Sales and Service (single user 65,000 square feet or larger)	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P*	P*	X	2.4.5.B	

1.7.3. Planned District Zoning Amendments

B. Additional Application Requirements.

1. Evidence of unified control of all land within the proposed planned district zoning district.
2. The applicant shall, by ordinance or separate written, signed, and notarized Development Agreement, agree to:
 - a. Proceed with the proposed development according to the provisions of this chapter and such conditions as may be set forth as a condition of approval for the development;
 - b. Provide agreements, contracts, deed restrictions and sureties acceptable to Council for completion of the development according to the provisions and plans approved at the time of acceptance of the area for a Planned District, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense;
 - c. Bind successors in title to any commitments made under subsections (2)a and (2)b, above.
3. Transportation Analysis. If the proposed project generates 50 or more new or net PM peak hour trips, then a traffic study shall be submitted per Section 5.2: Mobility. Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and Sarasota County staff (if applicable).
4. A statement of the land use density/intensity sought for the Planned District and supporting evidence or documentation justifying the request.
5. A Binding Master Plan depicting the zoning standards and requirements of the proposed planned district zoning district, including the following at a minimum:
 - a. Location Information and Site Data:
 - i. The title of the project and the names of the professional project planner and the developer.
 - ii. Scale, date, north arrow and general location map.
 - iii. Boundaries of the property involved, including tabulations for gross acreage and depictions of all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.
 - iv. Density/intensity of land uses (number of dwelling units per dwelling type and/or non-residential square footage by use type).
 - v. Location of landscaped areas and typical cross sections.
 - vi. Location of buffers including typical cross sections.
 - vii. Location of fencing and berms including typical cross sections.
 - viii. Tabulations and location of open space, common use areas, and amenities (if any).
 - ix. Location of stormwater areas.

- x. Location of vehicular use areas and access.
- xi. Utilities by type and connection points to the public systems.
- xii. Environmental Assessment Report consistent with Chapter 89.
- xiii. Street network.
- xiv. Pedestrian and multimodal systems.
- xv. Location of land use areas with corresponding permitted uses.

b. Zoning Standards. The following standards may be standalone or, if clearly defined, combined documents or plan sheets:

- i. Permitted uses by land use area, accessory uses, and use restrictions.
- ii. Maximum nonresidential square footage (if permitted) in floor area ratio format.
- iii. Maximum number of dwelling units (if permitted).
- iv. Type and number of dwelling units.
- v. Maximum heights of all proposed structures.
- vi. Setbacks and lot/tract dimensions.
- vii. Mobility Plan including street types and identifying circulation elements including driveways, transit, vehicular, pedestrian and bicycle components, as applicable.
- viii. Open space plan including standards for functional and conservation (minimum percentage/acres by type).
- ix. Compatibility plan, consistent with Section 4: Compatibility.
- x. Parking plan providing standards for all use types.
- xi. Signage plan.
- xii. Architectural plan (if applicable).
- xiii. Landscaping plan.
- xiv. Outdoor Lighting plan.

c. The standards contained in this LDR will be the default for any area where the application does not indicate standards specific to the proposed planned development zoning district.

4. Venice Avenue District:

Table 2.3.3. Venice Avenue Development Standards

Venice Avenue Development Standards Table		
Standard		Measurement Requirement
Building Height (max)		35'
		45' through Height Exception Subject to Section 4: Compatibility
Building Placement (min/max) ^a	Front (Street)	0' / 2'
	Side	0' / 2'
	Rear	0' / 20'
	Waterfront	20'
Lot	Length (min)	100'
	Width (min)	25'
	Coverage (min/max)	75% / 100%
Building Frontage Requirement	% Requirement	100%
	Encroachments	Maximum Length: 50% of building frontage Maximum Encroachment: 2' Minimum Clearance: 8'
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of Design Alternative request, building placement and building frontage requirements may be modified to accommodate the AUA.
	Entrances	Oriented to street. Prioritization order of primary streets shall govern placement of entrances.
Architecture ^b	Style	Venice Historical Precedent
Parking	Placement	Rear. Side may be permitted through a Design Alternative
	Percentage of Minimum Parking Required	No parking required
	Access	Rear
	Loading ^c	No loading required
<u>Venice Avenue Development Standards Table Notes</u>		
^a <u>Building Placement</u> . Where adjacent to and/or fronting existing waterway, Build-To-Zone (BTZ) may be increased up to 50' to accommodate boardwalks and other publicly accessible recreational features.		

^b Architecture. As some parcels located in the Venice Avenue district are also located within the Historic Venice or Venetian Theme Architectural Districts, new construction or substantial improvements may be subject to Section 7: Historic Architectural Preservation Controls and Standards.

^c Loading. Loading/unloading is not permitted on Venice Avenue, Tamiami Trail, or Harbor Drive. Parking and loading shall not encroach, infringe or otherwise hinder accessibility through or along any alleyway.

SECTION 9. GENERAL DEFINITIONS

9.1 Defined Terms

- A. Definitions. The following words, terms and phrases, when used in this LDR, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building Height: A specific height expressed in feet. Height shall be defined as the vertical distance measured from the greater of the following; FEMA first habitable floor requirement, 18 inches above the Florida Department of Environmental Protection requirement for the first habitable floor structural support, 18 inches above the elevation of the average crown of the adjacent roads, or the average natural grade unaltered by human intervention, and shall be measured to the highest point of a flat roof; the deck of a Bermuda or mansard roof; or the midline of a gable, hip, or gambrel roof.