



CITY OF VENICE
Office of the City Manager

TO: Mayor and City Council
FROM: Ed Lavallee, City Manager
DATE: October 28, 2013
RE: Ordinance 2013-06

At the October 22, 2013 meeting of the Venice City Council a resident of the Edgewood residential neighborhood addressed the Council and requested that the Council repeal a portion of Chapter 86 of the Land Development Code (LDC), Article VII, Section 86-550, which relates to non-conforming uses and structures. The resident, Conrad Meyer, expressed concerns over provisions of Ordinance 2013-06 that allows continuing existence of non-conformities of uses, structures and lots. Council has directed staff to respond to the comments and the request made by Mr. Meyer.

In March 2013, Council received a report from the Community Development Director advising of a series of workshops that had been recently held to address sections of the Land Development Code regarding non-conformities. In February 2013, the Planning Commission reviewed proposed text amendments to the relevant sections of the LDC and gave unanimous approval. Provisions for replacement, restoration, or alteration of non-conformities are included in the section of the Code that was under review and for which amendments were approved by staff, the Planning Commission, and the City Council.

The amended section of the Code (86-550) allows non-conforming uses, structures, and lots to exist subject to provisions of this Article (VII). Also, under provisions of the amended language an increase in non-conformity of a non-conforming structure may be allowed. The property at issue presently contains a non-conforming building with respect to setback requirements. Enactment of the amendments to 86-550 allows for the improvement of existing structures and overall enhancement of the developed property. The plan design as submitted to the City is in compliance with relevant sections of the LDC.