




CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: Edward Lavallee, City Manager 
THRU:  Kelly Fernandez, Assistant City Attorney
FROM:  Jeff Shrum, AICP, Development Services Director
SUBJECT: Resolution No. 2015-12 Schedule of Fees and Waiver of Public Workshop
DATE: February 2, 2017

Resolution No. 2015-12 is the result of discussion by City Council at the January 24, 2017 meeting to address certain City properties that still retain Sarasota County Zoning but have been treated as having City zoning. The City attorney explained short term and long term approaches to address this issue. The long term approach to resolve the issue City wide is to update the entire zoning map as part of the rewrite of the land development code (LDR) to differentiate City/County zoning designations for all properties within the City limits. This effort would be a substantial project in itself. Considering the LDR update, current petition work load, and comprehensive plan update, staff does not see this as a viable project at this time (even managing the project through consultants) without a significant change in priorities.

As a result, the short term approach was also proposed to deal with the issue on an interim basis until the entire City zoning map can be revisited as part of the LDR update. The short term approach is a case by case basis as needed when significant development activities/zoning standards apply. In these instances, staff will initiate (at the owners' authorization) a concurrent zoning petition to provide the property with the appropriate City zoning district. However, this will still result in a delay in certain development projects. The purpose of the attached resolution for a waiver of zoning amendment fees and the neighborhood workshop requirement is to minimize this delay. We are also working on development of a map to help staff and citizens identify which properties currently have Sarasota County zoning.

A little background...as I indicated in the City Council meeting, this issue goes back to 1978. Much of the staff and public confusion on this issue centers around depictions on subsequent zoning maps. Specifically, the confusion arises in situations where the property has a zoning designation name that is exactly the same as a City zoning district name however, the map does not provide further clarification or indication on the source of the zoning be it City of Venice or Sarasota County. This confusion does not exist where properties have a Sarasota County zoning district designation that does not exist within the City's zoning code, i.e. OUE (Open Use Estate). To be clear, this resolution is not intended to apply in these situations.