



City of Venice
Development Services Department

MEMORANDUM

To: City Council Members
Ed Lavalley, City Manager
David Persson, City Attorney
Lori Stelzer, City Clerk

From: Jeff Shrum, Development Services Director



Date: January 16, 2018

Re: May 26, 2015 Agreement - Work Assignment #2 Kimley Horn & Associates: Update Land Development Regulations

On January 12, 2018 the 2017-2027 Comprehensive Plan became effective necessitating the need for the City to proceed with updating the Land Development Regulations (LDR). The purpose of the LDR update is to provide for consistency and implementation of the Comprehensive Plan through the LDR's. To provide some background on the topic, the City has not completed a comprehensive update of the LDR's (sometimes referred to as the Zoning Code) since its implementation in 1978. The adoption of a new comprehensive plan provides good reasons to conduct this update. Further, the update is also mandated by state law to ensure consistency and implementation of the Plan.

In preparation of this work assignment, staff worked closely with the consultant to review the format and process of the update to ensure: opportunities for public input, minimize impact to City staff, and produce the desired product in the least amount of time. As a result, it became clear that the work assignment needed to be split into two phases. The first phase is budgeted in the current FY 2018 budget for funding not to exceed \$325,000 while the remaining \$106,000 would come in the second phase of the project for a total project costs of \$431,000. To clarify, there were two important factors that led to the additional costs of this project. The primary factor was 1) Impact to City staff (ability to maintain the project and continue to provide daily activities) and the secondary factor was to maintain delivery of the LDR update as timely as possible (18 months instead of 2+ years).

The work assignment has been reviewed by legal and finance staff. Staff and a representative from the Consultant will be on hand should you have any questions. We look forward to getting started on this important project.

Cc: LDR Update File