

Development Services Update City Council – August 28, 2018

UPDATE TOPICS:

Planning and Zoning:

- County Zoned Properties (how to proceed)
- LDR Update – Status Report
- Staffing

Building:

- Permitting Statistics
- TrackIT Permitting Software - Status
- Staffing

Code Enforcement:

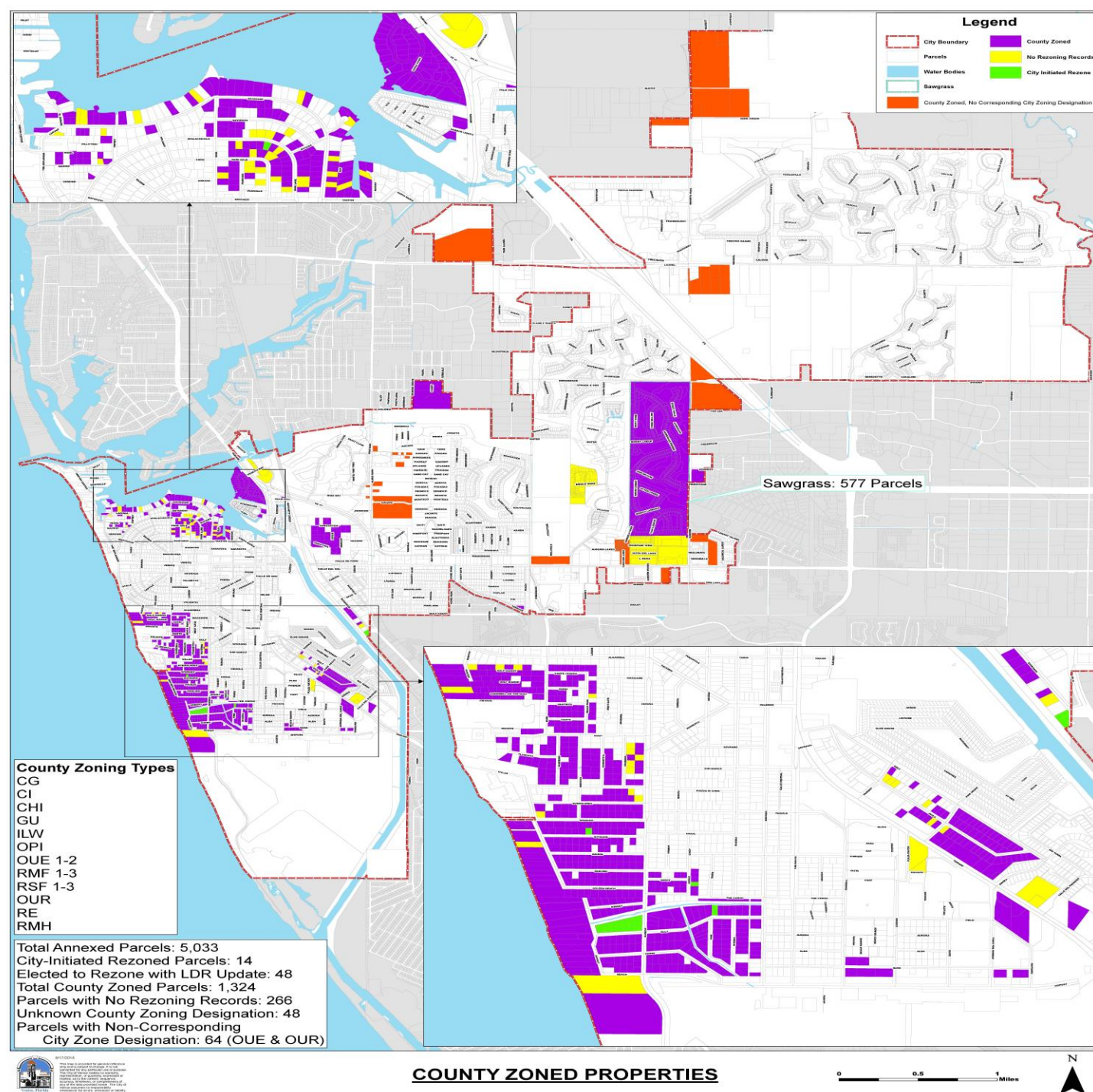
- Enforcement Activities
 - Resort Dwelling / Short Term Rental Monitoring
 - Business Tax Receipts
 - Sea Turtles
- Staffing

Planning and Zoning

August 28, 2018 update

County Zoned Properties:

- 1,324 total parcels
- 266 (still checking – no records of rezoning)
- 14 resolved to date (48 signed agreements)
- 64 Properties will be indicated as County zoned as part of LDR update (Red parcels on map).



County Zoned Properties: How to Proceed?

- Stop processing City initiated rezoning's at this time.
- Continue to take in agreements for building permits to have their property zoning resolved as part of the LDR update. Allows building permits (only) to be processed consistent with the attorneys recommendation from March 9, 2017.
- Resolve MOST (not all) of the properties with County zoning to run concurrent with the new Zoning map for the LDR update:
 - Provide notification to all County zoned properties that the City will be rezoning their property from X designation Sarasota County to X designation City of Venice (excluding OUE, OUR...all properties that have a County zoning that has no corresponding City designation).
 - Certain properties (Sawgrass) and property owners that do not want their property changed may need to be pulled from the LDR update and addressed on case by case basis.
 - Change the zoning map to add a Sarasota County zoning district/color and reflect all OUE, OUR and other County zoning districts as one color and one designation (makes it very clear those properties will need to seek a City rezoning). I
 - It is our intention to notify all of these property owners that you will need to seek a rezoning with the City. **Question – do we establish a timeframe for this to be completed?**

City of Venice Land Development Regulations Status Report

August 2018

Update Overview

Public Input: all stages of the project



Approach is different from the Comprehensive Plan Project:

- 1) Consultant/staff will provide 1st draft language
- 2) Planning Commission – review / ok for public workshops
- 3) Public Workshops - Key topics / Mixed Use Form Based Code

NEW LDR OUTLINE

EXISTING LAYOUT

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- The diagram illustrates the mapping from the existing layout to the new LDR outline. Blue arrows indicate the following connections:
- From 'Chapter 86 - LAND DEVELOPMENT CODE' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Chapter 90 - BUILDINGS AND BUILDING REGULATIONS' to 'CHAPTER 90 – Buildings'.
 - From 'Chapter 94 - CONCURRENCY MANAGEMENT' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Chapter 98 – FLOODS' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Chapter 106 - NATURAL RESOURCES' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Chapter 118 – VEGETATION' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Chapter 122 – ZONING' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Catch All Chapter' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Floodplain Management' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Sea Turtle Regulations' to 'CHAPTER 86 – Land Development Regulations'.
 - From 'Trees - Incorporation of Sarasota County Regulations' to 'CHAPTER 86 – Land Development Regulations'.
- I. CHAPTER 86 – Land Development Regulations
- I. Purpose and Applicability
 - II. General Administrative Provisions
 - III. Administration and Review Authorities
 - IV. Comprehensive Plan and Relationship to the LDRs
 - V. Development Review Procedures
 - VI. Concurrency / Mobility
 - VII. Zoning Districts
 - VIII. Mixed Use Districts – Using Form-Based Code
 - IX. Design and Development Standards
 - X. Specific Use Standards
 - XI. Nonconforming Uses and Structures
- II. CHAPTER X.X. – Environmental
- III. CHAPTER 90 – Buildings

Land Development Regulations:

Chapter 86 - LAND DEVELOPMENT CODE

Chapter 90 - BUILDINGS AND BUILDING REGULATIONS

Chapter 94 - CONCURRENCY MANAGEMENT

Chapter 98 – FLOODS

- Floodplain Management

Chapter 106 - NATURAL RESOURCES

- Sea Turtle Regulations

Chapter 118 – VEGETATION

- Trees - Incorporation of Sarasota County Regulations

Chapter 122 – ZONING

- Catch All Chapter

Currently in process

- I. Purpose and Applicability
- II. General Administrative Provisions
- III. Administration and Review Authorities
 - Roles, Responsibilities, and Makeup of existing Boards.
- IV. Comprehensive Plan (2017) and Relationship to the LDRs

Currently in process

V. Development Review Procedures

- Comprehensive Plan Amendments
- Rezones
- Site and Development Plans
- Platting
- Conditional Use Process
- Special Exception Process
- Construction Plan Review and Permitting
- Variances
- Temporary Uses

Process terminology subject to change (i.e. Conditional Use, Variance, and Special Exception)

Exploring Revisions to Process:

- 1) **Concept Approval** - public hearings.
- 2) **TRC** - staff technical review combines Site and Development with Construction Plan.
- 3) **Permits** -apply/obtain all necessary permits.

Currently in process

VI. Zoning Districts

- Zoning Map
- & 2017 FLUM
- Residential
- Non- Residential
- Open Space
- *Historic District Considerations*
- *County Zoned Properties: Separate project to tie into updated zoning map for LDR update.*

VII. Mixed Use Districts – Using Form-Based Codes

- **Downtown**
- Seaboard
- Tamiami Trail Corridor
- Gateway Corridor
- Laurel Road Corridor
- Knights Trail Corridor

Currently in process

VIII. Design and Development Standards

- Trees (separate project, FY 2019 budget)
- Landscaping
- Buffering
- Berms, Walls, and Fences
- Sidewalks
- Parking
- Signs
- Structures Over Water
- Telecommunications

Other topics

IX. Specific Use Standards

- Alcoholic Beverages
- Home Occupations

X. Nonconforming Uses and Structures

I. CHAPTER X.X. – Environmental

II. CHAPTER 90 – Buildings

LDR Project Completion: September 30, 2019.

Building

August 28, 2018 update

ACTIVITY REPORT July 2018

BUILDING DIVISION

(Total Number of Working Days = 207)

PERMITS ISSUED REPORT

TYPE OF PERMIT	YEAR TO DATE LAST YEAR FISCAL YEAR 16-17 (Oct. 1 - July 31)			YEAR TO DATE FISCAL YEAR 17-18 (Oct. 1 - July 31)		
	Permits Issued	Valuation	Revenues	Permits Issued	Valuation	Revenues
Commercial:						
New Building	3	\$2,577,640	\$39,235.26	24	\$69,089,681	\$998,015.47
Addition	0	\$0	\$0.00	1	\$37,507	\$841.35
Remodel	59	\$18,882,147	\$290,165.94	58	\$4,270,259	\$79,376.88
Tenant Buildout	3	\$344,633	\$6,324.99	3	\$431,331	\$7,698.03
Multi Family	12	\$11,493,947	\$162,543.30	15	\$23,519,497	\$334,691.30
Single Family:						
New	218	\$59,522,219	\$959,238.19	229	\$70,800,496	\$1,088,480.06
Addition	18	\$1,519,525	\$18,559.87	27	\$1,837,409	\$31,444.19
Remodel	209	\$6,447,211	\$139,071.49	173	\$7,375,660	\$136,485.10
Mobil Home Install	11	\$65,900	\$4,982.38	9	\$59,662	\$4,478.17
Pool	101	\$4,328,064	\$81,961.42	88	\$4,004,681	\$74,134.91
Minor Work	152	\$597,956	\$11,466.85	326	\$1,769,299	\$24,704.00
Other	3,528	\$23,346,414	\$432,491.09	3,660	\$28,767,419	\$463,112.61
TOTAL	4,314	\$129,125,656	\$2,146,040.78	4,613	\$211,962,901	\$3,243,462.07

Significant increase in commercial permitting

Equals 295 multi-family units.

Note: Valuation values may vary.

Valuations have almost doubled with a minor increase in permit numbers = More substantial projects.

PLANS REVIEWED

YEAR TO DATE LAST YEAR FISCAL YEAR 16-17 (Oct. 1 - July 31)	YEAR TO DATE FISCAL YEAR 17-18 (Oct. 1 - July 31)
2,852	4,722

65% increase in Plans Reviewed

TECHNICAL INSPECTIONS

	YEAR TO DATE LAST YEAR FISCAL YEAR 16-17 (Oct. 1 - July 31)	YEAR TO DATE FISCAL YEAR 17-18 (Oct. 1 - July 31)
BUILDING DEPARTMENT	18,350	17,913
FIRE DEPARTMENT	286	311
STORMWATER	403	313
ZONING	266	330

25% increase in zoning inspections

TrackIT Software Implementation

- **TRAKIT – replaces and enhances multiple city systems:**
 - GeoTrak – provides integrated GIS functionality for property management data on a parcel basis. Also will allow citizens to search geographically for items such as permits and code enforcement.
 - PermitTrak – allows for tracking, coordination of permits and the permit review process.
 - ProjectTrak – Provides tracking for projects that include multiple permits including all associated review procedures.
 - CodeTrak – Provides code enforcement tracking
 - LicenseTrak – Provides system tracking and updating of licenses and for contractors license holders to keep their information updated to ensure automatic population for permit applications (streamlines process).
 - AECTrak – overall system management for system data.
- **Itrakit** – Provides integration of real time inspection results and inspection routing and updates as inspections on completed
- **Etrakit** – provides contractor/applicant ability to track detailed status of their projects online. Improves and adds applications and permits that can be applied for online (Business tax receipts).
- **TRAKIT GO LIVE Date: January 1, 2019**

Building - Staffing

- FY 2019 Budget Revision (additional staff not included in the budget workshop presentation):
 - Plans Examiner
 - Divisional Permit Coordinator
- Currently Vacant: Deputy Building Official, (2) Inspector Positions.

Code Enforcement

August 28, 2018 update

Copy of Host Compliance Software - Dashboard



Address Identification Dashboard

Listings in/near jurisdiction

161

STR Rental Units in or near Jurisdiction

New Last Week / Last Month

11

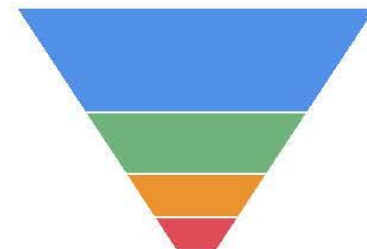
STR Rental Units Added Last Month

% of STR Properties in or near Jurisdiction successfully identified

80.1%

STR Rental Units with Street Address Identified

Listings Funnel



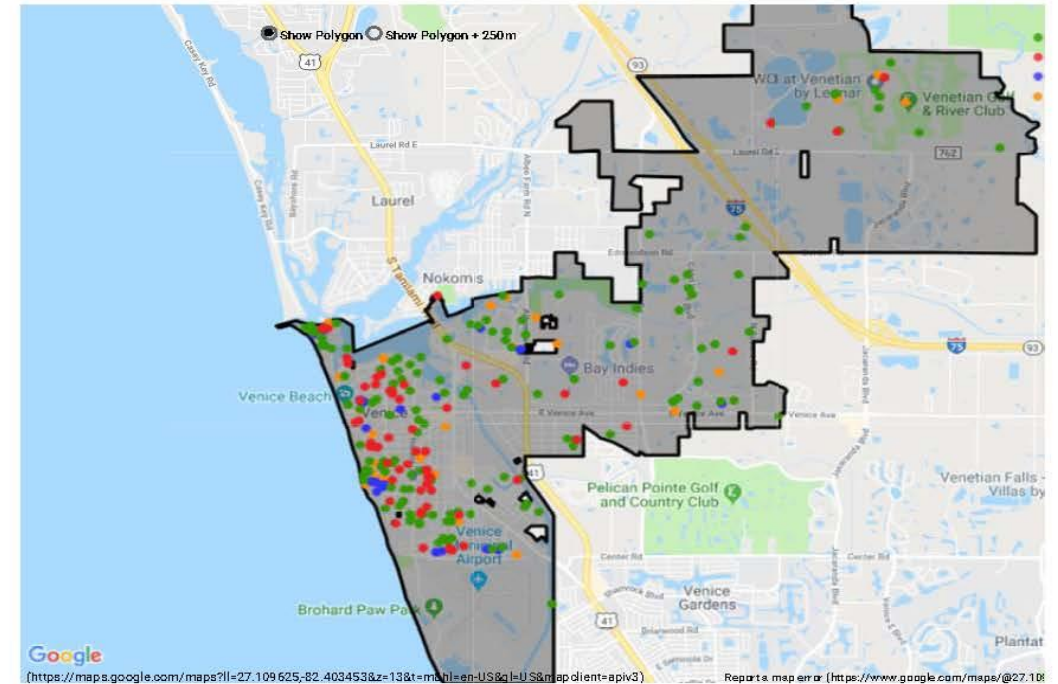
- Total Listings in or near Jurisdiction (394)
- STR Listings in or near Jurisdiction (231)
- STR Rental Units in or near Jurisdiction (161)
- Identified STR Rental Units in Jurisdiction (129)

Land Use Compliance Status

My Dashboards

Venice

Map of Listings



Listing types

Listings / Week



Summary of Activities

- FY 2017: 1,135 cases FY 2018: 1, 681 cases to date
- 94 current active cases as of August 17, 2018
- SeeClickFix – Since July 2018 there have been 20 cases submitted through SeeClickFix. Three are under investigation/active 17 have been abated.
- Short term rentals/resort dwellings: First pass of tracking software initiated 33 cases for violation of resort dwelling ordinance (all have abated). Second round will be to review 118 advertisings for Business Tax Receipts.
- Proactive Project – Review of Business Tax Receipts (BTR) City Wide: 1,480 active BTR, 498 expired. To date completed first sweep for about 40% of the City:
 - 171 expired no longer operate in the City
 - 51 cases initiated for no BTR
 - 64 new businesses have applied for BTR
- Sea Turtle cases – This season: over 100 reports submitted by MOTE. As a result, staff has made 37 inspections and spent 16 hours working outside normal hours for investigations for compliance with lighting regulations.
- Other hours worked outside normal = 6 hours three different days (covering 4-6 PM).
- Officer work schedules continue to be staggered to allow for weekend enforcement coverage for hours 8-4, 7 days a week.

Code Enforcement - Staffing

- All positions filled (one officer is out on an approved leave of absence - due back the middle of September).