



City Of Venice  
Development Services Department  
**MEMORANDUM**

**To:** Mayor and City Council  
**From:** Jeff Shrum, AICP, Development Services Director  
**Date:** January 16, 2019  
**Re:** **Text Amendment No. 18-05AM – Amendments to Allow the Issuance of Limited Construction Permits for Certain Land Development Projects**

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**Text Amendment:** The proposed text amendments will afford certain land development activities to be able to obtain limited construction permits (silt fence, clearing and grubbing, grading, and deep foundations) prior to review and approval of plans (site and development, preliminary plats, other development processes) for projects as defined in the proposed amendments to Section 86-50 (b) and (c). The amendments specifically include several section of the City's Code of Ordinances as follows:

Amending Chapter 86, Land Development Code, Article VIII, General Administrative Provisions:

**Amending** Sec. 86-49, Site and development plan and zoning reviews;

**Amending** Sec. 86-50. - Construction plan review and permit by adding subsection (b) and (c) to allow for the issuance of limited construction permits for certain non-residential and residential projects;

**Amending** Division 2. - Subdivision Design Standards, Sec. 86-232. - Minimum improvements;

**Amending** Division 5. - Landscaping Requirements, Sec. 86-433. - Plan approval;

Amending Chapter 74 Utilities, Article V. - Stormwater Management. Division 2. – Control and Disposal:

**Amending** Sec. 74-264. - Runoff of stormwater and best management practices (BMPs) for construction sites.

At their January 15, 2019 meeting, the Planning Commission voted 5-2 recommending approval to City Council of the Text Amendment No. 18-05AM. To continue the processing of this petition, please complete the following:

- Schedule the two public hearing before City Council and send us a copy of the legal advertisements.
- Send us the draft ordinance for our review.
- File CC 18-05RZ has been created in Legistar for the text amendment with the necessary attachments. Please reformat as needed for City Council.

The Planning and Zoning Division may receive written correspondence on this petition, which we will forward to your office.

cc: File No. 18-05AM