

CITY OF VENICE LAND DEVELOPMENT REGULATION UPDATE

January 16, 2019

OVERALL OBJECTIVES OF THE PROJECT

1. Revise LDRs to implement the new Comprehensive Plan
2. Correct known deficiencies of the current LDR's
3. Enhance LDRs with current, state-of-the-art approaches

Overall approach is different from Comprehensive Plan Revision:

- **Staff and consultant to develop and draft new LDRs (less visioning from Planning Commission and City Council)**
- **Planning Commission review and comment**
- **Public input on Form-Based Code and a general review of revised drafts before finalization.**
- **Council review and adoption.**

MAJOR COMPONENTS OF THE PROJECT

Form-Based Codes for Mixed Use Areas

- 6 Mixed-Use Areas
 - Regulating Plan (Map) with Subdistricts (15 – 18 total), and Selected Street Types
 - Development Standards with Frontage Requirements for each subdistrict
 - Allowed Uses for each subdistrict
 - Boundary Transition Requirements

Traditional Code

- Zoning Map
 - Revised and Consolidated Districts
 - Elimination of Overlay Districts
 - Removal of County Zoning Designations
- Design Standards
 - Parking
 - Landscaping and Buffering
 - Signs
 - Etc.

Technical / Special Standards

- Mobility and Concurrency Requirements
- Environmental and Coastal High Hazard Standards
- Historical and Apartment District Requirements
- Other

Players, Processes, and Procedures

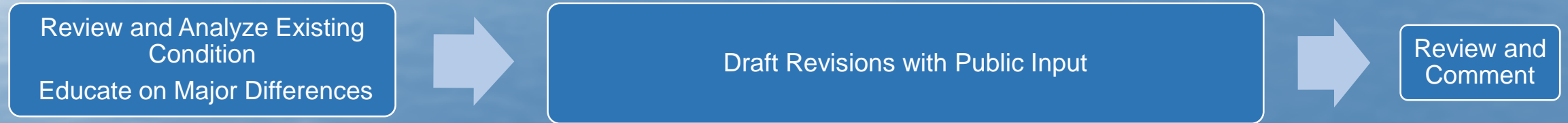
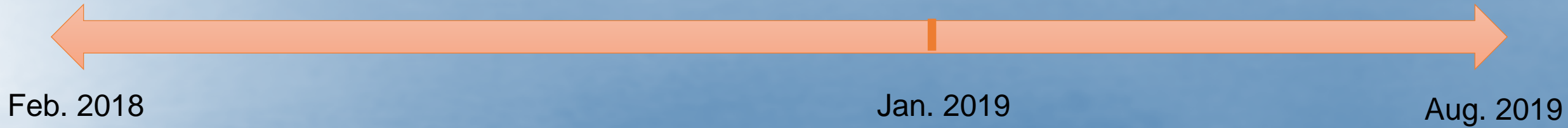
- Council, Boards, Staff roles and responsibilities
- Processes:
 - 10 to 12 distinct types
 - Documentation and procedural requirements for each

STAFFING – WORK LOAD HISTORY

- Petitions are not the only metric for measuring demand on staff but it does provide a good ‘barometer’.
 - Petition numbers by Year:

• 2014	41
• 2015	44
• 2016	47
• 2017	67
• 2018	71
• Currently being processed	40

PROJECT TIMELINE



ISSUES IMPACTING TIMELINE

- Overall complexity of the task and the time needed to effectively analyze, develop, and communicate changes to the LDRs.
- Level of land development petitions, which to date have taken priority over this project.
- Amount of desired community involvement; particularly, with respect to the Form-Based Code for the Mixed-Use Areas.
- Level of desired / required City Council input.
- Staff availability and staff turnover.
- Unanticipated requests for new ordinances, special projects, etc.
- Any unanticipated changes in legislative requirements.