



**CITY OF VENICE
DEVELOPMENT SERVICES DEPARTMENT**

MEMORANDUM

TO: Planning Commission Members

FROM: Jeff Shrum, Development Services Director

SUBJECT: Land Development Regulations Update: April 17, 2019 Workshop (Discussion/Direction) – Mixed Use Districts

DATE: April 11, 2019

The purpose of this meeting is to review in more detail the overall approach to the form based code for the comprehensive plan designated mixed use areas (excluding MUR). The following topics are a starting point for the discussion and you may have others to add to the list:

- Subareas (zoning districts) – the information provided starts to discuss of delineating all of the subareas/zoning districts for each of the mixed use areas. This will be a significant discussion as the purpose is to identify areas where development standards and use types should be different.
- Street Hierarchy – the topic of street hierarchy recently introduced at the workshops is also provided for discussion and direction.
- General Development Standards – the development standards for each of the mixed use areas is also provided for discussion and direction. This will be important to provide the distinction between various subareas and to distinguish mixed use areas from standard zoning districts.
- Allowable Use Table – there will likely be an ongoing discussion on this topic as the LDR update project moves forward. The discussion on this topic will cover the proposed direction on uses, important things to keep in mind for taking away/adding uses from what is currently allowed, and comparison to existing zoning district uses.
- Definitions – the definitions play an integral part to provide further clarification to the use table as the table cannot provide a listing for all possible uses. It is a tool to help make determination for use types that do not squarely fit into one category.

Staff and the consultant will be on hand to provide the overview and direct the discussion for this workshop.