



City of Venice Land Development Code Update

January 2020

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Background & Purpose

The City of Venice Land Development Code Update

- Updates the Zoning Code to implement the City's 2017-2027 Comprehensive Plan
- Proposes traditional and innovative approaches to the code
- Reorganizes the code for increased understanding, predictability, and usability

City of Venice
Comprehensive Plan

VENICE 2017-2027

Overview of Today's Workshop

Topics/Sections for Review:

- Table of Contents
- Section 3: Review Bodies and Review Processes





Table of Contents

Chapter 87 - Land Development Code

- Section 1 – Introductory Provisions
- Section 2 – Comprehensive Plan and Relationship to LDC
- ✓ Section 3 – Review Bodies and Review Processes
- Section 4 – Traditional Districts
- Section 5 – Mixed-Use Districts
- Section 6 – Use Definitions and Use Standards
- Section 7 – Design and Development
 - 7.1 – Architecture
 - 7.2 – Subdivision and Site and Development
 - 7.3 – Signs
 - 7.4 – Parking
 - 7.5 – Landscaping, Trees and Buffering
 - 7.6 – Fences and Walls
 - 7.7 – Lighting
 - 7.8 – Alcohol Beverages
 - 7.9 – Telecommunications
 - 7.10 – Airport
 - 7.11 – Historic
- Section 8 – Nonconformities
- Section 9 – General Definitions

Approach

For this section, we will focus on:

- Discussion Items
- Providing feedback on current processes and proposed processes





SECTION 3
Review Bodies and
Review Processes

**Discussion Item:
Boards & Processes**

SUMMARY OF REVIEW AUTHORITY

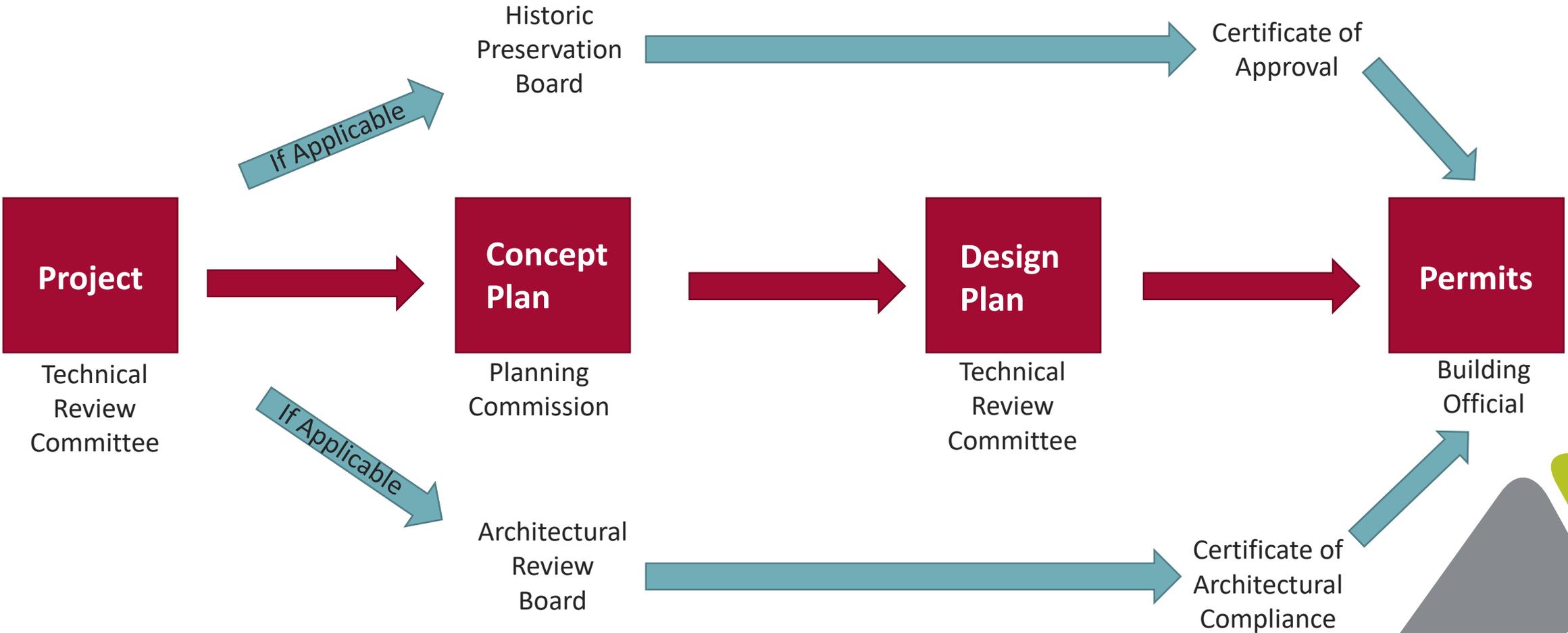
PROCESS	CONCEPT PLAN		REVIEW BODIES						PUBLIC NOTICE			
	NBCP	BCP	DSD	TRC	ARB	HPB	PC	CC	Mailed Notice	Posted Notice	Publication Notice	Workshop
Annexation				R			RR	D	Y	Y	Y	Y
Comprehensive Plan Map Amendment				R			RR	D	Y	Y	Y	Y
Comprehensive Plan Text Amendment				R			RR	D			Y	
Zoning Map Amendment	Y			R			RR	D	Y	Y	Y	Y
Zoning Text Amendment				R			RR	D			Y	
Planned Developments		Y		R			RR	D	Y	Y	Y	Y
Exceptions												
Conditional Use		Y		R			D	A	Y	Y	Y	Y
Height Exception		Y		R			D	A	Y	Y	Y	Y
Design Alternative*		Y		R			D	A				
Variance				R			D	A	Y	Y	Y	
Subdivision Plats												
Preliminary Subdivision Concept Plan		Y		R			D	A				
Subdivision Technical Plan				D			D*					
Final Plat				R				D				
Site and Development												
S&D Concept Plan		Y		R	D	D	D	A				Y
S&D Technical Design Plan				D			D*					
Building Permits				D			A					
Temporary Use Permits			D				A					
Vested Rights			R					D				
Lot Split Process												
Parking Plan												

Summary of Review Processes & Authority



Discussion Item:
Approval Process For Concept
Plan and Design Plan

Proposed Concept and Design Plan Approach



PLANNING COMMISSION REVIEW

CONCEPT PLAN

Must be Comprehensive Plan and Land Development Code compliant and include:

1. Aerial View
2. Map showing:
 - General Road Layout
 - Stormwater Location
 - Environmental Conditions (Including Location of Venetian Trees)
 - Proposed Buffers
 - Location & Types of Uses (incl parking areas)
 - Building Footprints/Locations
3. Architecture Compliance via a Rendering or Illustration
4. Site Data Table, Including Density and Intensities of Development
5. Exceptions (i.e., Design Alternative)

VS

TRC (STAFF) REVIEW

DESIGN PLAN

Must match the concept plan, but also shall include all items to ensure technical compliance:

1. Stormwater, drainage, grading
2. Utility location
3. Lighting footprints
4. Landscape plan
5. Existing trees
6. Parking spaces
7. Design Alternative*



Example
Concept
Plan

Site Location . . . N15



DRAFT

Example
Concept
Plan



Example Architectural Rendering

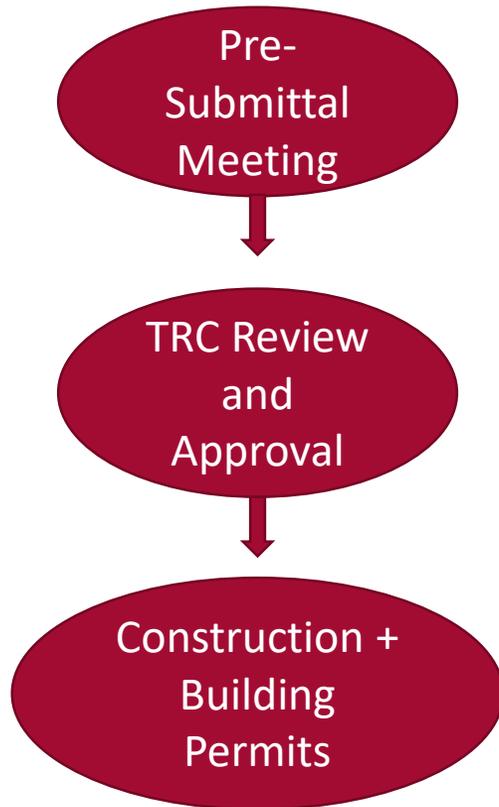


Discussion Item: Peer Comparison

Comparing Current Review Processes

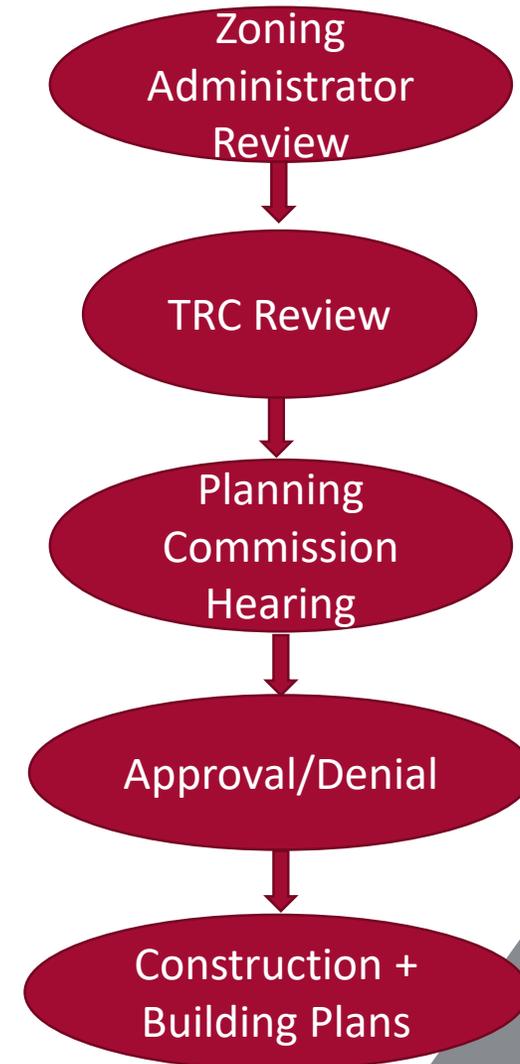
Ex: Site and Development Plan

Sarasota County



*Note: No public hearing required for a “By-Right” Site and Development Plan

City of Venice



**Discussion Item:
Standards for Approval**

Current Planning Commission Standards for Approval

- Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.
- Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.
- Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.
- Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
- Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.
- Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.



Current Planning Commission Standards for Approval

- Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
- General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.
- In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.
- Such other standards as may be imposed by the city on the particular use or activity involved.
- Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
- Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.



Proposed Planning Commission Standards for Site and Development Approval

- New Proposal Allows Planning Commission to Focus on Core Components of Concept Plan
- Design/Engineering Components Are Reviewed By TRC Experts
- Certain Uses May Be Identified Allowing Planning Commission Greater Review Powers Beyond What Code Requires



Planning Commission Standards for Approval

Current Standards

- “Engineering” Level Site Plan
- Statements on ownership and control of the development
- Ingress and egress to the development and proposed structures
- Proposed screens and buffers
- Drainage
- Recreation facilities and open spaces
- Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns
- General site arrangement, amenities and general layout of the proposed development
- Such other standards as may be imposed by the city
- Adequacy of provision for sanitary sewers
- *Planning Commission may consider modifications to these standards under the provisions and requirements for special exceptions*

Proposed Standards

- **Concept Plan**
 - Site data table for proposed uses, density and intensity (square feet/ number of residential units)
 - General layout map, including location of proposed uses and proposed setbacks
 - Street plan
 - Access points from any public or private right-of-way.
 - Surrounding property information including current uses, current zoning, and future land use designation.
 - General stormwater plan
 - Major utilities plan
 - Vicinity map
 - Existing conditions map
 - Proposed buffering
- **Design Plan**
 - Design/Engineering Components Are Reviewed By TRC Experts; including Stormwater, Utilities, Ingress/Egress, Tree Survey, etc.



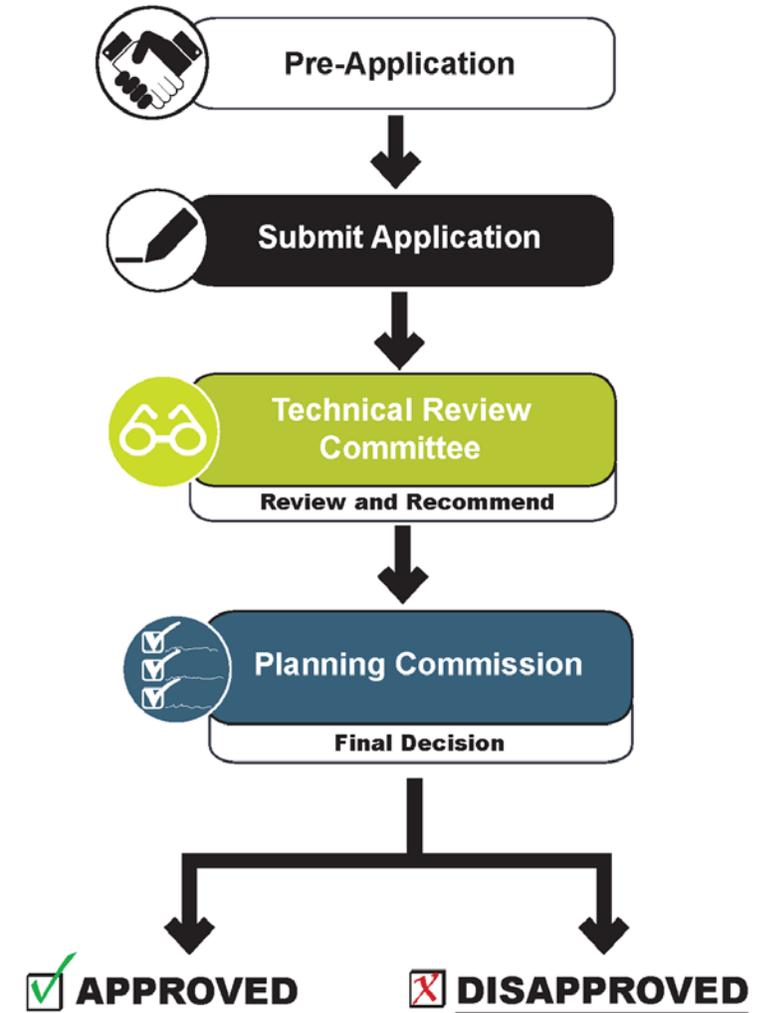
**Discussion Item:
Exceptions Approval**

Exceptions (Conditional Uses & Height Exceptions)

- Planning Commission would be approval authority for conditional uses and height exceptions (and Design Alternatives).
- City Council would act as an appeal body

Development Plans

Exceptions (Conditional Uses and Height Exceptions)



Exceptions (Conditional Uses & Height Exceptions)

- The Planning Commission shall act as final decision for conditional uses and height exceptions. City Council shall hear any appeal requests following the decision of Planning Commission.
- Before submitting an application, it is recommended an applicant schedule a pre-application conference with the Development Services Director or designated staff to discuss the procedures, standards and regulations for approval.
- The required neighborhood workshop must be conducted prior to submittal.
- As part of the application for conditional uses or height exceptions, a binding concept plan is required. The binding development concept plan shall show the location of any structure that will feature a conditional use or height exception. Each location may be approved or denied separately or have unique stipulations .
- Development Services Director and the TRC shall review the application for a conditional use or height exception review will determine consistency with the comprehensive plan and other relevant city documents. The analysis shall address the proposed amendment's consistency with the applicable requirements of F.S. Ch. 163. A report shall be provided and presented to the Planning Commission.
- The Planning Commission shall hold an advertised public hearing on the proposed conditional use or height exception in accordance with F.S. §§ 163.3184 and 163.3187. After public hearing, the Planning Commission shall make its decision to approve or deny the request. City Council shall hear any appeal request following the decision of Planning Commission.





Questions, Comments?

Conclusion