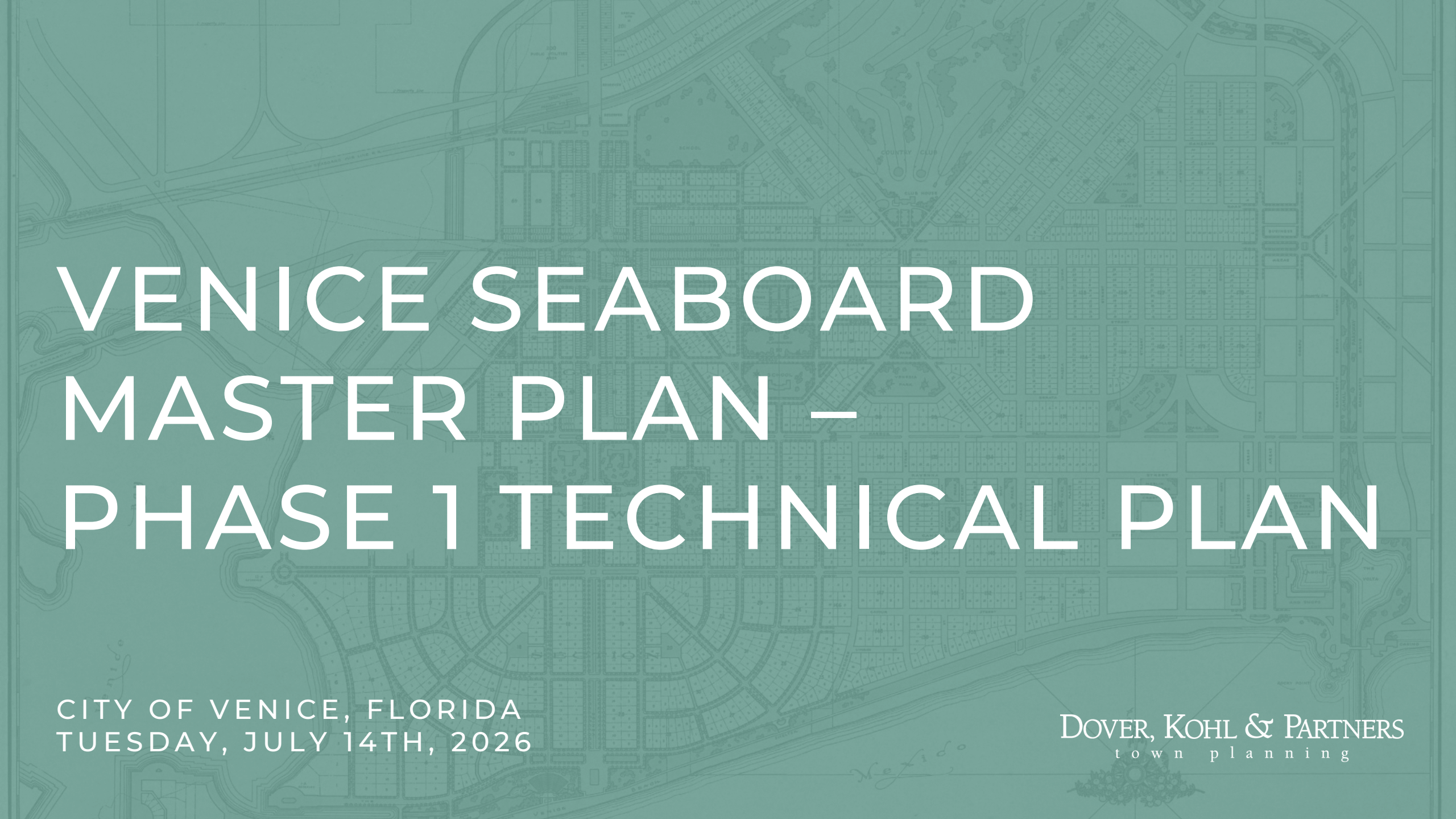




VENICE SEABOARD MASTER PLAN – PHASE 1 TECHNICAL PLAN

CITY OF VENICE, FLORIDA
TUESDAY, JULY 14TH, 2026

DOVER, KOHL & PARTNERS
town planning

BEFORE



AFTER



AFTER – FOCUS AREA 1



An aerial architectural rendering of a waterfront development. In the foreground, a blue body of water features a marina with several sailboats docked at wooden piers. A small, classical-style building sits on a grassy peninsula in the water. The middle ground is filled with a dense urban landscape, including multi-story brick buildings with many windows, some with red awnings, and various industrial-style structures with flat roofs. A prominent blue water tower stands out in the background. The background shows a vast expanse of green trees and distant city buildings under a clear sky. The word "WHAT IF?" is superimposed in large, bold, dark green letters across the center of the image.

WHAT IF?



GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

**EXISTING
CONDITIONS**



GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

CITY-OWNED PROPERTY

**EXISTING
CONDITIONS**



GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

CAMION ST

NOLEN ST



GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

NEW INTERSECTION

1

2



GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

CAMION ST

INITIAL PHASE

1

2



GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

INITIAL PHASE

1

2



PRIVATE REDEVELOPMENT

CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

1

2



PRIVATE REDEVELOPMENT

GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

1

2



NOLEN ST EXTENSION

GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

1

2



PRIVATE REDEVELOPMENT

GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

1

2



PRIVATE REDEVELOPMENT

GROVE AVE

SPUR ST

CAMION ST

WARFIELD AVE

SEABOARD AVE

1

2



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

SEABOARD REDESIGN

NEXT PHASE PREP

PUBLIC MARINA IMPROVEMENTS

1

2

3





CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

1

2

3

PUBLIC/PRIVATE PARTNERSHIP



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

1

2

3



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

1

2

3



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE

GARAGE RESERVE

1

2

3



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE



CAMION ST

GROVE AVE

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SEABOARD AVE



CAMION ST

GROVE AVE

SPUR ST

WARFIELD AVE

SEABOARD AVE



CAMION ST

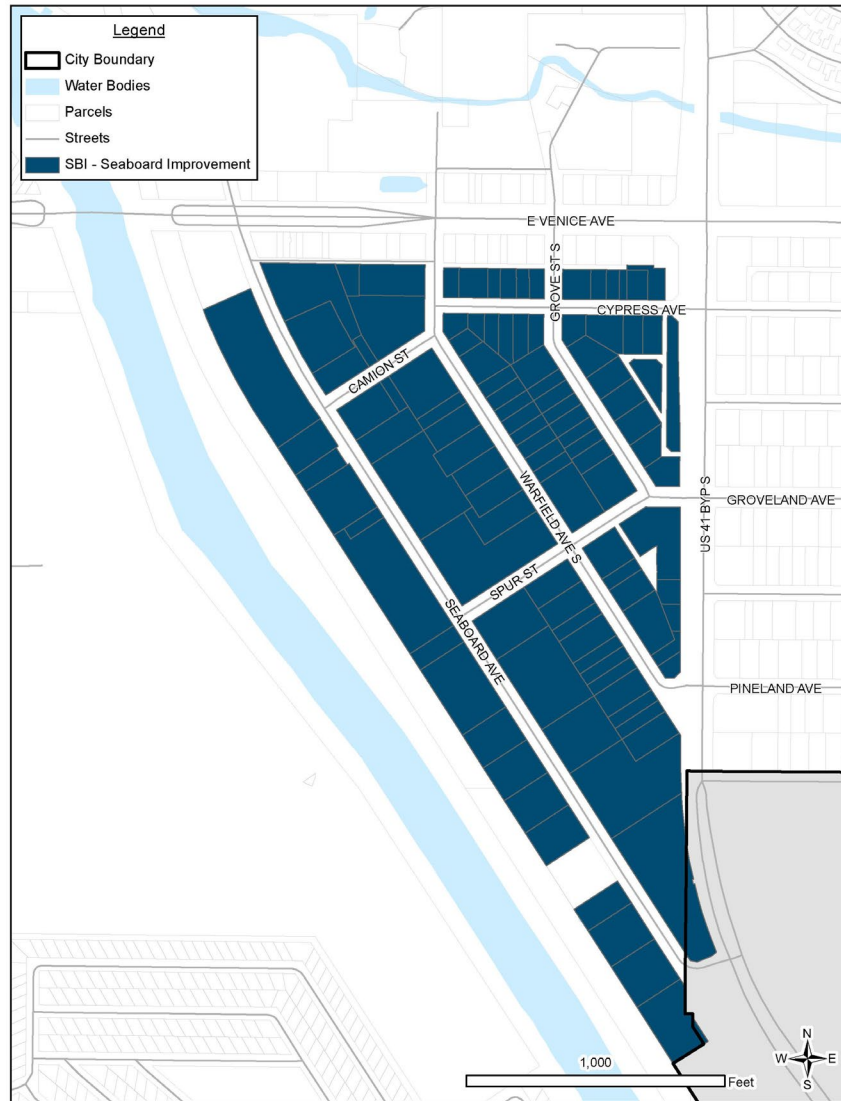
GROVE AVE

SPUR ST

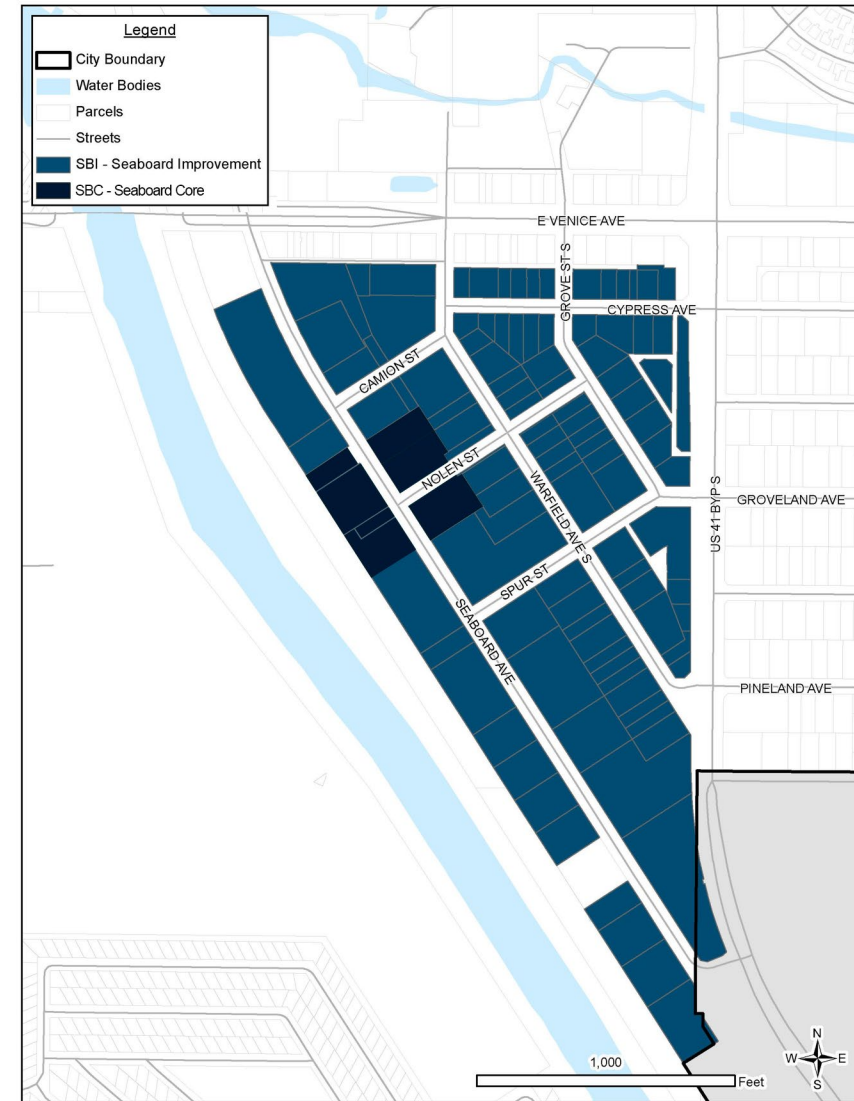
WARFIELD AVE

SEABOARD AVE

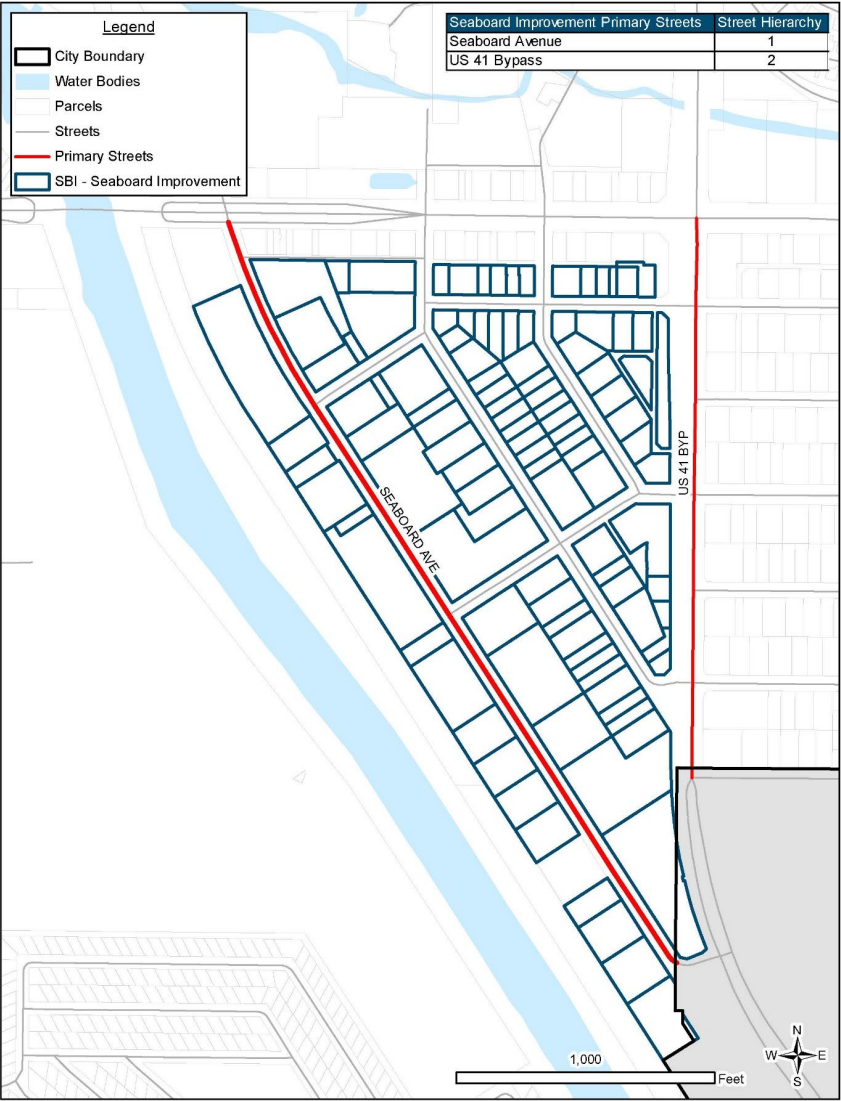
CURRENT CODE



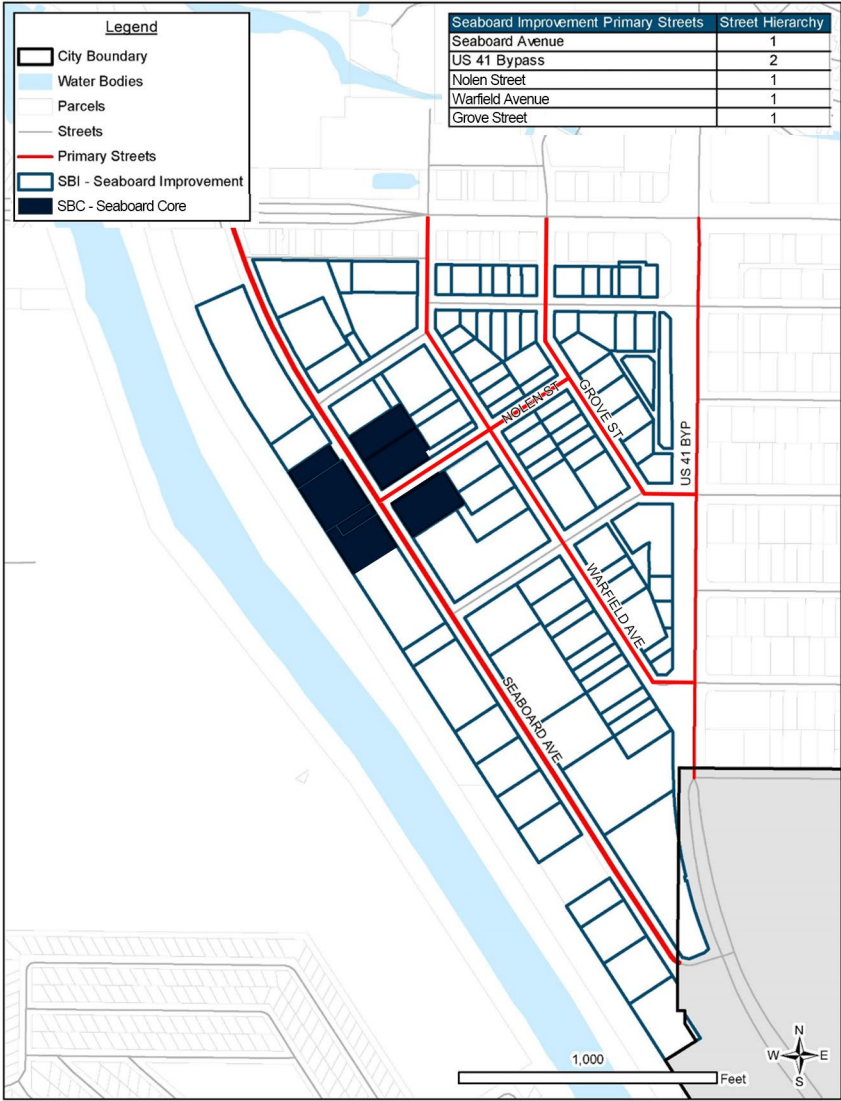
SUGGESTED REVISION



CURRENT CODE



SUGGESTED REVISION



FOCUS AREA 1

- Redesigned Seaboard Avenue
(between Spur and Camion)
- Nolen Street (between Seaboard
and Warfield)
- City-Owned Land
- Residential Unit Types:
 - Rowhouse Units
 - Live/Work Units
 - Apartments / Condos
 - Missing Middle Housing
- Commercial Space Types:
 - Adaptive Reuse
 - Maker/Creative Spaces
 - Traditional Storefront Retail
- Waterfront Plaza & Marina
- Shoreline Rehabilitation



LIVE / WORK UNITS

- Residential above a flexible ground floor
- Can be office, retail, or “creative”
- 18'-24' wide lots
- 2-1/2 to 3 stories
- ~1,500 – 3,000 total gross square foot per unit





GLENWOOD PARK – ATLANTA, GA

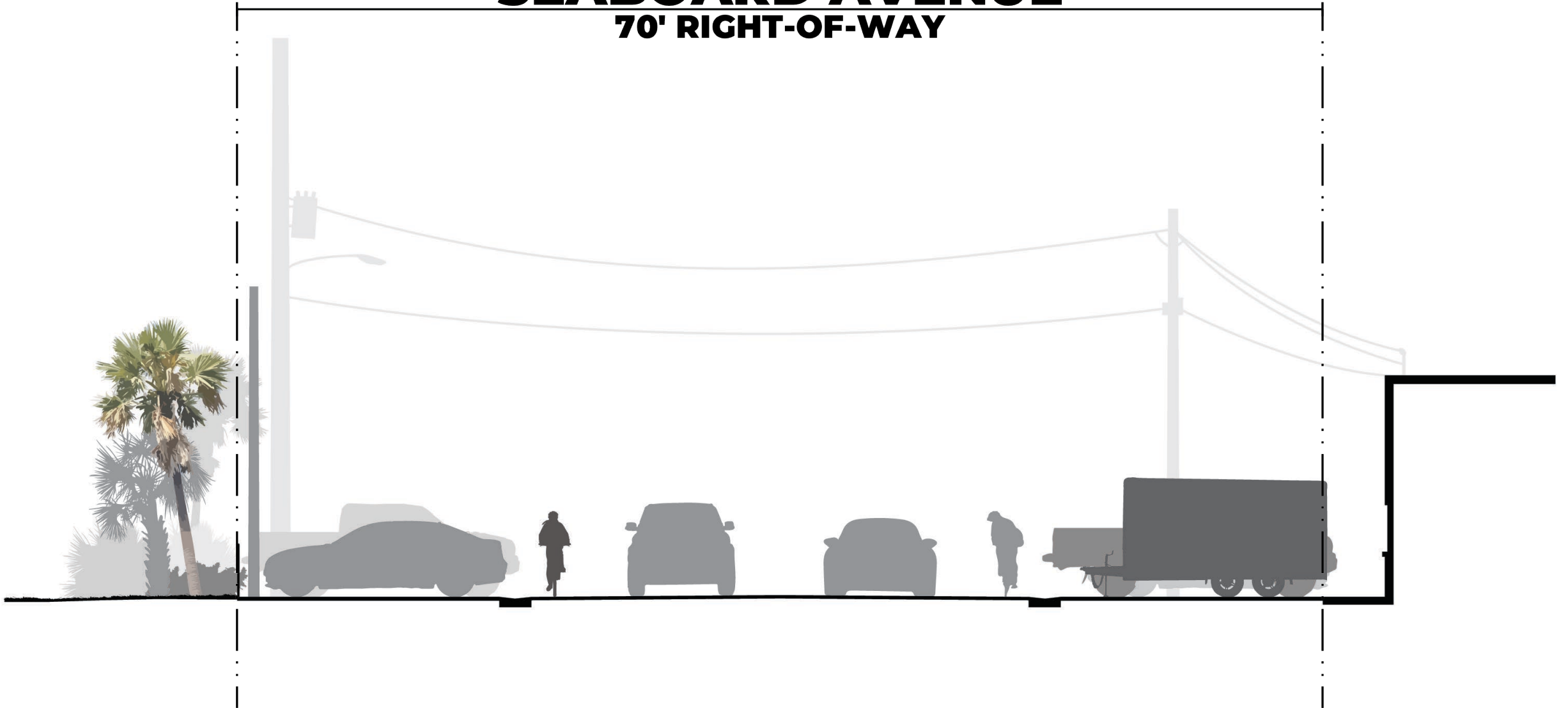
ROWHOUSE UNITS

- Single or stacked residential units with adjoining walls
- 22'-24' wide
- 1,100 – 3,000 GSF / Unit
- 2.5 – 3 stories



SEABOARD AVENUE

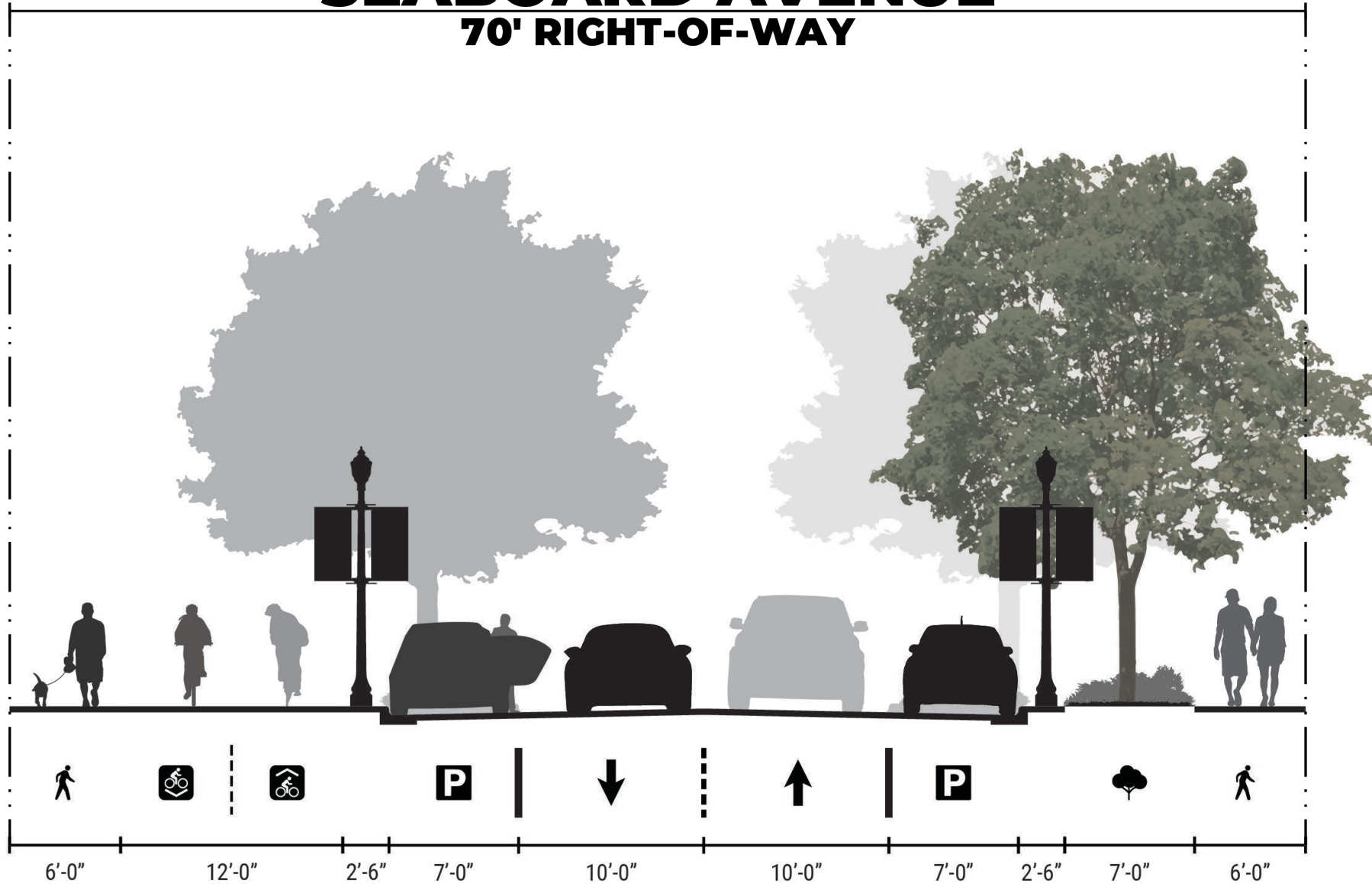
70' RIGHT-OF-WAY



EXISTING CONDITIONS

SEABOARD AVENUE

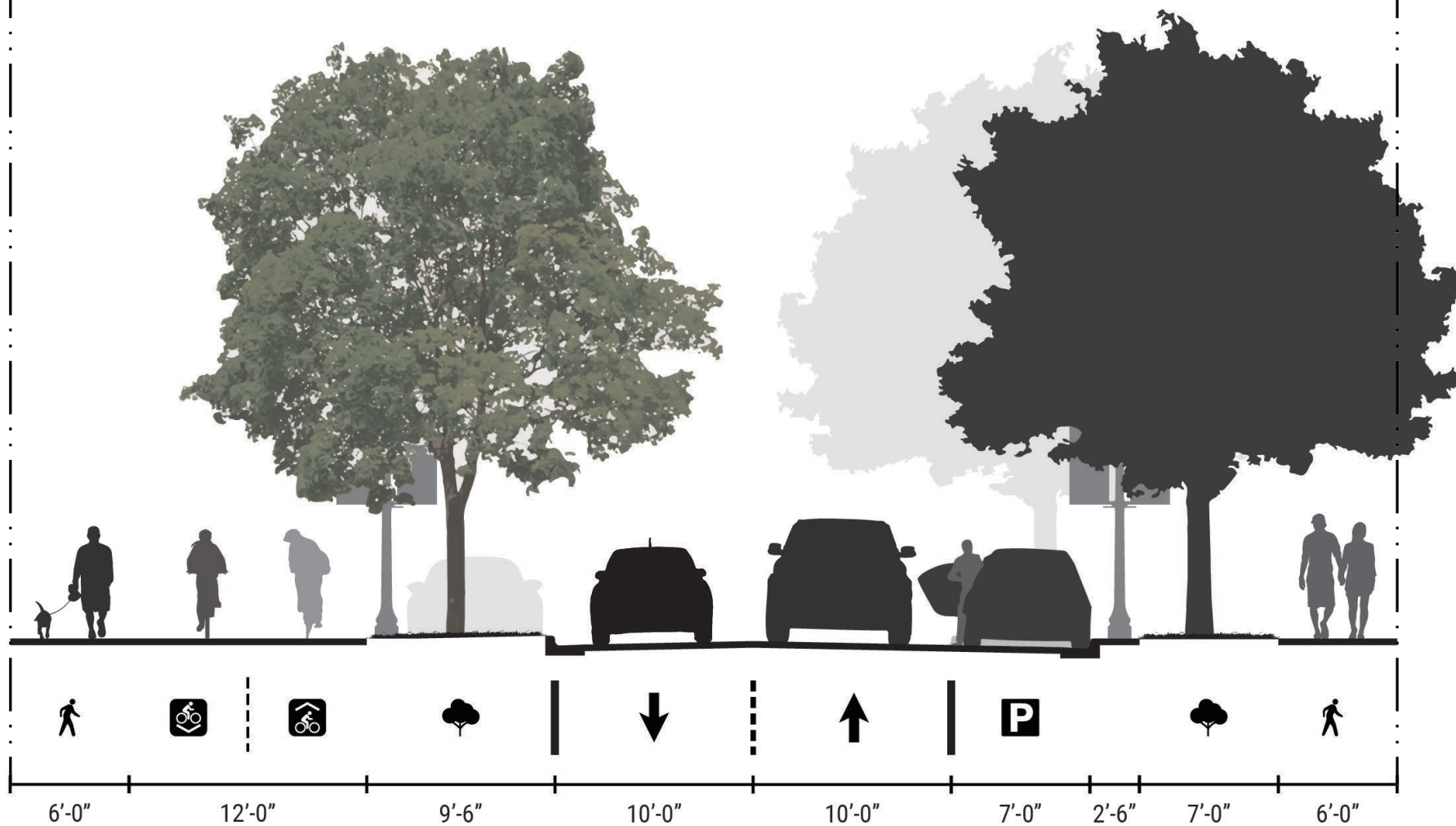
70' RIGHT-OF-WAY



SECTION AT PARKING BOTH SIDES

SEABOARD AVENUE

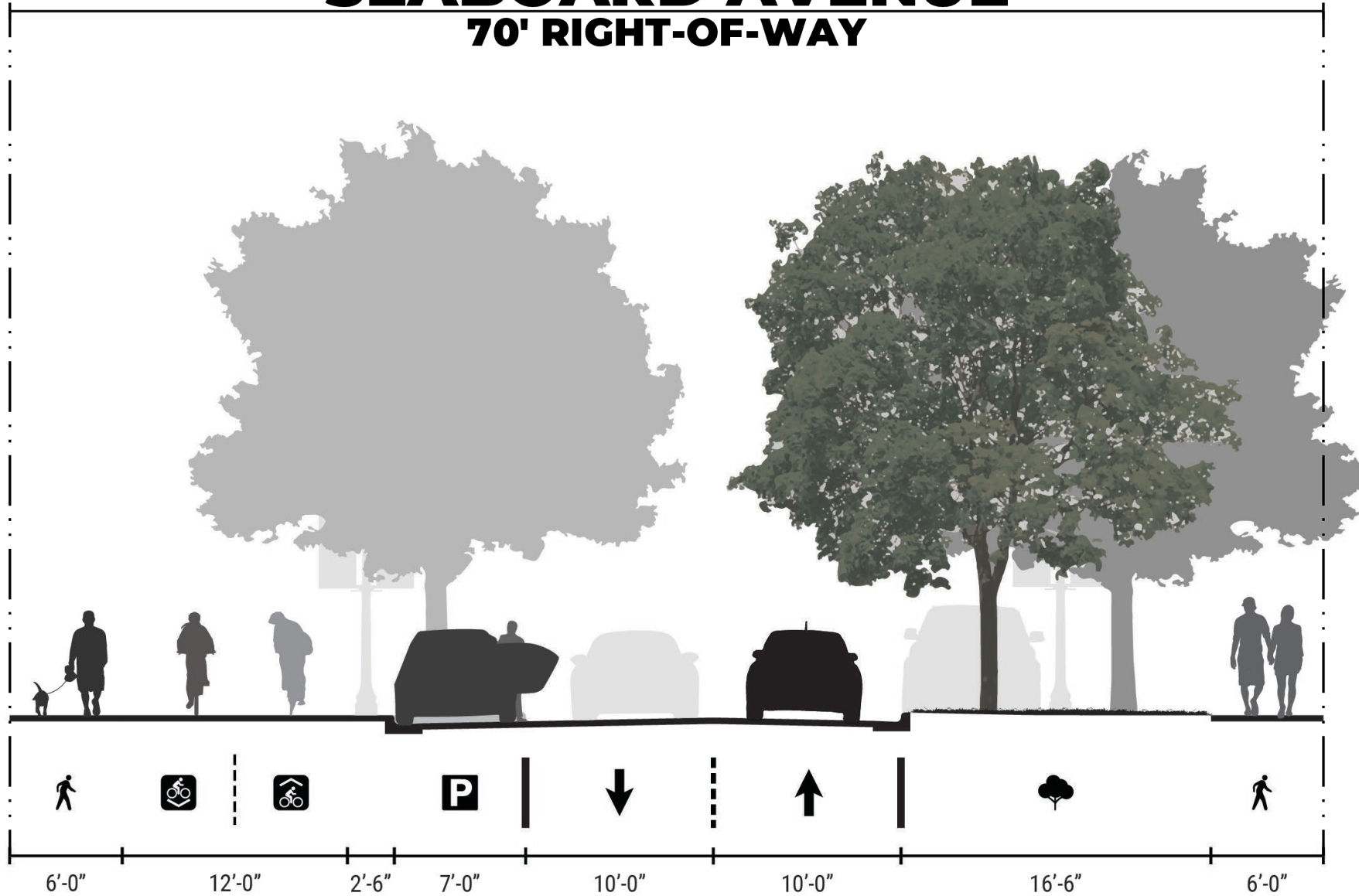
70' RIGHT-OF-WAY



SECTION AT CYCLETRACK AND PLANTER

SEABOARD AVENUE

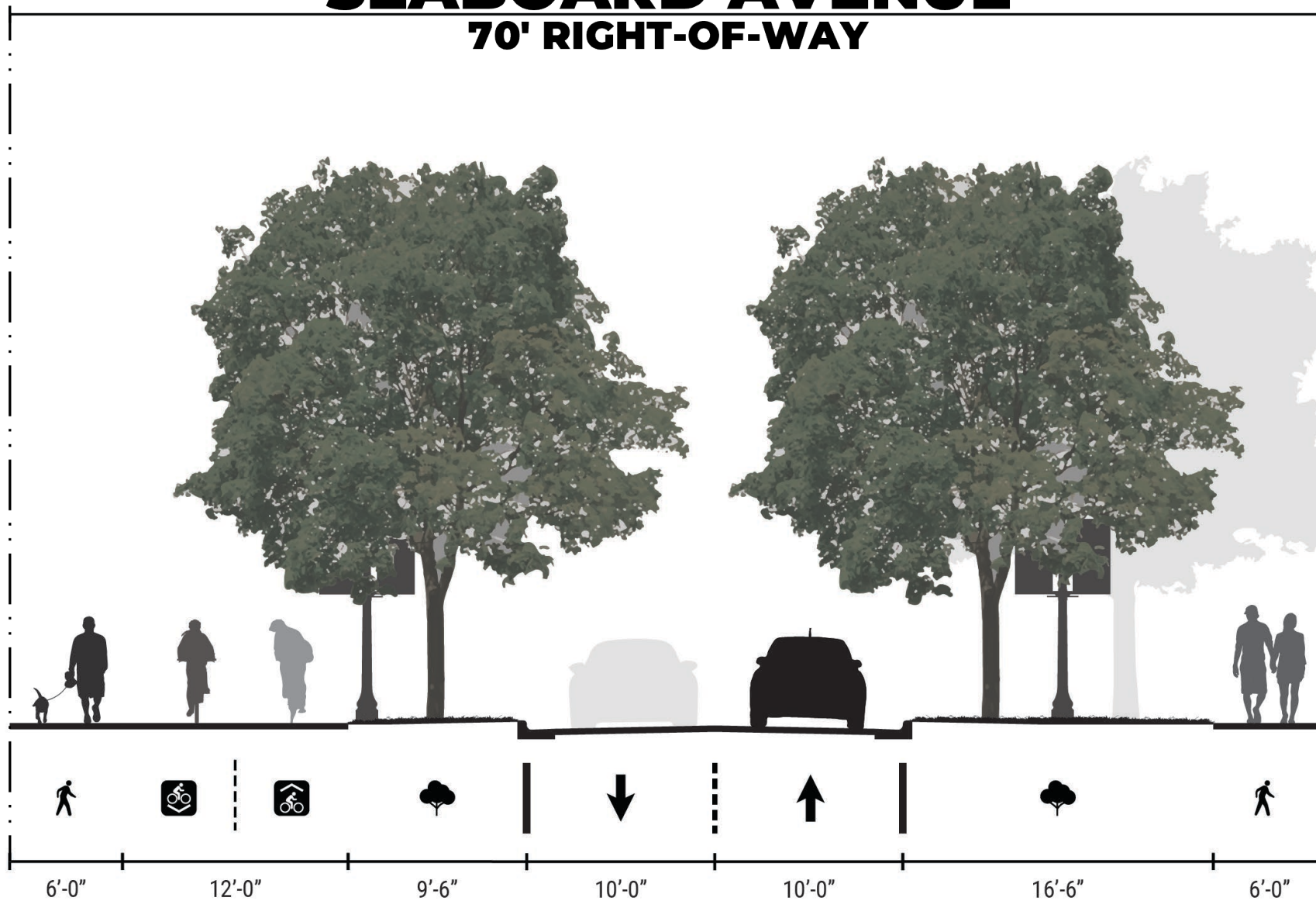
70' RIGHT-OF-WAY



SECTION AT CYCLETRACK AND PARKING

SEABOARD AVENUE

70' RIGHT-OF-WAY



SECTION AT PLANTER BOTH SIDES

SEABOARD AVENUE



NOLEN STREET

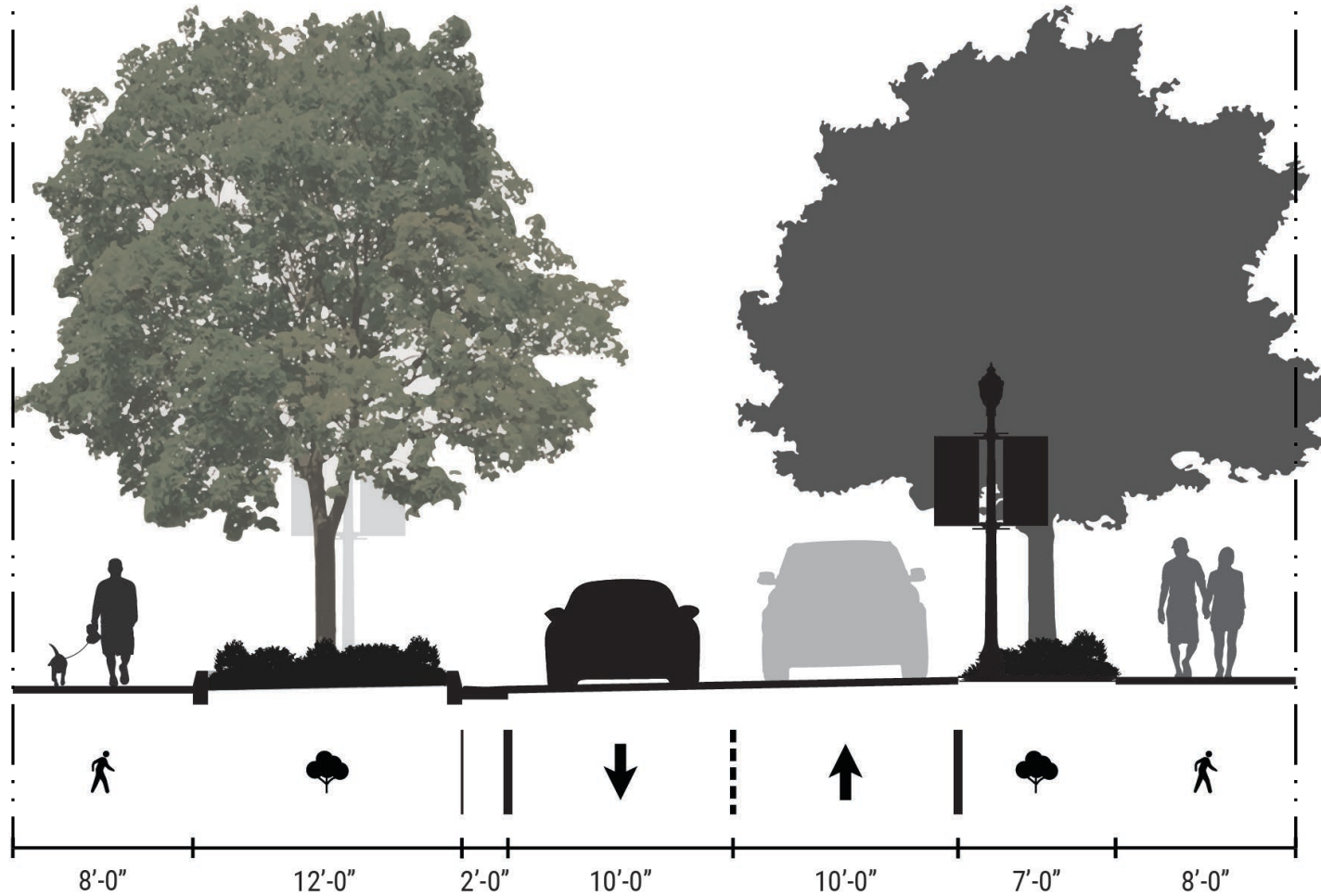
57' RIGHT-OF-WAY



SECTION AT PARKING

NOLEN STREET

57' RIGHT-OF-WAY



SECTION AT PLANTER BOTH SIDES

NOLEN STREET



BLOCK 1

- Residential Units: 39
 - Live / Work Units
 - Mixed-Use / Apartments
 - Rowhouse Units
- Commercial Space: 8,450 GSF
 - Storefront Retail
- Parking: 97 spaces total
 - On-Street: 26 spaces
 - Off-Street: 59 spaces
 - Garage: 12 spaces



BLOCK 2

- **Residential Units: 95**
 - Live / Work Units
 - Mixed-Use / Apartments
 - Rowhouse Units
- **Commercial Space: 38,225 GSF**
 - Creative/Maker Spaces
 - Storefront Retail
- **Parking: 108 spaces total (309 future)**
 - On-Street: 16 spaces
 - Off-Street: 92 spaces
 - Future Garage: 293 spaces



BLOCK 3

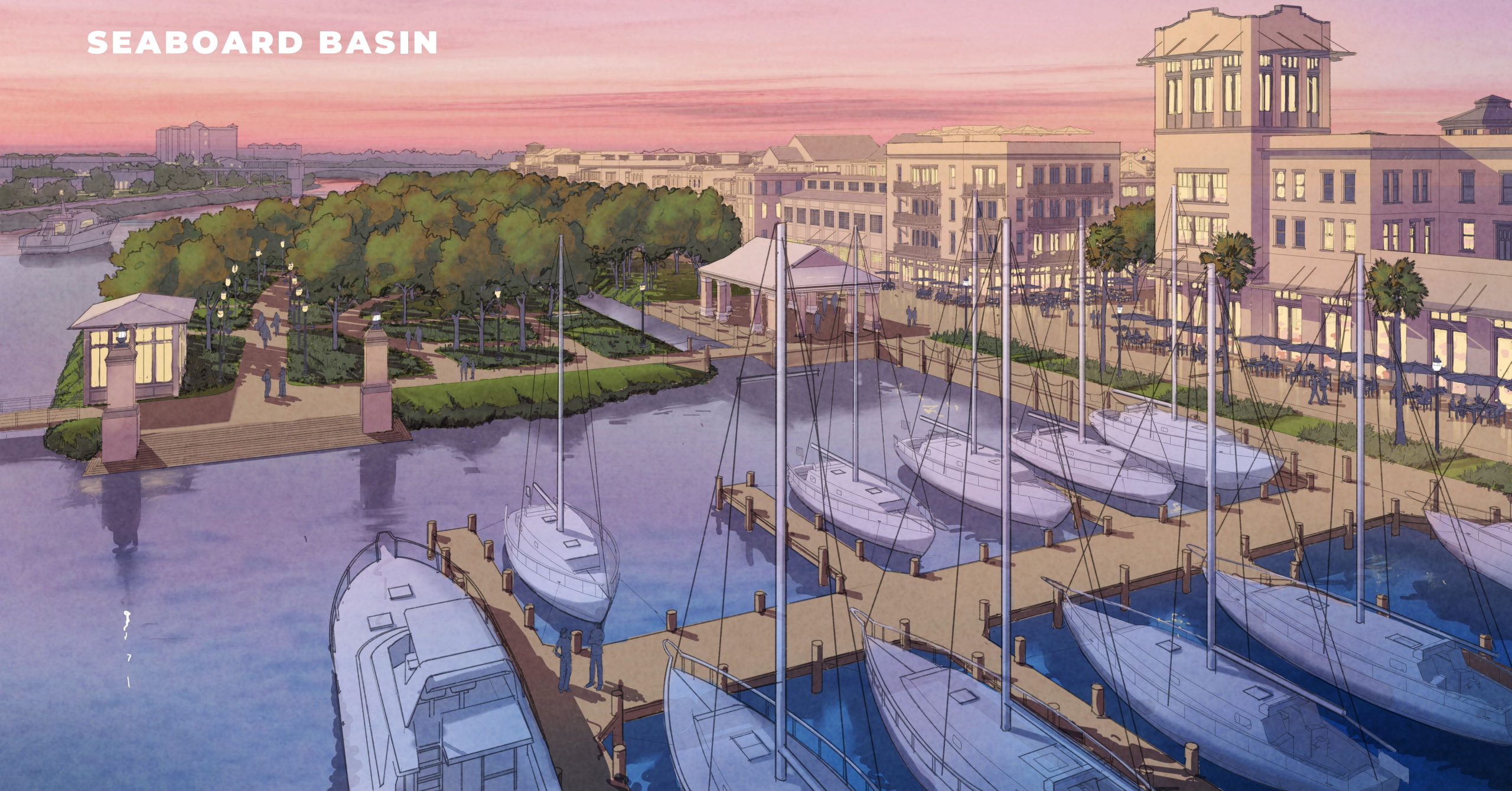
- **Residential Units: 102**
 - Live / Work Units
 - Mixed-Use / Apartments
 - Rowhouse Units
- **Commercial Space: 67,944 GSF**
 - Adaptive Reuse
 - Storefront Retail
- **Parking: 66 spaces total**
 - On-Street: 24 spaces
 - Off-Street: 42 spaces
- **Waterfront Plaza & Marina**



DRAFT COUNTS

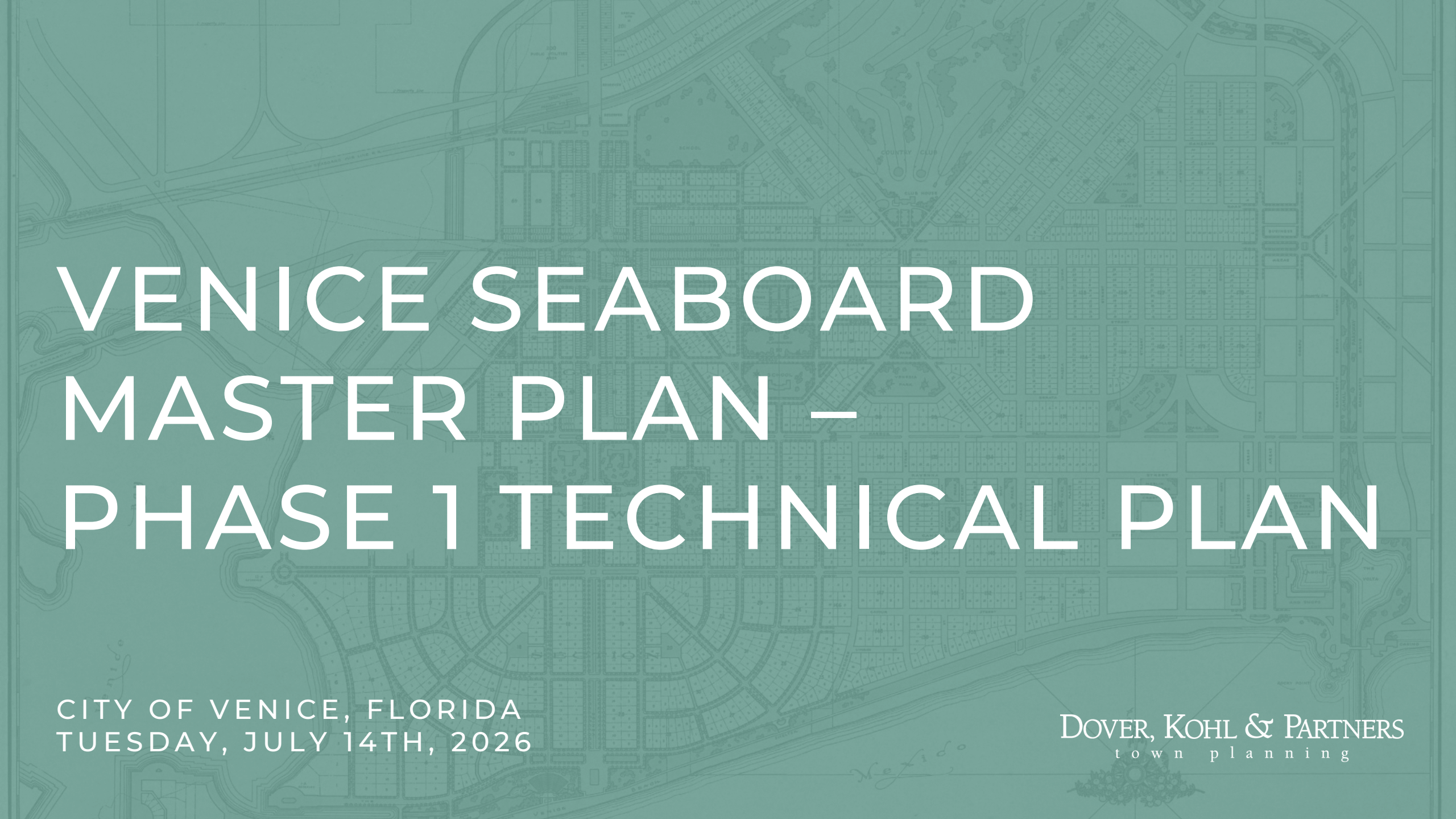
	DENSITY	GROSS BUILDING SQFT			GROSS LOT		PARKING			
BLOCK	UNITS	RESIDENTIAL	NON-RESIDENTIAL	TOTAL	DU/A	ACRES	GARAGE	OFF-STREET	ON-STREET	TOTAL
BLOCK 1	39	81,386	8,450	89,836	32.6	2.14	12	71	26	109
BLOCK 2	95	150,768	38,225	188,993	40.4	3.88	293	0	16	108
BLOCK 3	102	121,348	67,944	189,292	38.9	3.00	0	42	24	66
TOTALS:	236	353,502	114,619	468,121	37.3	9.01	305	113	66	484

SEABOARD BASIN



SUMMARY OF KEY PROJECT PRINCIPLES:

- **Newly Built Nolen Street from Seaboard Avenue to Grove Street**
- **Mid-block Parking Strategy (Screening, Alley Access, Future Garage Reserve, etc.)**
- **Redesigned Seaboard Avenue from Camion Street to Spur Street**
- **Wider Variety of Housing Types and Sizes**
- **Ground Floor Retail at Nolen/Seaboard and Warfield/Camion intersections**
- **WCIND/Army Corps Coordination for Public Marina**
- **No Venice Historical Precedent (VHP) Architectural Style**
- **Small Seaboard District Code Update**
- **Expanded and Enhanced Urban Forest Waterfront Segment (includes Rookery Island)**

A detailed, light green map of Venice, Florida, serves as the background. The map shows a grid of streets, a large central area labeled 'SCHOOL', and a 'COUNTRY CLUB' to the right. The coastline is visible at the bottom, with the word 'Venice' written in a cursive script near the water.

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