



**CITY OF VENICE
PLANNING AND ZONING DEPARTMENT**

MEMORANDUM

TO: Mayor/City Council

FROM: Roger Clark, AICP, Planning and Zoning Director 

SUBJECT: Annual Development Data Update – Revised Methodology

DATE: March 22, 2022

At the March 8th City Council meeting, Comprehensive Plan Amendment Petition No. 21-55CP was approved to update the numbers for development activity within the mixed use areas in each neighborhood. During the first reading of the ordinance, I mentioned that the more we analyzed the data, the more complex it got. Especially in the area of entitlements on properties that did not get accounted for in our calculations. As a result of this review, we have determined that this methodology provides a better and more accurate monitoring tool than the use of issued Certificates of Occupancy (CO); the basis of the current methodology.

Below are two tables that provide the numbers for each mixed use designation within each of the Comprehensive Plan neighborhoods. These numbers include existing residential units and non-residential square footage plus approved entitlements for each. This provides staff with the current status of development including entitlements within each of the mixed use areas. You will notice that some areas are nearing capacity regarding residential units. However, only one area is close to the maximum for non-residential square footage. This is mainly due to the Galleria project and the limited vacant land remaining in the Capri Isles PUD. Should Council decide to make any adjustments in these areas, the appropriate vehicle would be a Comprehensive Plan Amendment to adjust the mix of residential and non-residential uses in these areas.

In place of the current use of CO data, staff will use this new methodology when bringing forward the next Comprehensive Plan Amendment to update the development data.

RESIDENTIAL

Neighborhood	Mixed Use Designation	Entitled + Existing Units	Maximum Allowed	% of Maximum Allowed Used	Remaining Units
Island	MUD	536	756	71%	220
	MUC	1,108	1,274	87%	166
	MUA	N/A	N/A	N/A	N/A
Gateway	MUS	0	422	0%	422
	MUC	94	127	74%	33
East Venice Avenue	MUR	438	315	139%	-123
Pinebrook	MUR	4,528	6,335	71%	1,807
Laurel Road	MUC	943	972	97%	29
Northeast	MUR	6,968	13,295	52%	6,327
Knights Trail	MUC	362	1,099	33%	737
	MUR	1,003	1,224	82%	221
	MUT	1	1,348	0%	1,347

NON-RESIDENTIAL

Neighborhood	Mixed Use Designation	Entitled + Existing Area (sqft)	Maximum Allowed	% of Maximum Allowed Used	Remaining Area (sqft)
Island	MUD	906,425	1,902,701	48%	996,276
	MUC	1,469,375	2,134,440	69%	665,065
	MUA	104,887	1,936,242	5%	1,831,355
Gateway	MUS	898,956	1,970,001	46%	1,071,045
	MUC	12,061	254,826	5%	242,765
East Venice Avenue	MUR	51,057	54,886	93%	3,829
Pinebrook	MUR	82,640	1,103,810	7%	1,021,170
Laurel Road	MUC	3,432,817	5,860,998	59%	2,428,181
Northeast	MUR	999,920	2,316,521	43%	1,316,601
Knights Trail	MUC	0	2,944,656	0%	2,944,656
	MUR	13,014	69,260	19%	56,246
	MUT	0	4,194,828	0%	4,194,828