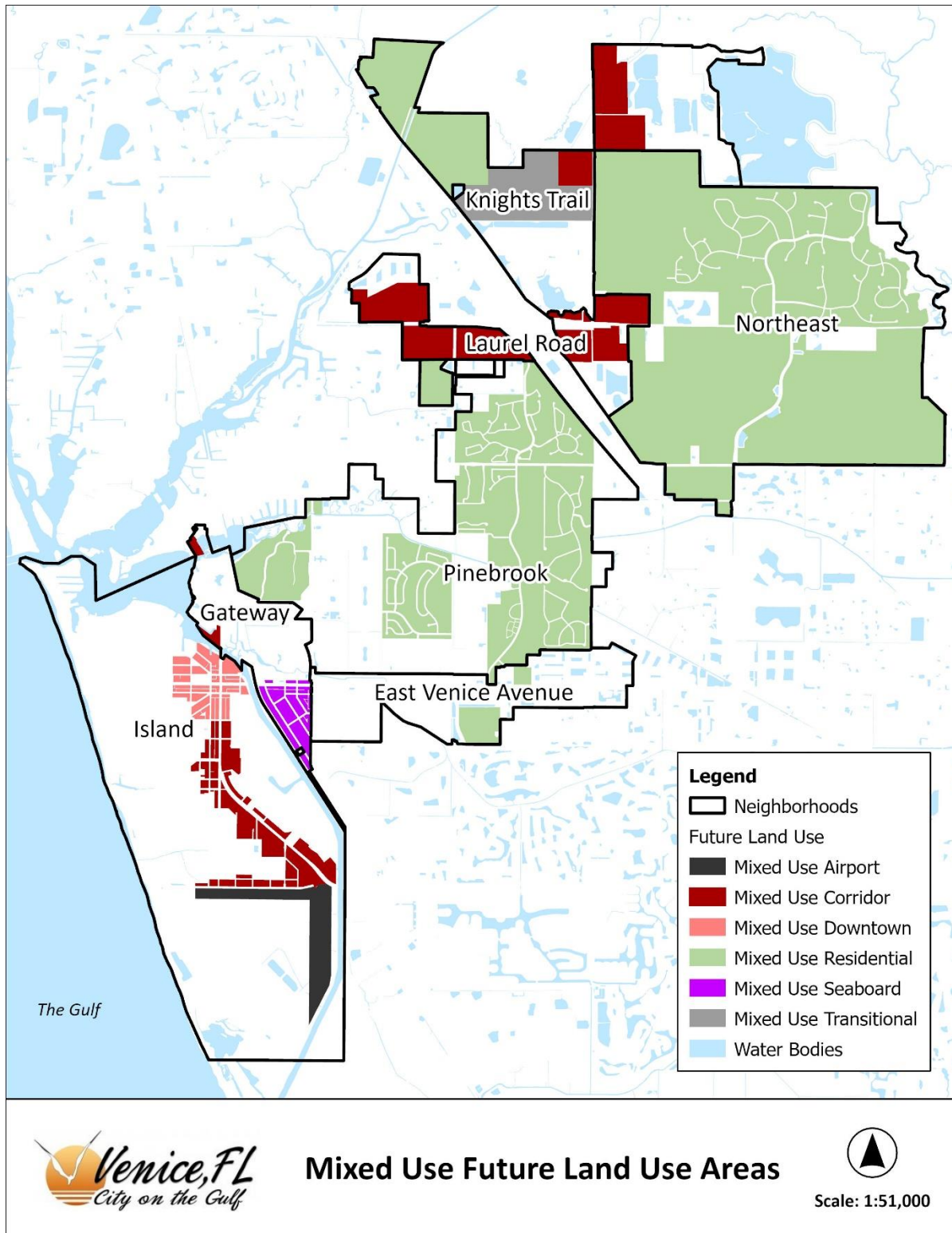


# 25-73CP Comprehensive Plan Annual Development Data Update Staff Report



## I. OVERVIEW

The 2017-2027 Comprehensive Plan provides multiple mixed use future land use designations within the seven neighborhoods of the City as follows:

Comprehensive Plan Neighborhoods	Mixed Use
Island	Downtown (MUD) Corridor (MUC) Airport (MUA)
Gateway	Seaboard (MUS) Corridor (MUC)
East Venice Avenue	Residential (MUR)
Pinebrook	Residential (MUR)
Laurel Road	Corridor (MUC)
Northeast	Residential (MUR)
Knights Trail	Corridor (MUC) Transitional (MUT) Residential (MUR)

Each neighborhood comes with a table of the development minimums and maximums for density, intensity, and existing conditions in the mixed use areas. These are based on information from the previous annual data update covering the period from November 1, 2023 through October 31, 2024, adopted through Ordinance 2025-09. The following Strategies pertain to this update process:

### **Strategy LU 1.2.18 - Mixed Use Categories, Monitoring and Reporting (applies to all Mixed Use Categories)**

*The City Planning and Zoning staff shall produce at a minimum an annual report on development activity within the Mixed Use Categories or when 75 percent of the applicable development threshold (max) has been achieved. Staff shall develop a tracking mechanism and include the percent development in conjunction with the thresholds of development established within the Mixed Use land use designations.*

### **Strategy LU 1.2.19 - Thresholds Applied**

*The minimum and maximum thresholds in each of the Mixed Use categories are not intended to be an allocation of land but are used as a mechanism to determine the maximum density and intensity within each Mixed Use area and Neighborhood from which existing and future development will be deducted. The intent of this strategy is to eliminate the need to calculate/allocate a vertical mixed use development as a percentage of acreage. This strategy also recognizes that applications which propose to amend a property's designation to Mixed Use or the reverse shall also identify the revised and updated carrying capacity (maximum density and intensity standards) for the respective designation and Neighborhood standards.*

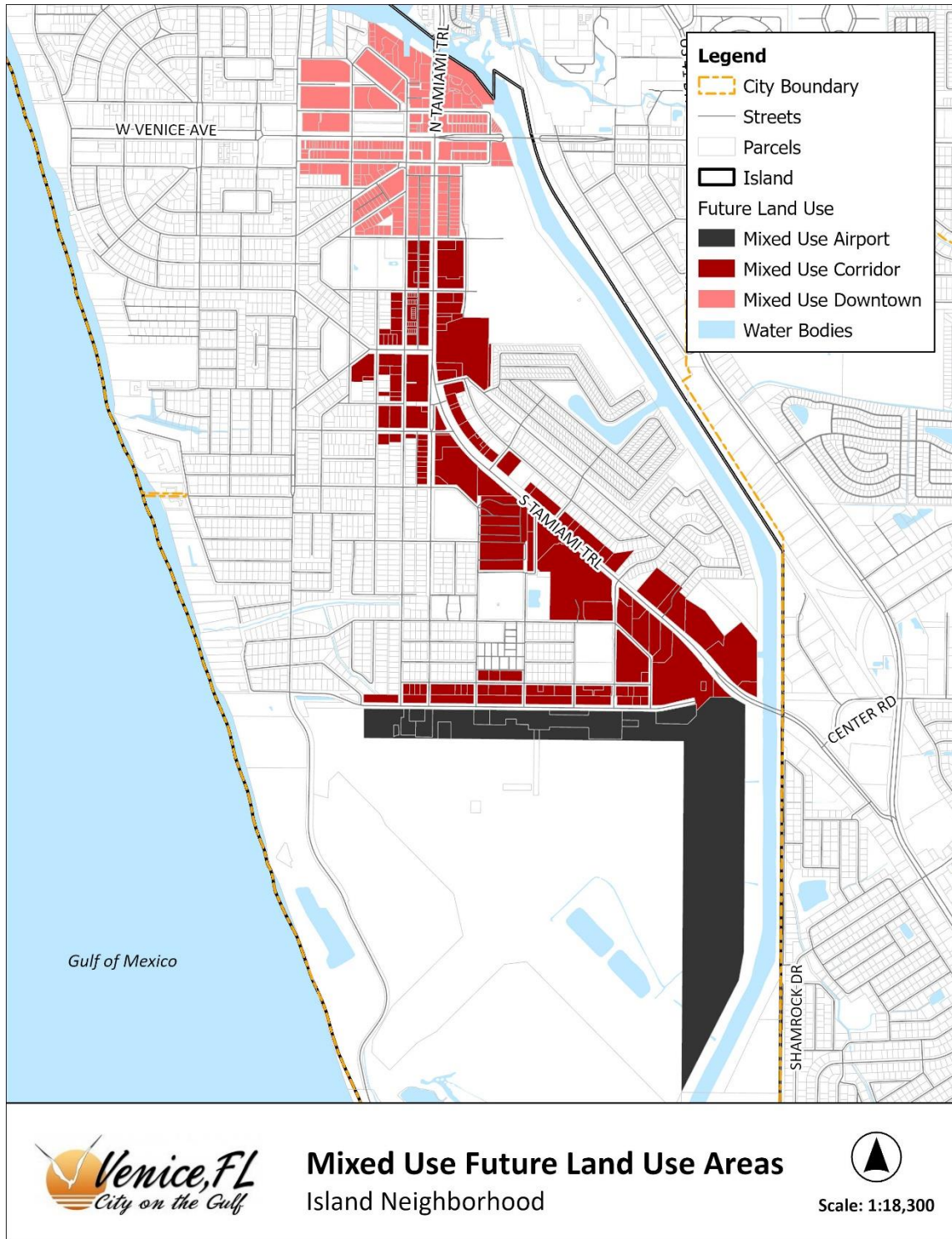
The updated numbers provided in this report are for development activity from November 1, 2024 through October 31, 2025 in the form of entitlements on properties.

In the following tables, both residential units and non-residential square footage numbers are provided. In addition, growth percentages along with percentages of maximum development are provided for each mixed use designation in each neighborhood. Summary tables are provided at the end of this report. Based on this data, it can be determined where growth is occurring throughout the mixed use areas and if there is a need for adjustment to designation thresholds. Exhibit A attached to this agenda item provides the ~~striketrough~~/underline text for the changes proposed by this Comprehensive Plan amendment.

## II. NEIGHBORHOODS

### ISLAND

The Island Neighborhood encompasses approximately 2,817 acres or approximately 25.6% of the total City size. There are three mixed use designations within this neighborhood: mixed use downtown (MUD 84 acres), mixed use corridor (MUC 130 acres) and mixed use airport (MUA 127 acres).



The Island								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUD</b>	84	18	20%	50%	<b>302</b>	<b>756</b>	559	197
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUD</b>	84	0.65	50%	80%	<b>1,189,188</b>	<b>1,902,701</b>	928,507	974,194
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	130	13	30%	80%	<b>509</b>	<b>1,357</b>	1,148	209
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	130	0.5	20%	70%	<b>568,451</b>	<b>1,989,580</b>	1,570,434	419,146
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUA</b>	127	0.35	NA	NA	<b>NA</b>	<b>1,936,242</b>	144,911	1,791,331

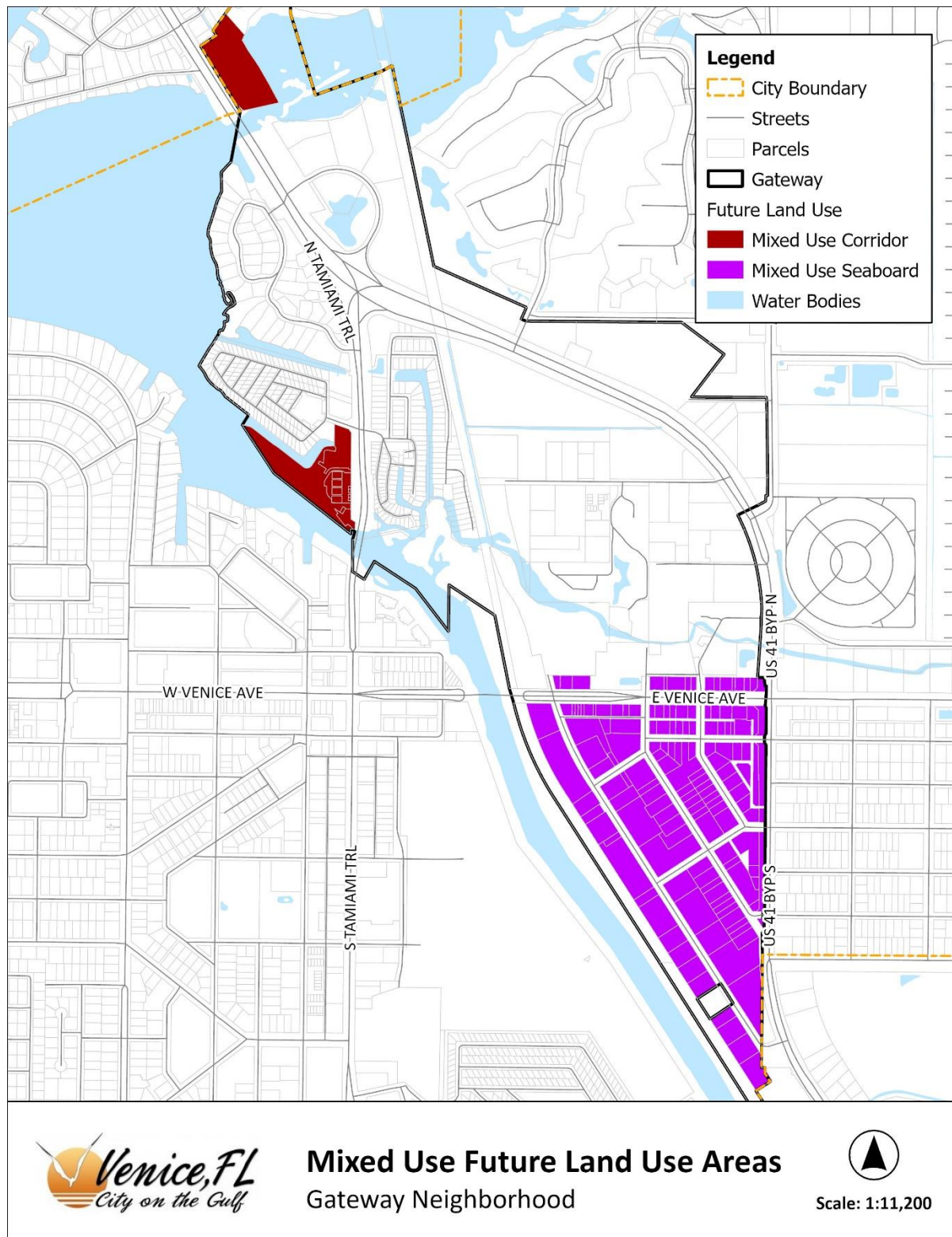
#### Changes

Mixed Use	Type	Changes
<b>MUD</b>	Residential	Venice Isle
<b>MUD</b>	Non-Residential	Venice Isle
<b>MUC</b>	Residential	No substantive changes
<b>MUC</b>	Non-Residential	Ringling Park
<b>MUA</b>	Non-Residential	VNC Airport Terminal Venice Aircraft Hangars Phase 1



## GATEWAY

The Gateway Neighborhood encompasses approximately 440 acres or approximately 4.0% of the total City size. There are two mixed use designations within this neighborhood: mixed use seaboard (MUS 67 acres) and mixed use corridor (MUC 13 acres).



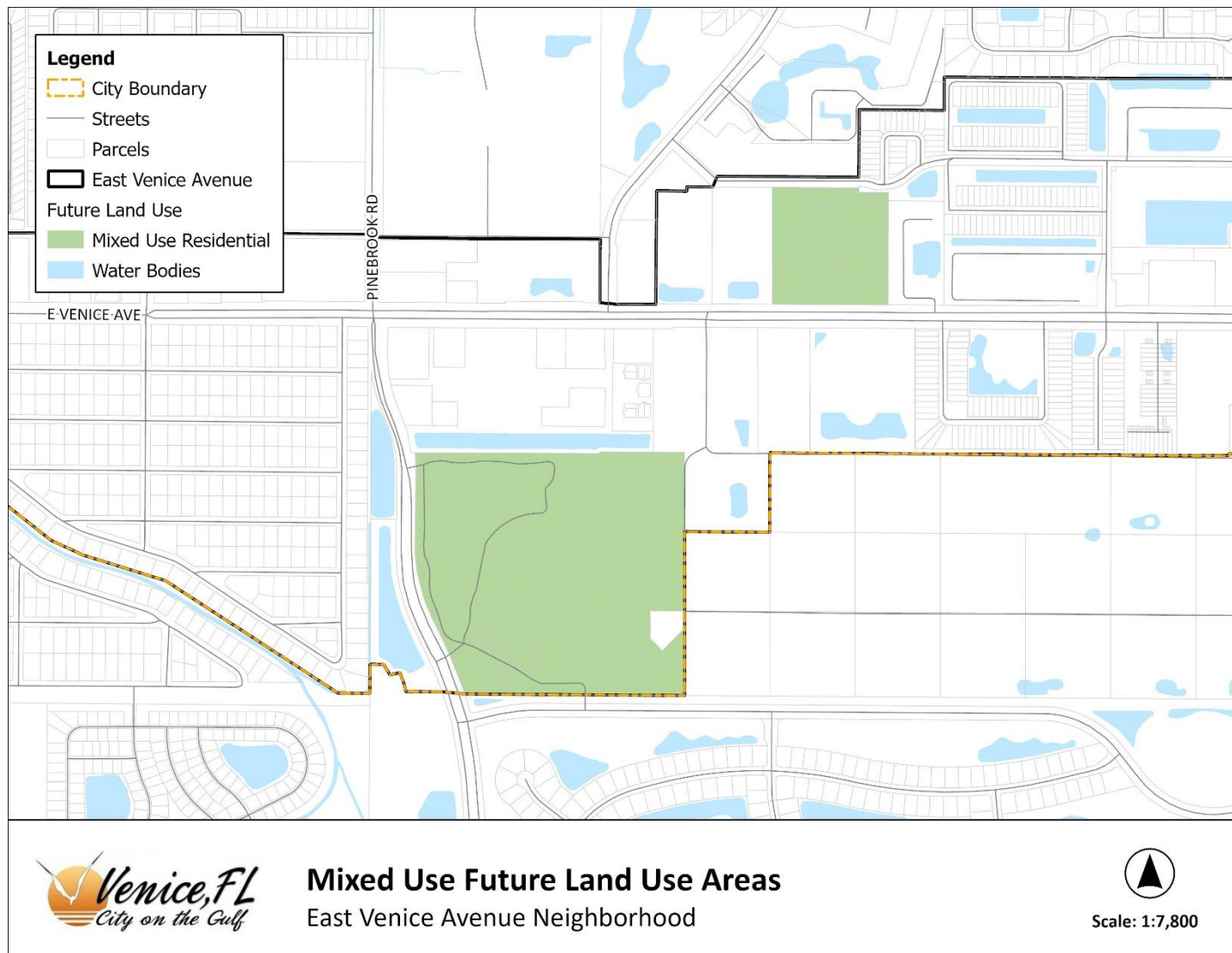
Gateway								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUS</b>	67	18	10%	35%	<b>121</b>	<b>422</b>	0	422
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUS</b>	67	0.75	65%	90%	<b>1,422,779</b>	<b>1,970,001</b>	931,474	1,038,527
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	13	13	10%	75%	<b>17</b>	<b>127</b>	94	32
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	13	0.5	25%	90%	<b>70,785</b>	<b>254,826</b>	12,061	242,765

#### Changes

Mixed Use	Type	Changes
<b>MUS</b>	Residential	No substantive changes
<b>MUS</b>	Non-Residential	No substantive changes
<b>MUC</b>	Residential	No substantive changes
<b>MUC</b>	Non-Residential	No substantive changes

## EAST VENICE AVENUE

The East Venice Avenue Neighborhood encompasses approximately 564 acres or approximately 5.1% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use residential (MUR 58 acres).



East Venice Ave								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	58	5	95%	100%	<b>274</b>	<b>289</b>	438	-149
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	58	0.4	0%	5%	<b>0</b>	<b>50,328</b>	60,597	-10,269

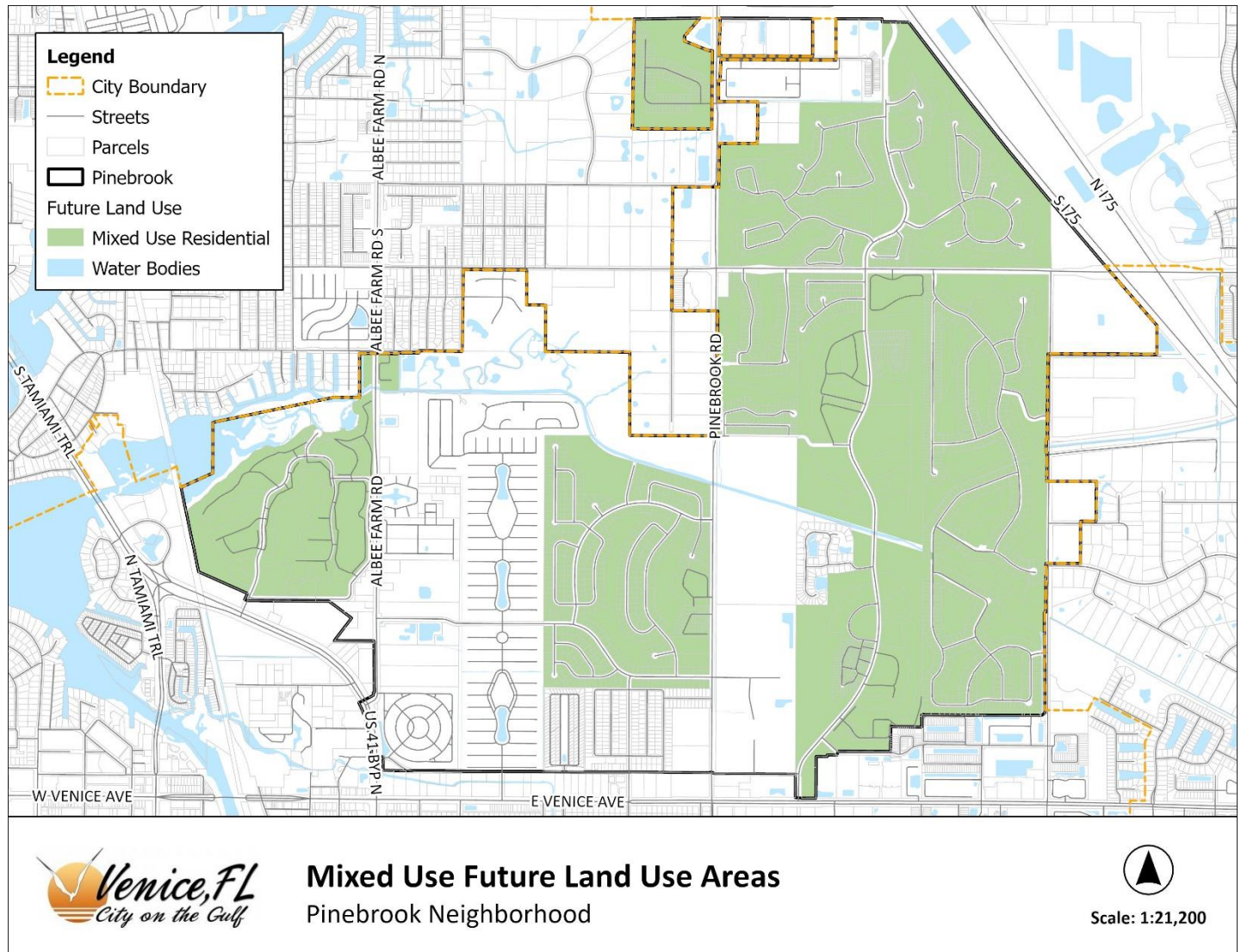
#### Changes

Mixed Use	Type	Changes
<b>MUR</b>	Residential	No substantive changes
<b>MUR</b>	Non-Residential	No substantive changes



## PINEBROOK

The Pinebrook Neighborhood encompasses approximately 2,421 acres or approximately 22.0% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use residential (MUR 1,271 acres).



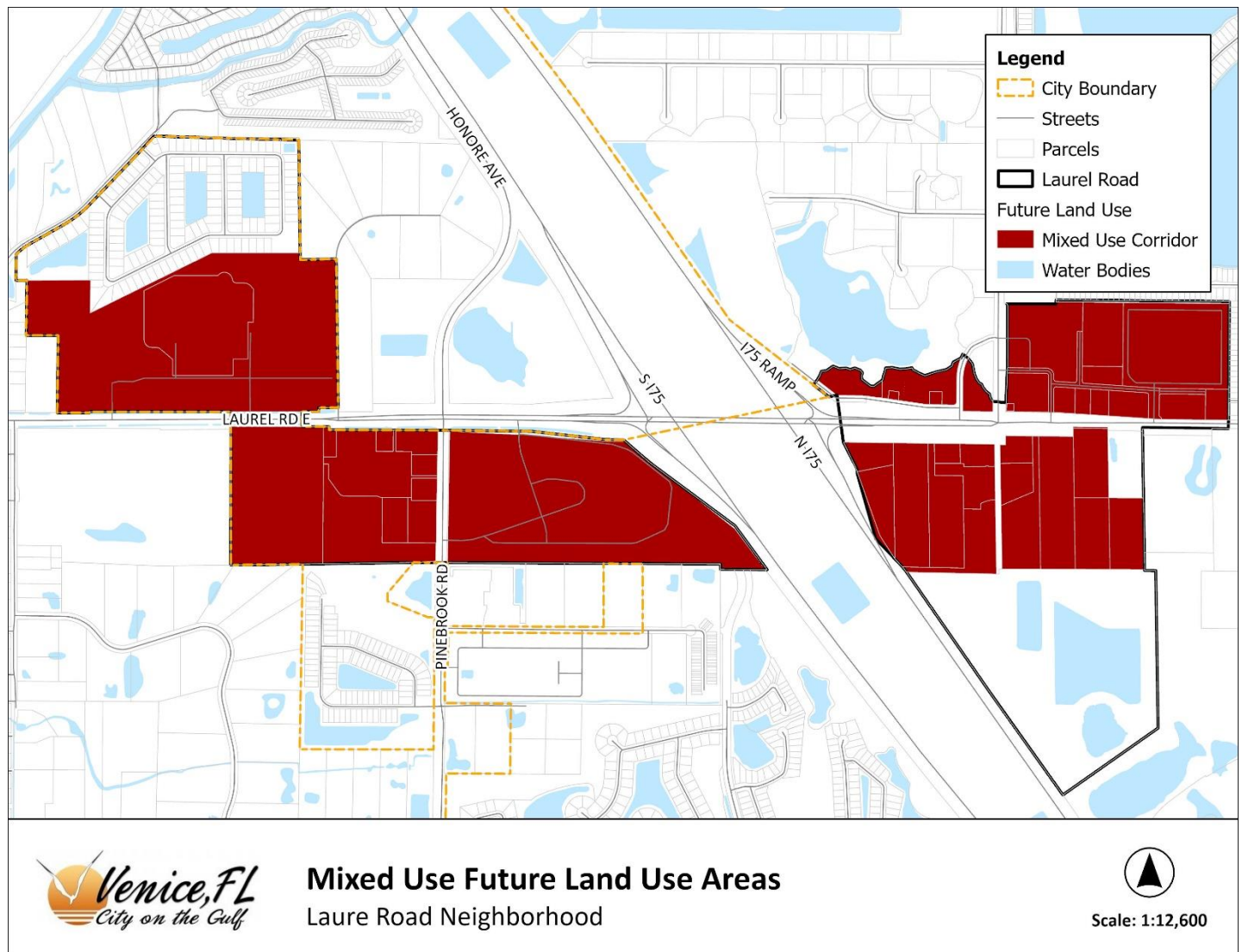
Pinebrook								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	1,271	5	95%	100%	<b>6,039</b>	<b>6,357</b>	4,528	1,829
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	1,271	0.4	0%	5%	<b>0</b>	<b>1,107,656</b>	82,640	1,025,016

#### Changes

Mixed Use	Type	Changes
<b>MUR</b>	Residential	No substantive changes
<b>MUR</b>	Non-Residential	No substantive changes

## LAUREL ROAD

The Laurel Road Neighborhood encompasses approximately 496 acres or approximately 4.5% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use corridor (MUC 317 acres).



Laurel Road								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	252	13	10%	50%	<b>328</b>	<b>1,638</b>	943	695
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	252	0.5	50%	90%	2,744,280	4,939,704	893,716	4,045,988
<b>PPH</b>	65	3				8,494,200	2,850,566	5,643,634

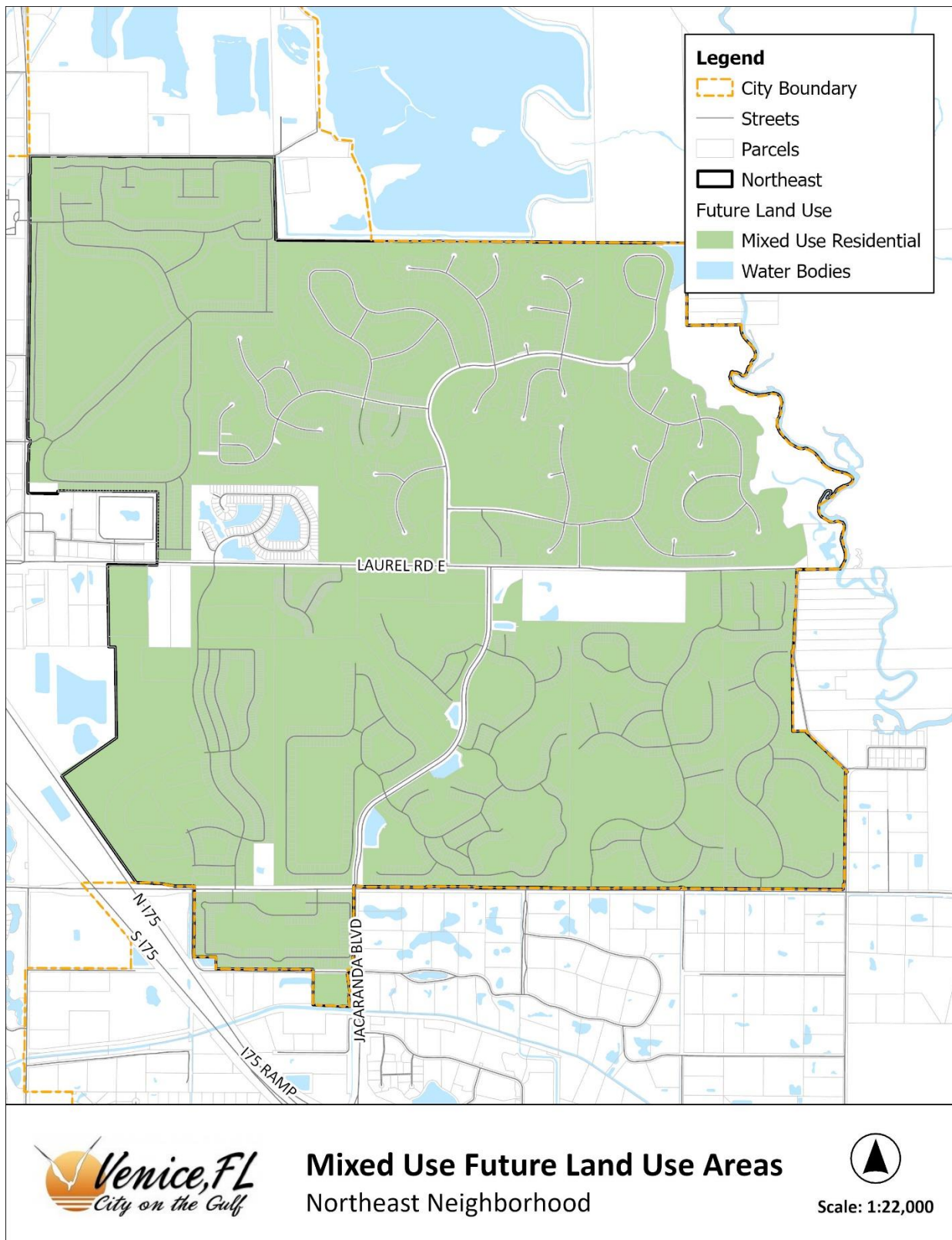
### Changes

Mixed Use	Type	Changes
<b>MUC</b>	Residential	Venice Crossing (fka Hamlet at Venice Crossing) was removed
<b>MUC</b>	Non-Residential	Home Depot Laurel Self Storage



## NORTHEAST

The Northeast Neighborhood encompasses approximately 2,922 acres or approximately 26.5% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use residential (MUR 2,648 acres).



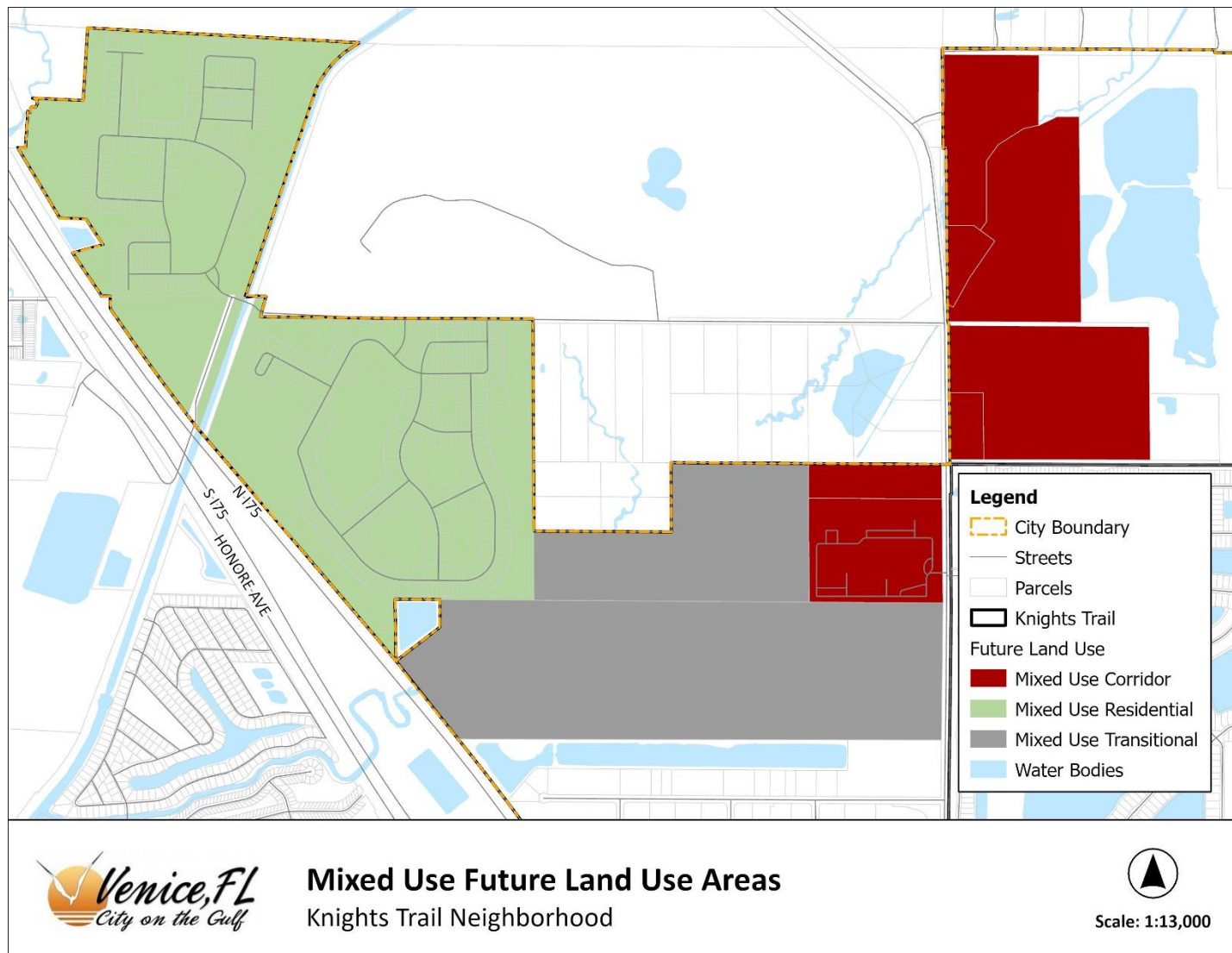
Northeast								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	2,648	5	95%	100%	<b>12,577</b>	<b>13,239</b>	6,968	6,271
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	2,648	0.4	0%	5%	<b>0</b>	<b>2,306,763</b>	999,920	1,306,844

#### Changes

Mixed Use	Type	Changes
<b>MUR</b>	Residential	No substantive changes
<b>MUR</b>	Non-Residential	No substantive changes

## KNIGHTS TRAIL

The Knights Trail Neighborhood encompasses approximately 1,350 acres or approximately 12.3% of the total City size. There are three mixed use designations within this neighborhood: mixed use corridor (MUC 169 acres), mixed use residential (MUR 318 acres), and mixed used transitional (MUT 214 acres).



Knights Trail								
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	169	13	20%	80%	<b>439</b>	<b>1,758</b>	1,718	40
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUC</b>	169	0.5	20%	80%	<b>736,164</b>	<b>2,944,656</b>	456,685	2,487,971
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	318	3.85	95%	100%	<b>1,163</b>	<b>1,224</b>	1,003	221
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUR</b>	318	0.1	0%	5%	<b>0</b>	<b>69,260</b>	13,014	56,246
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUT</b>	214	9	10%	70%	<b>193</b>	<b>1,348</b>	1	1,347
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/25	Remaining as of 11/1/25
<b>MUT</b>	214	0.5	30%	90%	<b>1,398,276</b>	<b>4,194,828</b>	0	4,194,828

### Changes

Mixed Use	Type	Changes
<b>MUC</b>	Residential	No substantive changes
<b>MUC</b>	Non-Residential	No substantive changes
<b>MUR</b>	Residential	No substantive changes
<b>MUR</b>	Non-Residential	No substantive changes
<b>MUT</b>	Residential	No substantive changes
<b>MUT</b>	Non-Residential	No substantive changes



# SUMMARY TABLES

## Mixed Use Areas Dwelling Units

Neighborhood	Mixed Use Designation	Entitled + Existing Units	Maximum Allowed	% of Maximum Allowed Used	2025 Remaining Units
Island	MUD	559	756	74%	197
	MUC	1,148	1,357	85%	209
	MUA	N/A	N/A	N/A	N/A
Gateway	MUS	0	422	0%	422
	MUC	94	127	74%	32
East Venice Avenue	MUR	438	289	152%	-149
Pinebrook	MUR	4,528	6,357	71%	1,829
Laurel Road	MUC	943	1,638	58%	695
Northeast	MUR	6,968	13,239	53%	6,271
Knights Trail	MUC	1,718	1,758	98%	40
	MUR	1,003	1,224	82%	221
	MUT	1	1,348	0%	1,347

## Mixed Use Areas Square Footage

Neighborhood	Mixed Use Designation	Entitled + Existing Area (sqft)	Maximum Allowed	% of Maximum Allowed Used	2025 Remaining Area (sqft)
Island	MUD	928,507	1,902,701	49%	974,194
	MUC	1,570,434	1,989,580	79%	419,146
	MUA	144,911	1,936,242	7%	1,791,331
Gateway	MUS	931,474	1,970,001	47%	1,038,527
	MUC	12,061	254,826	5%	242,765
East Venice Avenue	MUR	60,597	50,328	120%	-10,269
Pinebrook	MUR	82,640	1,107,656	7%	1,025,016
Laurel Road	MUC	3,744,282	4,939,704	76%	1,195,422
Northeast	MUR	999,920	2,306,763	43%	1,306,844
Knights Trail	MUC	456,685	2,944,656	16%	2,487,971
	MUR	13,014	69,260	19%	56,246
	MUT	0	4,194,828	0%	4,194,828

### III. CONCLUSION

Upon review of the petition and associated documents, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Comprehensive Plan Amendment Petition No. 25-73CP.