

ORDINANCE NO. 2019-24

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN TO INCLUDE THE ADDITION OF AMENDMENT NO. 3 TO THE AMENDED AND RESTATED JOINT PLANNING AND INTERLOCAL SERVICE BOUNDARY AGREEMENT (JPA/ILSBA) BETWEEN THE CITY OF VENICE AND SARASOTA COUNTY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Community Planning Act, Sections 163.3161 through 163.32466, Florida Statutes, ("Act") authorizes and requires the City of Venice to adopt and amend a comprehensive plan in accordance with the Act; and

WHEREAS, Amendment No. 3 to the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement between the City of Venice and Sarasota County was approved by resolution on October 9, 2018; and

WHEREAS, Chapter 86 of the city code of ordinances designates the City of Venice Planning Commission as the local planning agency; and

WHEREAS, the City Planning Commission held a duly noticed public hearing on June 18, 2019, to review the proposed comprehensive plan amendment, and provided its recommendation to the city council as the local governing body; and

WHEREAS, on July 9, 2019, the City Council held a public hearing on the proposed comprehensive plan amendment and approved the transmittal of the amendment to the Department of Economic Opportunity as the state land planning agency for review; and

WHEREAS, on August 27, 2019, the Venice City Council, after due public notice, held a second public hearing on the proposed comprehensive plan amendment and determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The above whereas clauses are ratified and confirmed as true and correct.

SECTION 2. The City of Venice Comprehensive Plan is hereby amended as shown in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed to the extent of the conflict.

SECTION 4. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

SECTION 5. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after adoption. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 27TH DAY OF AUGUST 2019.

First Reading: July 9, 2019
Second Reading: August 27, 2019

Adoption: August 27, 2019

John W. Holic, Mayor

ATTEST:

Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 27th day of August, 2019, a quorum being present.

WITNESS my hand and the official seal of said City this 27th day of August 2019.

Lori Stelzer, MMC, City Clerk

Approved as to form:

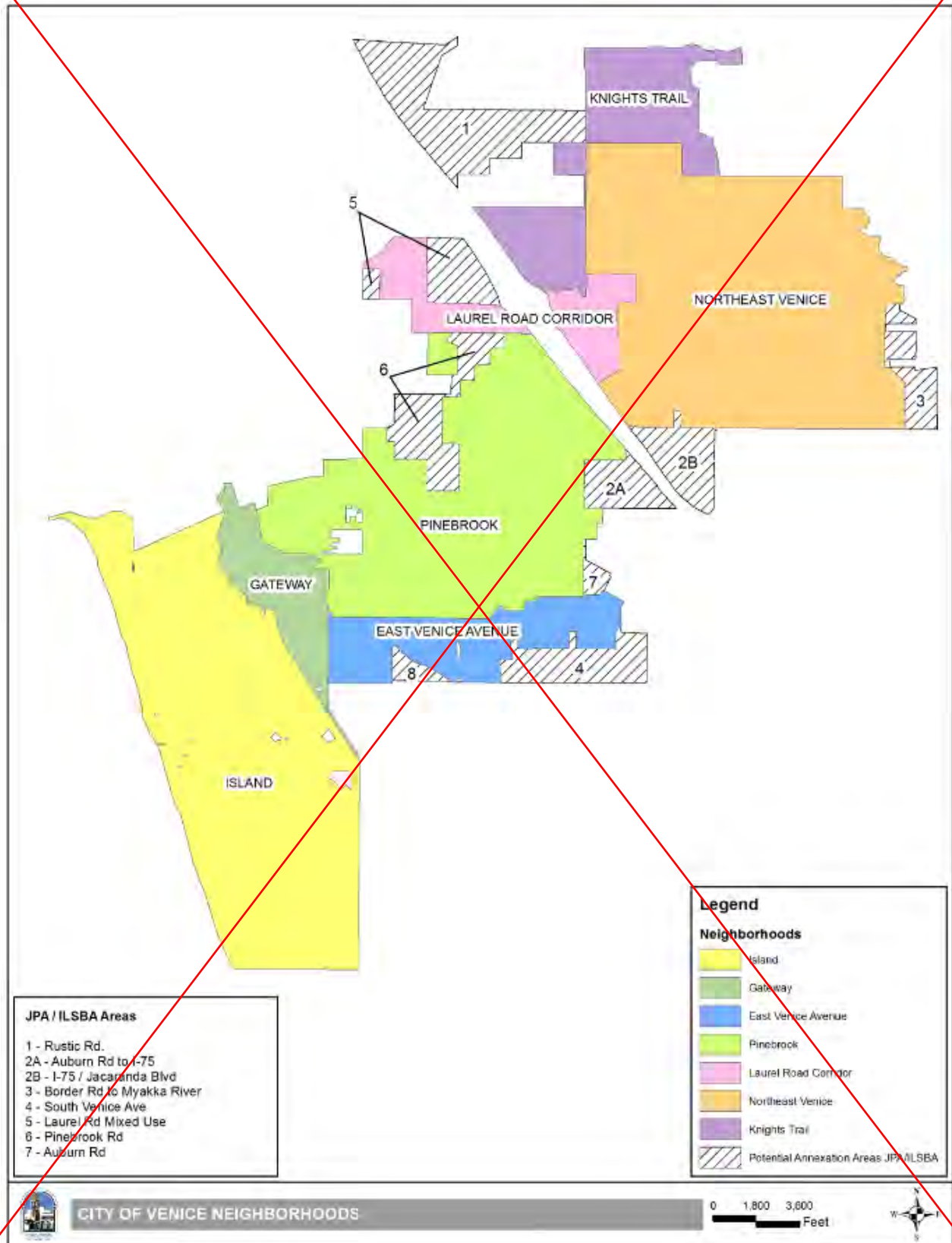
Kelly Fernandez, City Attorney

Figure LU-14: JPA/ILSBA Summary

JPA/ILSBA	Development Standards			
	Uses	Density	Intensity	Open Space Requirements
Rustic Road Neighborhood (JPA/ILSBA Area No. 1) 489-707.5 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Industrial Manufacturing 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: 5 to 9 units per acre, calculated on a gross acreage basis <u>Subarea No. 2</u>: Up to 5 units per acre, calculated on a gross acreage basis 	<ul style="list-style-type: none"> Up to 50% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage. 	<ul style="list-style-type: none"> At least 34.2 gross acres shall be conservation/open space
Auburn Road to I-75 Neighborhood (JPA/ILSBA Area No. 2a) 176 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Commercial Equestrian uses in Subarea No. 2 	<ul style="list-style-type: none"> Up to 3 units per acre, calculated on a gross acreage basis 	<ul style="list-style-type: none"> Up to 10% of the acreage non-residential Shall not exceed a Floor Area Ratio of 0.25 for the gross acreage. Conversion between residential and accessory non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet accessory non-residential space, gross acreage 	<ul style="list-style-type: none"> At least 7.4 gross acres shall be conservation/open space
I-75 / Jacaranda Boulevard Sector (JPA/ILSBA Area No. 2b) 175 Acres	<ul style="list-style-type: none"> Residential Retail Office space Industrial Manufacturing 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: 9 units per acre, calculated on a gross acreage basis. <u>Subarea No. 2</u>: 13 units per acre, calculated on a gross acreage basis. <u>Subarea No. 3</u>: 18 units per acre, calculated on a gross acreage basis. 	<ul style="list-style-type: none"> Up to 10% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet non-residential space, gross acreage 	<ul style="list-style-type: none"> At least 4.6 gross acres shall be conservation/open space

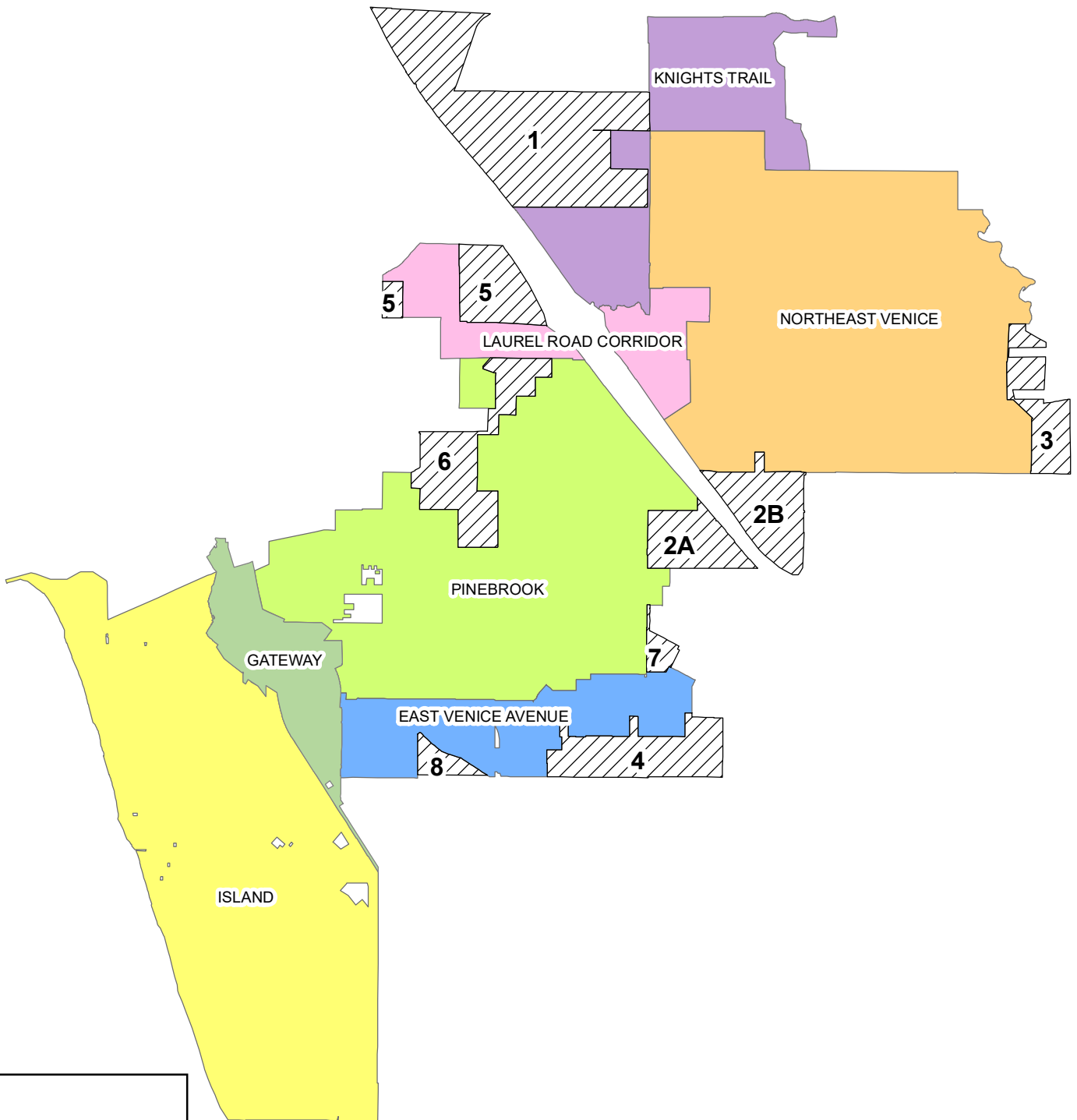


Figure (Map) LU-1: Neighborhoods



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Legend

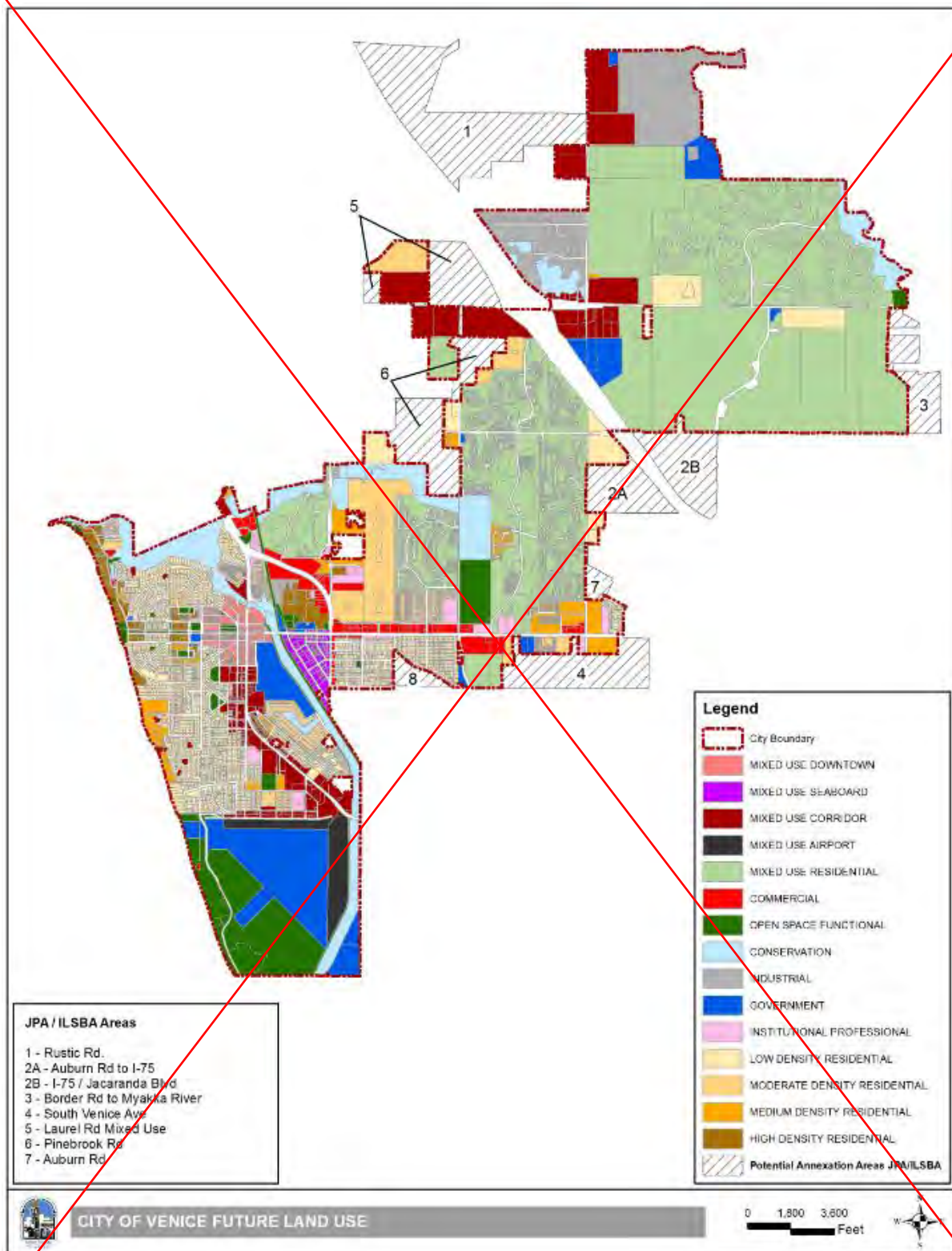
- Island
- Gateway
- East Venice Avenue
- Pinebrook
- Laurel Road Corridor
- Northeast Venice
- Knights Trail
- Potential Annexation Areas JPA/ILSBA

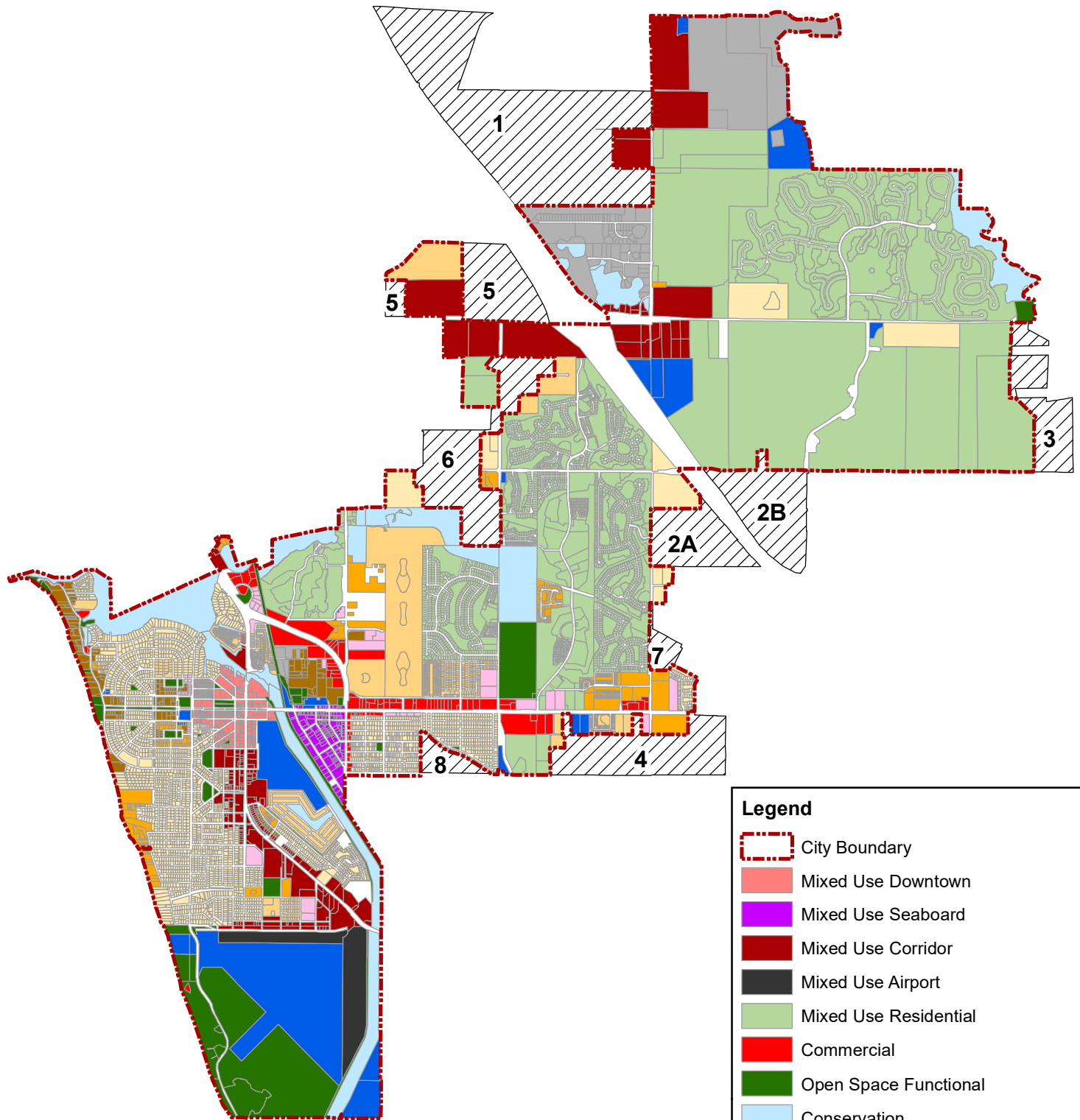
JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
- 3 - Border Rd to Myakka River
- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd



Figure (Map) LU-1: Future Land Use Map (see full size map for additional detail and information)





JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
- 3 - Border Rd to Myakka River
- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd

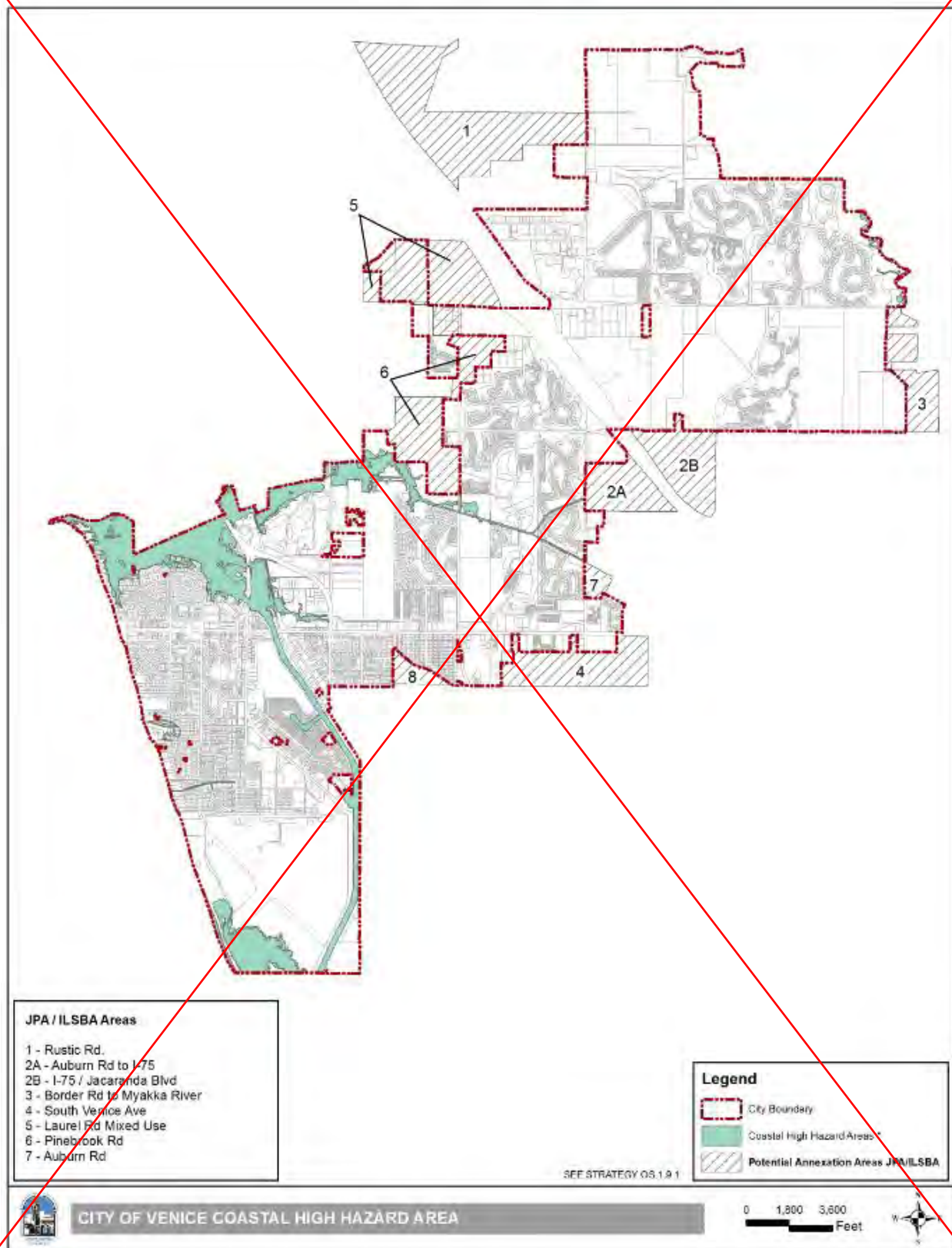
FLUM Series: Planning Horizon 2017-2027

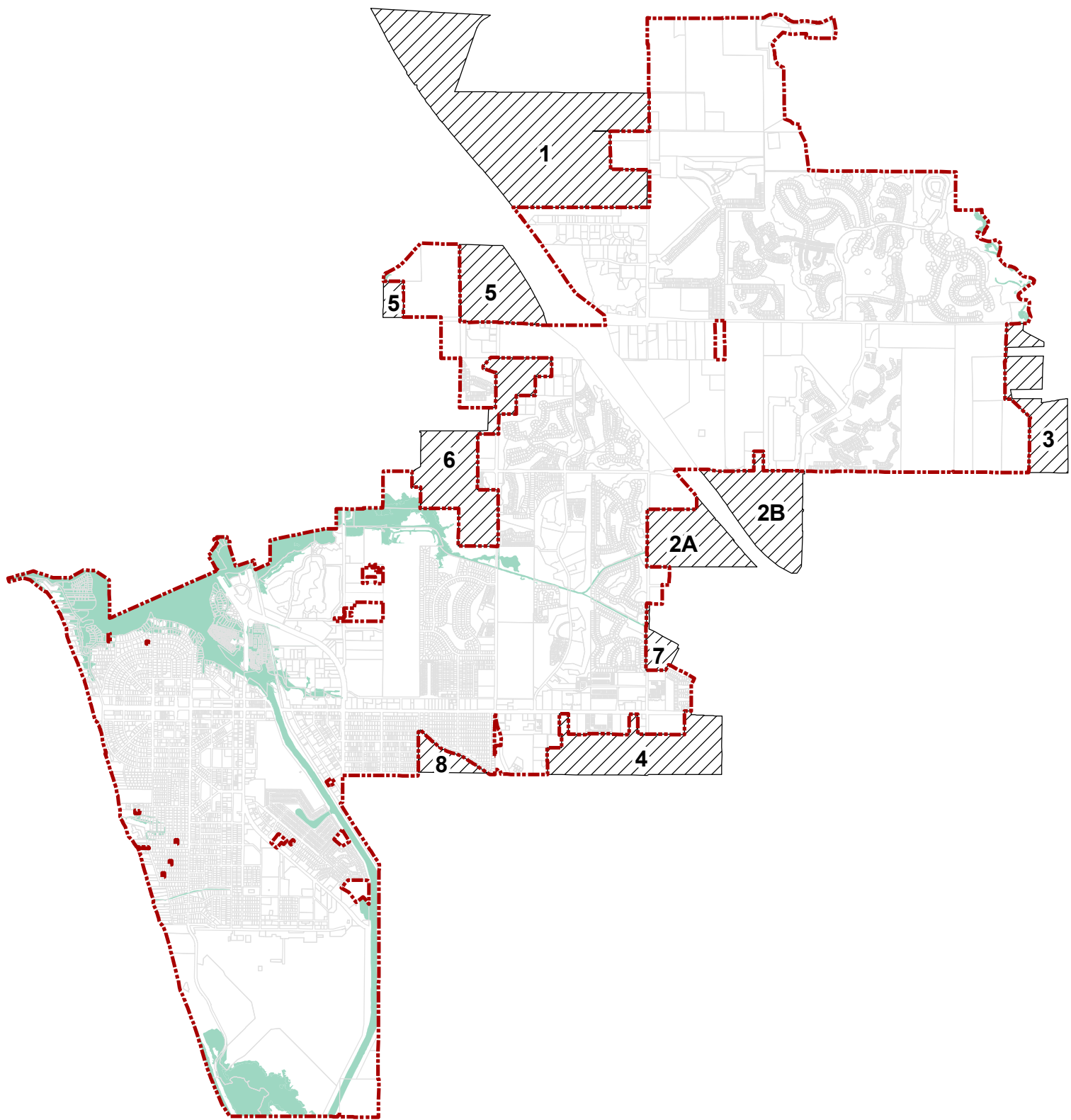
Legend

- City Boundary
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Potential Annexation Areas JPA/ILSBA






Figure (Map) LU-11: Coastal High Hazard Area Identified





Legend

-  City Boundary
-  Potential Annexation Areas JPA/ILSBA
-  Coastal High Hazard Areas*

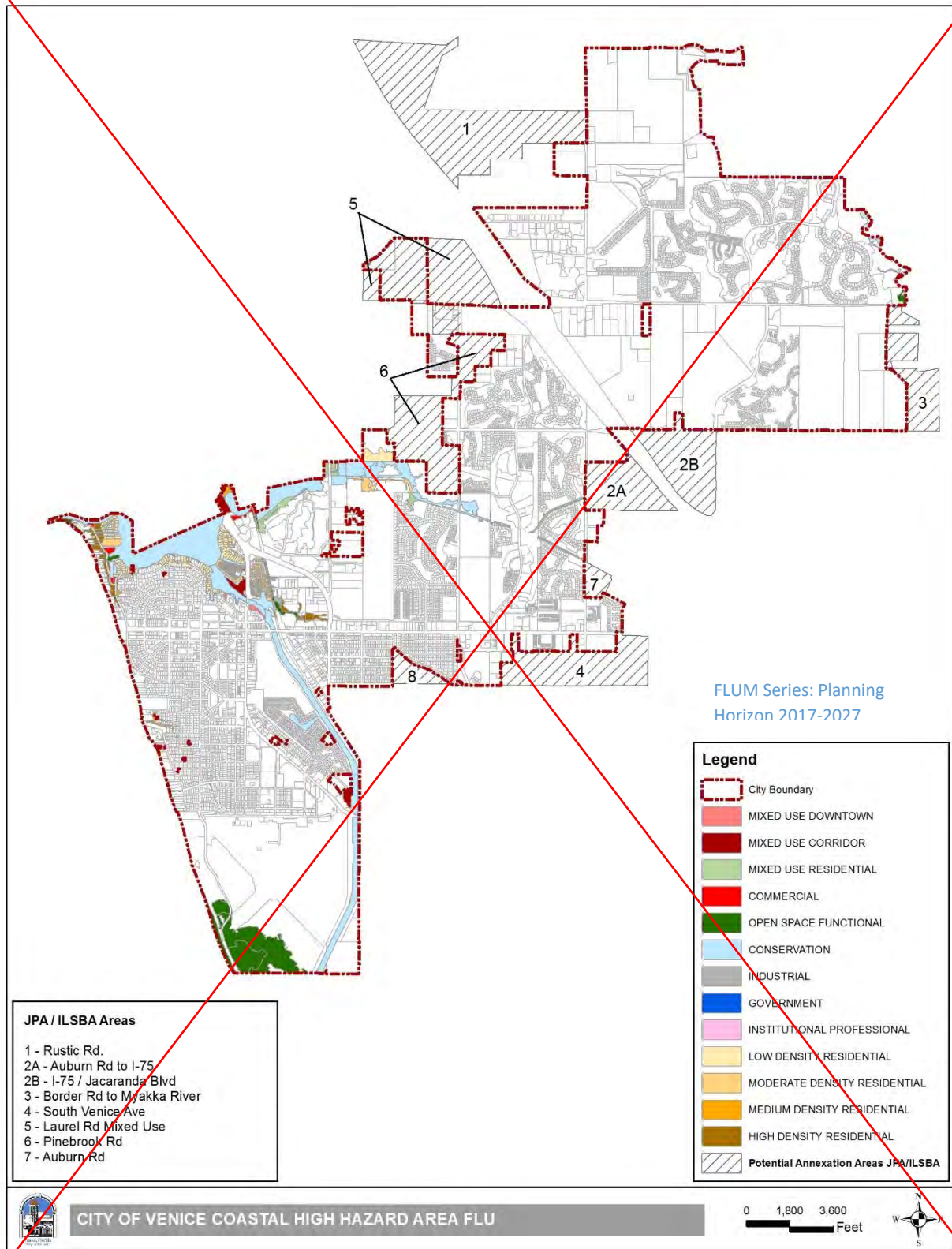
JPA / ILSBA Areas

- 1 - Rustic Rd
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- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
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SEE STRATEGY OS 1.9.1



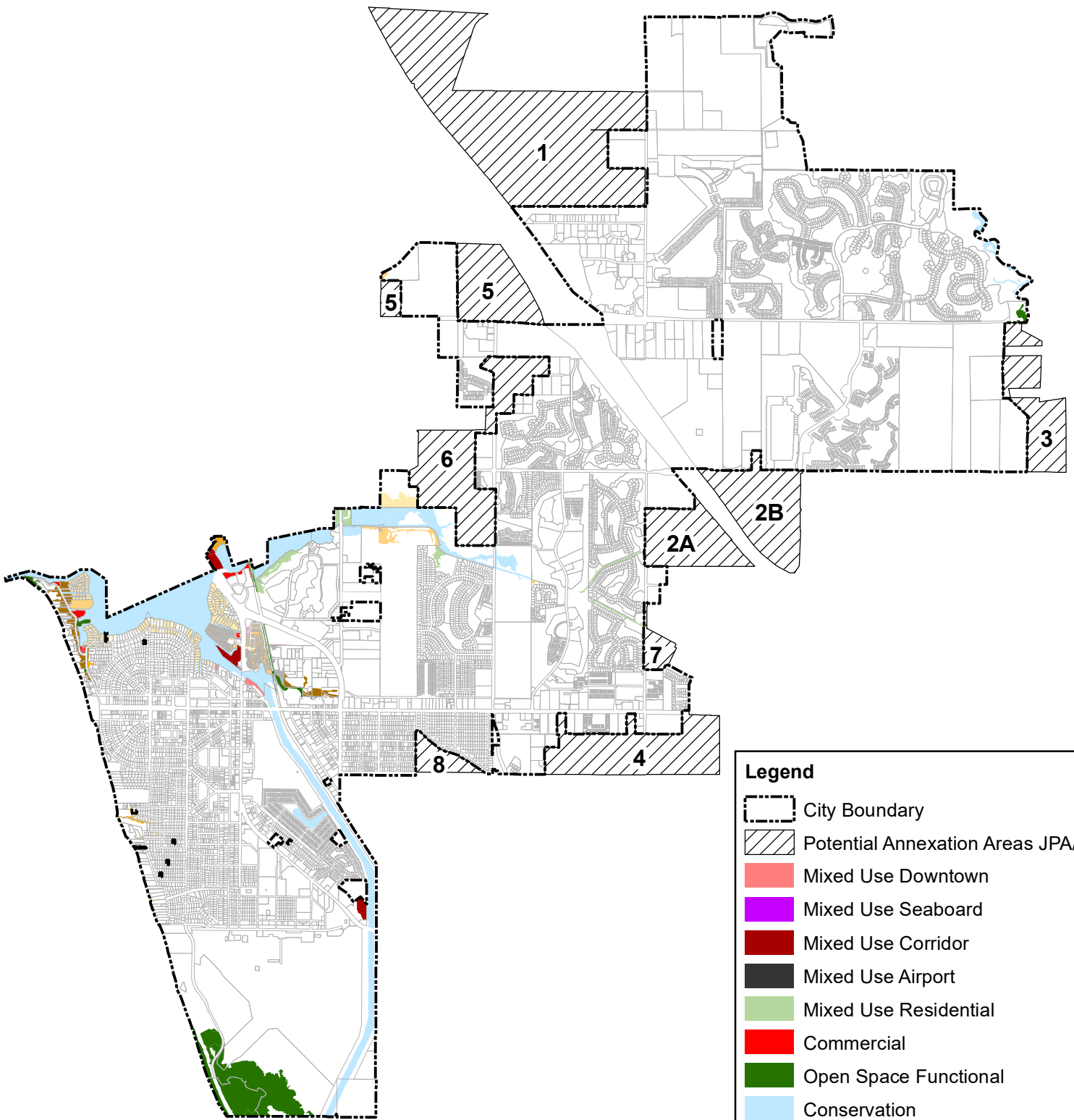
Figure (Map) LU-12: Coastal High Hazard Area FLU



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JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
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- 6 - Pinebrook Rd

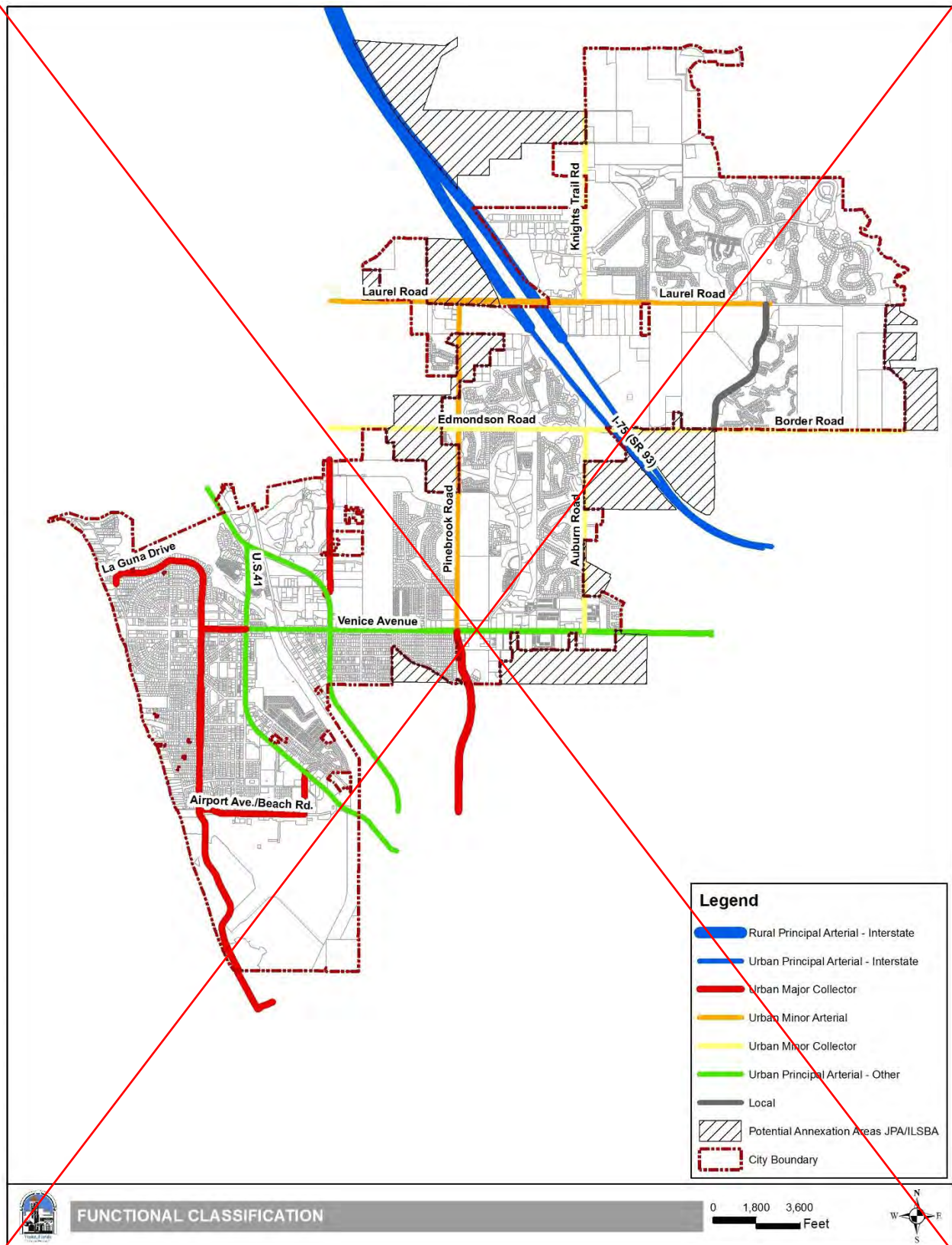
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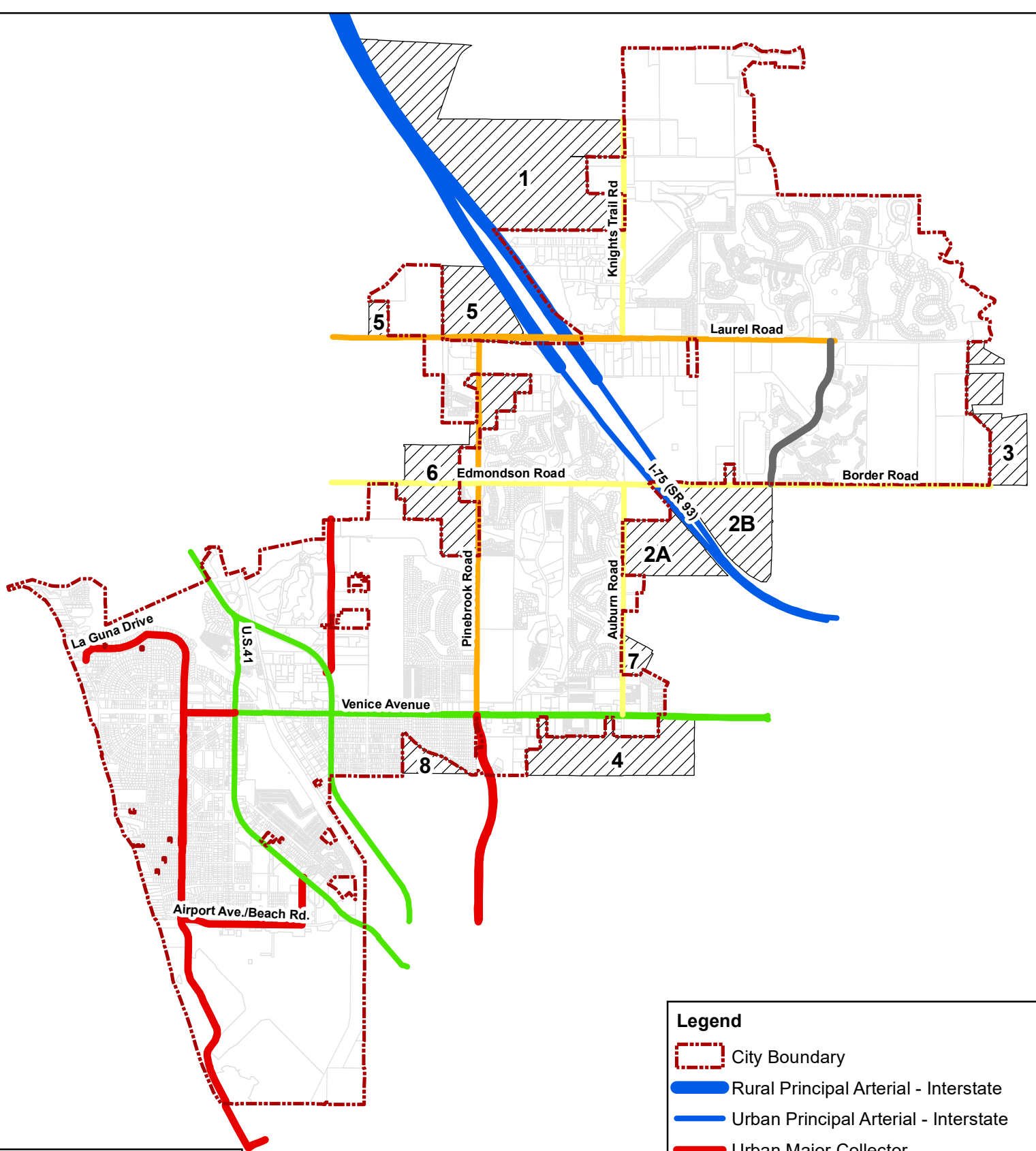
Legend

- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential



Figure (Map) TR-1: Functional Classification





JPA / ILSBA Areas

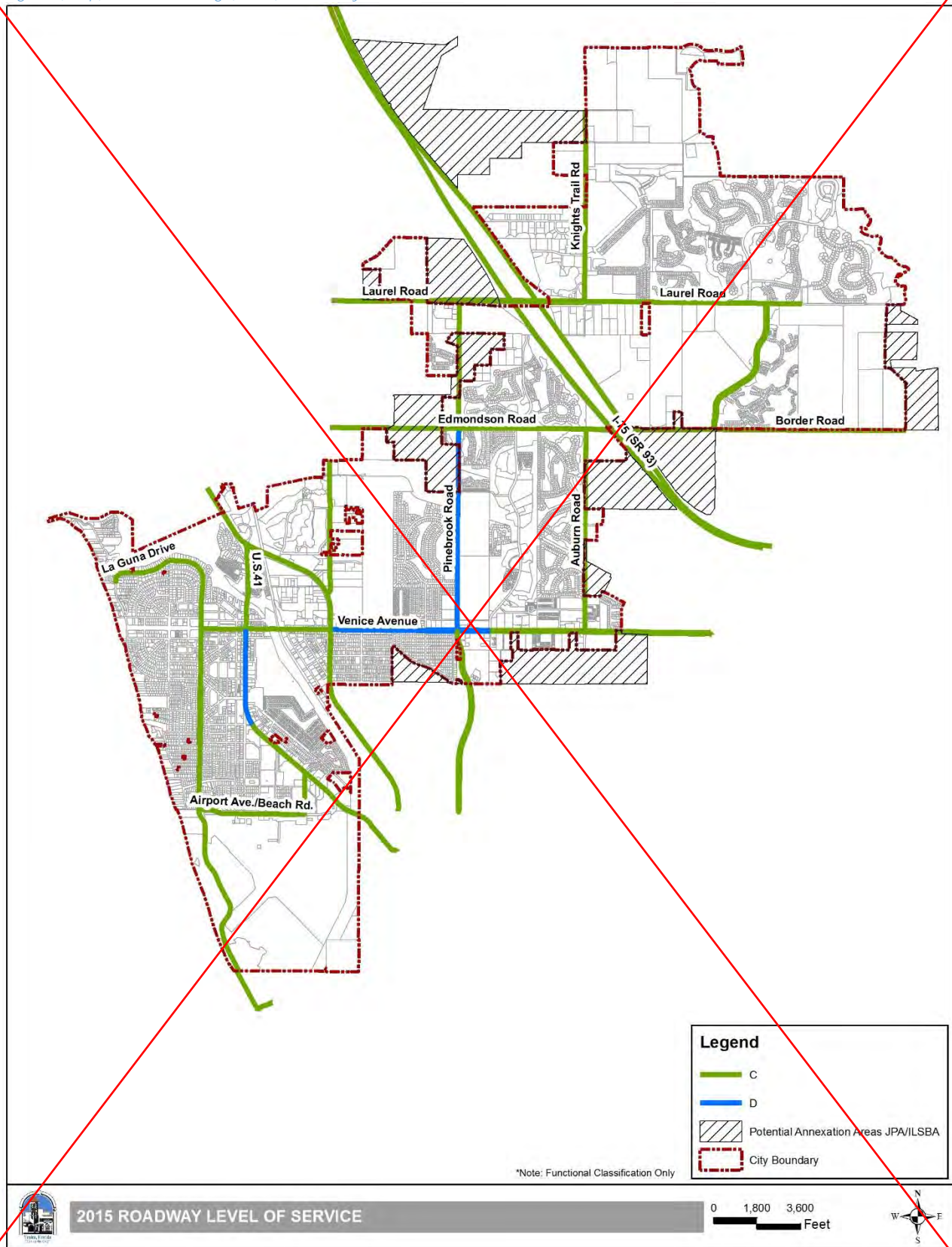
- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
- 3 - Border Rd to Myakka River
- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd

Legend

- City Boundary
- Rural Principal Arterial - Interstate
- Urban Principal Arterial - Interstate
- Urban Major Collector
- Urban Minor Arterial
- Urban Minor Collector
- Urban Principal Arterial - Other
- Local
- Potential Annexation Areas JPA/ILSBA



Figure (Map) TR-2: Existing (2015) Roadway Level of Service



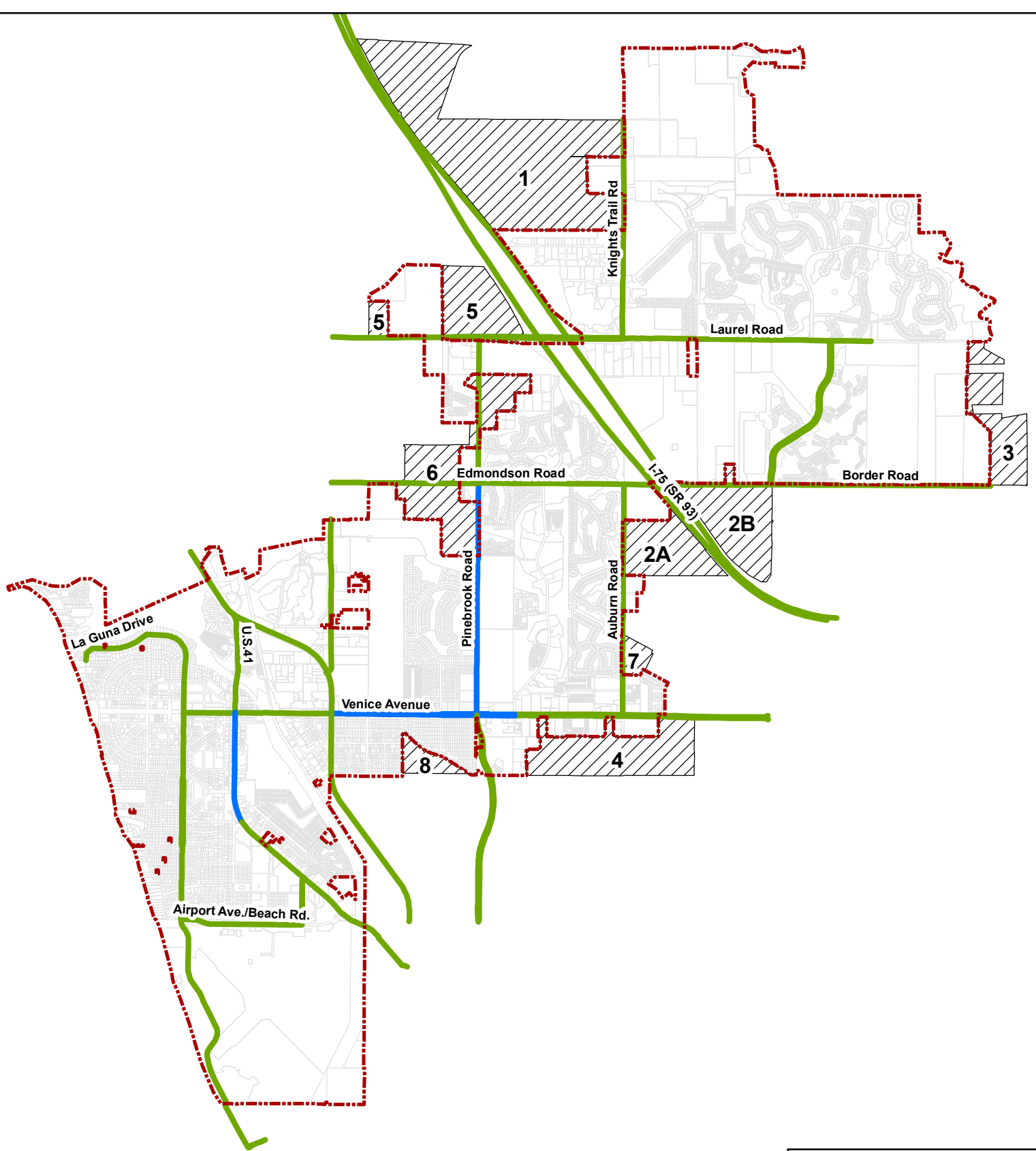
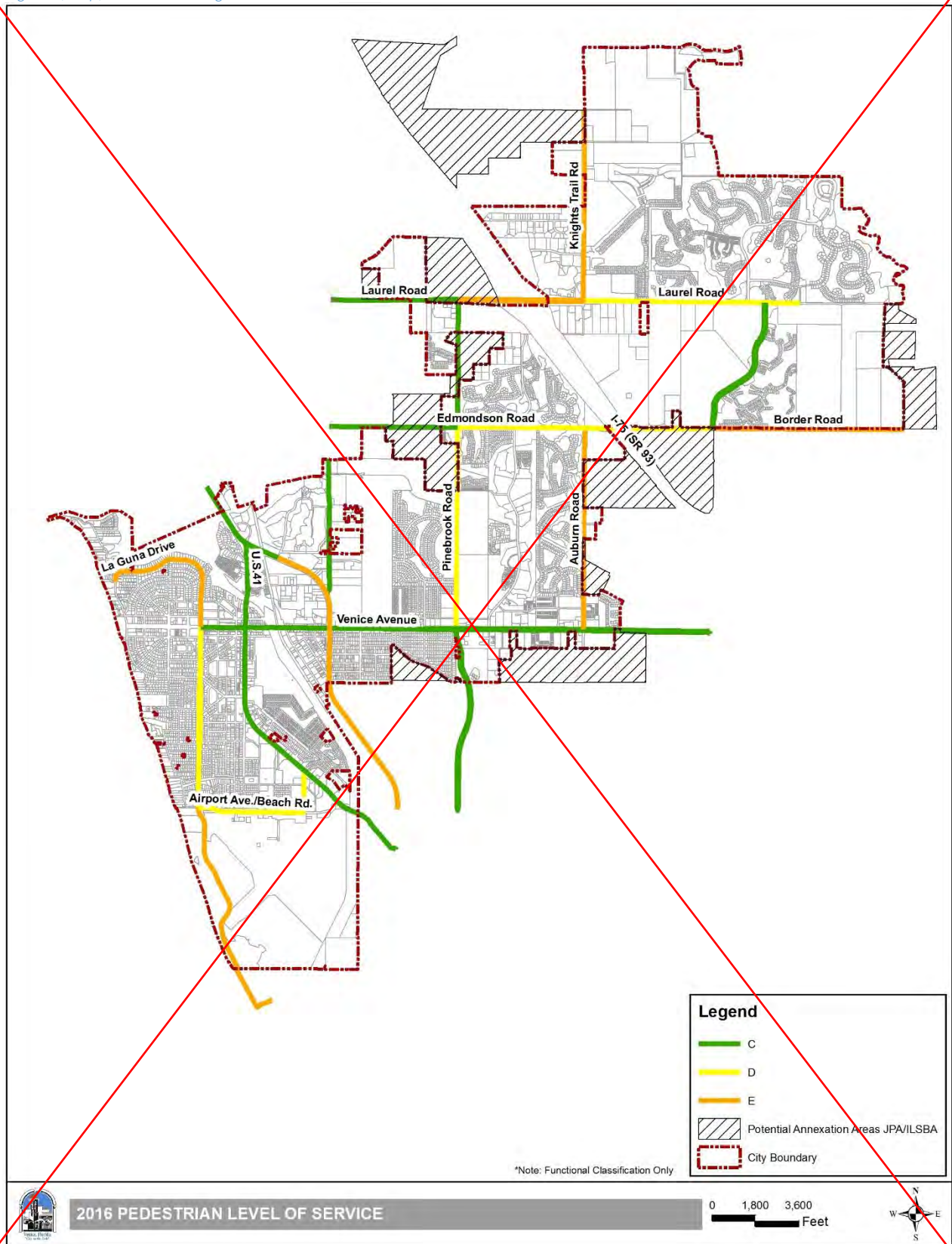
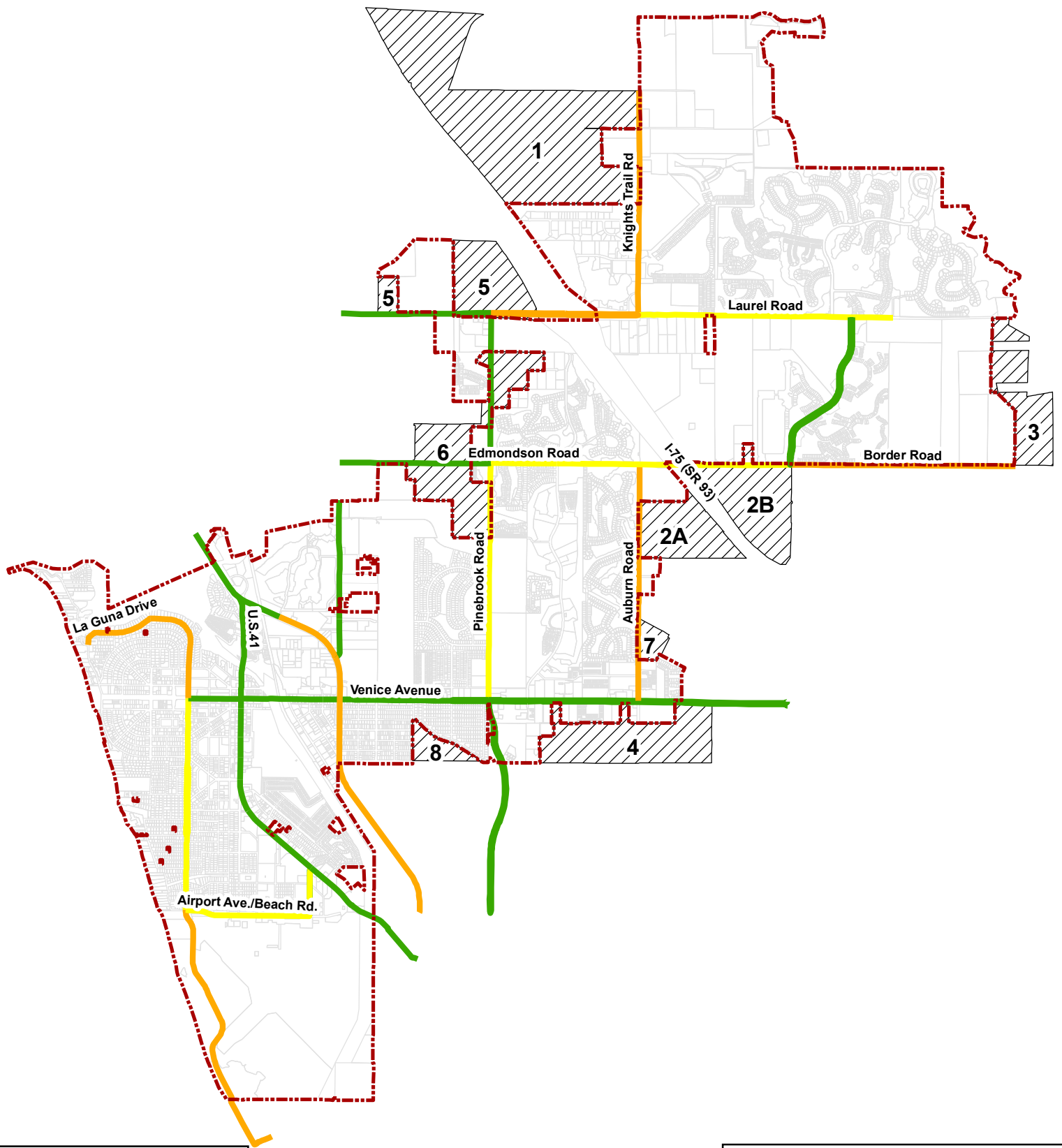


Figure (Map) TR-3: Existing Pedestrian Level of Service





JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
- 3 - Border Rd to Myakka River
- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd

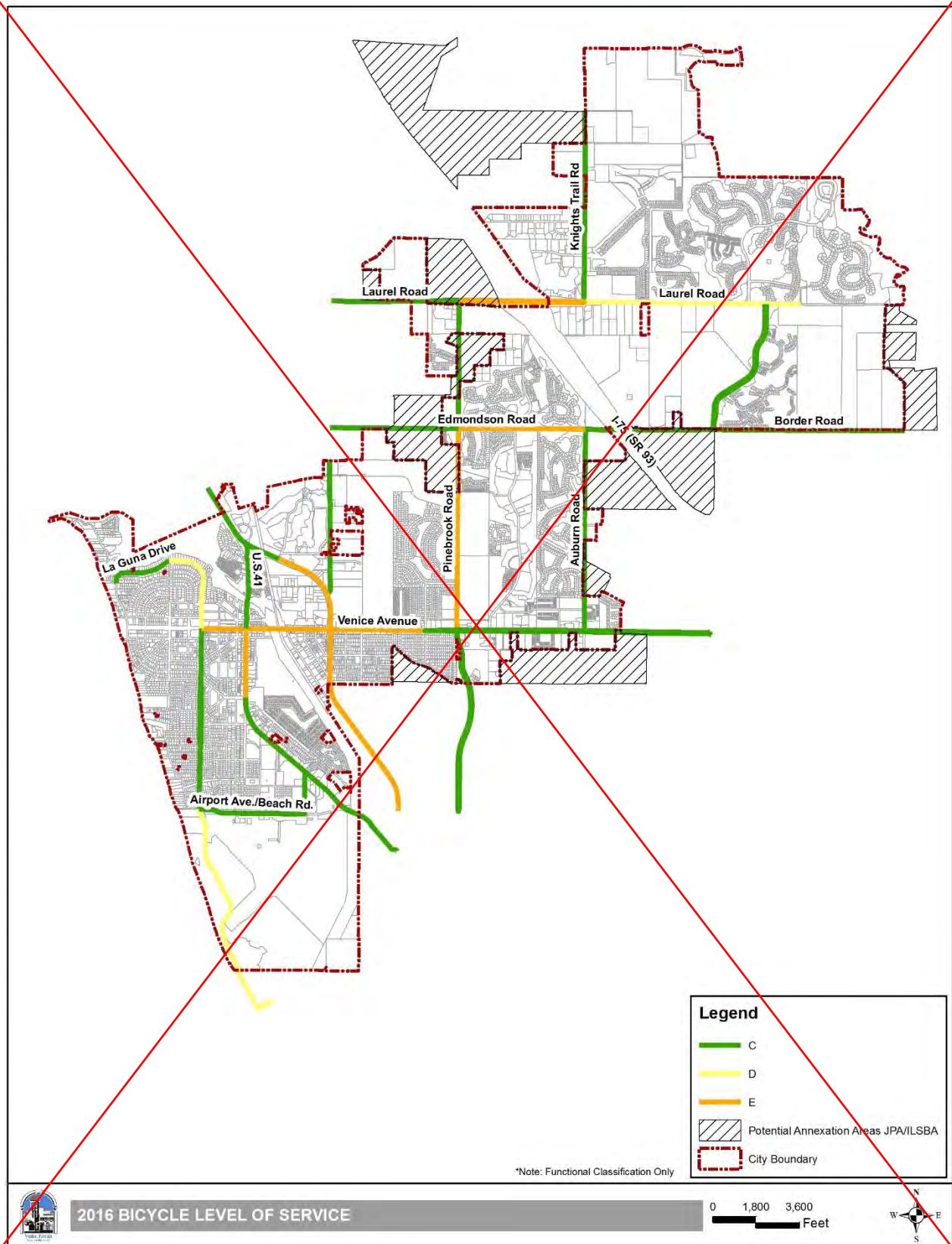
*Note: Functional Classification Only

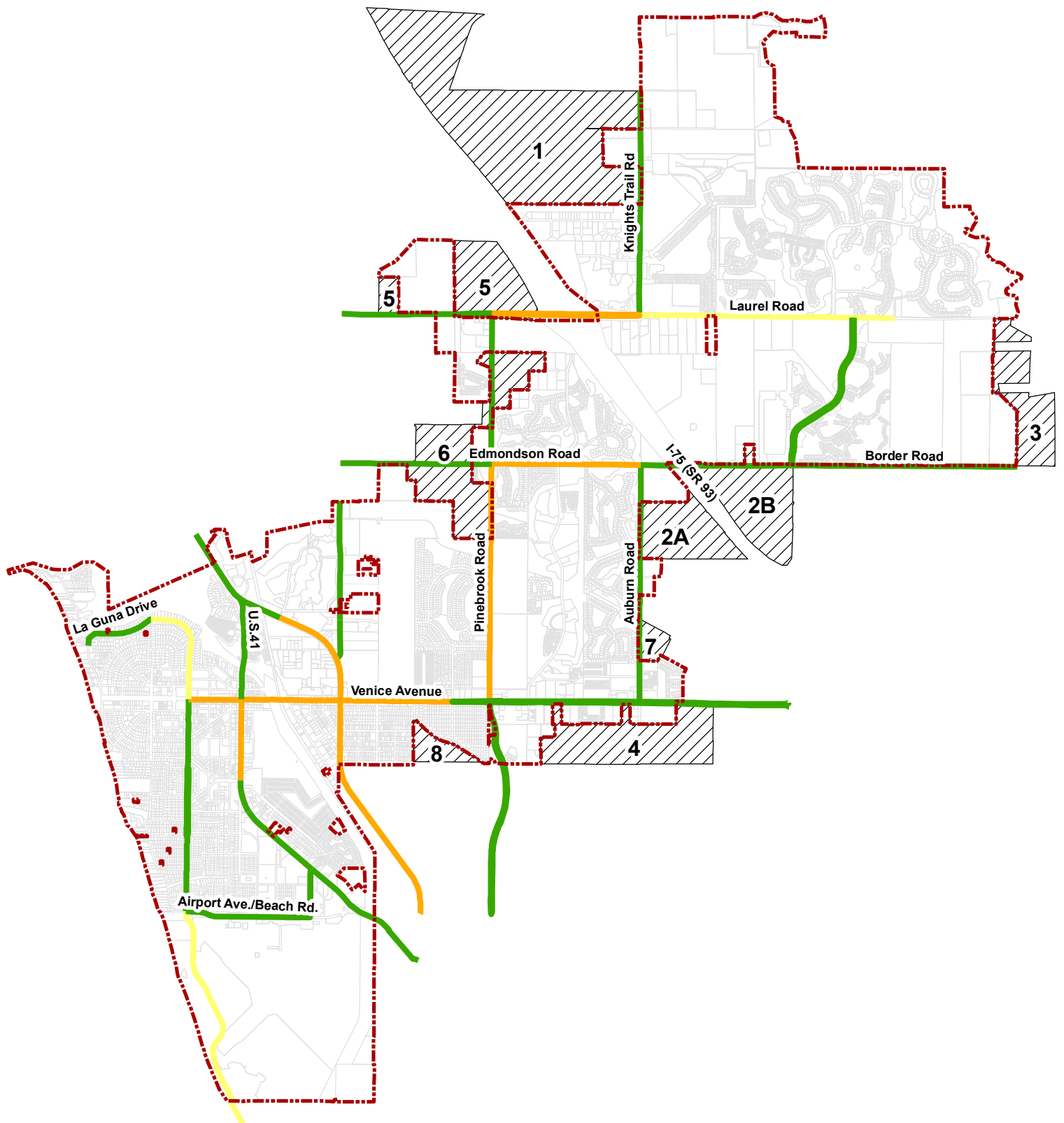
Legend

- City Boundary
- C
- D
- E
- Potential Annexation Areas JPA/ILSBA



Figure (Map) TR-4: Existing Bicycle Level of Service





Legend

City Boundary

C

D

E

Potential Annexation Areas JPA/ILSBA

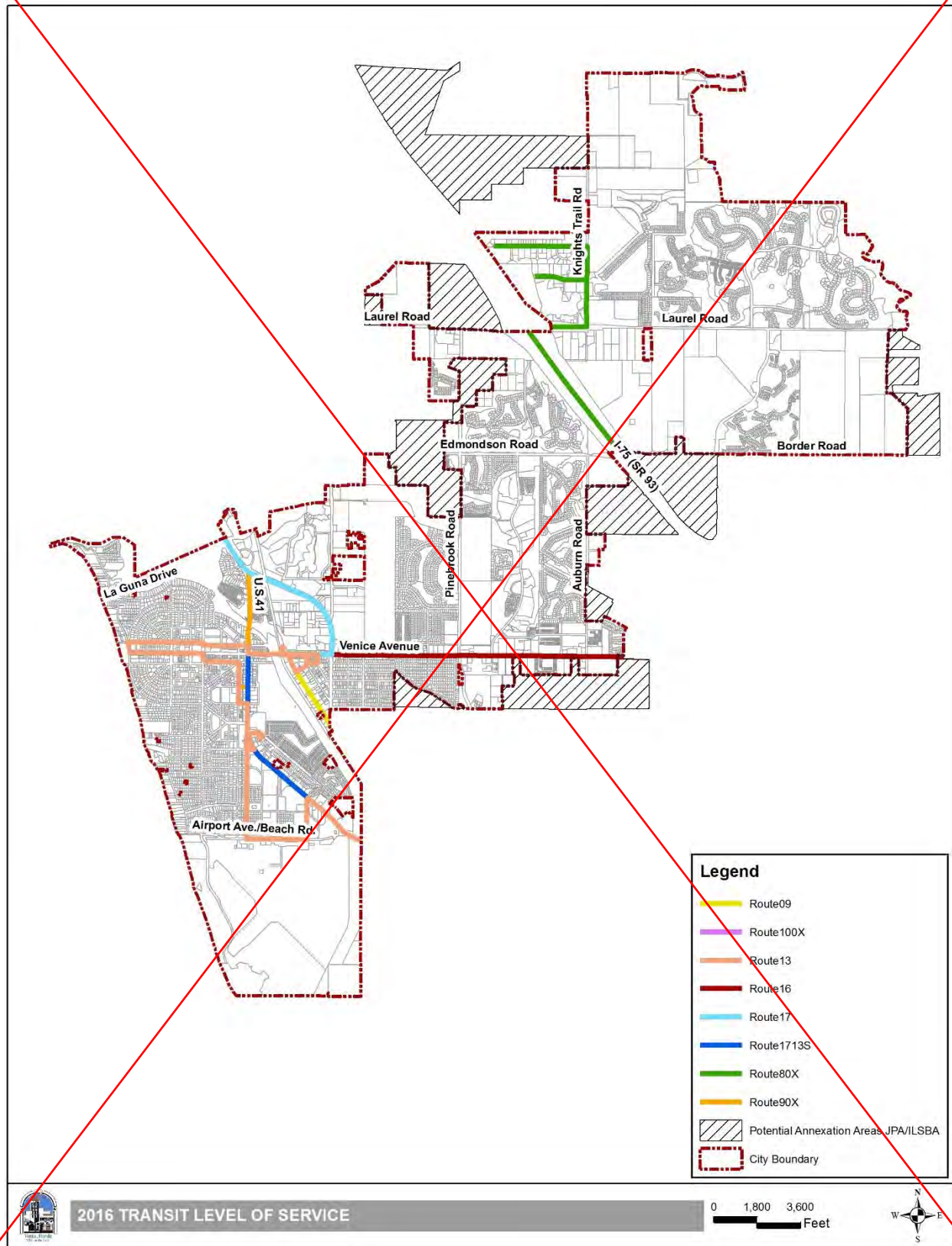
*Note: Functional Classification Only

JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
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- 6 - Pinebrook Rd



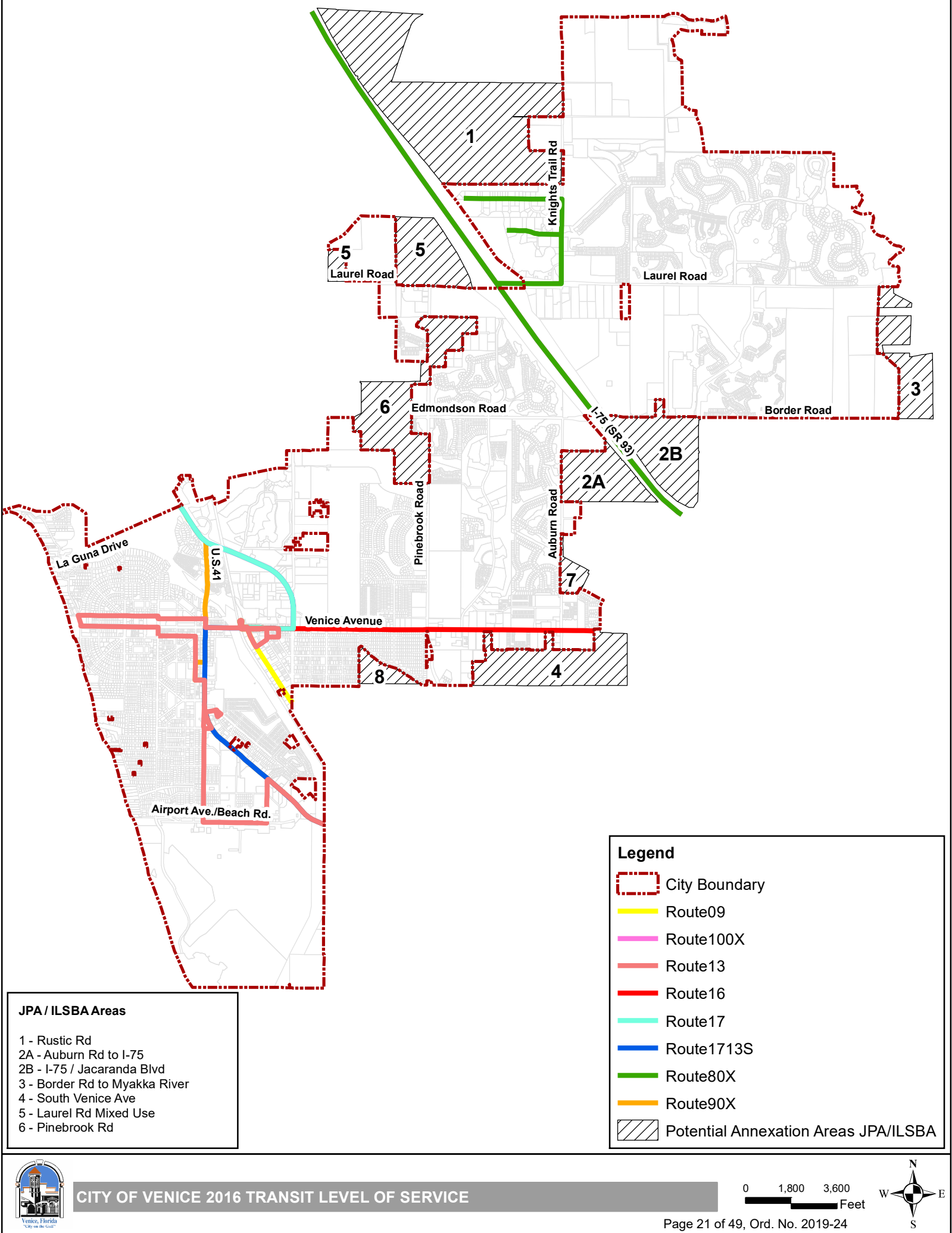
Figure (Map) TR-5: Existing Transit Level of Service



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JPA / ILSBA Areas

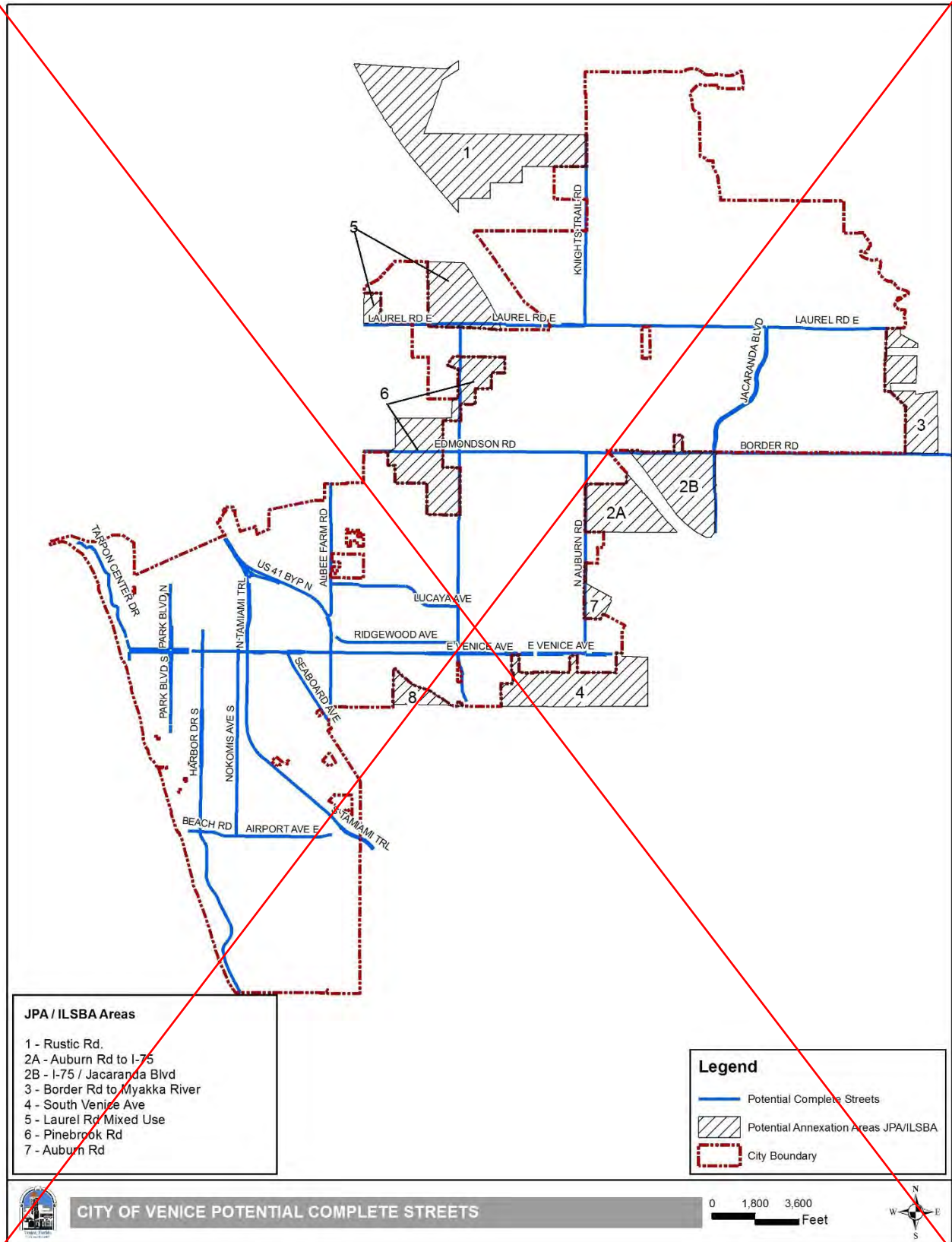
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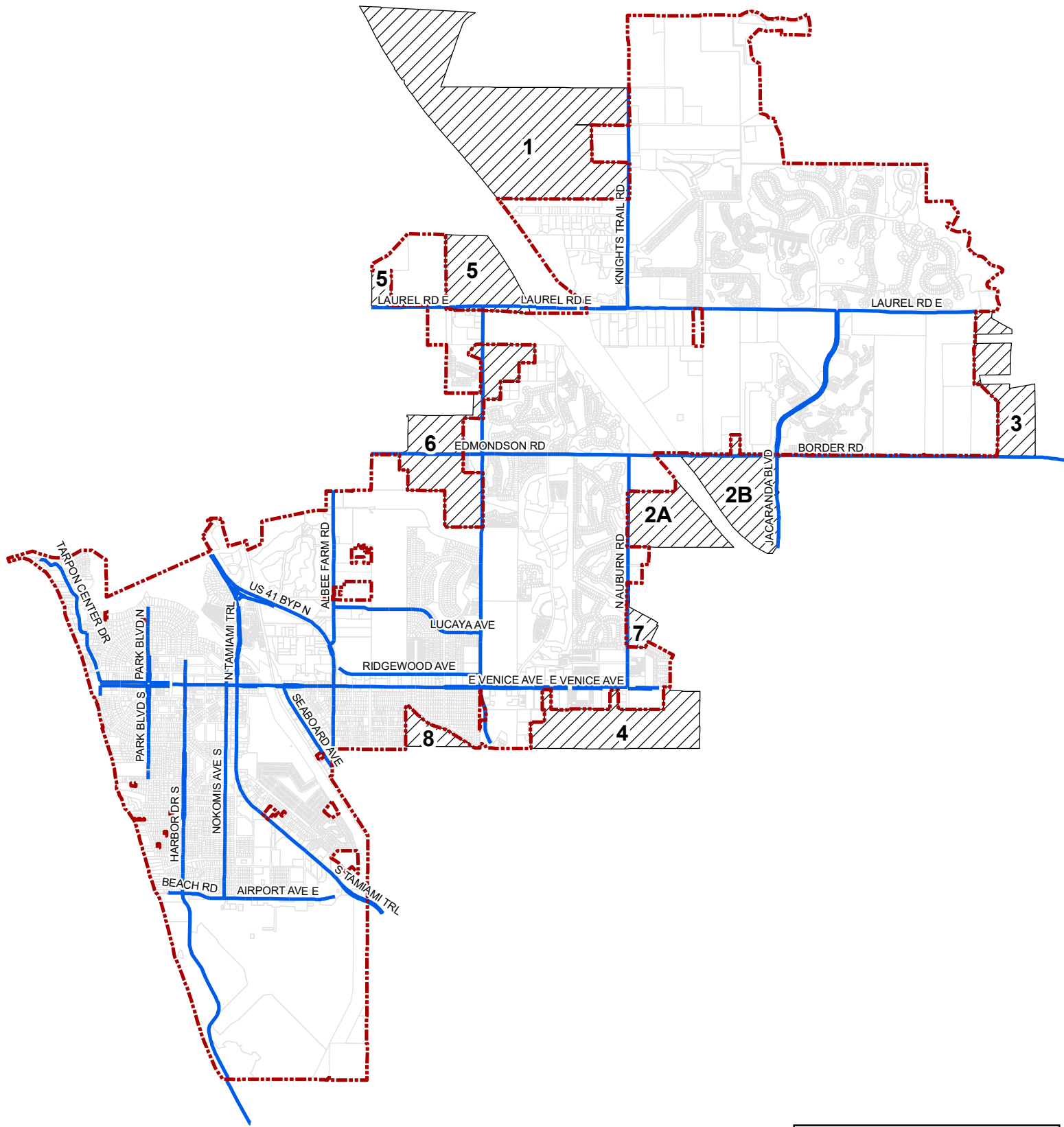
Legend

- City Boundary
- Route09
- Route100X
- Route13
- Route16
- Route17
- Route1713S
- Route80X
- Route90X
- Potential Annexation Areas JPA/ILSBA



Figure (Map) TR-8: Possible Complete Street Map





Legend

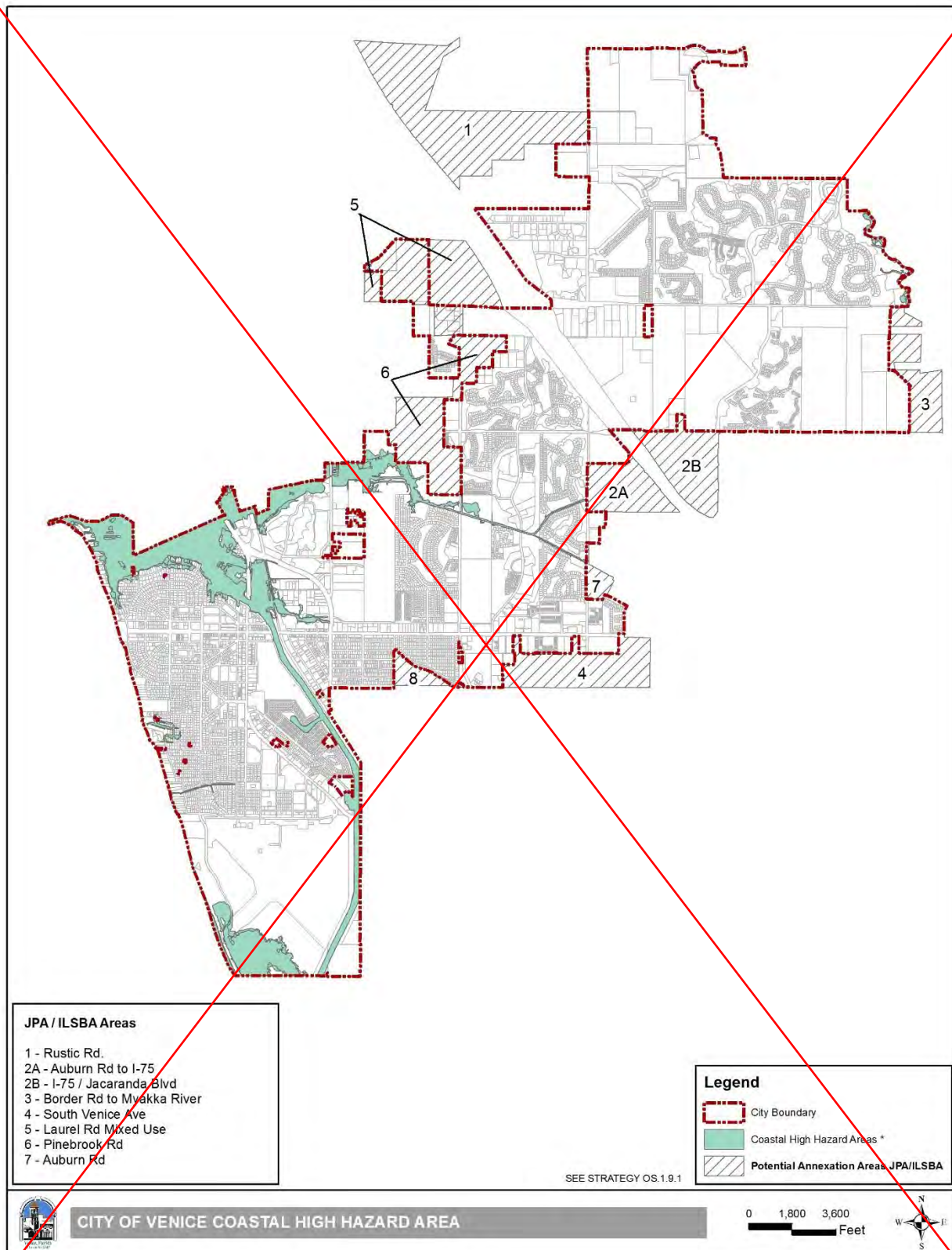
- City Boundary
- Potential Complete Streets
- Potential Annexation Areas JPA/ILSBA

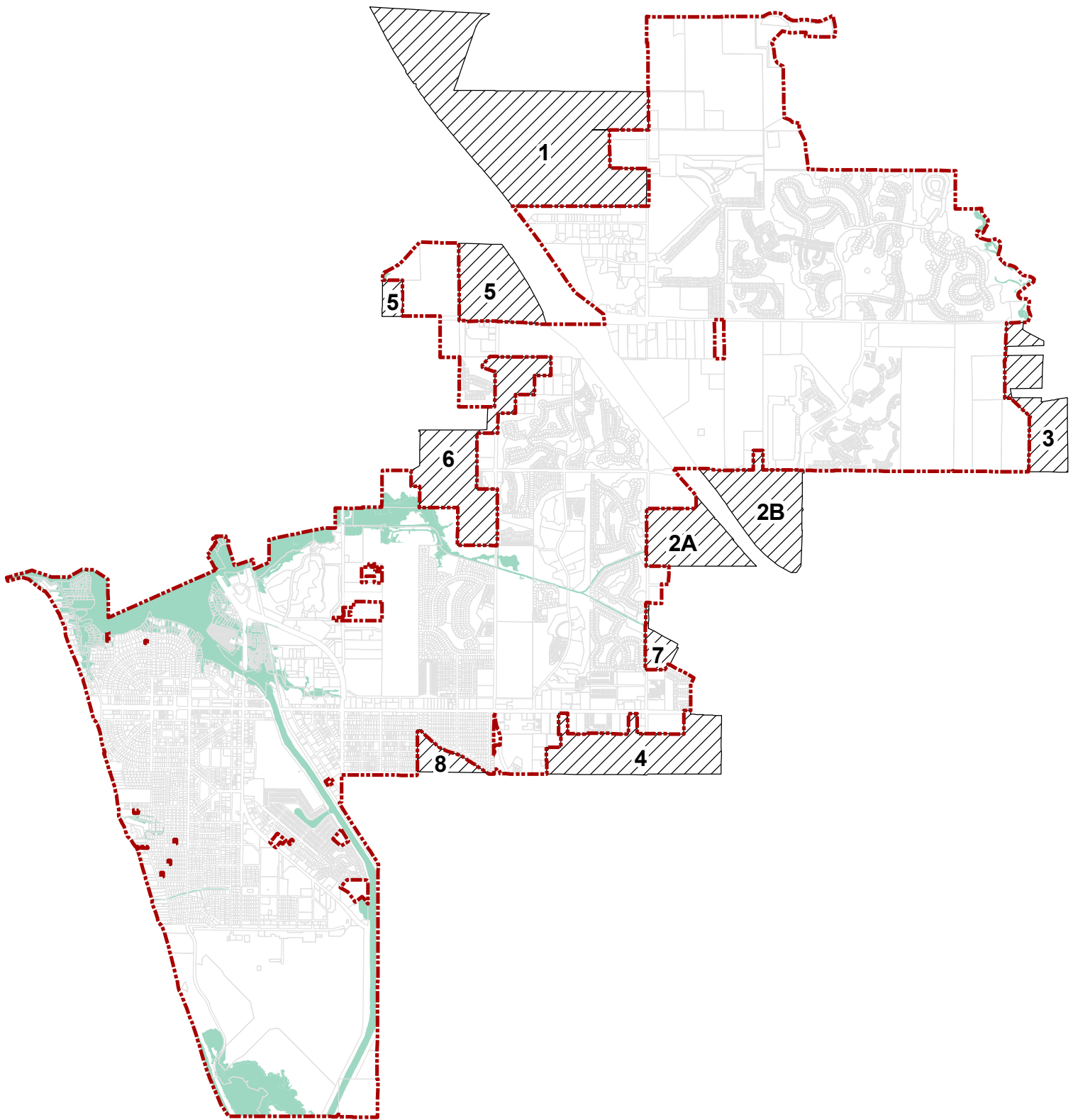
JPA / ILSBA Areas

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- 6 - Pinebrook Rd






Figure (Map) OS-1: Coastal High Hazard Area (CHHA)





Legend

-  City Boundary
-  Potential Annexation Areas JPA/ILSBA
-  Coastal High Hazard Areas*

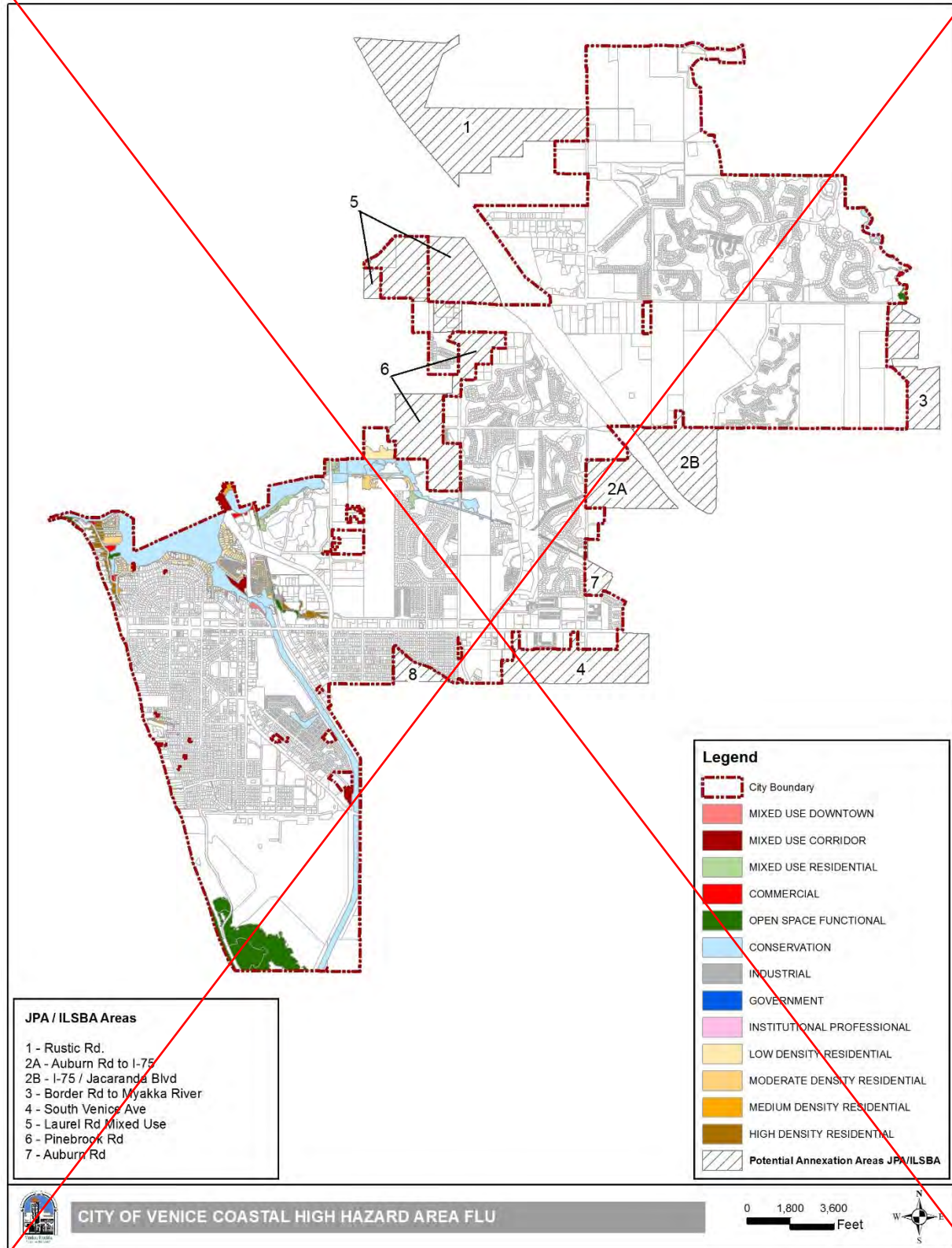
JPA / ILSBA Areas

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SEE STRATEGY OS 1.9.1

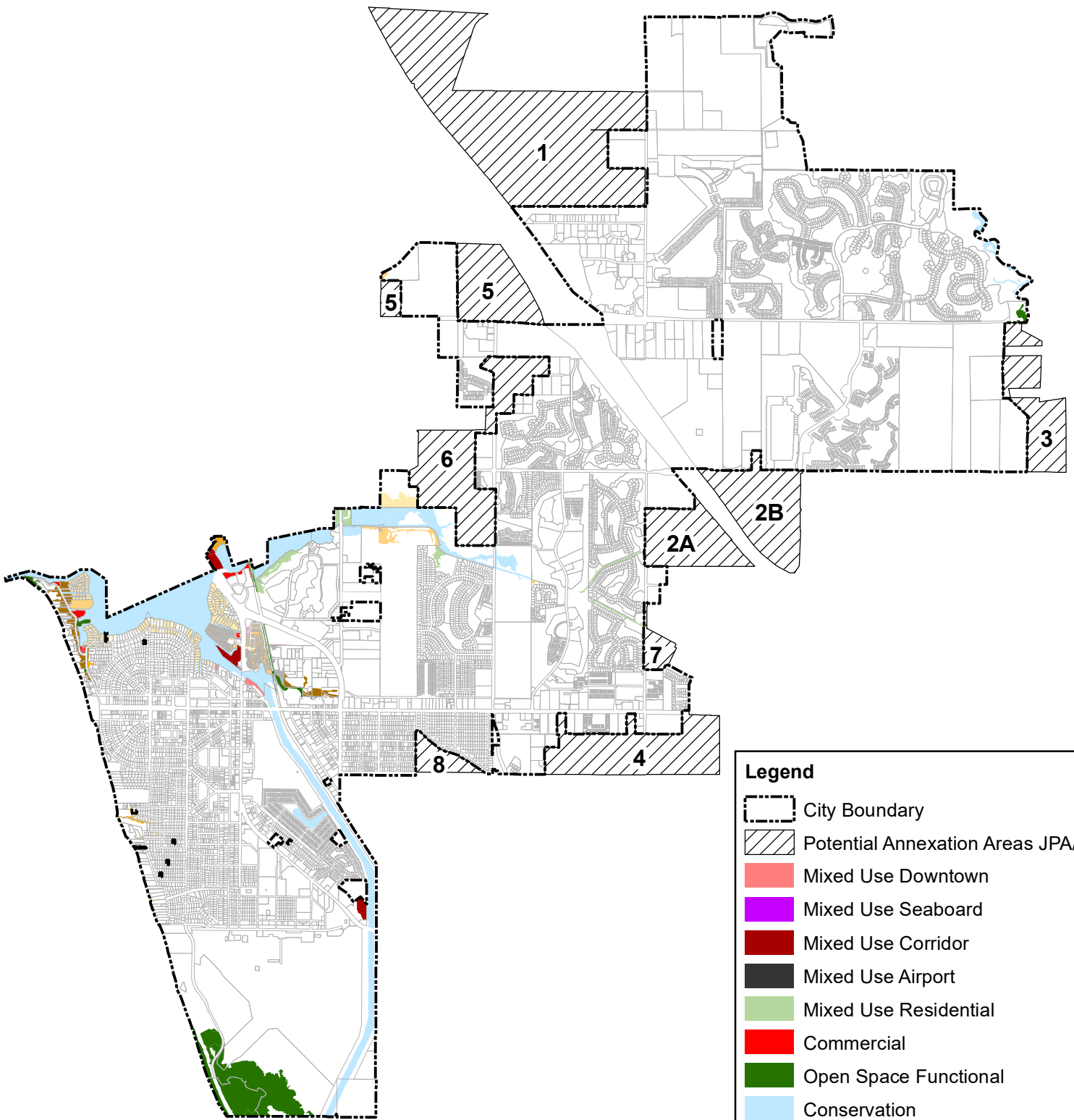


Figure (Map) OS-2: Coastal High Hazard Area with Future Land Use



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JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
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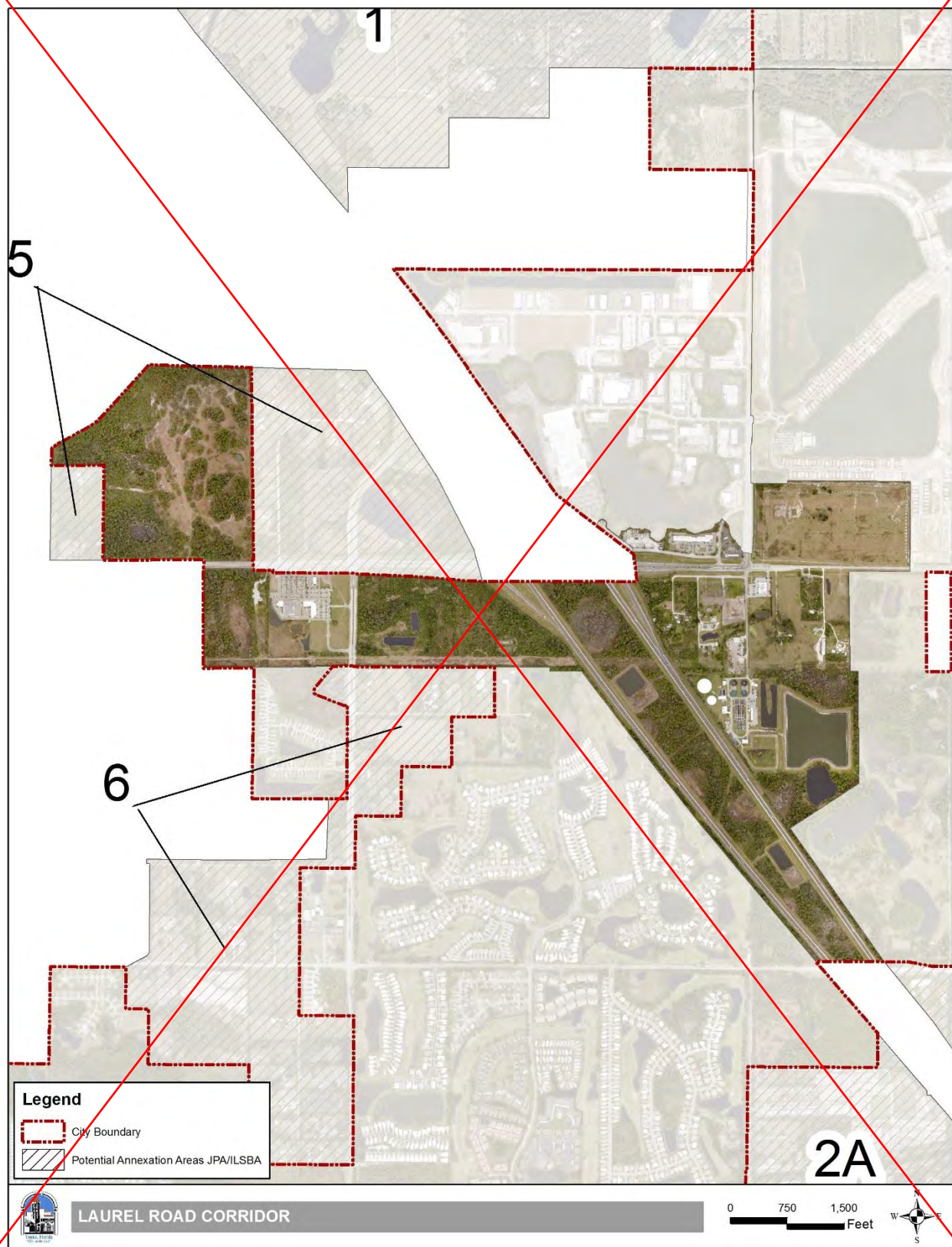
FLUM Series: Planning Horizon 2017-2027

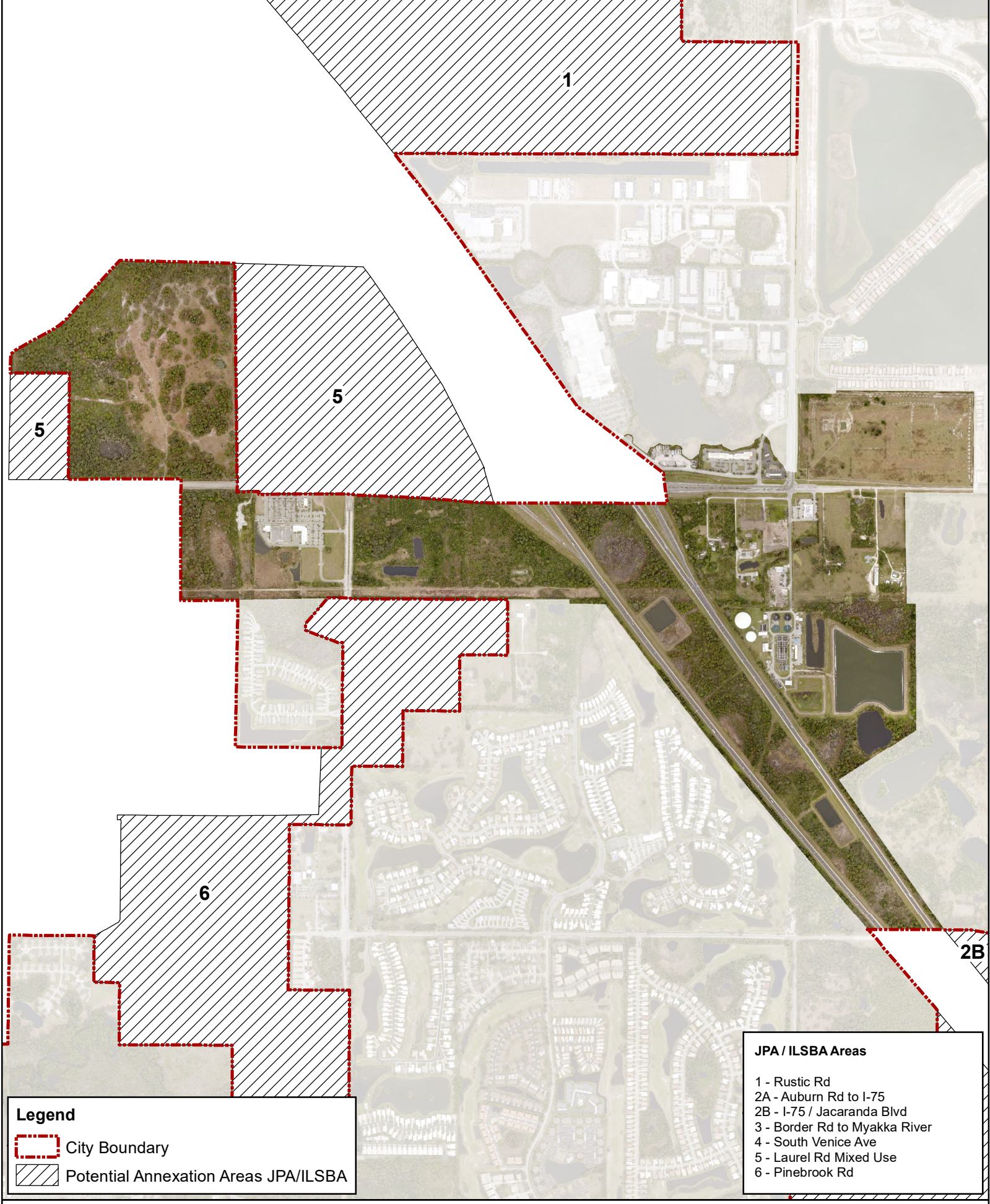
Legend

- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential



Figure (Map) LU-LR-1: Aerial





Legend

 City Boundary

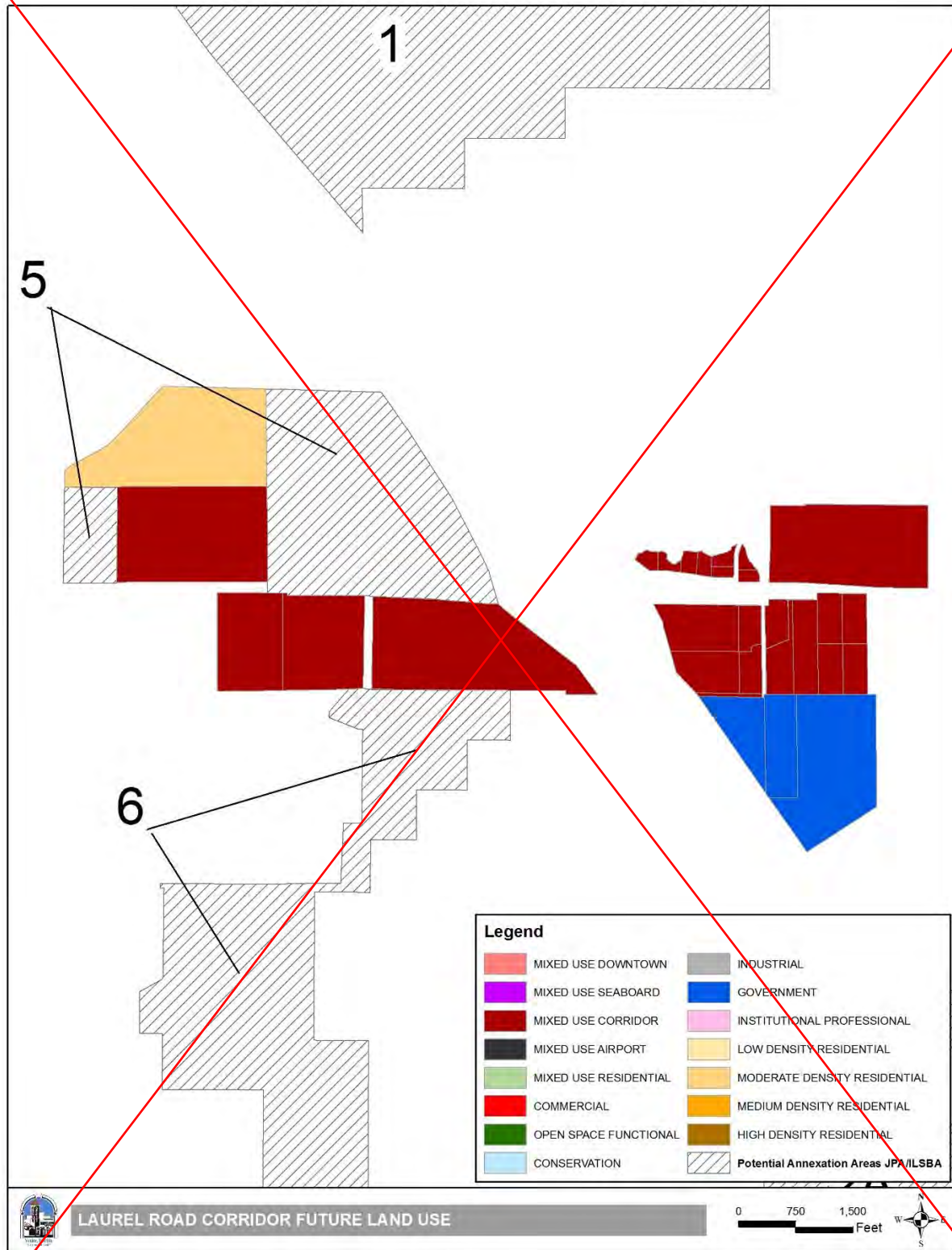
 Potential Annexation Areas JPA/ILSBA

JPA / ILSBA Areas

- 1 - Rustic Rd
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- 6 - Pinebrook Rd



Figure (Map) LU-LR-2: Future Land Use



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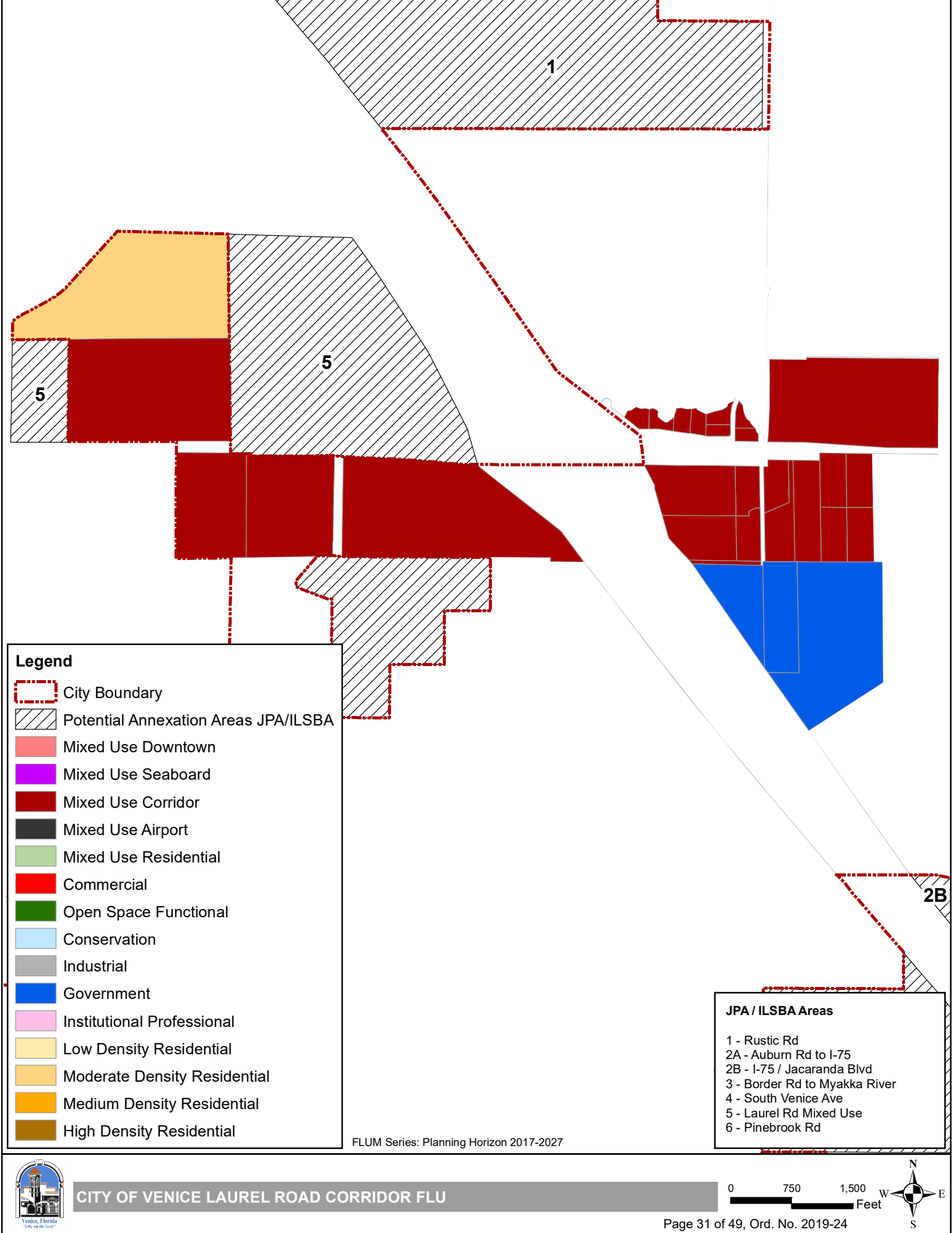
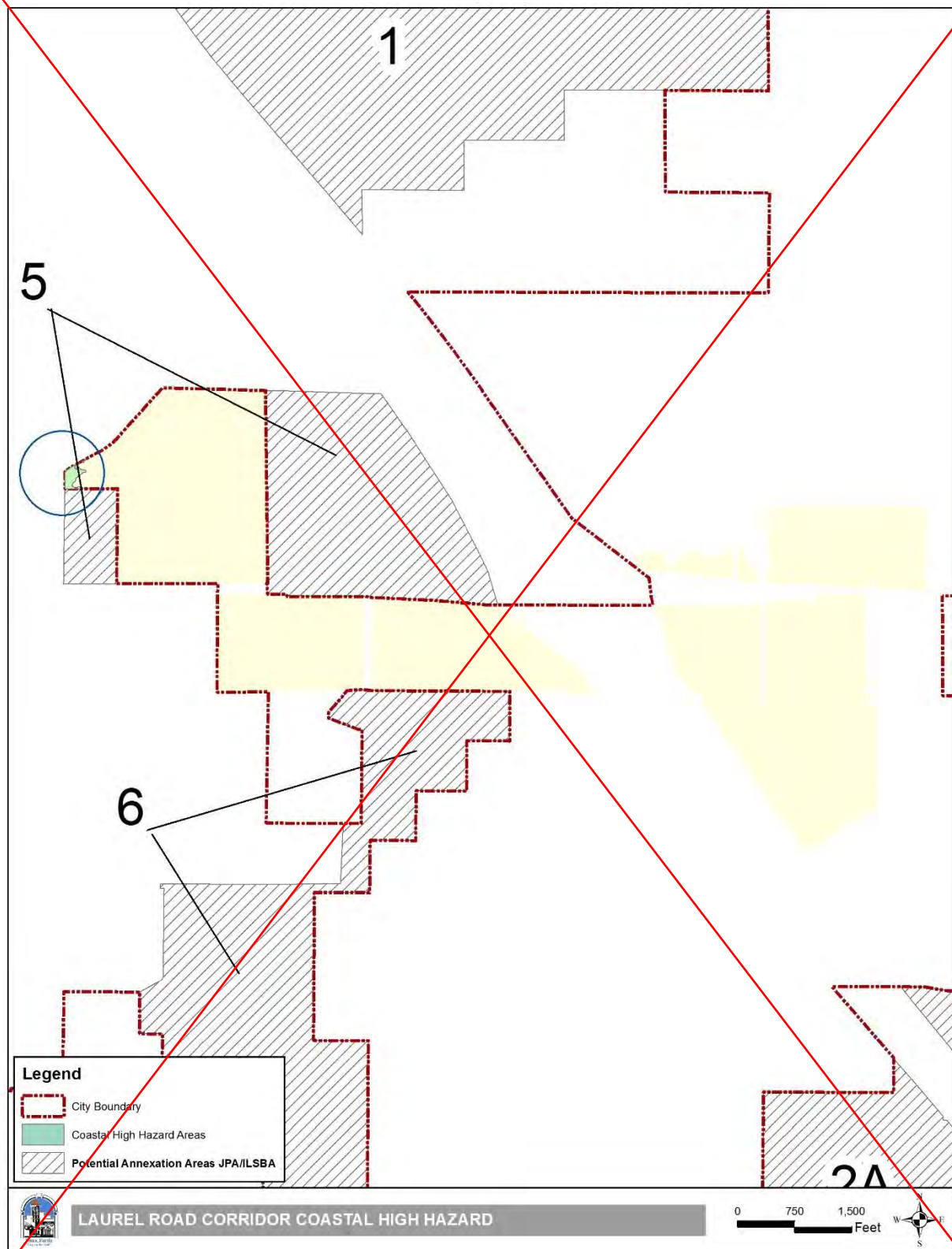
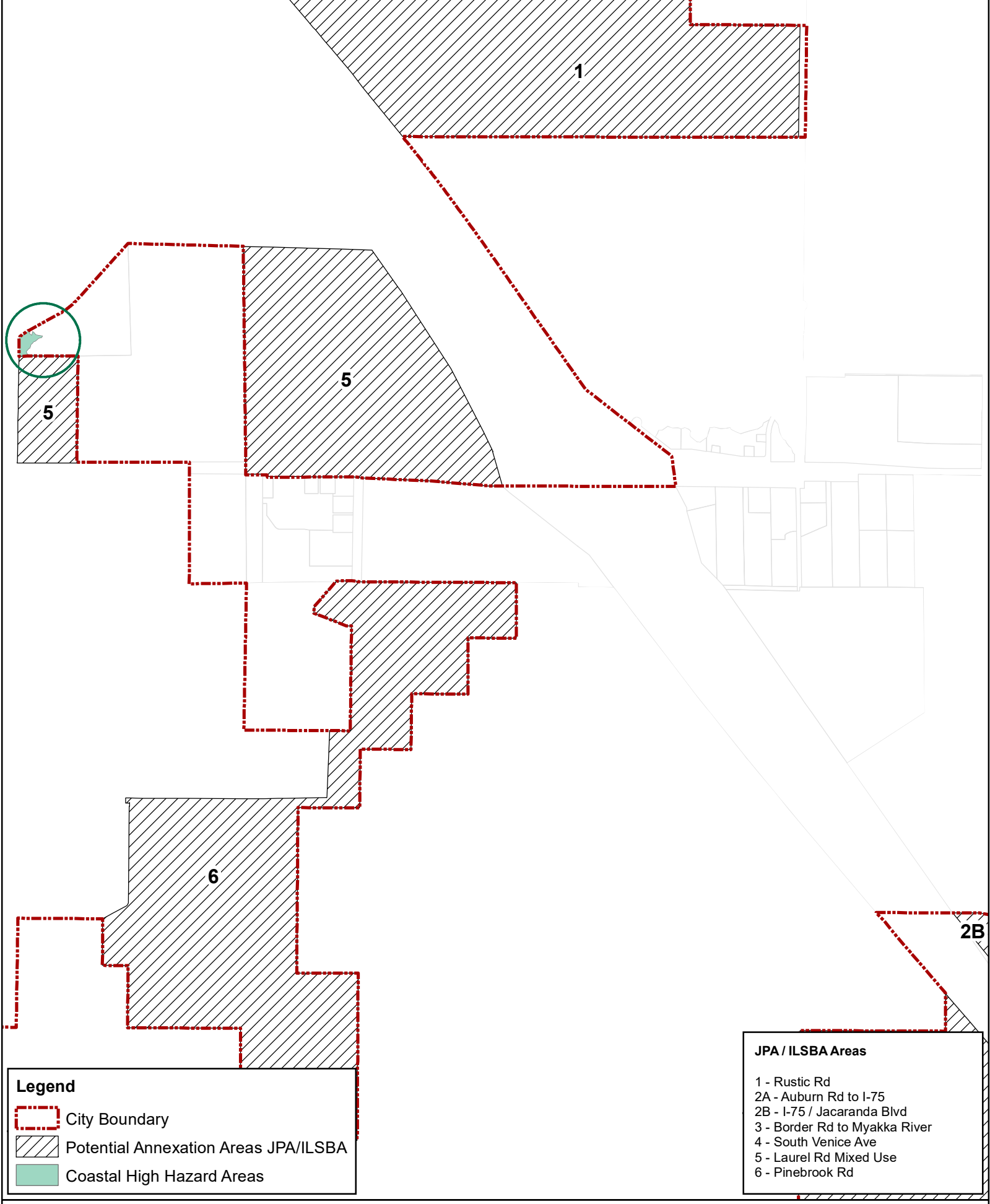


Figure (Map) LU-LR-3: Coastal High Hazard Area





Legend

- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Coastal High Hazard Areas

JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
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Section IV – ELEMENTS – NORTHEAST NEIGHBORHOOD

Overview

The Northeast Neighborhood is the largest of the neighborhoods (area) and generally includes all of the residential areas east of Interstate 75 extending to the Myakka River. This Neighborhood is bordered along its western boundary by both the Laurel Road and the Knights Trail Neighborhoods. This Neighborhood has been witnessing the majority of the City's residential growth and currently includes the following active residential communities (developed and/or approved for development):

- Venetian Golf and River Club
- Villages of Milano
- Toscana Isles
- Willow Chase



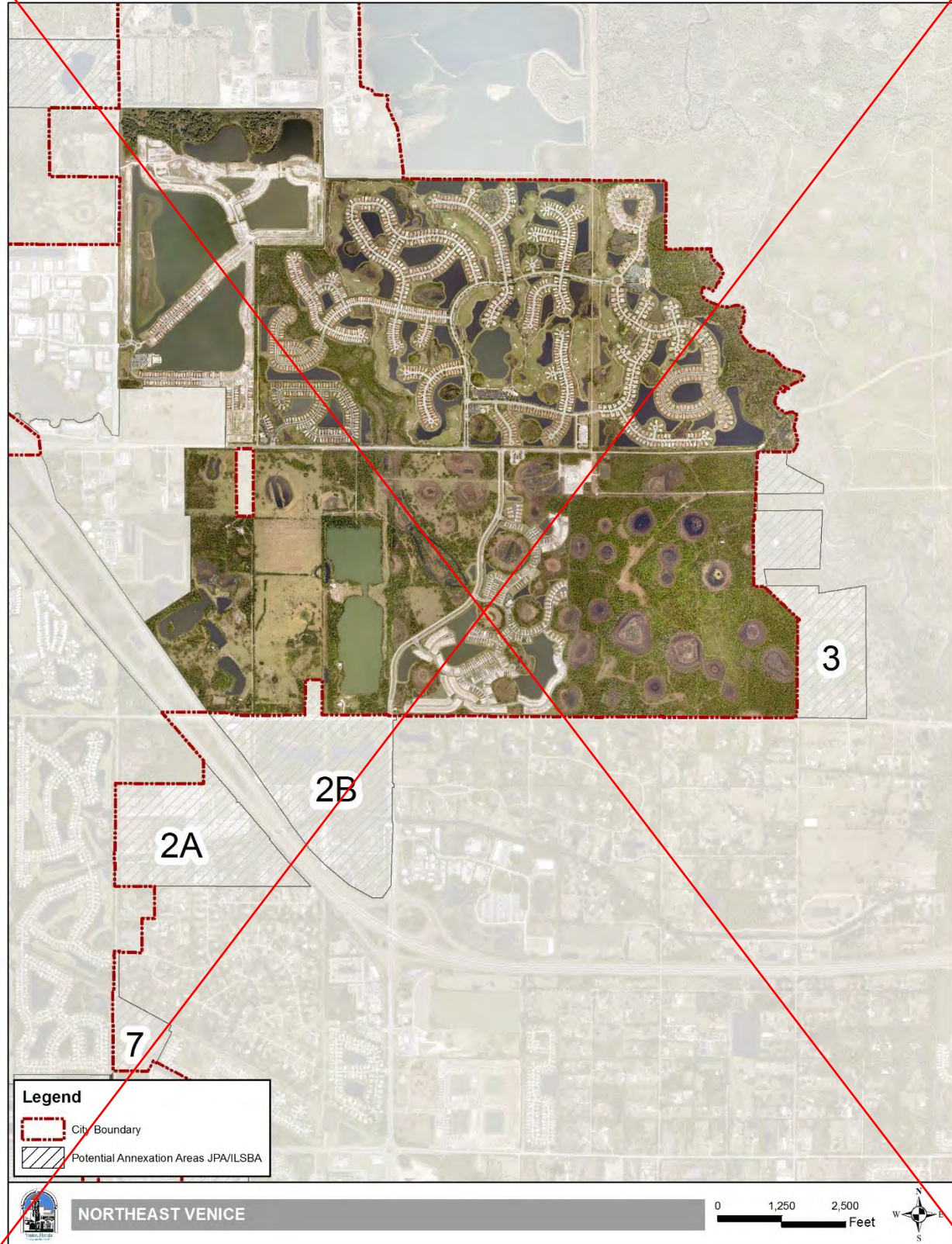
Existing Land Use & Development

The Northeast Neighborhood encompasses approximately 2,827 acres (gross acreage) or approximately 27.5 percent of the total City size (area) including roads/rights-of-way. Based on information obtained in 2016 from the Sarasota County Property Appraiser's Office, there are approximately:

- 1,647 residential units (single family detached, single family attached, multifamily/ condominium), and
- 67,423 square feet of non-residential uses (commercial, office, civic, professional)



Figure (Map) LU-NE-1: Aerial



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Legend

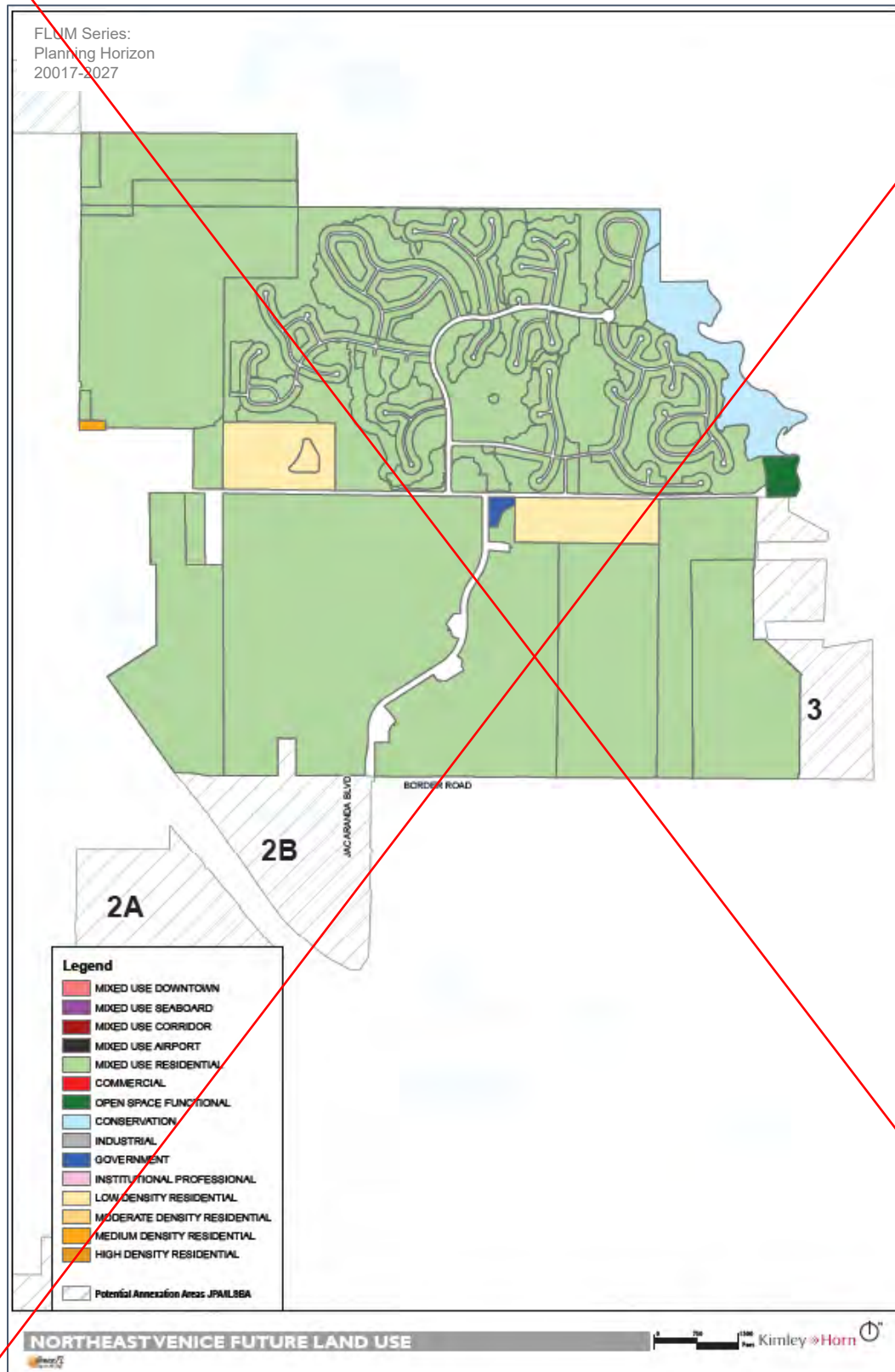
- City Boundary
- Potential Annexation Areas JPA/ILSBA

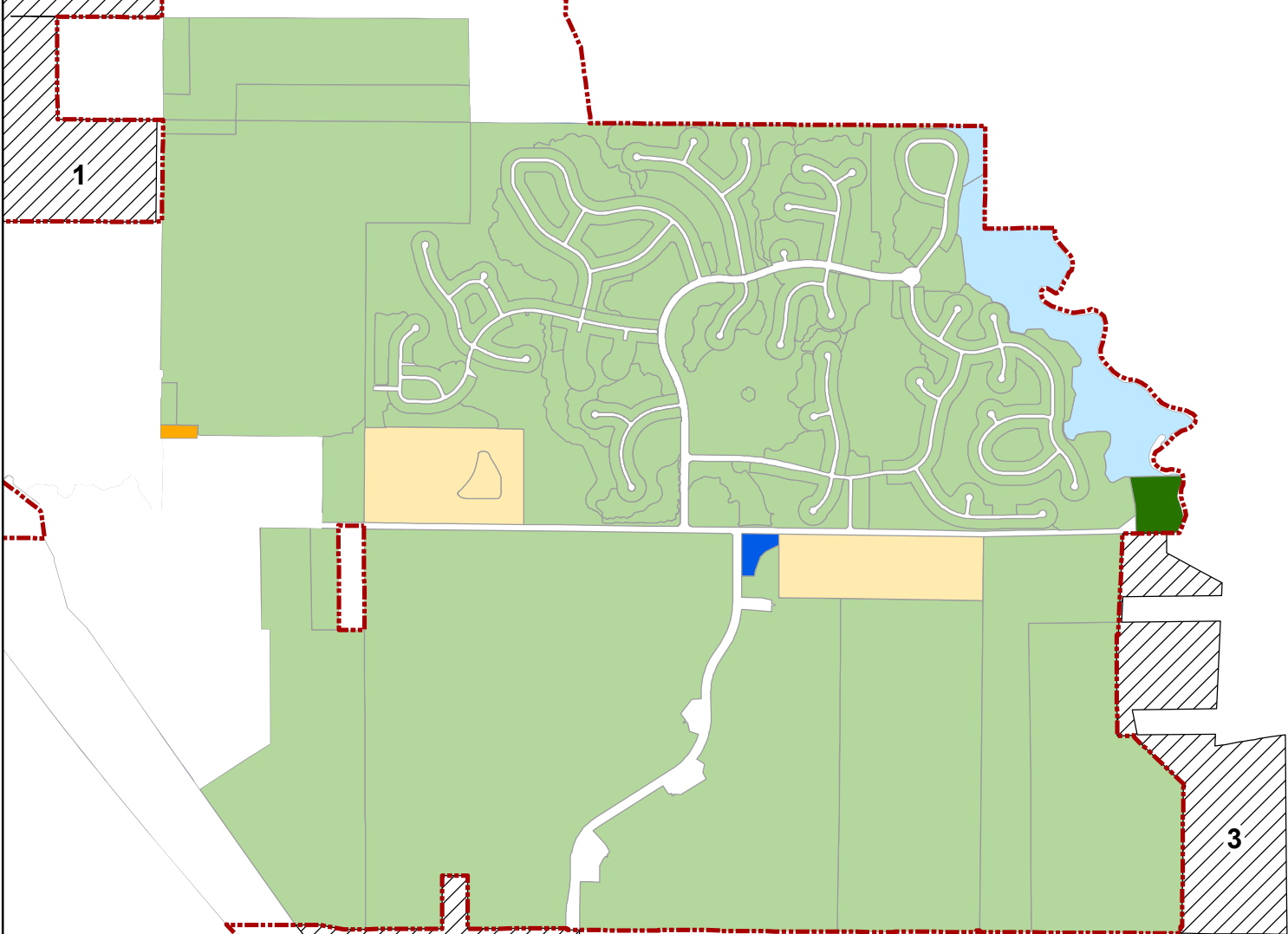
JPA / ILSBA Areas

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- 6 - Pinebrook Rd



Figure (Map) LU-NE-2: Future Land Use Map





Legend

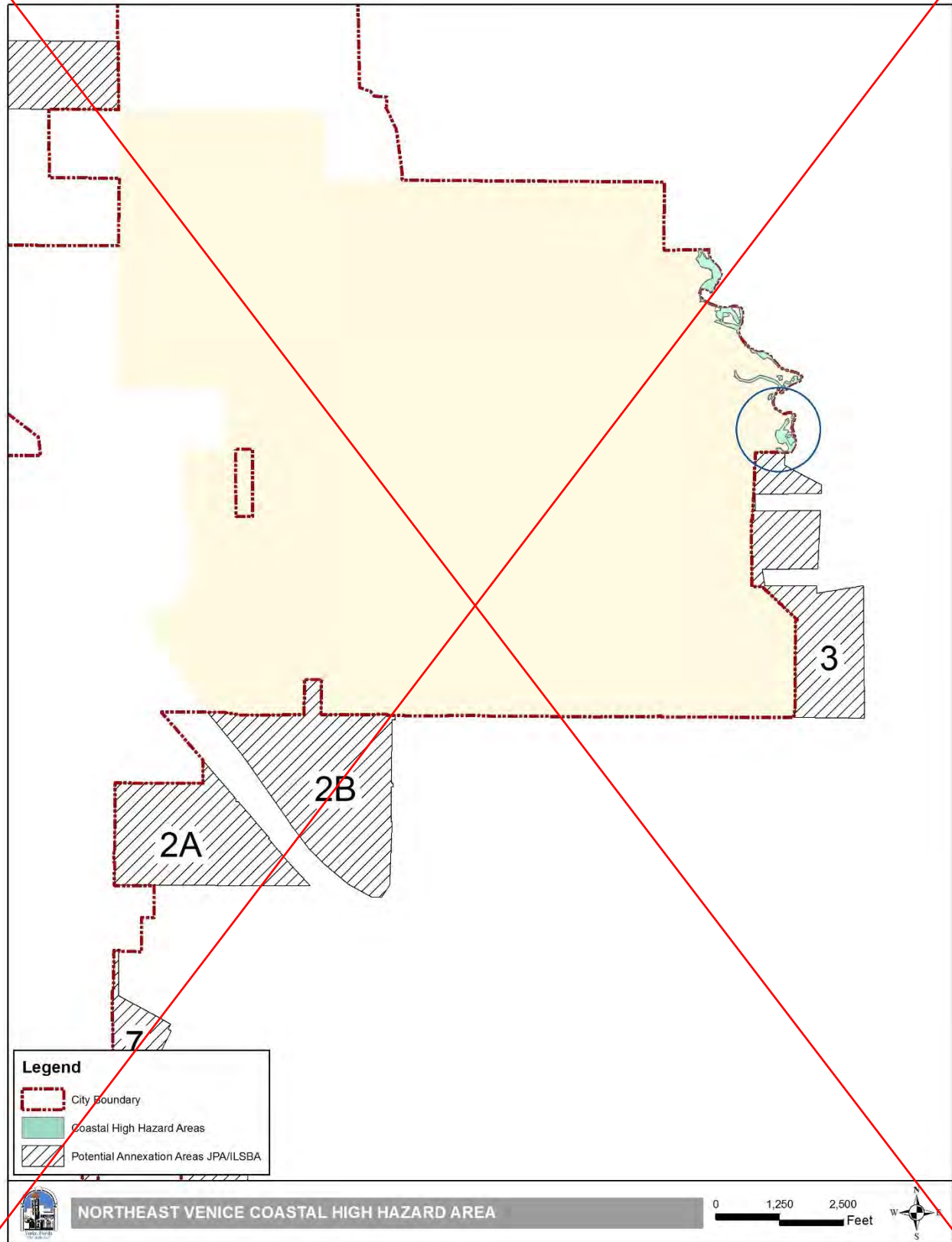
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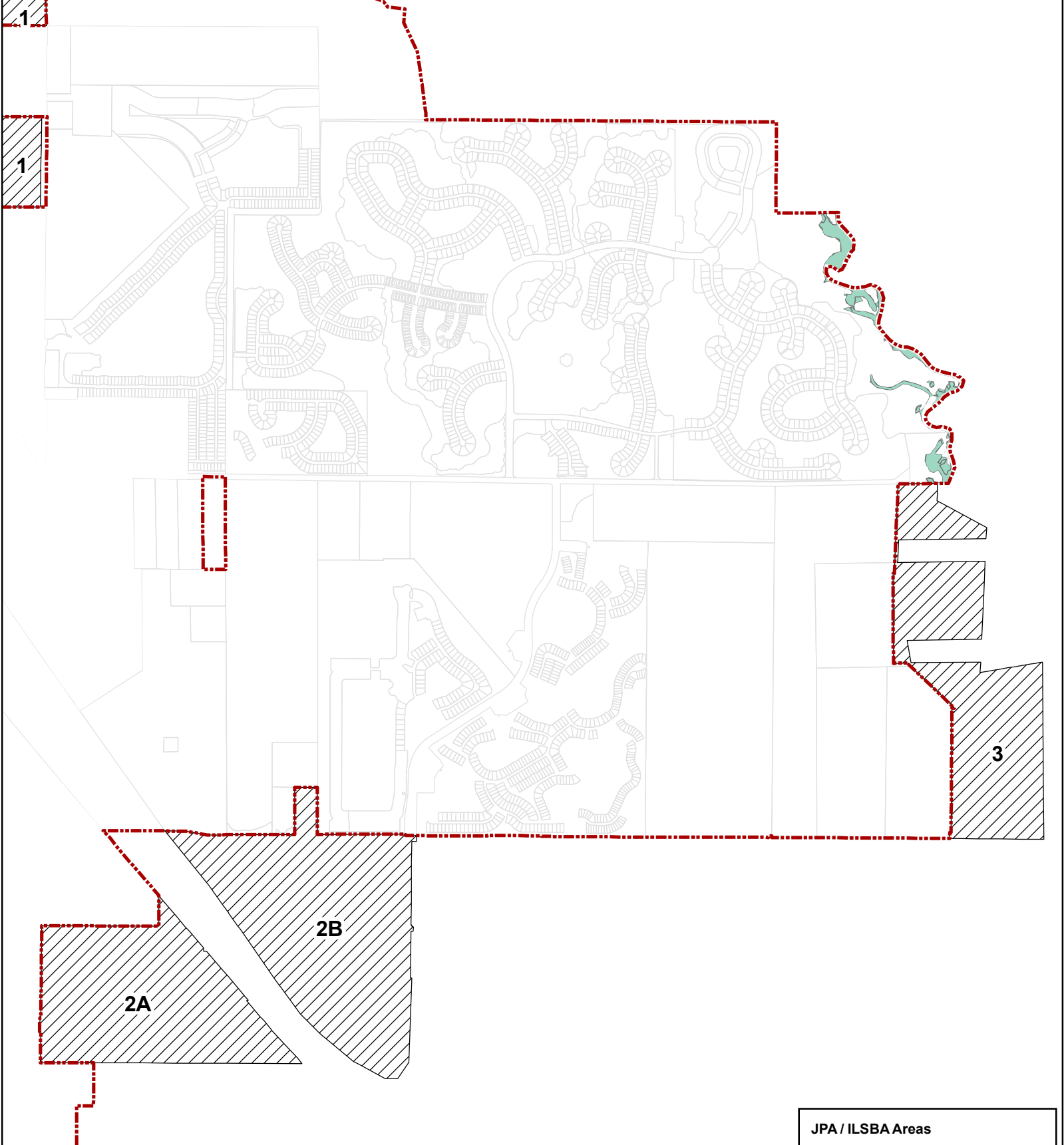
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Figure (Map) LU-NE-3: Coastal High Hazard Area





Legend

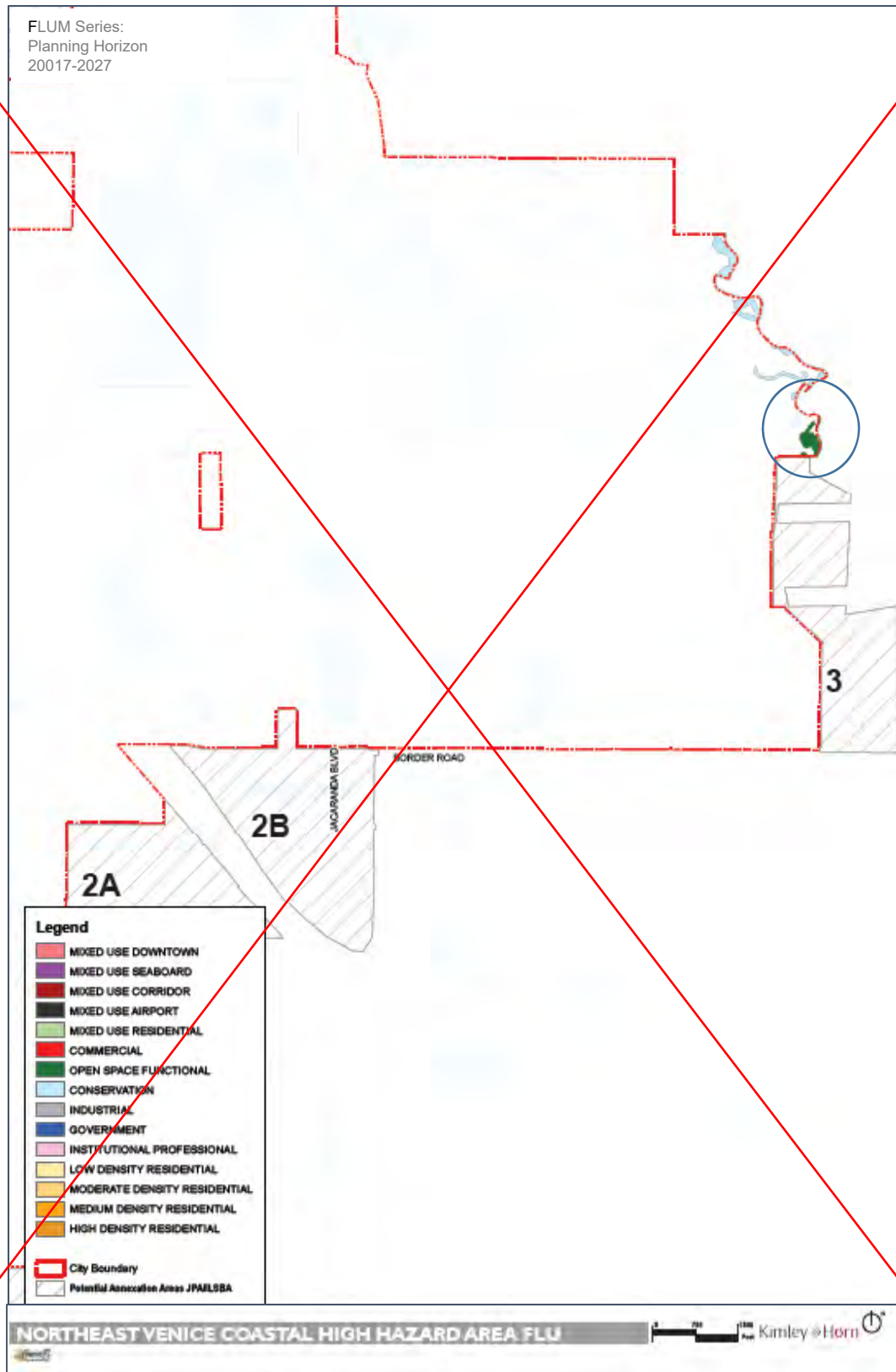
- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Coastal High Hazard Areas

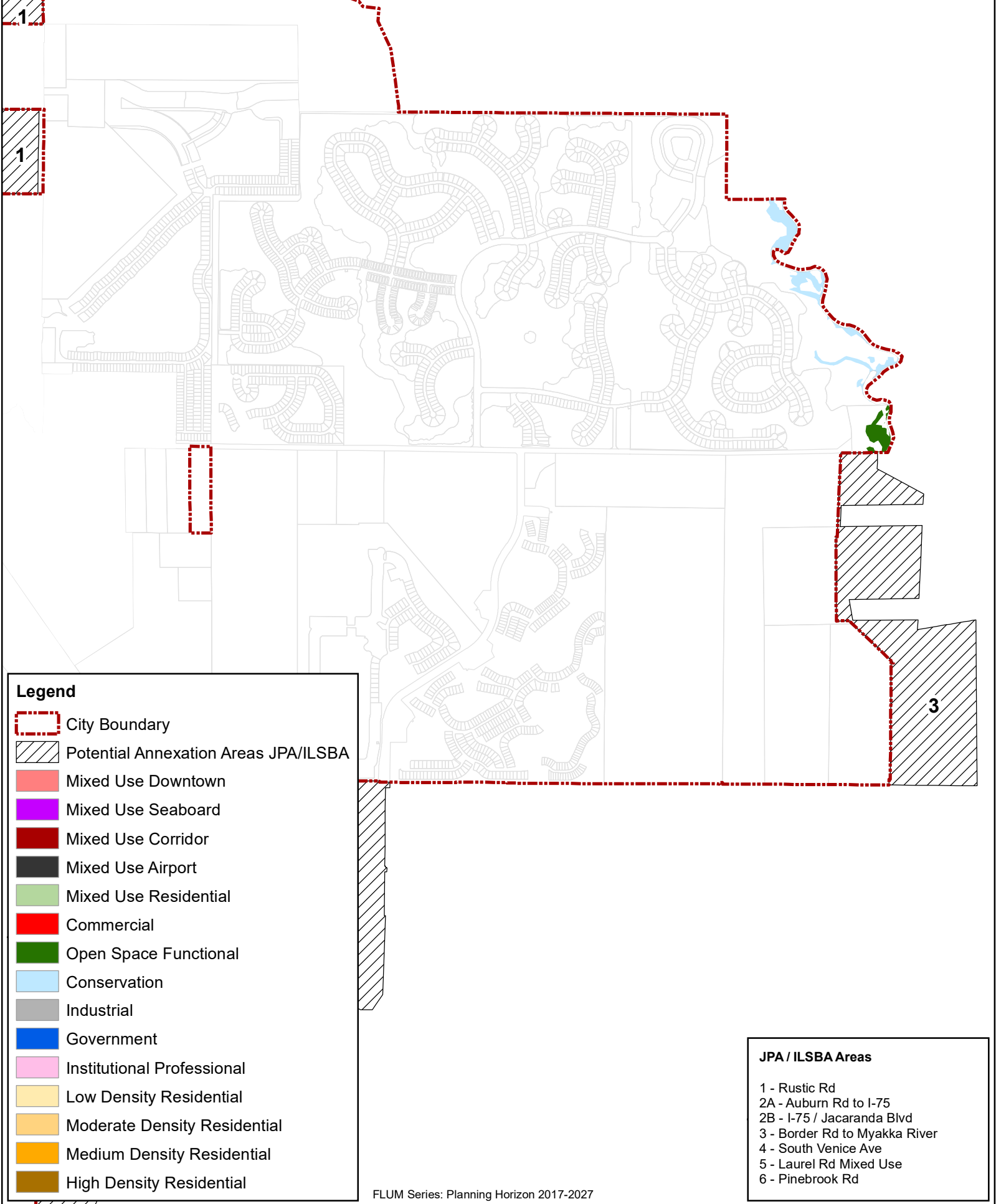
JPA / ILSBA Areas

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- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd



Figure (Map) LU-NE-4: Coastal High Hazard Area identified (w/ FLU)





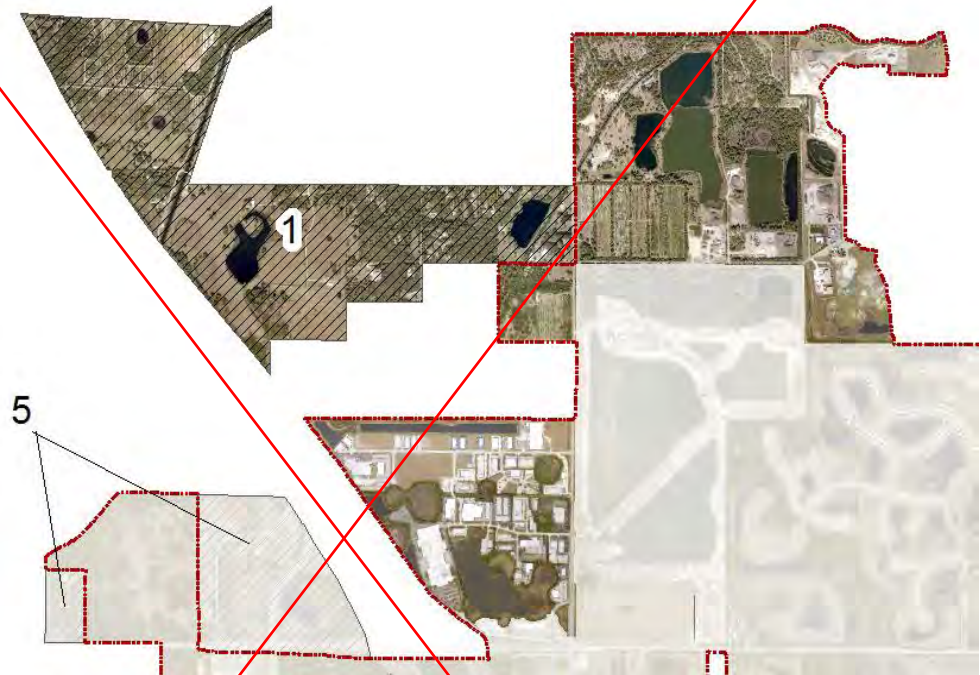
Section IV – ELEMENTS – KNIGHTS TRAIL NEIGHBORHOOD

Overview

The Knights Trail Neighborhood is predominately industrial, situated East of I-75 and along Knights Trail Road. This Neighborhood is bordered along its southern boundary by the Northeast Venice Neighborhood and the Laurel Rd Neighborhood. Based on the carrying capacity analysis and development standards for this Neighborhood, specifically the Industrial land use areas, approximately one-half of the City's non-residential development could be located in the Knights Trail Neighborhood.

However, it should be noted that based on the existing development patterns within this Neighborhood, achieving this level of development is unlikely and may place undue burdens on the public infrastructure, including

transportation resources, without additional public expenditures by the City of Venice and Sarasota County.



Existing Land Use & Development

The Knights Trail Neighborhood encompasses approximately 818 acres (gross acreage) or approximately 7.9 percent of the total City size (area) including roads/rights-of-way. Based on information obtained in 2016 from the Sarasota County Property Appraiser's Office, there are approximately:

- 3 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,381,705 square feet of non-residential uses (industrial, commercial, office, civic, professional)

These numbers represent approximately less than 1 percent and 15 percent of the City's current residential and non-residential development, respectively.

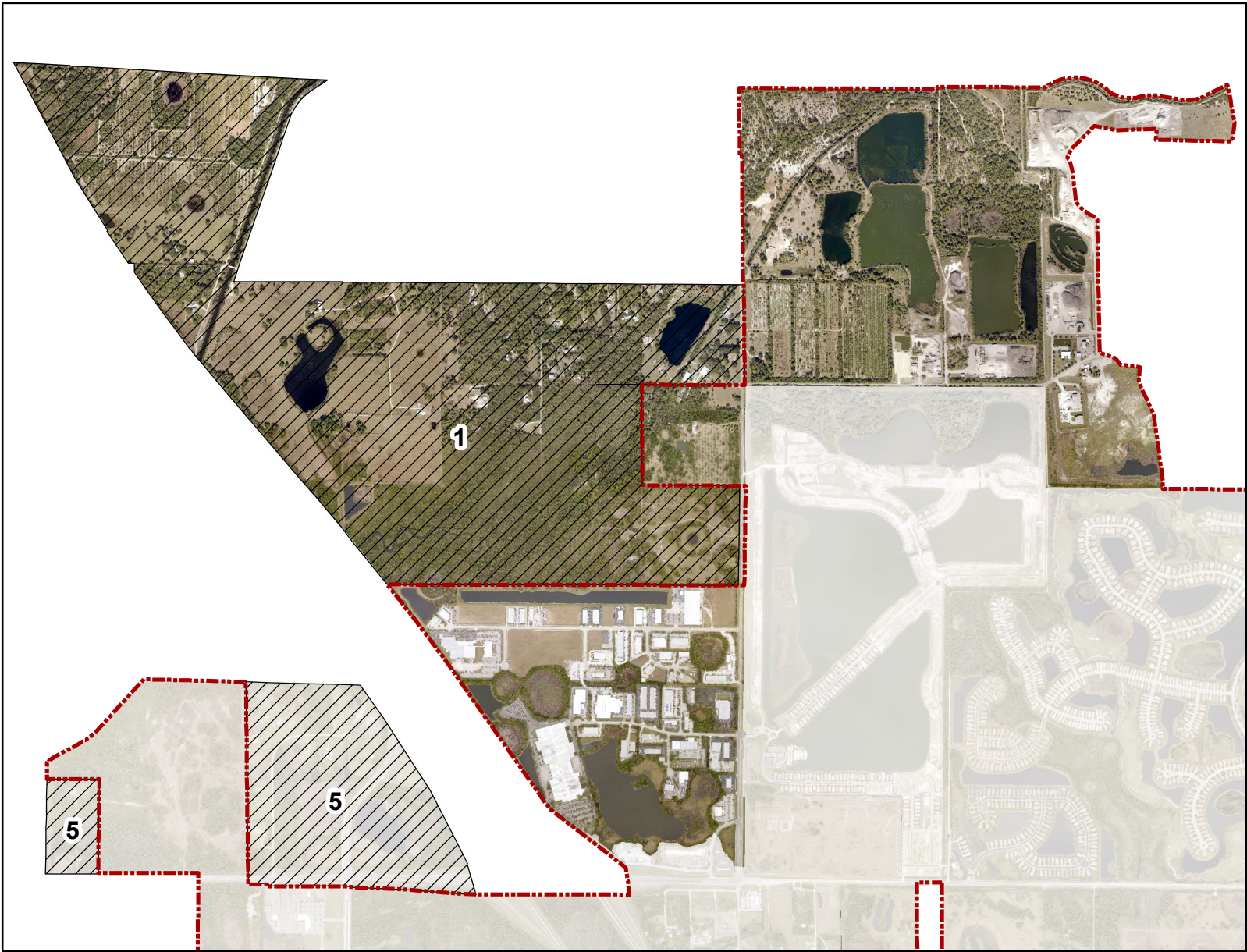
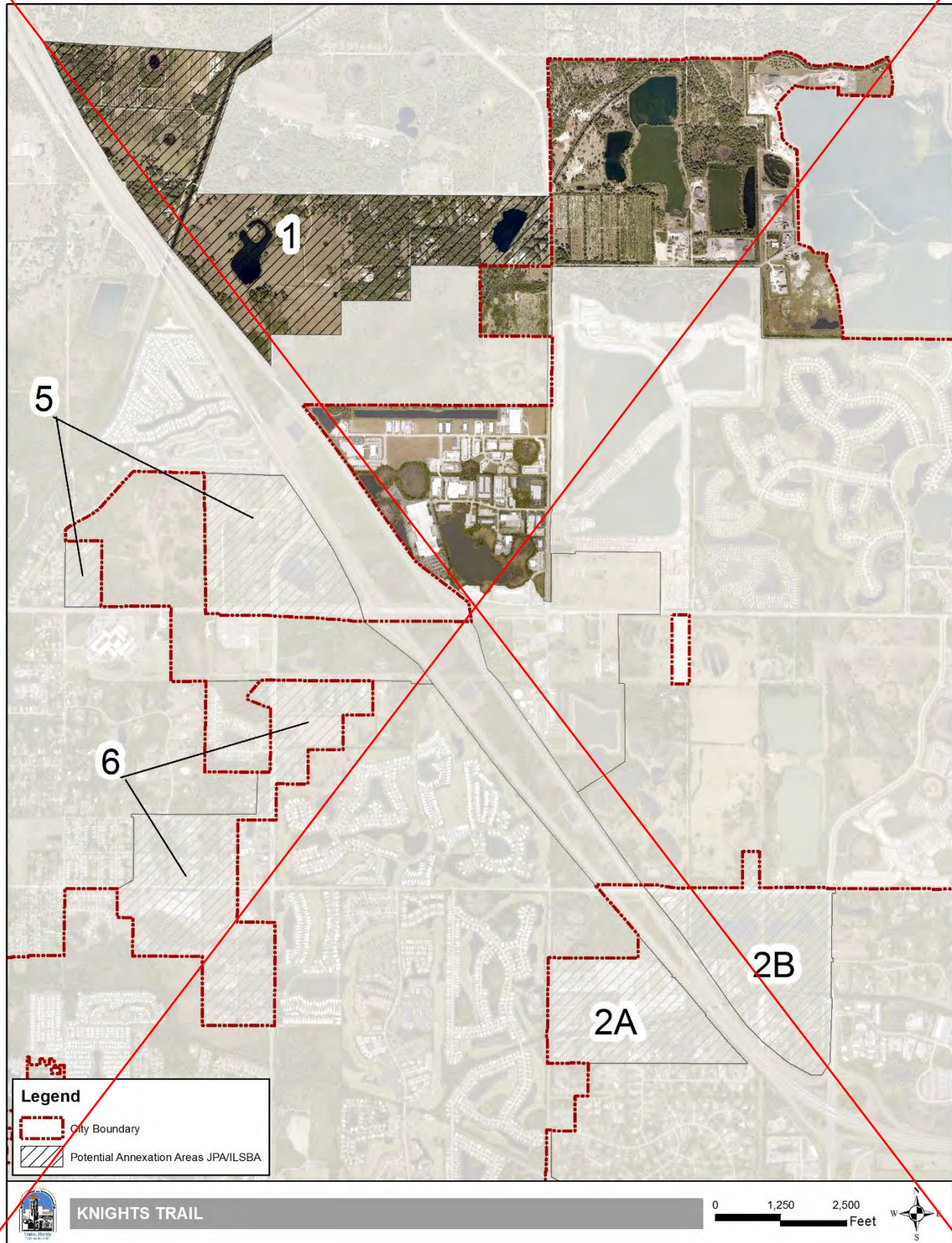
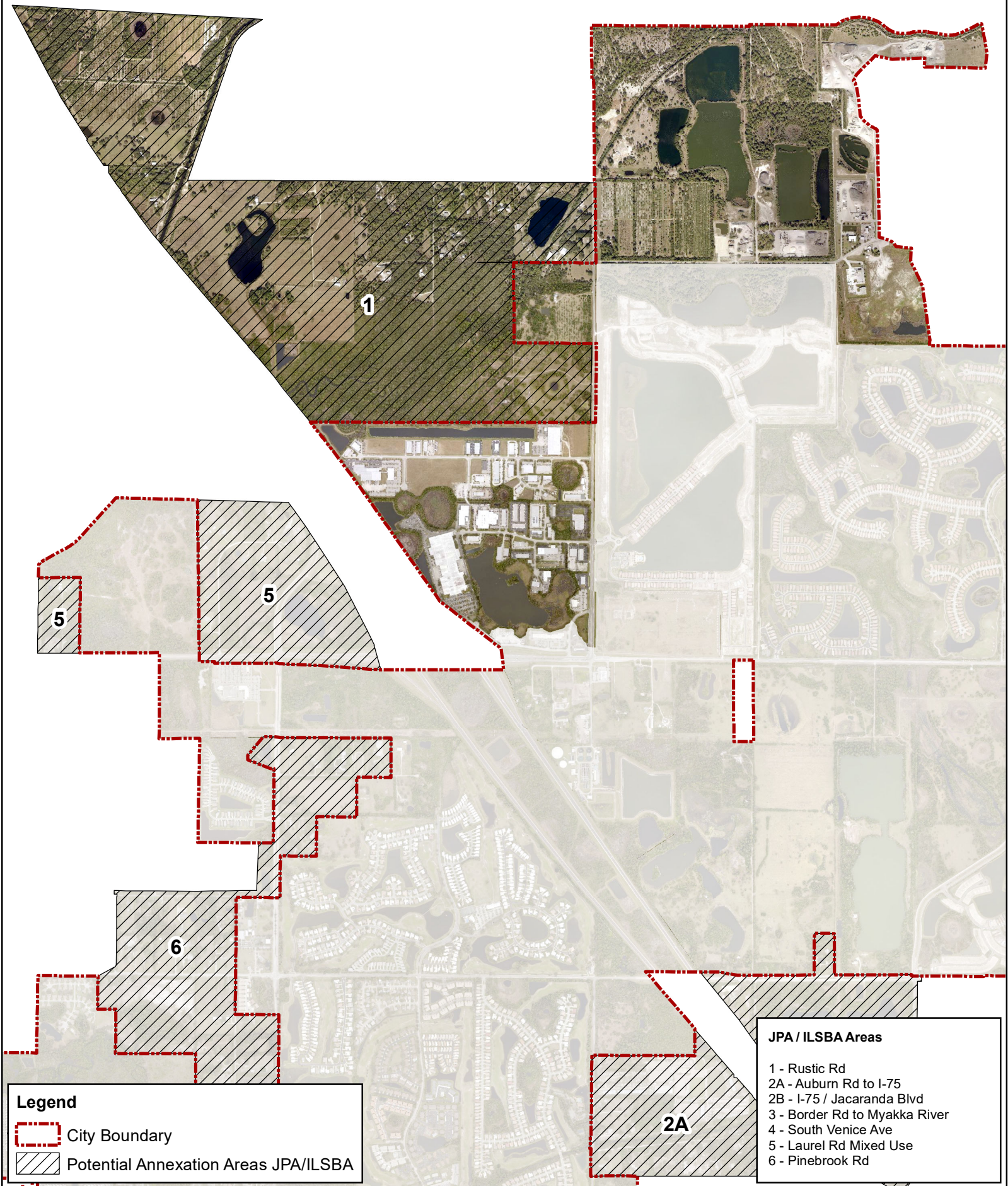


Figure (Map) LU-KT-1: Aerial



November 28, 2017

Page Amended with Ordinance 2018-35



Legend

 City Boundary

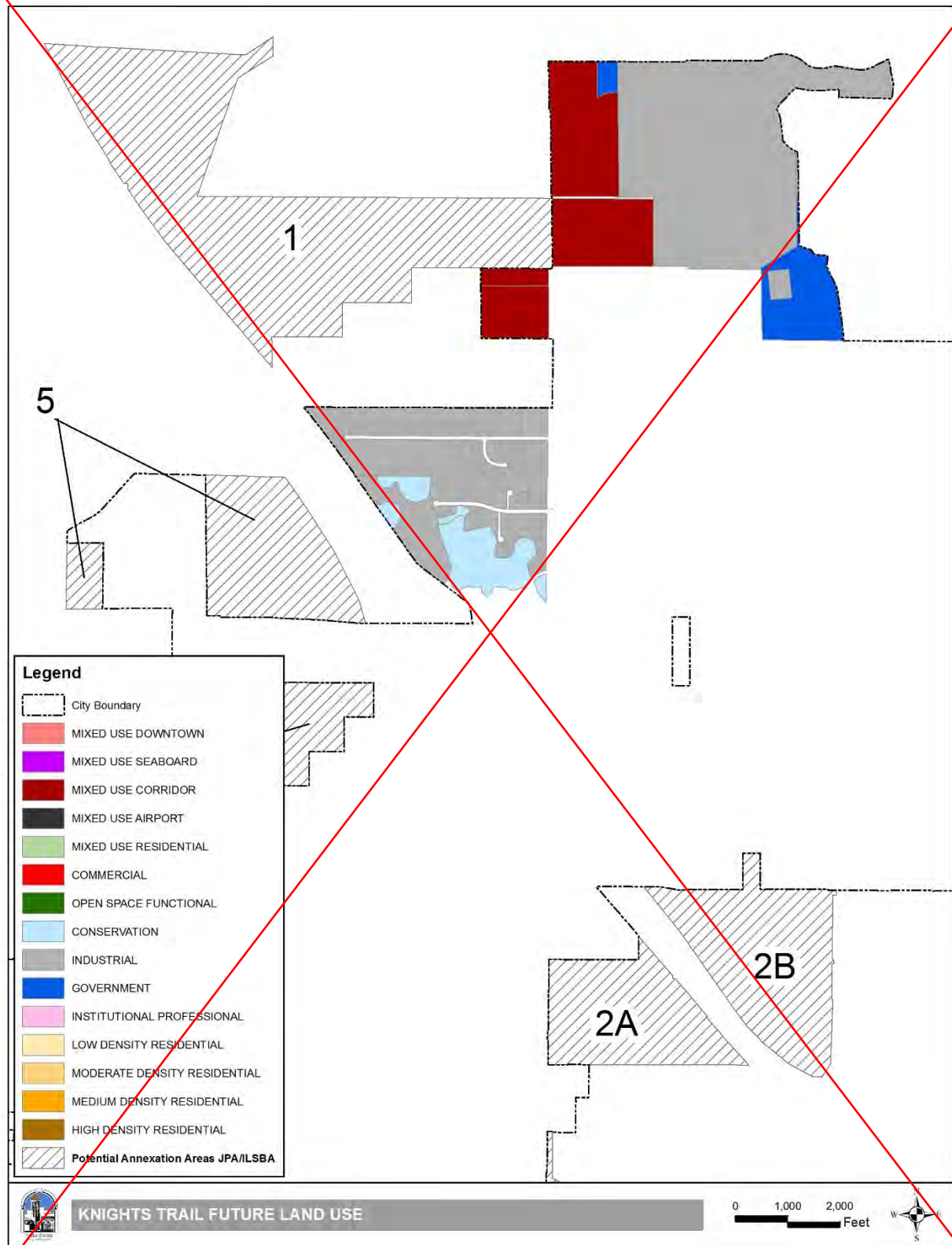
 Potential Annexation Areas JPA/ILSBA

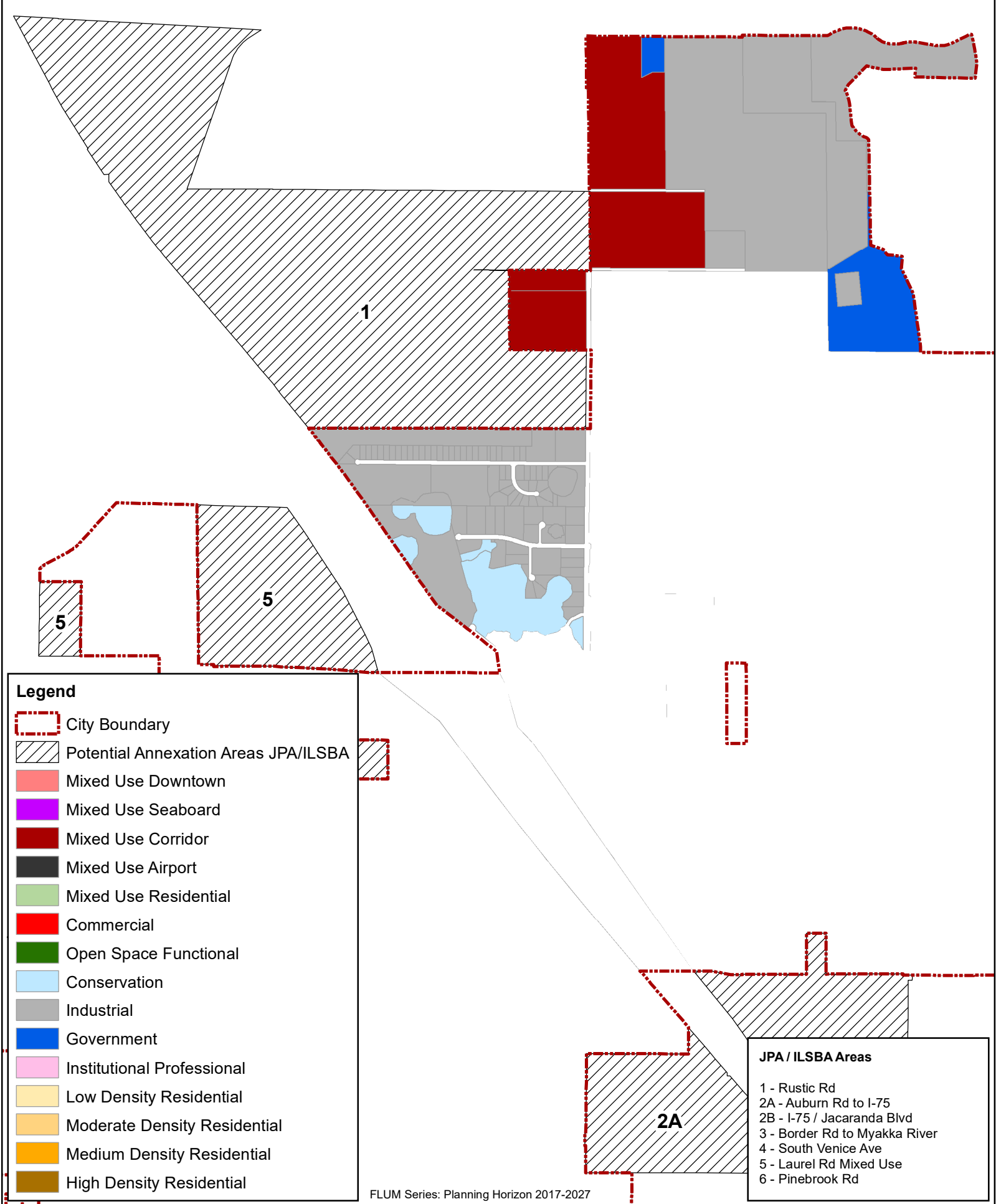
JPA / ILSBA Areas

- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
- 3 - Border Rd to Myakka River
- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd



Figure (Map) LU-KT-2: Future Land Use Map





FLUM Series: Planning Horizon 2017-2027

