

MARTIN P. BLACK AICP ICMA-CM

LAND AND P-3 ADVISORS

August 25, 2025

Via Electronic Mail

RE: Venice Development Code Text Amendment Narrative

Background

In follow up to my recent discussions with City staff regarding the development of the approximate 72-acre property commonly referred to as the “Venice Advenir Development” (“Subject Site or Parcels” – Sarasota County Tax Parcel ID Nos. 0365002000 and 0363001100) please accept this proposed text amendment to clarify provisions within the Code regarding allowed ownership forms of the permitted uses already established within the Comprehensive Plan for these properties without changing required minimum densities or maximum densities. The proposed amendment is intended to permit two types of attached dwellings to be developed as permitted uses through the City subdivision platting process.

The City’s adopted Comprehensive Plan specifically calls out the following strategies and policies that support the requested Code text amendment to permit Single Family Attached Dwellings and Two Family Attached Dwellings/Paired Villas to be developed and owned through traditional subdivision platting or the already permitted state statutory preemption for ownership through condominium ownership (**emphasis added**):

Strategy LU 1.2.9.c - Corridor (MUC)

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
2. Supports mixed use (horizontal and vertical).
3. Moderate to Medium Density Residential uses are permitted; low density uses are not permitted. **Dwelling units may be conveyed through common ownership, subdivision platting or condominium platting under City regulations or State statutes.**

2.3.11. Knights Trail District

A. Purpose and Intent. The Knights Trail district implements the Mixed Use Corridor (MUC) designation within the Knights Trail Neighborhood. This corridor provides access to employment and residential uses in the City and in Sarasota County to the north of the City. It also serves as the primary access to the City's major industrial parks. **A variety of uses, both horizontal and vertical, are allowed** in the Knights Trail district **to primarily provide** supporting retail, office, open space, **moderate to medium residential**, and other non-industrial **uses**, which are determined to be necessary to support the existing employment centers in this area.

Vision HG 1 - The City will support opportunities to meet its diverse residential needs by providing a wide array of housing options.

Intent HG 1.1 - Housing Options

The City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special housing needs including age-friendly housing.

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Intent HG 1.2 - Housing in Mixed Use Land Use Districts The City will utilize the Mixed Use land use designations to promote increased housing options and community livability by intermixing residential and non-residential uses.

Strategy PR 1.1.1 – Private Property Rights Protected The following rights shall be considered in decision-making in the City of Venice: 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights. 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances. 3. The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property. 4. The right of a property owner to dispose of his or her property through sale or gift.

The intent of the amendment is to provide a simple clarification regarding the permitted forms of ownership for Single Family Attached Dwellings and Two Family Attached Dwellings/Paired Villas within the already permitted density established in the Comprehensive Plan and Code. The proposed amendment also creates consistency between the two Mixed Use Districts along the Knights Trail Corridor since the Knights Trail Transitional District already permits these types of dwelling units.

Specific Description of Proposed Text Amendment

We propose the following amendment:

2.3.13. Mixed Use Districts Use Table

The Mixed Use Districts Use Table shall regulate allowable principal uses in the Mixed Use Districts. Section 2.4: Use Definitions and Standards, defines each use found in the Mixed Use Districts Use Table and provides typical characteristics, permitted accessory uses, exceptions and use standards.

CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
KEY: P = Permitted C = Conditional Use X = Use Not Permitted P* = Permitted by area according to Sec. 2.3.12	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL	Definitions/Standards
RESIDENTIAL USE CLASSIFICATION											
RESIDENTIAL											
Single-Family Detached Dwelling	X	C	X	X	X	X	X	X	X	P*	2.4.3.A
Single-Family Attached Dwelling	X	C	X	X	X	X	X	X	C P	P*	2.4.3.B
Two Family Dwelling/Paired Villas	X	C	X	X	X	X	C	C	C P	P	2.4.3.C
Multifamily Dwelling (three or more dwelling units)	P	P	P	P	P	P	P	P	P	P	2.4.3.D

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This proposed clarifying language is consistent with the definition of dwelling unit contained in the Comprehensive Plan that already contemplates individual ownership, rental, lease of other occupancy forms:

“A room or group of rooms forming a single independent habitable unit used for or intended to be used for living, sleeping, sanitation, cooking and eating purposes by one (1) family only; for **owner occupancy or for rental, lease, or other occupancy** on a weekly or longer basis; and containing independent kitchen, sanitary and sleeping facilities.” **[emphasis added]**

The proposed text amendment does not contemplate any changes to the permitted density range of dwelling units and merely seeks to confirm that dwelling units with the Knights Trail Neighborhood may be owner occupied, rented, leased or used through other forms of occupancy and developed under traditional City subdivision platting.

The following represents a clean copy of the proposed text amendment:

CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
KEY: P = Permitted C = Conditional Use X = Use Not Permitted P* = Permitted by area according to Sec. 2.3.12	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL	Definitions/Standards
RESIDENTIAL USE CLASSIFICATION											
RESIDENTIAL											
Single-Family Detached Dwelling	X	C	X	X	X	X	X	X	X	P*	2.4.3.A
Single-Family Attached Dwelling	X	C	X	X	X	X	X	X	P	P*	2.4.3.B
Two Family Dwelling/Paired Villas	X	C	X	X	X	X	C	C	P	P	2.4.3.C
Multifamily Dwelling (three or more dwelling units)	P	P	P	P	P	P	P	P	P	P	2.4.3.D

Sincerely,



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