



CITY OF VENICE

Comprehensive Plan Annual Development Data Update

Petition Number: 21-55CP

Staff Report

Overview:

The 2017-2027 Comprehensive Plan provides multiple mixed-use future land use designations as follows:

- Mixed Use Downtown (MUD)
- Mixed Use Seaboard (MUS)
- Mixed Use Corridor (MUC)
- Mixed Use Airport (MUA)
- Mixed Use Residential (MUR)
- Mixed Use Transitional (MUT)

These designations exist in the seven neighborhoods that make up the City (see map below). These include the Island, Gateway, East Venice Avenue, Pinebrook, Laurel Road, Northeast, and Knights Trail neighborhoods. Included in each neighborhood section of the Comprehensive Plan is a table that provides the development minimums and maximums for density and intensity in the mixed use designated areas. Also provided is the existing conditions for these areas based on data from the previous annual data update as of November 1, 2020 adopted through ordinance 2021-02. The following Strategies pertain to this update process:

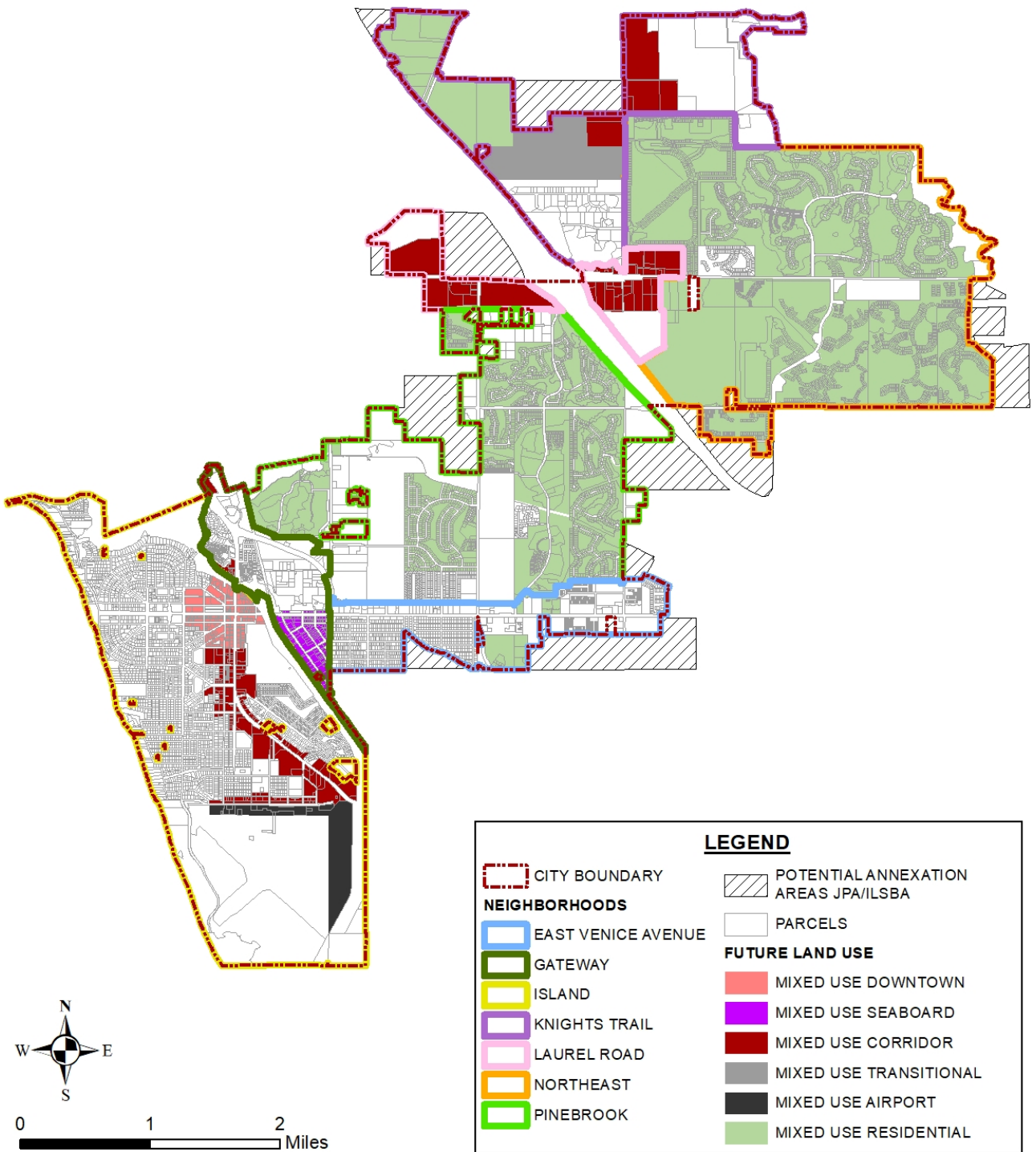
Strategy LU 1.2.18 - Mixed Use Categories, Monitoring and Reporting (applies to all Mixed Use Categories)

The City Planning and Development Services 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.

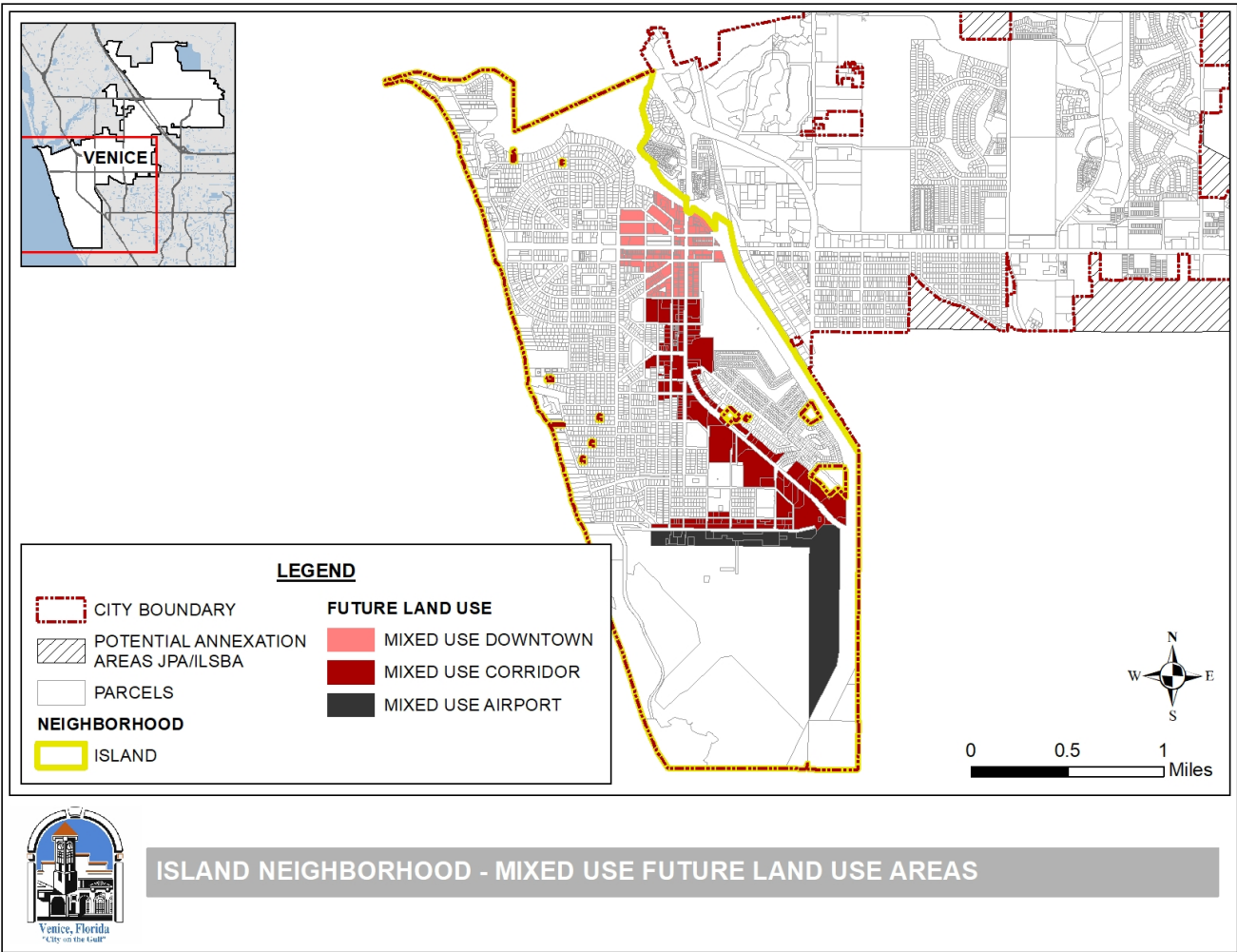
The updated numbers provided in this report are for development activity through November 1, 2021 in the form of demolition permits and issued certificates of occupancy (CO). Updated numbers for both residential units and non-residential square footage are provided. In addition to the actual numbers, growth percentages along with percentages of maximum development are provided for each mixed use designation in each neighborhood. A summary table is 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 ~~strike through~~underline text for the changes proposed by this Comprehensive Plan amendment.



CITY OF VENICE - MIXED USE FUTURE LAND USE AREAS

ISLAND NEIGHBORHOOD

The Island Neighborhood encompasses approximately 2,817 acres or approximately 25.8% of the total City size. There are three mixed use designations within this neighborhood; mixed use downtown (MUD 84 acres), mixed use corridor (MUC 140 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 as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUD	84	18	20%	50%	302	756	530	536	6	1.1%	70.9%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUD	84	0.65	50%	80%	1,189,188	1,902,701	900,125	906,425	6,300	0.7%	47.6%
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	140	13	30%	70%	546	1,274	1,109	1,108	-1	-0.1%	87.0%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	140	0.5	30%	70%	914,760	2,134,440	1,469,375	1,469,375	0	0.0%	68.8%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUA	127	0.35	NA	NA	NA	1,936,242	104,887	104,887	0	0.0%	5.4%

Summary

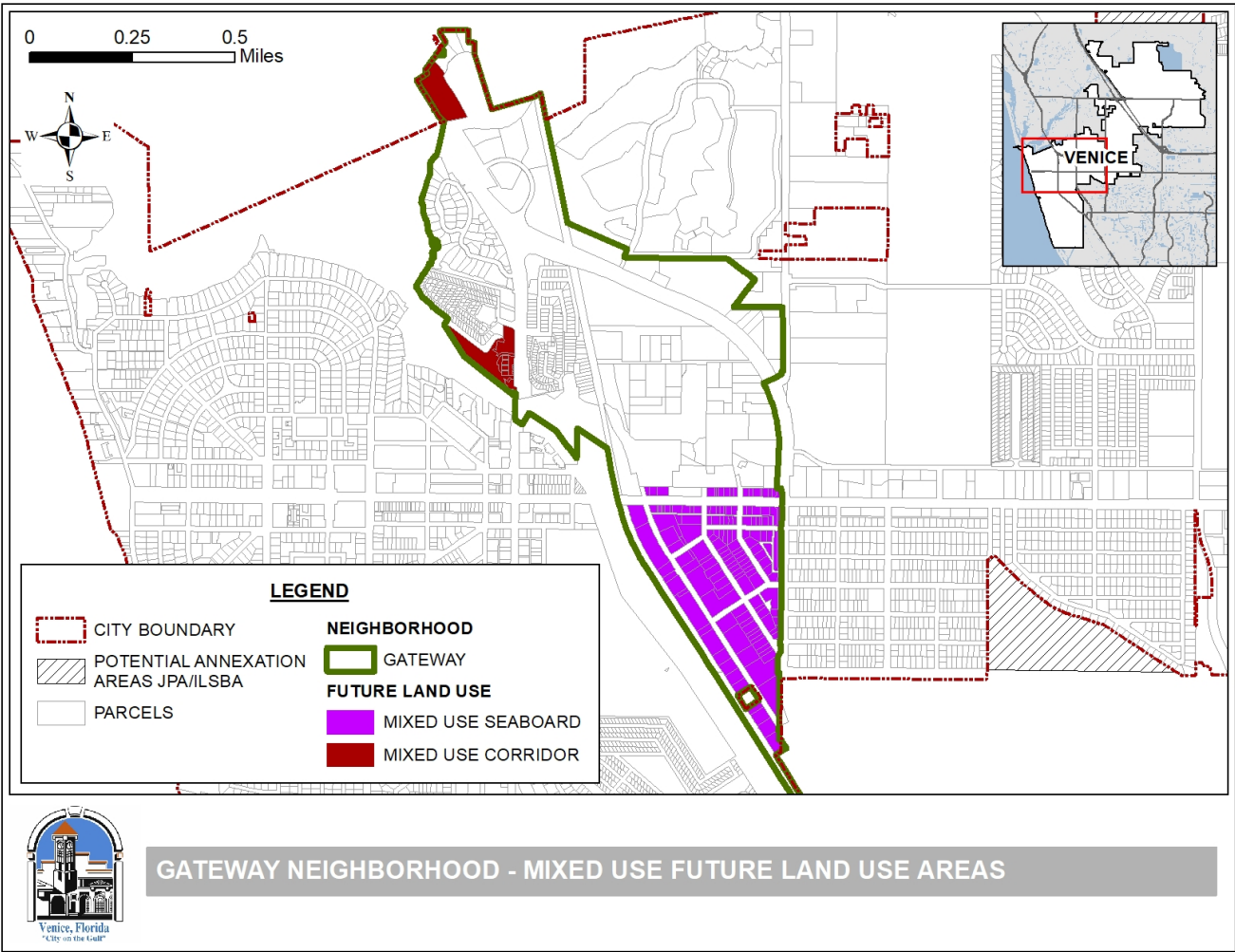
- MUD
 - Residential increased by 1.1% or 6 units due to the build-out of Tra Ponti.
 - Non-Residential increased by 0.7% due to the 7-Eleven gas station at the northeast corner of the intersection of East Venice Avenue and North Tamiami Trail.
- MUC
 - Residential decreased by one unit due to the demolition of a single family dwelling-unit.
 - Non-Residential – No change.
- MUA – No change.

Recommendation

- MUD – Update development data in the Comprehensive Plan with no changes to development thresholds.
- MUC – Update development data in the Comprehensive Plan with no changes to development thresholds.
- MUA – No change.

GATEWAY NEIGHBORHOOD

The Gateway Neighborhood encompasses approximately 436 acres or approximately 4.1% 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 as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUS	67	18	10%	35%	121	422	0	0	0	0.0%	0.0%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUS	67	0.75	65%	90%	1,422,779	1,970,001	898,956	898,956	0	0.0%	45.6%
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	13	13	10%	75%	12	127	0	54	54	N/A	42.8%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	13	0.5	25%	90%	49,005	254,826	10,621	12,061	1,440	13.6%	4.7%

Summary

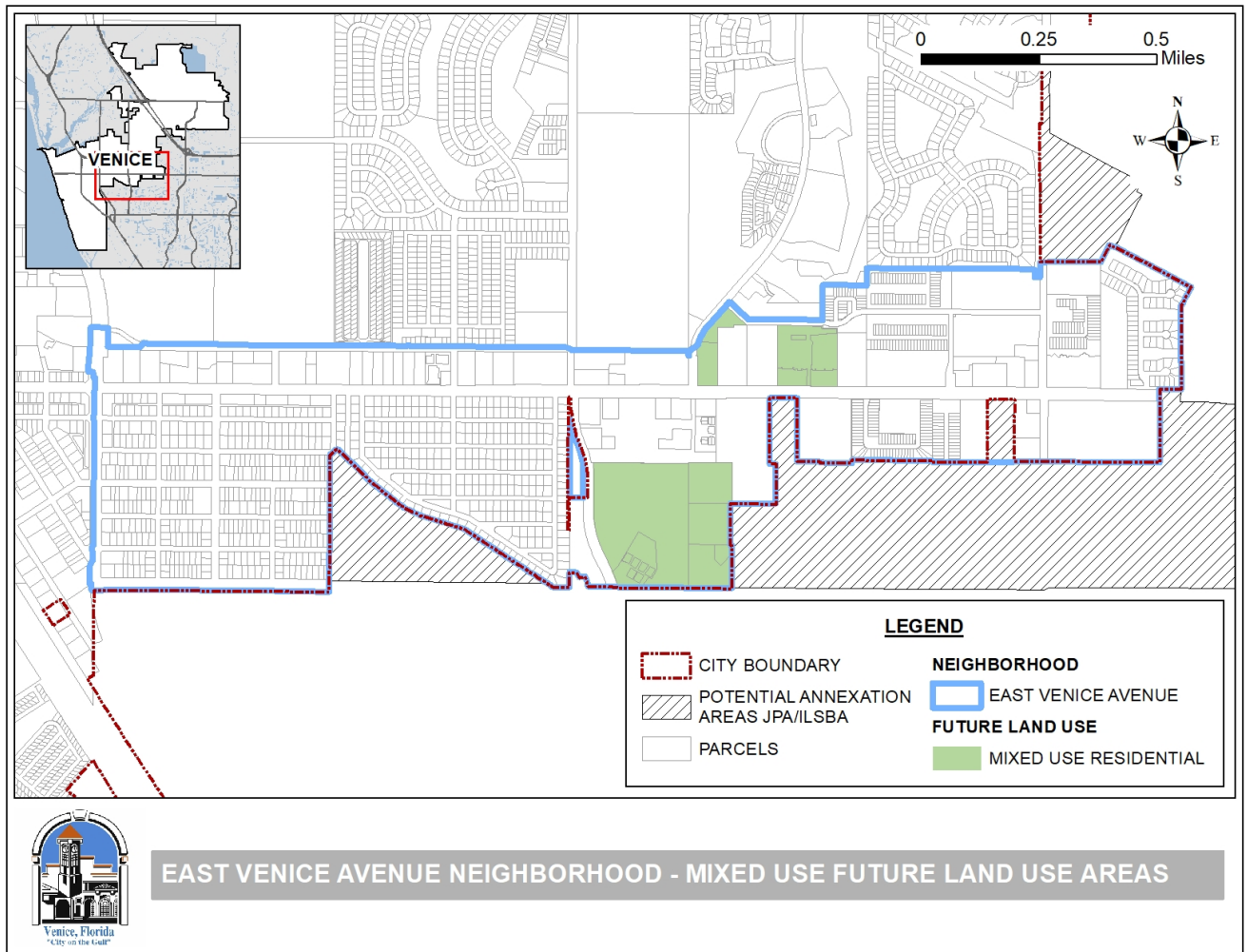
- MUS
 - Residential – No change.
 - Non-Residential – No change.
- MUC
 - Residential increased from 0 to 54 units due to the construction of the Heartis assisted living facility.
 - Non-Residential increased by 13.6% due to the construction of the Venice Marine Patrol building.

Recommendation

- MUS – No change.
- MUC – Update development data in the Comprehensive Plan with no changes to development thresholds.

EAST VENICE AVENUE NEIGHBORHOOD

The East Venice Avenue Neighborhood encompasses approximately 558 acres or approximately 5.2% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use residential (MUR 63 acres).



EAST VENICE											
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	63	5	95%	100%	299	315	388	388	0	0.0%	123.2%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	63	0.4	0%	5%	0	54,886	28,517	38,057	9,540	33.5%	69.3%

This neighborhood is unique in that, at the time of adoption of the Comprehensive Plan, the existing dwelling units of 388 in the MUR exceeded the maximum permitted of 315. This was due to existing Planned Unit Developments in the neighborhood that were either developed like Aston Gardens or approved for development like the Ramsey Road PUD. Strategy LU 1.2.16 allowed previously approved PUD's to exceed standards of PUD zoning and to retain their currently approved density and intensity, along with other provisions.

Summary

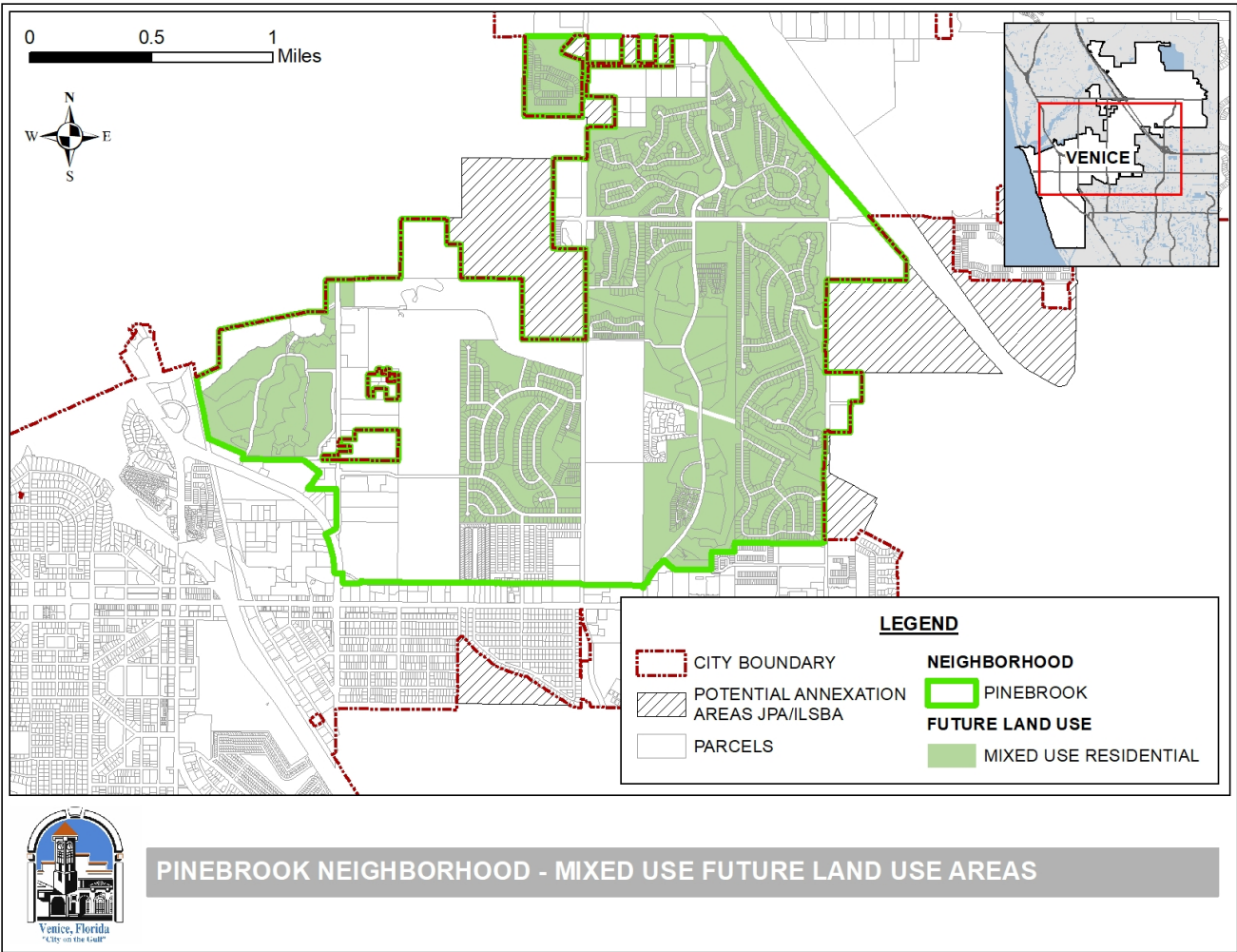
- MUR
 - Residential – No change.
 - Non-Residential increased by 33.5% due to the Eye Associates in the southeast portion of the Galleria PUD.

Recommendation

- MUR – Update development data in the Comprehensive Plan with no changes to development thresholds.

PINEBROOK NEIGHBORHOOD

The Pinebrook Neighborhood encompasses approximately 2,410 acres or approximately 22% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use residential (MUR 1,267 acres).



PINEBROOK											
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	1,267	5	95%	100%	6,018	6,335	4,462	4,462	0	0.0%	70.4%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	1,267	0.4	0%	5%	0	1,103,810	82,640	82,640	0	0.0%	7.5%

Summary

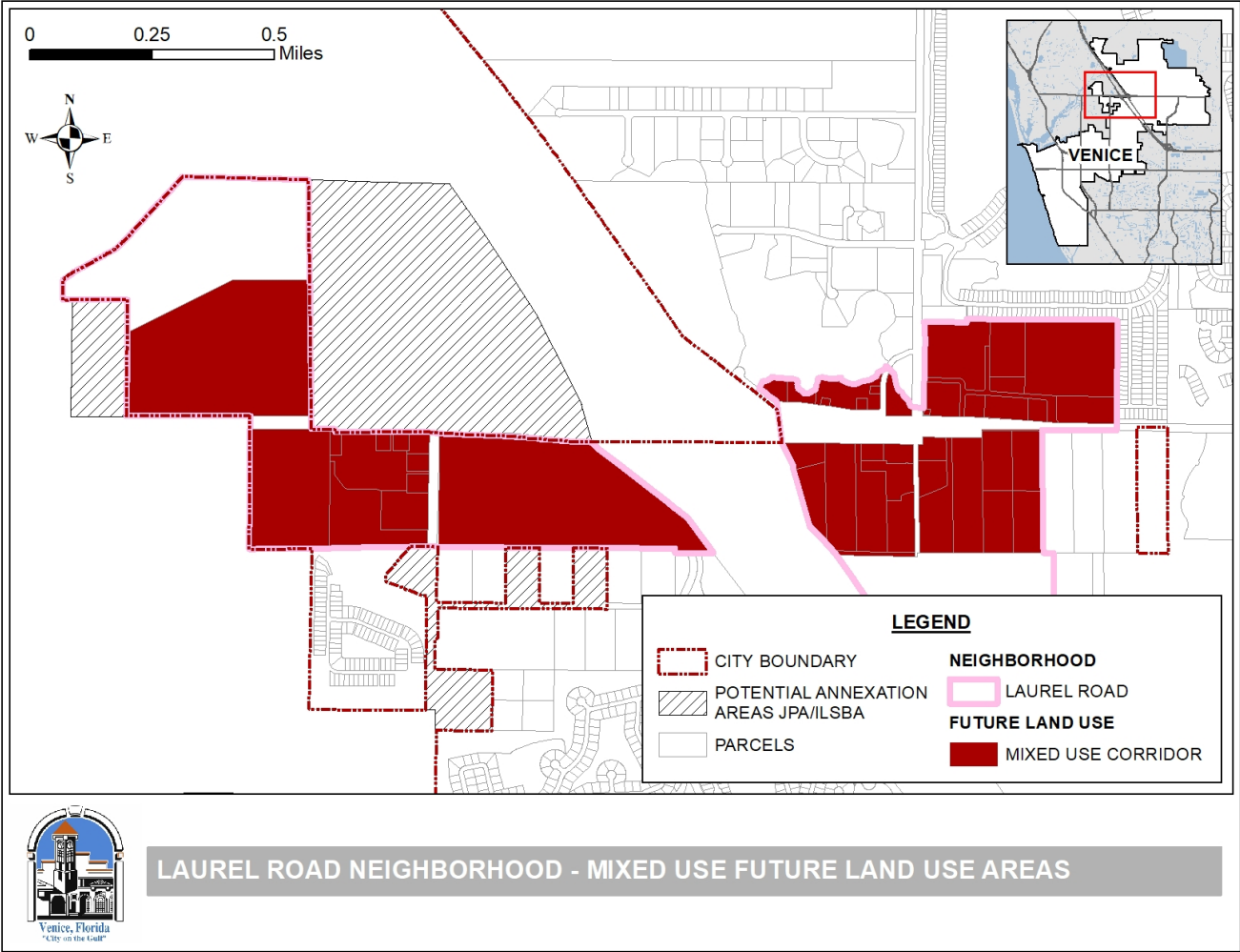
- MUR – No change.

Recommendation

- MUR – No change.

LAUREL ROAD NEIGHBORHOOD

The Laurel Road Neighborhood encompasses approximately 473 acres or approximately 4.3% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use corridor (MUC 299 acres).



LAUREL RD BUSINESS CORRIDOR											
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	299	13	10%	25%	389	972	289	565	276	95.5%	58.1%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	299	0.5	75%	90%	4,884,165	5,860,998	166,551	361,262	194,711	116.9%	6.2%

Summary

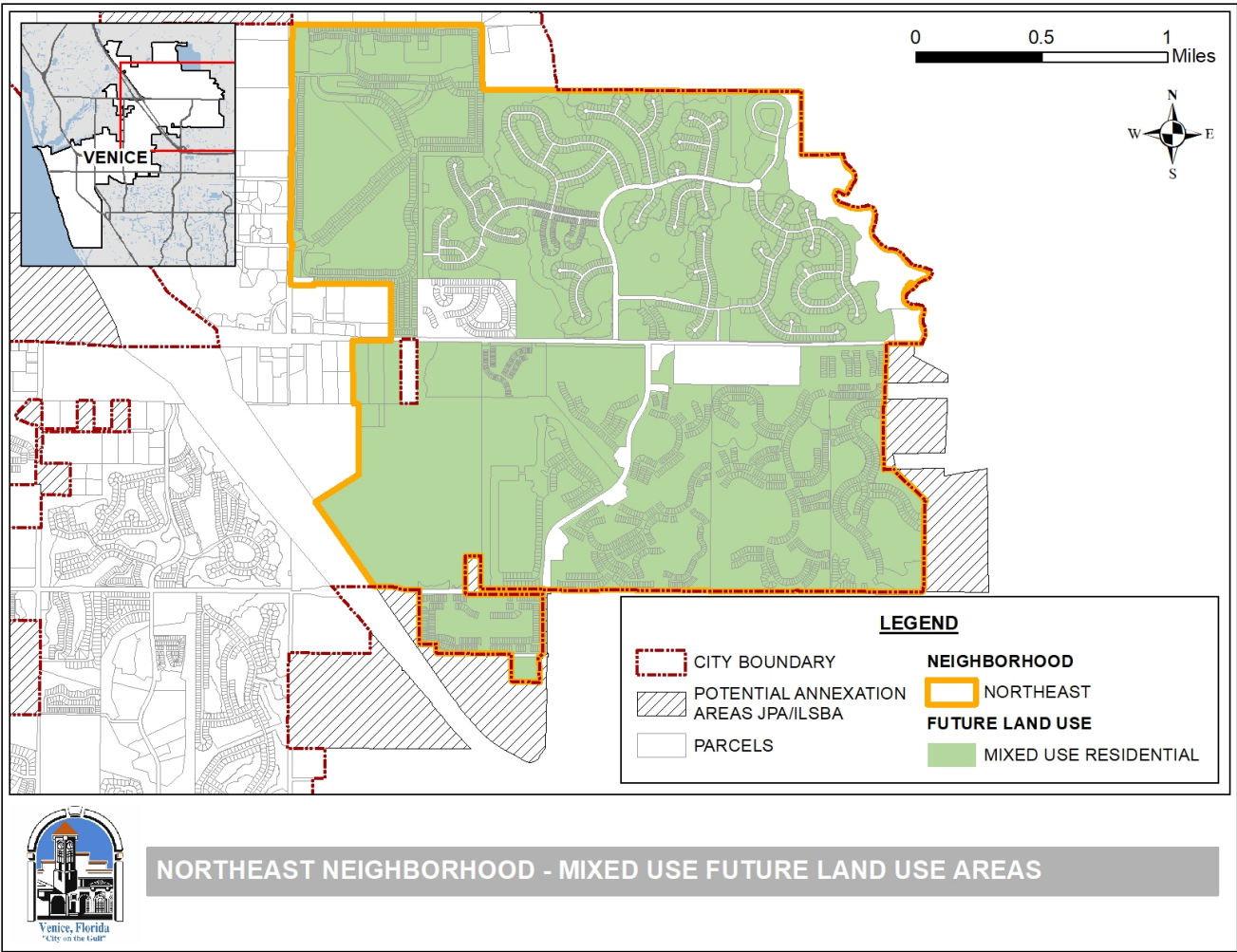
- MUC
 - Residential increased by 95.5% or 276 units due to the build-out of The Reserves at Venice Apartments.
 - Non-Residential increased by 116.9% due to the Sarasota Memorial Hospital project south of Laurel Road and west of I-75.

Recommendation

- MUC – update development data in the Comprehensive Plan with no changes to development thresholds.

NORTHEAST NEIGHBORHOOD

The Northeast Neighborhood encompasses approximately 2,907 acres or approximately 27.2% of the total City size. There is only one mixed use designation within this neighborhood which is mixed use residential (MUR 2,659 acres).



NORTHEAST VENICE											
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	2,579	5	95%	100%	12,250	12,895	2,201	2,546	345	15.7%	19.7%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	2,579	0.4	0%	5%	0	2,246,825	48,487	48,487	0	0.0%	2.2%

Summary

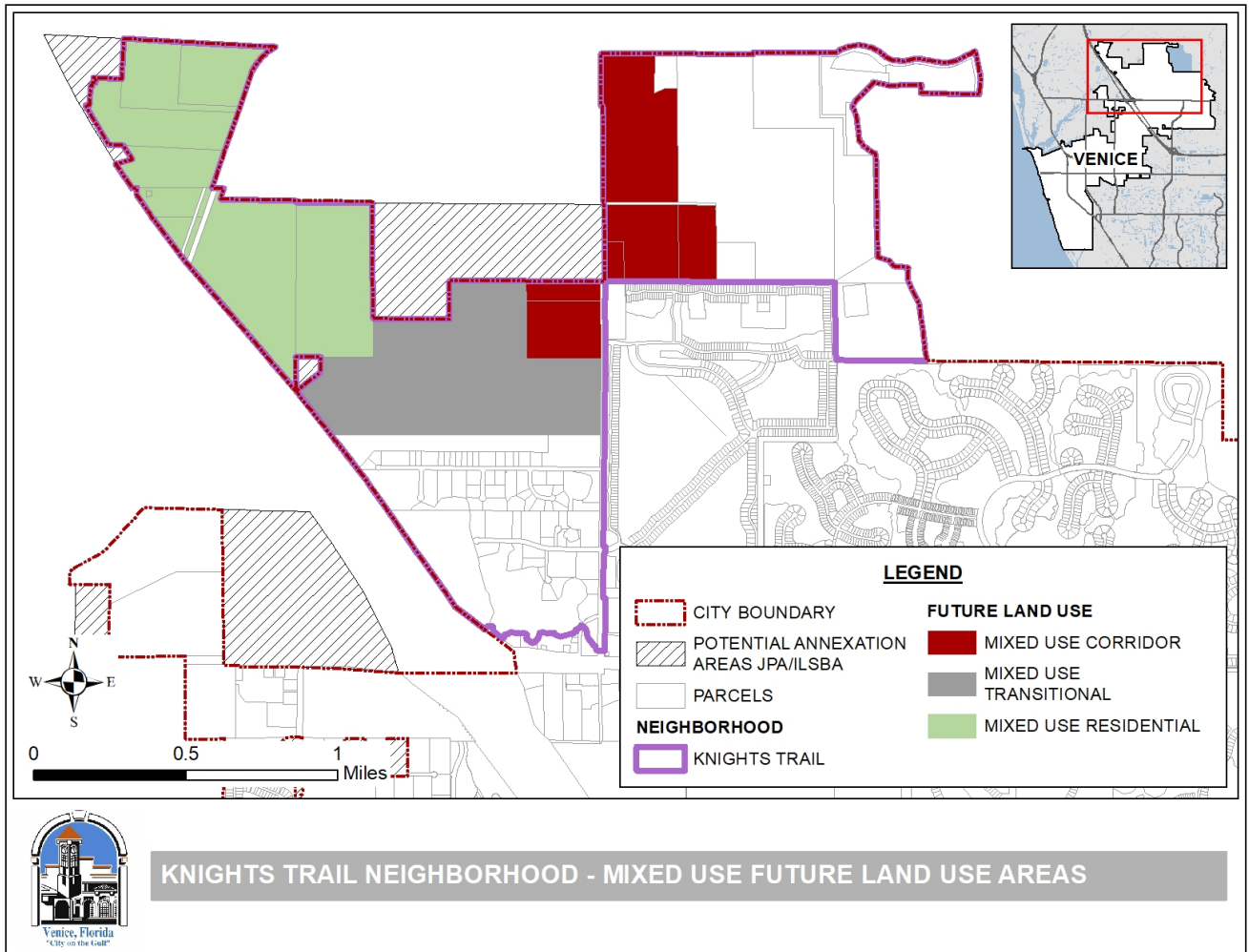
- MUR
 - Residential increased by 15.7% or 345 units due to multiple Planned Unit Developments (PUD) in this neighborhood.
 - Non-Residential – No change.

Recommendation

- MUR – update development data in the Comprehensive Plan with no changes to development thresholds.

KNIGHTS TRAIL NEIGHBORHOOD

The Knights Trail Neighborhood encompasses approximately 1,350 acres or approximately 10.4% 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 as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	169	13	20%	50%	439	1,099	3	3	0	0.0%	0.3%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUC	169	0.5	50%	80%	1,840,410	2,944,656	0	0	0	0.0%	0.0%
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	318	3.85	95%	100%	1,163	1,224	3	3	0	0.0%	0.2%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUR	318	0.1	0%	5%	0	69,260	13,014	13,014	0	0.0%	18.8%
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUT	214	9.0	10%	70%	110	1,348	1	1	0	0.0%	0.1%
	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 11/01/20	Existing as of 11/01/21	Total Change	Percent Change	Percent of Maximum
MUT	214	0.50	30%	90%	1,398,276	4,194,828	0	0	0	0.0%	0.0%

Summary

- MUC
 - Residential – No change.
 - Non-Residential – No change.
- MUR
 - Residential – No change.
 - Non-Residential – No change.
- MUT
 - Residential – No change.
 - Non-Residential – No change.

Recommendation

- MUC, MUR, and MUT – No change.

Summary Table

Neighborhood	Mixed Use Designation	Existing as of 11/01/20	Existing as of 11/01/21	Percent Change	Percent of Maximum
The Island	MUD (Res)	530	536	1.1%	70.9%
	MUD (Non-Res)	900,125	906,425	0.7%	47.6%
	MUC (Res)	1,109	1,108	-0.1%	87.0%
	MUC (Non-Res)	1,469,375	1,469,375	0.0%	68.8%
	MUA (Non-Res)	104,887	104,887	0.0%	5.4%
Gateway	MUS (Res)	0	0	0.0%	0.0%
	MUS (Non-Res)	898,956	898,956	0.0%	45.6%
	MUC (Res)	0	54	N/A	42.8%
	MUC (Non-Res)	10,621	12,061	13.6%	4.7%
East Venice Avenue	MUR (Res)	388	388	0.0%	123.2%
	MUR (Non-Res)	28,517	38,057	33.5%	69.3%
Pinebrook	MUR (Res)	4,462	4,462	0.0%	70.4%
	MUR (Non-Res)	82,640	82,640	0.0%	7.5%
Laurel Road	MUC (Res)	289	565	95.5%	58.1%
	MUC (Non-Res)	166,551	361,262	116.9%	6.2%
Northeast Venice	MUR (Res)	2,201	2,546	15.7%	19.7%
	MUR (Non-Res)	48,487	48,487	0.0%	2.2%
Knights Trail	MUC (Res)	3	3	0.0%	0.3%
	MUC (Non-Res)	0	0	0.0%	0.0%
	MUR (Res)	3	3	0.0%	0.2%
	MUR (Non-Res)	13,014	13,014	0.0%	18.8%
	MUT (Res)	1	1	0.0%	0.1%
	MUT (Non-Res)	0	0	0.0%	0.0%