

ORDINANCE NO. 2021-43

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN PURSUANT TO PETITION NO. 21-32CP BY AMENDING THE TEXT IN STRATEGY LU 1.2.9.C CORRIDOR (MUC) TO ALLOW PROPERTIES WITH EXISTING INDUSTRIAL USES IN THE LAUREL ROAD MIXED USE CORRIDOR FUTURE LAND USE DESIGNATION TO BE REZONED TO THE INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) DISTRICT AND TO ALLOW EXISTING PID ZONED PROPERTIES TO REMAIN AS GRANDFATHERED; AMENDING THE TABLE IN STRATEGY LU 1.2.9 MIXED USE CATEGORY TO ADD PLANNED INDUSTRIAL DISTRICT (PID) AS AN IMPLEMENTING DISTRICT OF THE MIXED USE CORRIDOR FUTURE LAND USE DESIGNATION; 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, the City of Venice adopted the 2017-2027 Comprehensive Plan on November 28, 2017 in accordance with said Act; and

WHEREAS, Petition No. 21-32CP was submitted by Thomas and Beatrice Faro to amend the text in Strategy LU 1.2.9.c Corridor (MUC) of the 2017-2027 Comprehensive Plan to allow properties with existing industrial uses in the Laurel Road Mixed Use Corridor future land use designation to be rezoned to the Industrial, Light and Warehousing (ILW) district; 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 of Venice Planning Commission held a duly noticed public hearing on October 5, 2021, to review the proposed comprehensive plan amendment, and recommended approval to city council of Comprehensive Plan Amendment Petition No. 21-32CP with the addition of text in Strategy LU 1.2.9.c to allow existing Planned Industrial District (PID) zoned properties to remain as grandfathered and to add PID as an implementing zoning district of the Mixed Use Corridor future land use designation in the Table in Strategy LU 1.2.9; and

WHEREAS, on November 16, 2021, 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 _____, 20__, 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 Strategy LU 1.2.9.c – Corridor (MUC) and Strategy LU 1.2.9 – Mixed Use Category are hereby amended as follows:

Strategy LU 1.2.9.c – Corridor (MUC)

10. Within the Laurel Road Corridor existing ILW and PID Zoned properties shall be permitted to remain as “grandfathered”~~”,~~ and properties with existing industrial uses at the time of adoption of the 2017-2027 Comprehensive Plan shall be permitted to be rezoned to the ILW zoning district.

Strategy LU 1.2.9 - Mixed Use Category. The City has developed Mixed Use future land use categories and provided the minimum and maximum targeted land uses, densities, and intensities identified below.

Mixed Use Land Use	Intensity (Floor AreaRatio)	Residential Density	Implementing ZoningDistricts
Downtown	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residentialdensities below are per parcel and not an average across the Mixed Use Designation.		CBD, RMF-3, RMF-4, CN, CG, OPI, CMU
Seaboard			RMF-3, RMF-4, CN, CG, CI, CSC, PCD, ILW, PID, CMU
Corridor			RMF-3, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU, RTR ₂ , <u>PID</u>
Airport			GU, PCD, PID
Transitional			RSF-4, RMF-2, CN, CG, CI, OPI, PID, ILW, GU
Residential			PUD

The revised Comprehensive Plan pages are attached hereto as Exhibit “A” 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 ____ DAY OF ____ 20__.

First Reading: November 16, 2021

Second Reading: ____, 20__

Adoption: ____, 20__

Ron Feinsod, 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 ____ day of _____ 20__, a quorum being present.

WITNESS my hand and the official seal of said City this ____ day of _____ 20__.

Lori Stelzer, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Strategy LU 1.2.9 - Mixed Use Category. The City has developed Mixed Use future land use categories and provided the minimum and maximum targeted land uses, densities, and intensities identified below.

Mixed Use Land Use	Intensity (Floor Area Ratio)	Residential Density	Implementing Zoning Districts
Downtown	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential densities below are per parcel and not an average across the Mixed Use Designation.		CBD, RMF-3, RMF-4, CN, CG, OPI, CMU
Seaboard			RMF-3, RMF-4, CN, CG, CI, CSC, PCD, ILW, PID, CMU
Corridor			RMF-3, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU, RTR, PID
Airport			GU, PCD, PID
Transitional			RSF-4, RMF-2, CN, CG, CI, OPI, PID, ILW, GU
Residential			PUD



Strategy LU 1.2.9.a - Downtown (MUD)

1. Limited to the Island Neighborhood, generally centered on Venice Avenue and Tamiami Trail (Business 41)
2. Supports mixed use (horizontal and vertical)
3. Medium and High Residential uses are permitted
4. Commercial/Office are envisioned on the ground floor
5. Low Density and Moderate Density Residential and Industrial uses are not permitted
6. Typically walkable in nature
7. Designation Total Development (Min/Max Percentages) as follows:
 - a) Non-Residential: 50% / 80%
 - b) Residential: 20% / 50%
8. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.65 (average) Designation-Wide; 3.0 maximum per individual property
 - b) Residential Density (Du/Ac): 9.1 - 18.0
 1. Where vertical mixed use is proposed, the minimum residential density may be reduced to 5.1 Du/Ac (gross)



Strategy LU 1.2.9.b - Seaboard (MUS)

1. Limited to the Gateway/Waterway Neighborhood, bounded by Venice Avenue (generally south side of Venice Avenue) and Tamiami Trail (Bypass 41) (west side of Tamiami Trail)
2. Supports mixed use (horizontal and vertical)
3. All Non-Residential Uses are envisioned; however, new Industrial Uses are prohibited
4. Medium and High Residential uses are permitted; Low and Moderate Density Residential uses are prohibited except where legally non-



conforming.

5. Supports redevelopment and adaptive reuse of existing buildings
6. Designation Total Development (Min/Max Percentages) as follows:
 - a) Non-Residential: 65% / 90%
 - b) Residential: 10% / 35%
7. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.75 (average) Designation-Wide; 2.0 maximum per individual property
 - b) Residential Density: 9.1 - 18.0
 1. Where vertical mixed use is proposed, the minimum residential density may be reduced to 5.1 Du/Ac (gross)

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/single family uses are not permitted.
4. Non-Residential uses are limited to Commercial and Institutional-Professional.
5. Industrial Uses are not permitted except as noted below.
6. Designation Total Development (Min/Max Percentages) as follows:
 - a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
 - b) Residential: See Specific Neighborhood for Min/Max Percentages
7. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property
 - b) Residential Density: 5.1 - 13.0
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used.
9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation.
10. Within the Laurel Road Corridor existing ILW and PID Zoned properties shall be permitted to remain as "grandfathered", and properties with existing industrial uses at the time of adoption of the of the 2017-2027 Comprehensive Plan shall be permitted to be rezoned to the ILW zoning district.

Strategy LU 1.2.9.d - Airport (MUA)

1. Primarily encompasses the non-aeronautical areas of the Venice Municipal Airport (i.e., not runways and taxiways).
2. Uses shall be consistent with the adopted Airport Master Plan
3. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.35 (average) Designation-Wide; 1.0 maximum per individual property
 - b) Residential: not permitted

