



Land Use defines a community's physical form and function and provides a framework for all infrastructure related decisions, including transportation, economic development, public utilities, community facilities, parks, and environmental protection. Land Use is the generalized term used to include information including Vision, Intent and Strategies addressing the types of development, identification of the Neighborhoods (on the larger scale), residential densities, and non-residential intensities envisioned to be developed within the City. Land Use also includes the

City's strategies regarding Historic Preservation, development design and strategies that link development with the built environment components.

Neighborhoods are an integral part of the City and as such, the City has created Neighborhood Planning Strategies. Neighborhoods form the backbone of the community. Quality neighborhood planning and development identifies and capitalizes on the assets of the neighborhood and the City of Venice as a whole.

**Vision LU 1 - The City of Venice envisions a development pattern that balances the economic, social, historical and environmental needs of the community and that preserves the high quality-of-life for all residents.**

### **Neighborhoods**

#### **Intent LU 1.1 - Neighborhoods.**

The intent of the neighborhood planning approach is to link a variety of efforts to improve the City's neighborhoods in a broad-based way respecting and incorporating the different aspects of community life (residential, commercial, public, recreational) and to provide a method for addressing development issues within the City.

#### **Strategy LU 1.1.1 - Neighborhoods Established.**

The City shall create seven (7) separate and distinct "Neighborhoods" which facilitate area specific development and redevelopment strategies. Neighborhoods are identified for reference purposes on Map LU-1. Seven (7) Neighborhoods have been identified, each including certain unique Strategies that shall apply in addition to those included in this Element. The Neighborhoods are:

1. The Island
2. Gateway
3. East Venice
4. Pinebrook
5. Laurel Road Corridor
6. Northeast Venice
7. Knights Trail



Figure (Map) LU-1: Neighborhoods

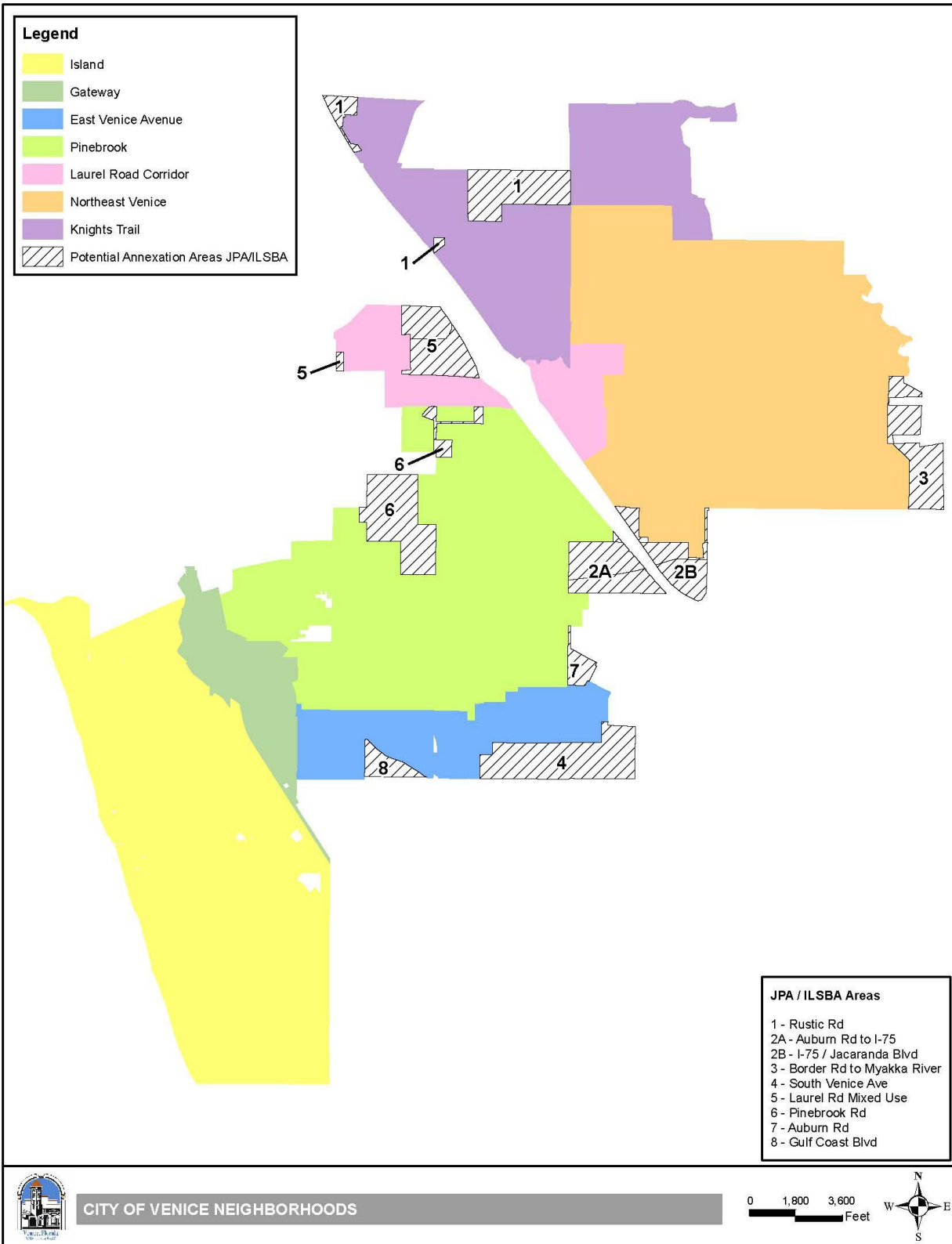
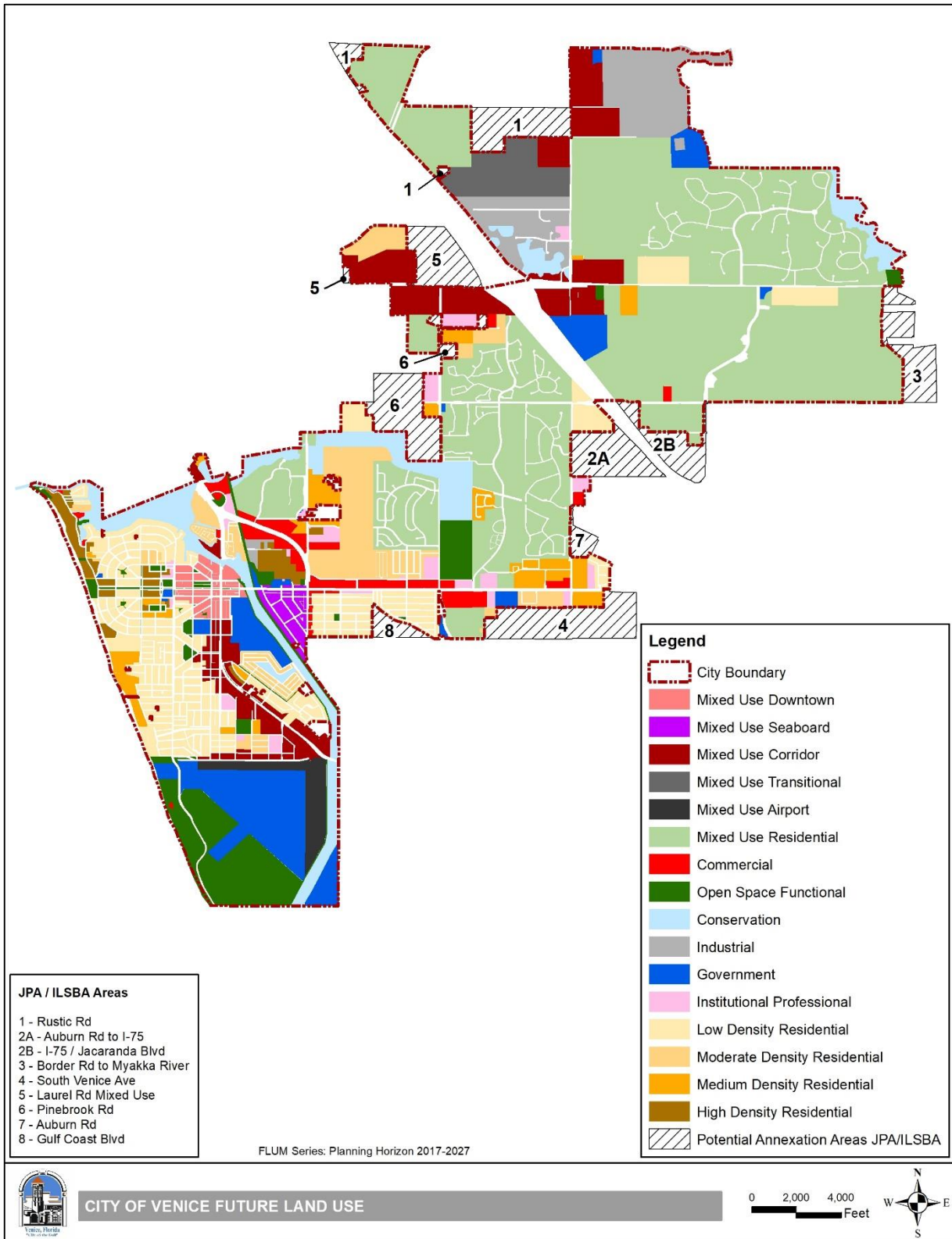


Figure (Map) LU-2: Future Land Use Map (see full size map for additional detail and information)



## Future Land Use

### Intent LU 1.2 - Land Use Designations.

The City shall provide land use categories that include a variety of densities and intensities appropriate to the different neighborhoods, and link these land uses to implementing zoning districts.

#### Strategy LU 1.2.1 - Future Land Use Map.

The Future Land Use Map, Map LU-2, shall identify the future land use designations for all property within the City of Venice. The Future Land Use Map/Map Series shall also identify the Neighborhood Boundaries and CHHA at a minimum. The Future Land Use Map Series reflects the Planning Horizon of 2017 through 2027.

#### Strategy LU 1.2.2 - Land Use Designations.

The City's Land Use Designations, general description and implementing Zoning Districts are provided in the Strategies below. The Designations are grouped by the overarching Planning Categories of conventional designation of *Residential*, *Non-Residential*, *Open Space* and *Mixed Use*.

#### Strategy LU 1.2.3 - Residential.

Density Defined. Dwelling Units Per Acre (DU/AC): Residential Development ("Density") is measured in dwelling units per (gross) acre.

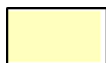
Density lower than the range provided in the Table below is permitted for individual lots or parcels of less than one acre in size. For all other properties, density lower than the range provided in the Table below may be requested as part of a land use petition, rezoning, or by separate request to be processed as a conditional use as defined within the Land Development Code using the below review criteria. The reviewing body shall consider the following:

1. Compatibility of the proposed density and intensity with all properties within 250 feet of the subject property's boundary shall be evaluated using Strategy LU 1.2.8 - Compatibility between Land Uses.
2. Whether the size and/or shape of the subject property is appropriate for a lesser density.
3. Compliance with all other Strategies of this Comprehensive Plan.

If a lower density is permitted or granted, the appropriate residential zoning district shall be deemed an implementing zoning district even if not listed as such below.

Residential Land Use	Density per Gross Acre	Implementing Zoning Districts
<b>Low Density</b>	1.0 to 5.0	RSF1, RSF2, RSF3, GOV
<b>Moderate Density</b>	5.1 to 9.0	RSF4, RMF1, RMF2, RMH*, RMHS, RMHP, GOV
<b>Medium Density</b>	9.1 to 13.0	RMF3, GOV
<b>High Density</b>	13.1 to 18	RMF4, GOV

\*Inactive District. See Section 2.2.5 of the Land Development Regulations.



#### Strategy LU 1.2.3.a - Low Density Residential:

1. Supports single family detached residential and limited attached residential
2. Establishes and maintains single family areas within the neighborhoods.





Figure LU-3: Low Density Residential Example



**Strategy LU 1.2.3.b - Moderate Density Residential:**

1. Supports single family detached and attached residential, with a focus on attached residential; multifamily uses may also be supported
2. Recognizes existing mobile home parks

Figure LU-4: Moderate Density Residential Example



**Strategy LU 1.2.3.c - Medium Density Residential:**

1. Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development

Figure LU-5: Medium Density Residential Example





**Strategy LU 1.2.3.d - High Density Residential:**

1. Supports higher density residential uses including multi-family residential
2. Non-Residential Uses in the High Density Residential Designation. In order to provide predictable land uses, non-residential uses previously provided for or permitted through the conversion factor, including its allocation ratio, have been removed from this Comprehensive Plan

*Figure LU-6: High Density Residential Example*



**Strategy LU 1.2.4 Non-Residential.**

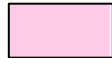
Non-Residential Land Use	Intensity (Floor Area Ratio)	Implementing Zoning Districts
<b>Commercial</b>	1.0	CN*, CHI*, CM, CSC*, PCD, GOV
<b>Institutional-Professional</b>	0.5	OPI, GOV
<b>Industrial</b>	2.0	ILW, PID, <u>GOV</u>
<b>Government</b>	No Maximum	<u>GOV</u>

\*Inactive District. See Section 2.2.5 of the Land Development Regulations



**Strategy LU 1.2.4.a - Commercial:**

1. Reflects more conventional commercial uses and development patterns
2. Typical uses may include retail, service, financial, automotive convenience centers, and similar
3. Transient lodging (i.e., hotels) may be provided consistent with the underlying zoning district



**Strategy LU 1.2.4.b - Institutional-Professional:**

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses



**Strategy LU 1.2.4.c - Industrial:**

1. Supports industrial uses located within the City either on individual lots or part of an industrial park
2. Typical uses may include manufacturing, storage and warehouse/distribution uses including those with outdoor storage; agricultural and agricultural related uses are also permitted. This Strategy does not preclude providing supporting retail, office, open space and other non-industrial uses which are determined to be accessory and necessary to support the industrial use (i.e., child care)



**Strategy LU 1.2.4.d - Government:**

1. Property owned by the City of Venice, Sarasota County, Sarasota County School Board, State of Florida, or United States Government.



2. Typical government uses include educational facilities, cultural, social services, transportation facilities including aviation functions, which support the City and its residents
3. Depending on the nature of certain intensive governmental uses such as water and wastewater treatment plants, solid waste facilities including transfer facilities, significant mitigation techniques shall be provided

#### Strategy LU 1.2.5 - Residential Uses in Non-Residential Designations

In order to provide predictable land uses, residential uses previously provided for or permitted through the conversion factor, including its allocation ratio, have been removed from this Comprehensive Plan.

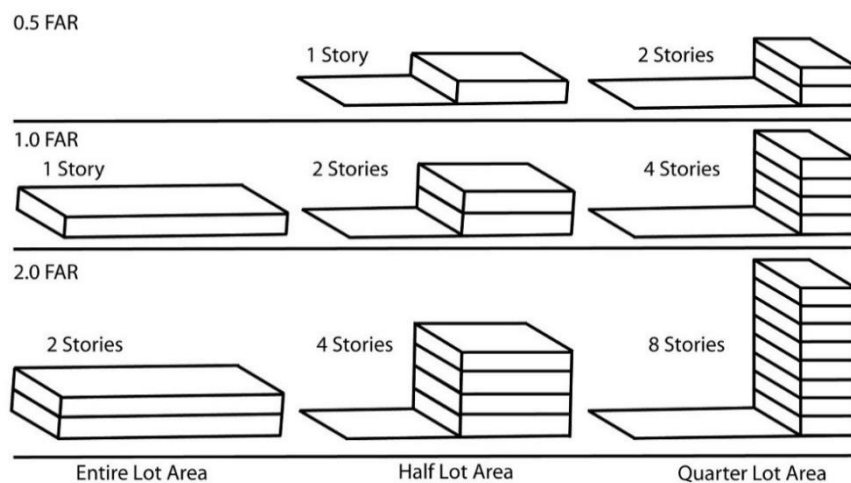
#### Strategy LU 1.2.6 - Non-Residential Intensity Defined; Floor Area Ratio (FAR)

Non-Residential Development ("Intensity") is measured in Floor Area Ratio (FAR). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located.

#### EXAMPLE

A 5,000-square foot building on a 10,000 square foot lot equals an FAR of 0.5.

Figure LU-7: FAR Examples



#### Strategy LU 1.2.7 - Open Space.

Open Space Land Use	Intensity (Floor Area Ratio)	Implementing Zoning Districts
<b>Functional</b>	0.05	PUD, PID, PCD, GOV
<b>Conservation</b>	Incidental to Conservation uses	PUD, PID, PCD,-CON, REC, GOV



#### Strategy LU 1.2.7.a - Functional

1. Identifies public parks, trails, natural systems (not including those provided





or required as part of a conservation easement), and publicly accessible lands for either active or passive recreation.

2. May include community amenities, focal points comprised of publicly accessible outdoor gathering spaces (great lawn, shade structures/trellis, or similar as determined by the Planning and Zoning Director, golf courses, sports fields, playgrounds, public beaches, stormwater facilities as identified below. In addition, portions of existing and or proposed parks may be utilized for City public safety uses.



**Strategy LU 1.2.7.b - Conservation:**

1. Identifies those areas including but not limited to protected open spaces (wetland, wetland buffers, coastal and riverine habitats), preserves, native habitats including those of endangered or threatened species or species of special concern, wildlife corridors; natural lands owned and managed by the City, Sarasota County, State (i.e., FDEP, SWFWMD) or Federal Agency that do not qualify as Open Space (Functional) defined above; watercourses, other surface waters, aquifer recharge areas, or other areas as identified within the Open Space Element of this Plan.

**Strategy LU 1.2.8 - Compatibility Between Land Uses.**

Figure LU-8 (below) establishes the Compatibility Review Matrix between existing and proposed Future Land Use categories. The Land Development Code shall set forth a similar matrix for zoning districts and associated mitigation techniques and review processes. Compatibility does not mean “the same as” rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. An application to amend the Future Land Use designation (map) of a particular property shall demonstrate to the City Council’s approval, upon recommendation by the Planning Commission, how potential incompatibilities are addressed. Options to address potential incompatibilities include but are not be limited to a reduction in density and or intensity, reduction or stepping down of building heights, increased setbacks, increased buffering and opacity standards.

*Figure LU-8: FLU Compatibility Review Matrix*

	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
FLU Proposed	LDR									
	MODR									
	MEDR									
	HDR									
	IP									
	COMM									
	GOVT									
	IND									
	OS-F									
	OS-C									



Presumed Compatible  
Potentially Incompatible





**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
<b>Downtown</b>	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.		VA, DE, ST1, GOV
<b>Seaboard</b>			SBI, VA, GOV
<b>Corridor</b>			KT, NTG, ST2, LE, LW, AA, GOV, PPH
<b>Airport</b>			GOV
<b>Transitional</b>			KTT, GOV
<b>Residential</b>			PUD, GOV

Any redevelopment of property with a Mixed Use Future Land Use designation with a traditional zoning district designation as defined in the Land Development Regulations Section 2.2, with the exception of PUD and GOV, will require rezoning of the property to an implementing zoning district.

#### **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) 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, except for PPH zoned properties which shall be limited to a FAR of 3.0.
  - 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.

#### **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



#### Strategy LU 1.2.9.e – Transitional (MUT)

1. Limited to the Knights Trail Neighborhood west of Knights Trail Road and south of Rustic Road
2. Supports mixed use (horizontal and vertical).
3. All Non-Residential Uses are permitted. Industrial uses shall be limited to the area south of Salt Creek and its southern branch and, notwithstanding Strategy LU 1.2.11, compatibility of industrial uses with other uses within the MUT category shall require consideration and application of the compatibility review procedures in the City's Land Development Regulations (LDRs).
4. Low and Moderate Density Residential Uses are permitted. Single-family residential uses shall be limited to the area north of Salt Creek and its southern branch.
5. A 30 foot buffer on each side of Salt Creek shall be provided.
6. Designation Total Development (Min/Max Percentages) as follows:
  - a) Non-Residential: 30%/90%
    - Industrial: Up to 40% of the MUT area
  - b) Residential: 10%/70%
7. Intensity/Density
  - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property
  - b) Residential Density: 5.1 – 9.0

**Strategies LU 1.2.10 through 1.2.15 apply to all Mixed Use categories excluding MUR**

#### Strategy LU 1.2.10 - Mixed Use Category – Minimum thresholds.

Development and or redevelopment projects within the Mixed Use designations shall not be denied solely because the individual project does not meet the overall minimum dwelling units or minimum square feet required by the category.

#### Strategy LU 1.2.11 - Mixed Use Development Principles.

Mixed use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form. All uses permitted internal/within a mixed use category shall be deemed to be compatible.

#### Strategy LU 1.2.12 - Form Based Code.

The City shall adopt a Form Based Code for the Mixed Use designations to achieve context sensitive design.



**Strategy LU 1.2.13 - Mixed Use Development Transitions.**

Mixed Use land use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City's Land Development Code, Form Based Codes shall be developed for the Mixed Use designations that provide for perimeter compatibility standards. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.

**Strategy LU 1.2.14 - Mixed Use Development Connectivity.**

A Mixed Use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area.

**Strategy LU 1.2.15 - Mixed Use Designations – Government Uses.**

Government uses shall be permitted within the Mixed Use Designations.

**Strategy LU 1.2.16 - Mixed Use Residential (MUR)**

1. Limited to existing and proposed properties zoned or proposed to be zoned PUD.
2. Consistent with the PUD Zoning, conservation and functional open spaces are required. See also Strategy OS 1.11.1 – Mixed Use Residential District Requirements.
3. Development standards including bulk development standards and housing types are designated at the PUD Zoning level.
4. A variety of residential density ranges are envisioned providing the overall density does not exceed 5.0 dwelling units per gross acre for the subject project/property.
5. Previously approved PUD developments exceeding the standards of this Strategy shall be permitted to retain their currently approved density and intensity, open space percentage provisions, and other previously approved development standards.
6. Min/Max Percentages as follows:
  - a) Residential: 95% / 100%
  - b) Non-Residential: 0% / 5%
  - c) Open Space (including both Functional and Conservation): 50% (min). Open Space shall be comprised of a mix of Functional and Conservation Open Space to achieve 50%, with Functional being no less than 10% and Conservation being no less than 20%. For the purposes of this Strategy, Functional Open Space may include public and/or private open space.
7. Intensity/Density:
  - a) Residential Density: 1.0 – 5.0
  - b) Non-Residential Intensity (FAR): 0.4 (average) Designation-Wide; 0.5 maximum per individual property. Non-Residential Intensity is based on the gross acreage of the non-residential portion of the MUR. The intent of the non-residential portion of the MUR is to provide for neighborhood scale and serving uses; not for regional purposes.





8. Figure LU-9 (below) establishes the Compatibility Review Matrix between the MUR and existing Future Land Use categories. See Strategy LU 1.2.8

Figure LU-9: FLU Compatibility Review Matrix for MUR

MUR	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C

Presumed Compatible  
 Potentially Incompatible

#### Strategy LU 1.2.17 - Mixed Use Residential Open Space Connectivity

Within the MUR land use designations, new development shall provide open space connectivity by means of either functional and or conservation uses. Open space connectivity shall be a minimum of 25 feet wide.

#### 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.

#### Strategy LU 1.2.20 - Essential Services

Essential Services as defined by the City's Land Development Code shall be permitted in all Land Use Designations.

#### Strategy LU 1.2.21 – Previously approved Planned Developments

Previously approved Planned Developments including PUD and CMU developments exceeding the standards of this Strategy shall be permitted to retain their currently approved land use(s), density and intensity, open space percentage provisions, and other previously approved development standards.

#### Strategy LU 1.2.22 – Parcels with Split Land Use Designations

Existing parcels which are designated and mapped on the Future Land Use Map with split Land Use Designations (i.e., multiple Land Use Designations on a single property), the specific location



of the respective land use designations shall be determined as part of a comprehensive plan map amendment with an associated development proposal.

## ***Planning and Design Principles***

### **Intent LU 1.3 - Planning and Design Principles.**

The City intends to guide future development and redevelopment through planning and design principles that foster successful urban communities. The City's Future Land Use designations are intended to establish the following planning and design principles to guide the growth, development and redevelopment efforts within the City. The following Strategies are designed to help guide the City's Land Development Code and review processes.

#### **Strategy LU 1.3.1 - Mix of Uses**

The City shall promote a mix of uses including a mixture of residential and non-residential uses (where desired by the Community) of varying densities, non-residential intensities, and uses designed to encourage multiple modes of travel such as pedestrian activities, bicycles, transit, low-emission vehicles/golf carts and automobiles.

#### **Strategy LU 1.3.2 - Functional Neighborhoods**

The City shall promote functional neighborhoods defined at the Planning Level which include neighborhood centers, a variety of housing types, public/civic space designed for the context of the Neighborhood and a variety of open space amenities.

#### **Strategy LU 1.3.3 - Walkable Streets**

The City shall promote walkable streets integrated within and between neighborhoods that designs a community based on reasonable walking distances, enhanced landscape design, the location of parking, and the design of streetlights, signs and sidewalks.

#### **Strategy LU 1.3.4 - Interconnected Circulation**

The City shall promote interconnected circulation Network that prioritizes pedestrians and bicycles; linking individual neighborhoods to retail (shopping) areas, parks and other recreational features and civic spaces.

#### **Strategy LU 1.3.5 - Natural Features**

The City shall respect natural features through designs that recognize the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource to the Neighborhood as a whole.

#### **Strategy LU 1.3.6 - Coordination with Public Infrastructure**

The City shall ensure that future development practices are sustainable and pay for the impact they cause; provide for the needs of current and future populations; coordinate with the City infrastructure systems and public services; and protect natural habitats and species.}

#### **Strategy LU 1.3.7 - Infill Development - Compatibility**

New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height and design.

#### **Strategy LU 1.3.8 - Co-Location of Facilities**



The City shall promote the co-location of parks, schools, and other community facilities to support community interaction, enhance neighborhood identity, and leverage limited resources.

## ***Historical Resources***

### **Intent LU 1.4 - Residential and Non-Residential Development and Planning**

The City shall recognize and preserve its historic and architectural character with emphasis of areas identified in the Nolen Plan.

#### **Strategy LU 1.4.1 - Historic Preservation**

The City shall utilize the City's land development regulations to require that redevelopment projects are consistent with the historical character of the City, specifically regarding:

1. Historic grid street patterns established by the Nolen Plan,
2. Integrated open spaces including parks and pocket parks,
3. Architectural detailing and materials that reflects the existing character of the City, and are compatible with adjacent existing developments.

The City recognizes the Nolen Plan, identified in Figure LU-10 Historic Districts, has been modified since its inception and there may be situations in the future that warrant additional deviations from this physical plan. This Strategy shall not be construed to limit development and redevelopment activities.

#### **Strategy LU 1.4.2 - Historic Structures, City Review and Assistance**

The City through the Land Development Review Process shall:

1. Include historic resource staff as a reviewing member of the Technical staff charged with reviewing all development and redevelopment activities in the City.
2. Ensure historic resource staff review demolition permits for all structures.
3. Provide information and education to property owners to facilitate economic viability for the retention of historic structures.

#### **Strategy LU 1.4.3 - Preserve Existing Private and Public Structures**

The City recognizes the importance of historic structures within the City and encourages their preservation by the use of various means, such as the following:

1. Support efforts of private non-profit organizations to raise funds for adaptive reuse of historic structures.
2. Advising property owners and potential developers of historic structures of the advantages of local, state and federal tax credits for rehabilitation of income-producing historic structures, land trusts, alternative site development standards.
3. Grandfathering legal non-conforming densities, provided that the building is listed as a historic resource on the National Register of Historic Places or is greater than 50-years in age, that the building is included in the historic district, or that the reconstruction is an authentic replica of the original building except for compliance with new building codes.



4. Historic Resource Demolition Alternatives such as project redesign to protect historic resources, alternative site and design standards, documentation of the historical resource through pictures and written report, and adaptive reuse.
5. Pursue Certified Local Government (CLG) designation.

#### **Strategy LU 1.4.4 - Historically Significant Structures**

The City recognizes that for structures in, or eligible to be included in the Historical Register, Local and or National, the existing bulk development standards of the structure may be considered conforming with the underlying land use plan category even if it exceeds the maximum permitted.

#### **Strategy LU 1.4.5 - Historic Resources Inventory**

The City shall develop and maintain an inventory of historic resources to ensure all applicable resources are considered for federal, state and local historic preservation designation. See also Figure (Map) LU-10 for the locations of the Historic district and Historic Structures.

Figure (Map) LU-10 was developed for the submittal of the John Nolen Plan of Venice Historic District submittal to the National Register (April 2010). This map provides a base inventory of historic resources within the City and the identification of structures contributing to Venice's historic heritage. The historic district and inventory of historic resources shall be maintained and updated by the City.

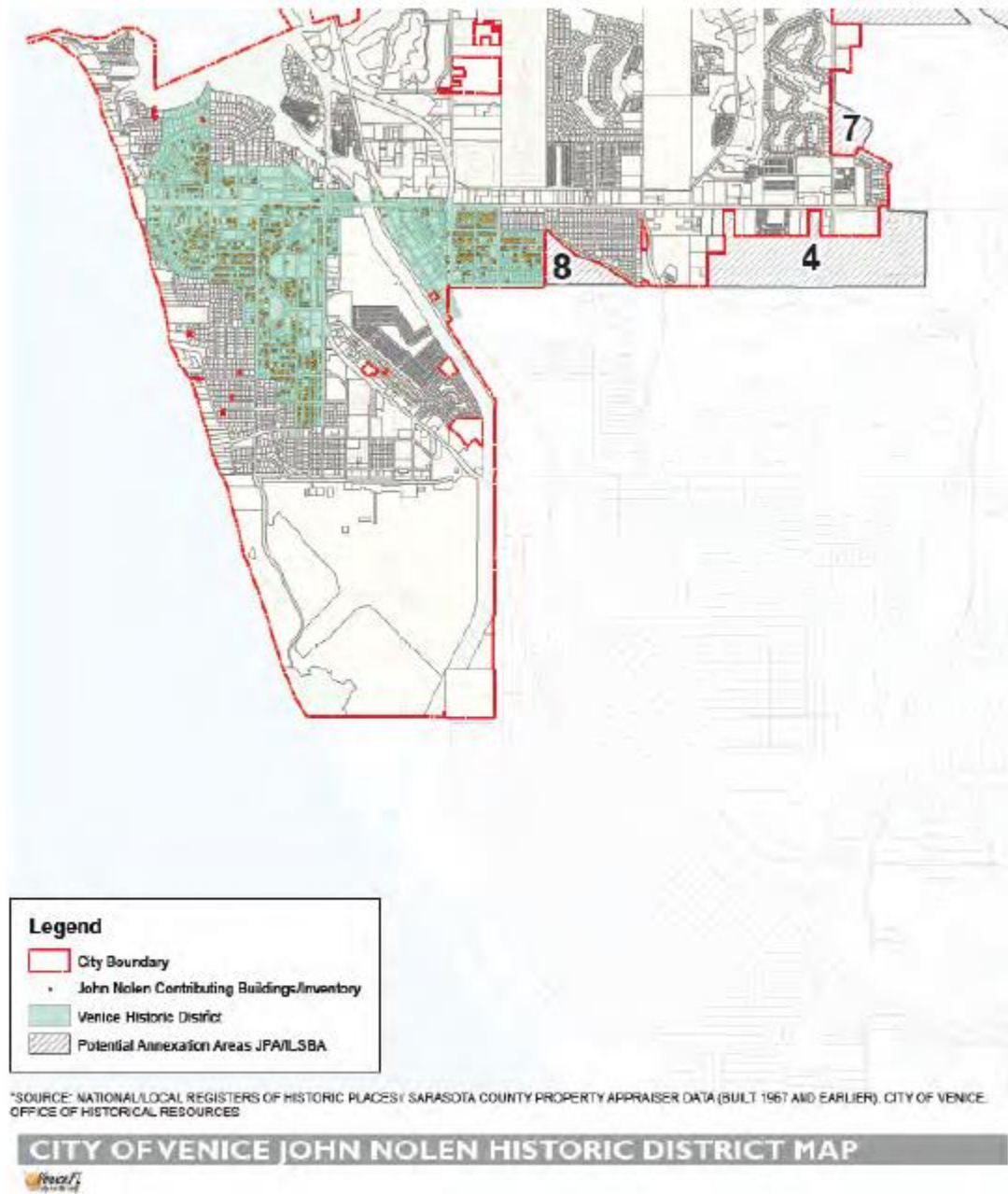
#### **Strategy LU 1.4.6 - Archeological and Historical Resources**

The City shall preserve and protect significant archaeological and historical sites from incompatible development and require that all land development applications requiring site plan, or subdivision plat review address the occurrence or potential occurrence of historical and archaeological resources within their property boundaries.





Figure (Map) LU-10: Historic District



## ***Airport Land Use Compatibility & Industrial Development***

### **Vision LU 2 – Airport Land Use Compatibility & Industrial Development**

#### **Intent LU 2.1 - Airport Land Use Compatibility**

The City shall promote and protect the value of the Venice Regional Airport and through land use planning and the adoption of airport compatibility and zoning standards shall support uses compatible with aircraft operations as identified through the Airport Master Plan.

##### **Strategy LU 2.1.1 - Airport Compatibility**

The City shall adopt and support land use policies that protect the airport from new development and redevelopment that is deemed to be incompatible with the Master Plan. Airport zoning and land use standards shall provide standards that prevent obstructions of aircraft operations by intersecting the airport's clear zones, approach zones, transition surface, horizontal surface, and conical surfaces. In support of this effort, the City shall adopt airport compatibility and zoning standards consistent with Chapter 333, F.S. and Part 77, FAR.

##### **Strategy LU 2.1.2 - Airport Compatibility - Reviews**

The City shall include the Venice Regional Airport Manager or their designee in all development and redevelopment related petitions within the airport's review area as defined by Chapter 333, F.S. and Part 77, FAR, as may be required.

#### **Intent LU 2.2 - Industrial Development**

The City's industrial development areas including existing industrial parks are intended to provide economic benefits and a diversification of the City's land use and tax base.

##### **Strategy LU 2.2.1 - Industrial Development**

The City shall promote and maintain industrial areas, specifically the Knight's Trail area, that provide for the manufacturing of goods, flex space, and research and development that are attractive, compatible with adjoining non-industrial uses, and well-maintained.

## ***Coastal Management***

### **Vision LU 3 - Coastal Management**

Coastal Management is an integral component of the City of Venice and the City's coastal areas are viewed as an asset within the community. Planning for the coastal areas provides the opportunity to coordinate development and redevelopment activities which may otherwise diminish these areas.

#### **Intent LU 3.1 - Coastal Management Directives**

The City shall identify and provide Strategies for the protection of coastal planning areas and to maintain and enhance the environmental quality for its residents.

##### **Strategy LU 3.1.1 - Coastal High Hazard - Density**

The City shall direct future population concentrations away from the Coastal High Hazard Area (CHHA) so as to achieve a no net increase in overall residential density within the CHHA.



**Strategy LU 3.1.2 - Coastal High Hazard Area Identified**

The boundary of the CHHA is shown on the Future Land Use Map series (Maps LU-11 and LU-12) and shall serve as the basis for the boundary determinations.

**Strategy LU 3.1.3 - Coastal High Hazard Area Defined**

The CHHA is hereby defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Strategy LU 3.1.4 - Public Infrastructure**

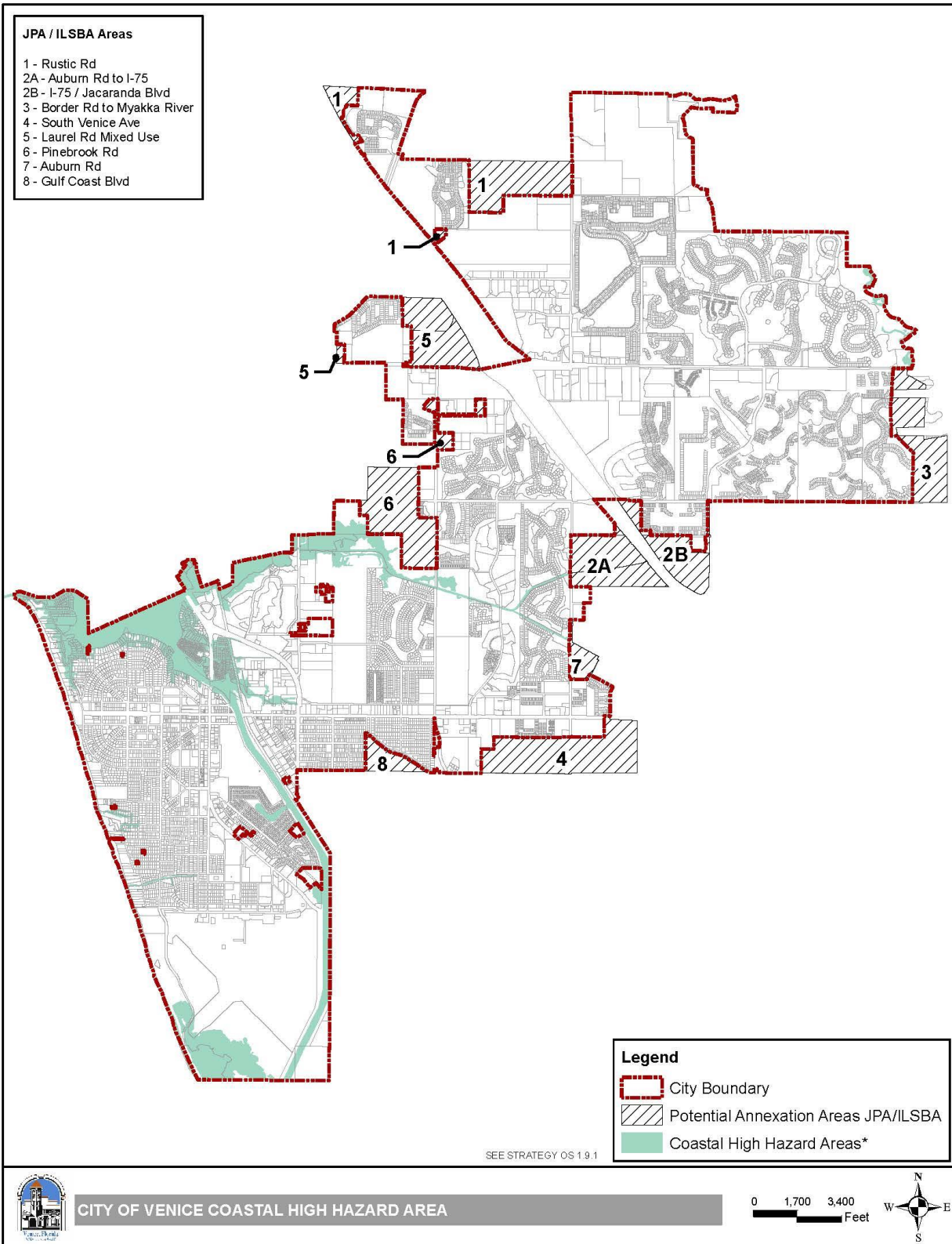
Consistent with the Open Space Element, the City shall limit public funds for infrastructure expenditures in the CHHA except as necessary to protect the public health, welfare, and safety, and provide adequate evacuation in the event of an emergency.

**Strategy LU 3.1.5 - Coastal High Hazard Area – additional strategies**

Additional Strategies specific to the CHHA shall be provided in Open Space Element, specifically those within Intent OS 1.9.



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



CITY OF VENICE COASTAL HIGH HAZARD AREA

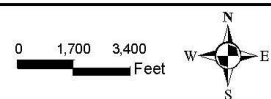
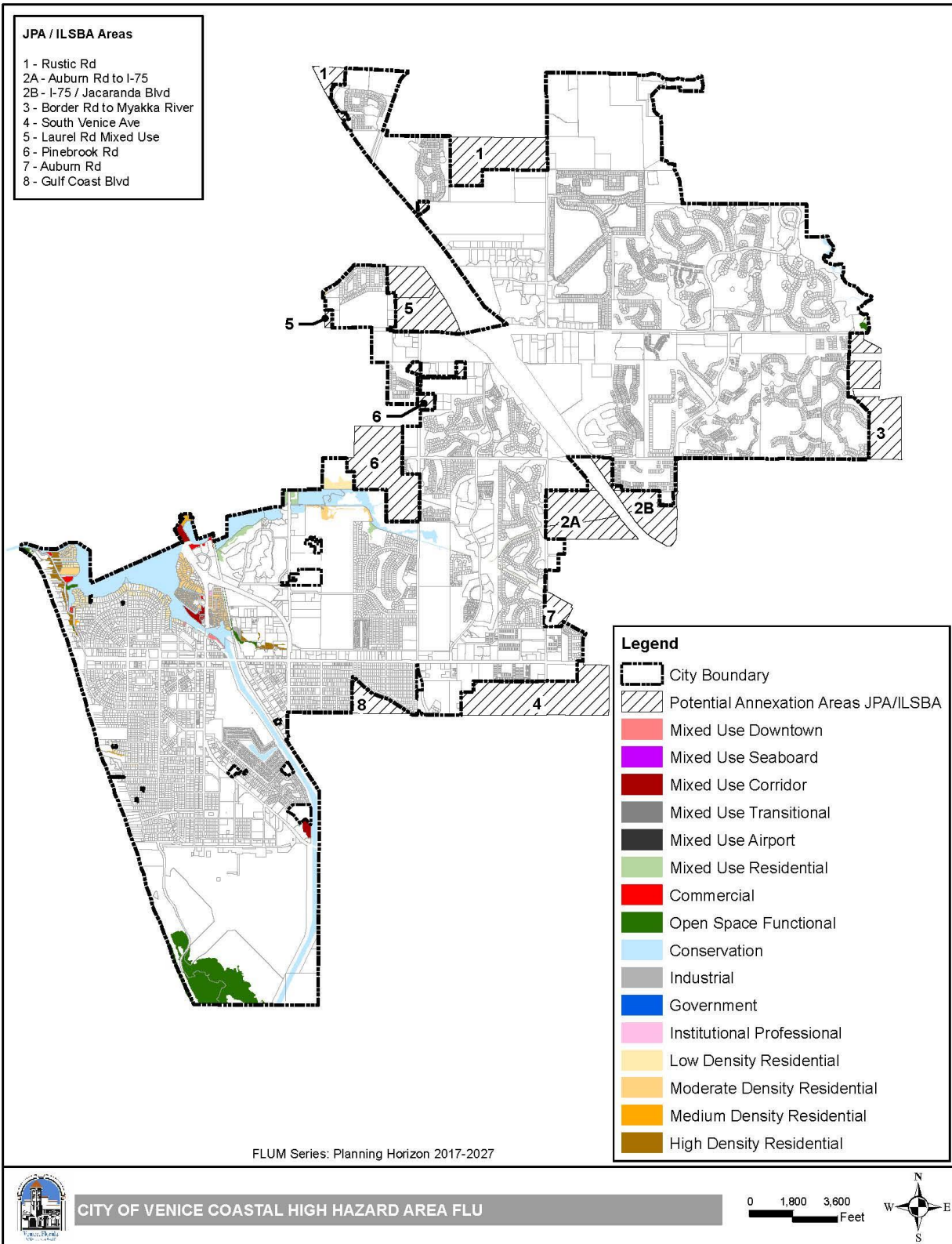




Figure (Map) LU-12: Coastal High Hazard Area FLU



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## ***Joint Planning Areas***

### **Vision LU 5 – Joint Planning Areas**

#### **Intent LU 5.1 - Joint Planning Areas**

The City and County have entered into a Joint Planning Agreement and Interlocal Service Boundary Agreement (JPA/ILSBA) which guides land use and development within certain areas adjacent to the City of Venice. The City shall continue to coordinate planning, development practices, land use, infrastructure, public services, and facility planning in the JPA/ILSBA Planning Areas and Extra Jurisdictional Planning Areas with Sarasota County and private property owners in accordance with the JPA/ILSBA. Consistent with the adopted JPA/ILSBA, the following Strategies shall apply.

#### **Strategy LU 5.1.1 - JPA/ILSBA**

The City shall utilize the JPA/ILSBA to guide the growth and development of the City's future annexations by establishing planning concepts that address the area's specific needs and conditions. The City's JPA/ILSBA planning areas include:





1. Rustic Road (JPA/ILSBA Area No. 1)
- 2a. Auburn Road to I-75 (JPA/ILSBA Area No. 2a)
- 2b. I-75 / Jacaranda Boulevard (JPA/ILSBA Area No. 2b)
3. Border Road to Myakka River (JPA/ILSBA Area No. 3)
4. South Venice Avenue (JPA/ILSBA Area No. 4)
5. Laurel Road Mixed Use (JPA/ILSBA Area No. 5)
6. Pinebrook Road (JPA/ILSBA Area No. 6)
7. Auburn Road (JPA/ILSBA Area No. 7)
8. Gulf Coast Boulevard (JPA/ILSBA Area No. 8)

*The following is a summary of the JPA/ILSBA Areas. The specific, previously adopted JPA/ILSBA Standards are included in the Appendix.*



Figure LU-13: JPA/ILSBA Summary

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



<p>Border Road to Myakka River Neighborhood (JPA/ILSBA Area No. 3) <b>629 Acres</b></p>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail</li> <li>• Office Space</li> <li>• Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Subarea No. 1:</u> Up to <b>5</b> units per acre, calculated on a gross acreage basis.</li> <li>• <u>Subarea No. 2:</u> Up to <b>3</b> units per acre, calculated on a gross acreage basis.</li> </ul>	<ul style="list-style-type: none"> <li>• Up to <b>5%</b> of the acreage non-residential</li> <li>• Shall not exceed a Floor Area Ratio of <b>0.25</b> for the gross acreage.</li> <li>• Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of <b>1</b> dwelling unit per <b>4,000</b> square feet non-residential space, gross acreage</li> </ul>	<ul style="list-style-type: none"> <li>• At least <b>57</b> gross acres shall be conservation/open space</li> </ul>
<p>South Venice Avenue Neighborhood (JPA/ILSBA Area No. 4) <b>239 Acres</b></p>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail</li> <li>• Office Space</li> <li>• Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Up to <b>3</b> units per acre, calculated on a gross acreage basis</li> </ul>	<ul style="list-style-type: none"> <li>• Up to <b>33%</b> of the acreage non-residential</li> <li>• Shall not exceed a Floor Area Ratio of <b>1.5</b> for the gross acreage.</li> <li>• Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of <b>1</b> dwelling unit per <b>2,000</b> square feet commercial space, gross acreage</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum</li> </ul>
<p>Laurel Road Mixed Use Neighborhood (JPA/ILSBA Area No. 5) <b>296 Acres</b></p>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail</li> <li>• Office Space</li> <li>• Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Up to <b>8</b> units per acre, calculated on a gross area basis</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Subarea No. 1:</u> Up to <b>33%</b> of the acreage non-residential</li> <li>• <u>Subarea No. 2:</u> Up to <b>50%</b> of the acreage non-residential</li> <li>• <u>Subarea No. 3:</u> Up to <b>100%</b> of the acreage non-residential</li> <li>• Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of <b>1</b> dwelling unit per <b>2,000</b> square feet commercial space, gross acreage</li> </ul>	<ul style="list-style-type: none"> <li>• At least <b>13.8</b> gross acres shall be conservation/open space</li> </ul>



Pinebrook Road Neighborhood (JPA/ILSBA Area No. 6) <b>232 Acres</b>	<ul style="list-style-type: none"><li>• Residential</li></ul>	<ul style="list-style-type: none"><li>• Up to <b>3</b> units per acre, calculated on a gross area basis</li></ul>	<ul style="list-style-type: none"><li>• None Permitted</li></ul>	<ul style="list-style-type: none"><li>• At least <b>11.2</b> gross acres shall be conservation/o pen space</li></ul>
Auburn Road Neighborhood (JPA/ILSBA Area No. 7) <b>25 Acres</b>	<ul style="list-style-type: none"><li>• Residential</li></ul>	<ul style="list-style-type: none"><li>• Up to <b>5</b> units per acre, calculated on a gross area basis</li></ul>	<ul style="list-style-type: none"><li>• None Permitted</li></ul>	<ul style="list-style-type: none"><li>• At least <b>2.7</b> gross acres shall be conservation/o pen space</li></ul>
Gulf Coast Boulevard Neighborhood (JPA/ILSBA Area No. 8) <b>33 Acres</b>	<ul style="list-style-type: none"><li>• Residential</li></ul>	<ul style="list-style-type: none"><li>• Up to <b>3.5</b> units per acre, calculated on a gross area basis</li></ul>	<ul style="list-style-type: none"><li>• None Permitted</li></ul>	<ul style="list-style-type: none"><li>• No minimum</li></ul>

