

**ORDINANCE NO. 2026-09**

**AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CITY OF VENICE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ASSOCIATED PAGES PURSUANT TO PETITION NO. 25-20CP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR A PORTION OF SPECIFIC REAL PROPERTY GENERALLY LOCATED AT 282 NORTH AUBURN ROAD FROM SARASOTA COUNTY MODERATE DENSITY RESIDENTIAL TO CITY OF VENICE MIXED USE RESIDENTIAL (MUR); 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 has adopted and maintains a Comprehensive Plan in accordance with said Act; and

**WHEREAS**, P3 LAF Chalets at Venice LP submitted Petition No. 25-20CP requesting that the Future Land Use Map of the City of Venice Comprehensive Plan be amended by changing the future land use designation for a portion of the property generally located at 282 North Auburn Road (Parcel Identification No. 0413-05-001) from Sarasota County Moderate Density Residential to City of Venice Mixed Use Residential (MUR); and

**WHEREAS**, the Petition qualifies as a small-scale amendment pursuant to Section 163.3187(1), Florida Statutes; and

**WHEREAS**, Chapter 87 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 February 17, 2026 to review the proposed comprehensive plan amendment, and recommended that city council approve Petition No. 25-20CP; and

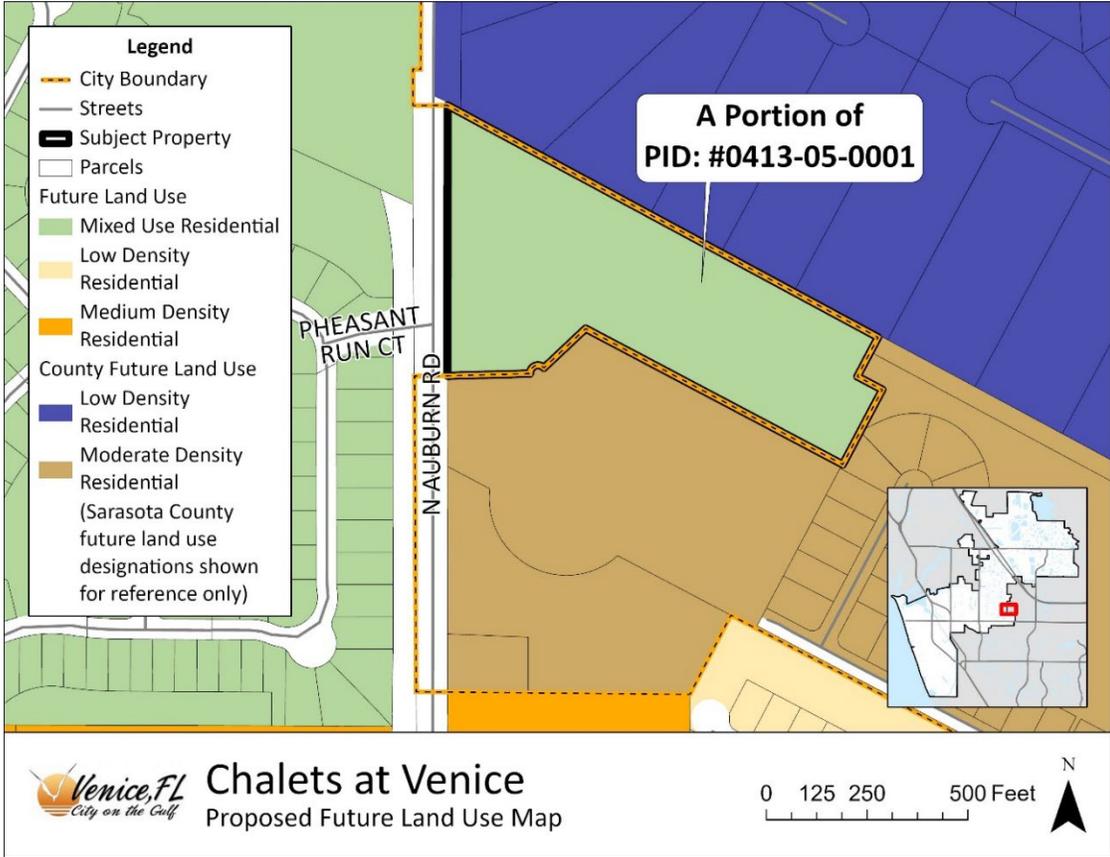
**WHEREAS**, this Ordinance has been properly read and advertised as provided by Florida law and the required meetings and hearings have been conducted on its adoption; and

**WHEREAS**, the City Council hereby finds approval of Petition No. 25-20CP is in the best interest of the City.

**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 Future Land Use Map of the City of Venice Comprehensive Plan is hereby amended by changing the future land use designation for a portion of the property generally located at 282 North Auburn Road (Parcel Identification No. 0413-05-001) from Sarasota County Moderate Density Residential to City of Venice Mixed Use Residential (MUR) as shown below. The revised Future Land Use Map (Figure LU-2) and other associated revised pages of the Comprehensive Plan 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 14<sup>TH</sup> DAY OF APRIL 2026.**

First Reading: March 24, 2026

Second Reading: April 14, 2026

Adoption: April 14, 2026

\_\_\_\_\_  
Nick Pachota, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Michaels, MMC, City Clerk

I, Kelly Michaels, 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 14<sup>th</sup> day of April 2026, a quorum being present.

**WITNESS** my hand and the official seal of said City this 14<sup>th</sup> day of April 2026.

\_\_\_\_\_  
Kelly Michaels, MMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Kelly Fernandez, City Attorney

# Exhibit "A"

Figure (Map) LU-1: Neighborhoods

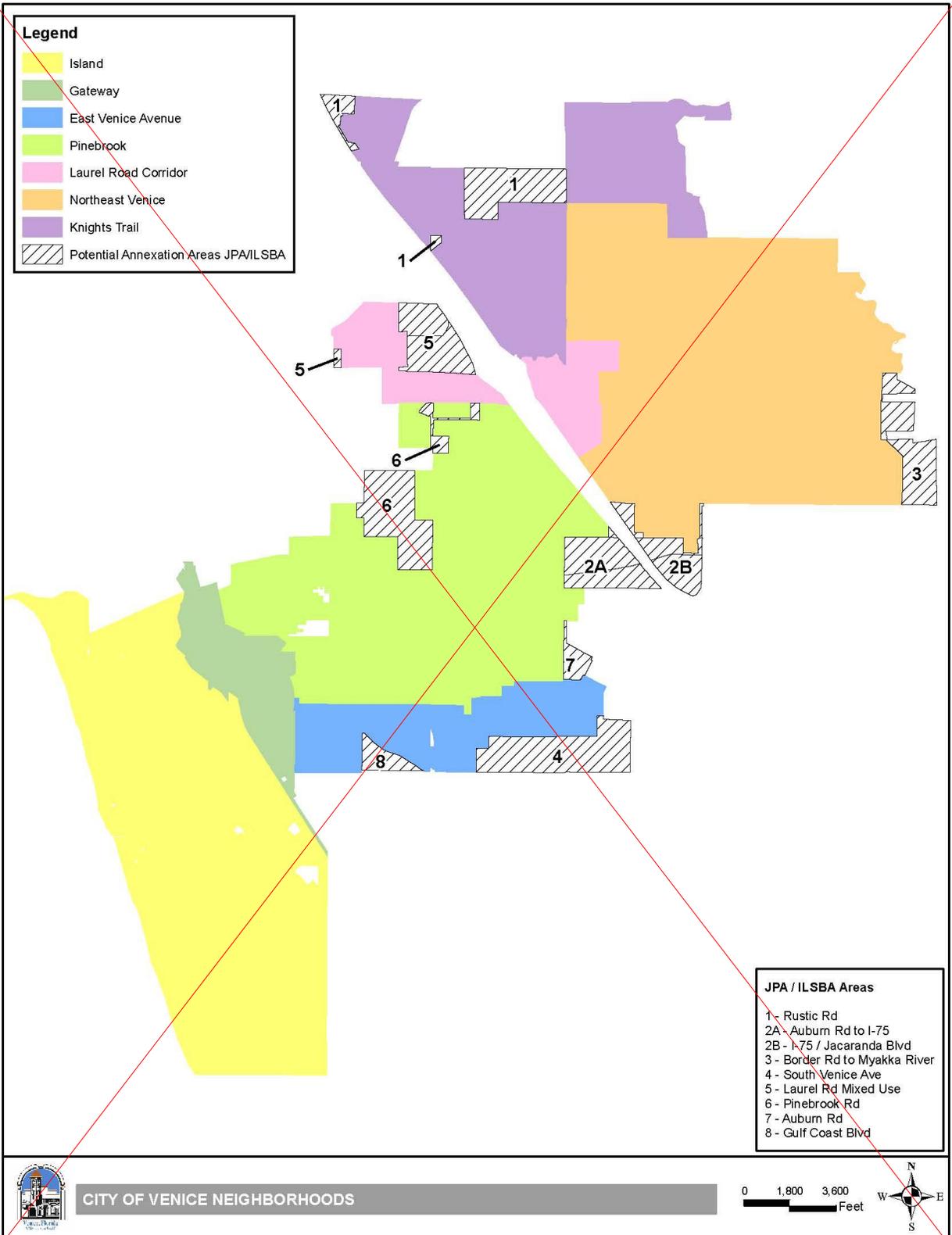


Figure (Map) LU-1: Neighborhoods

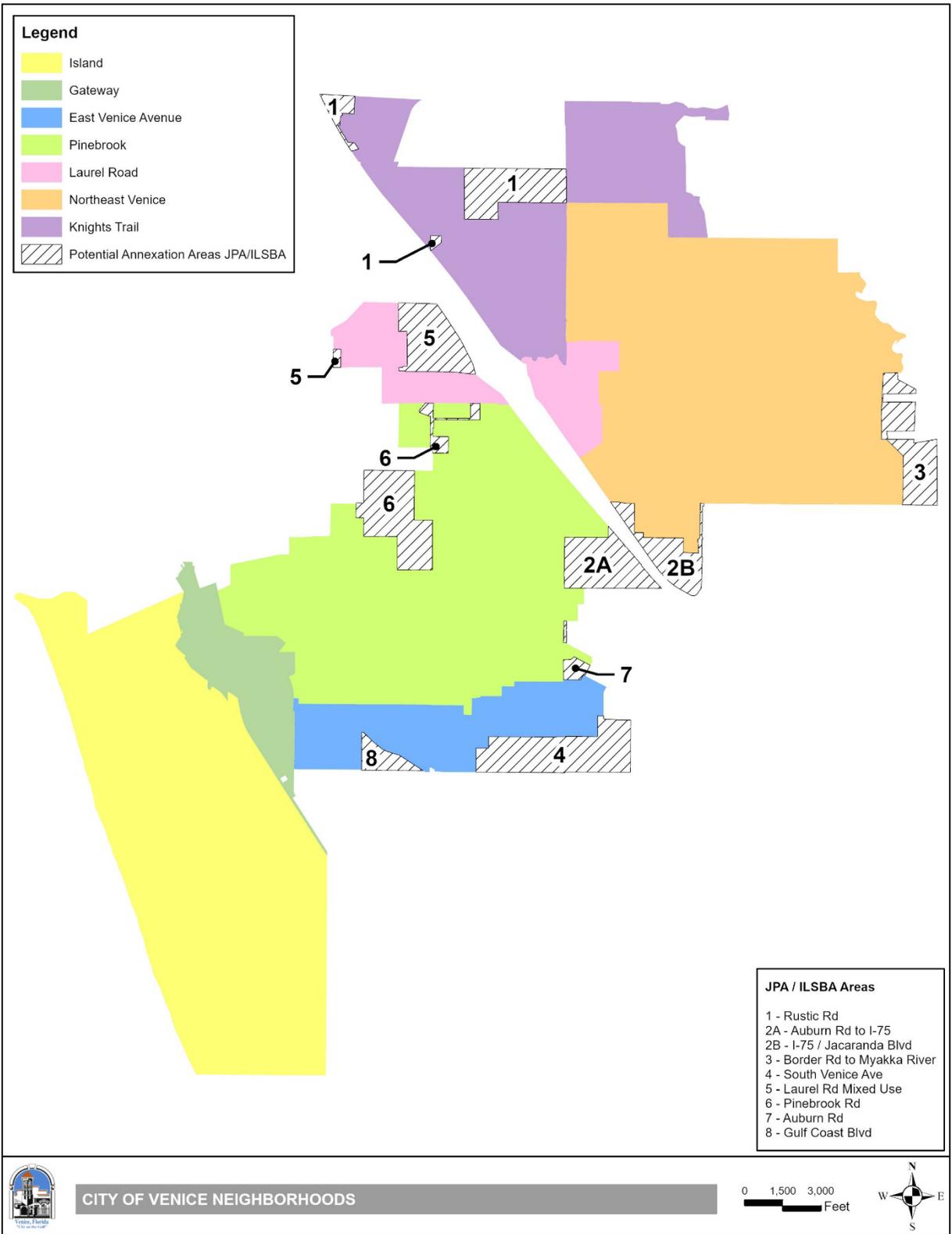


Figure (Map) LU-2: Future Land Use Map (see full size map for additional detail and information)

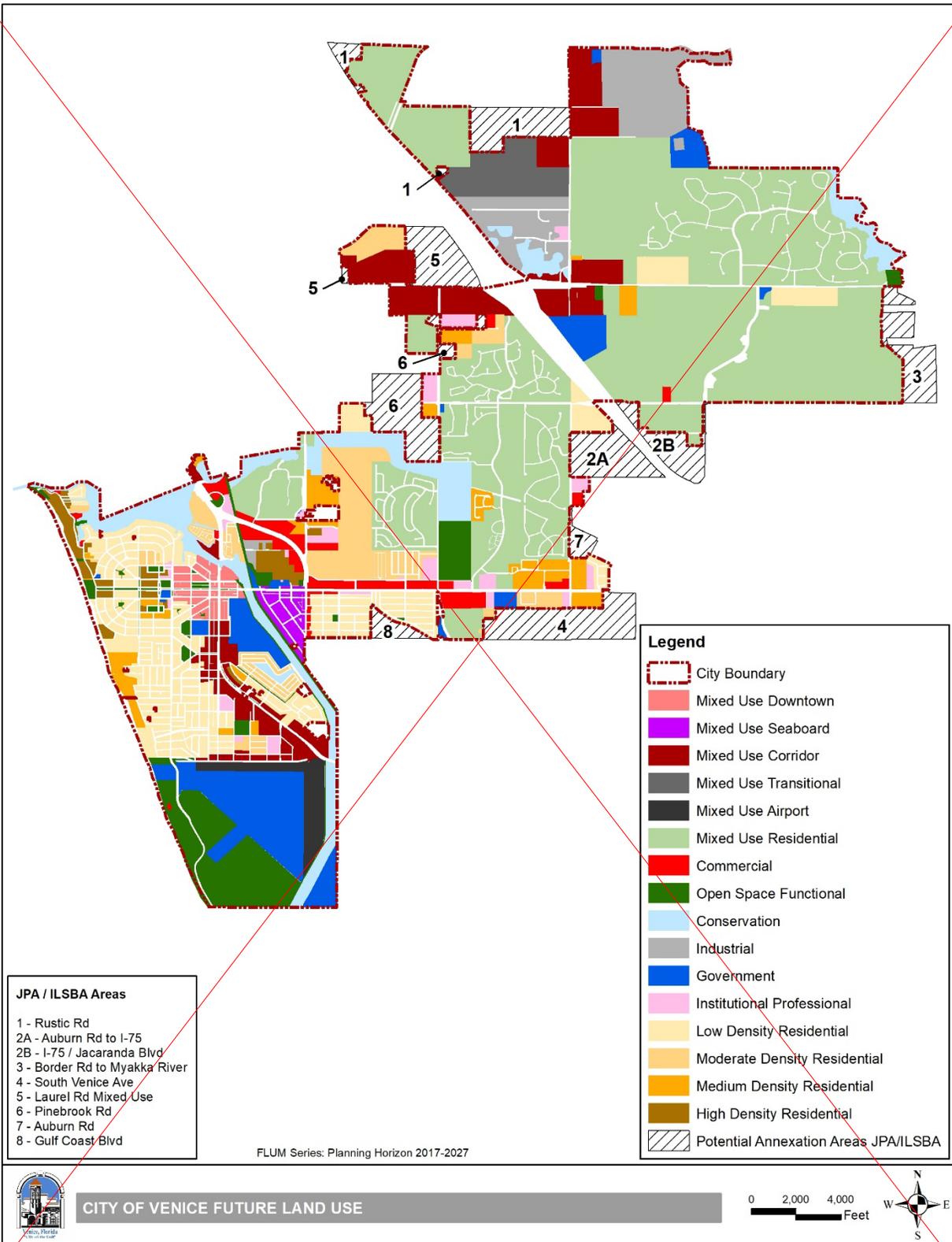


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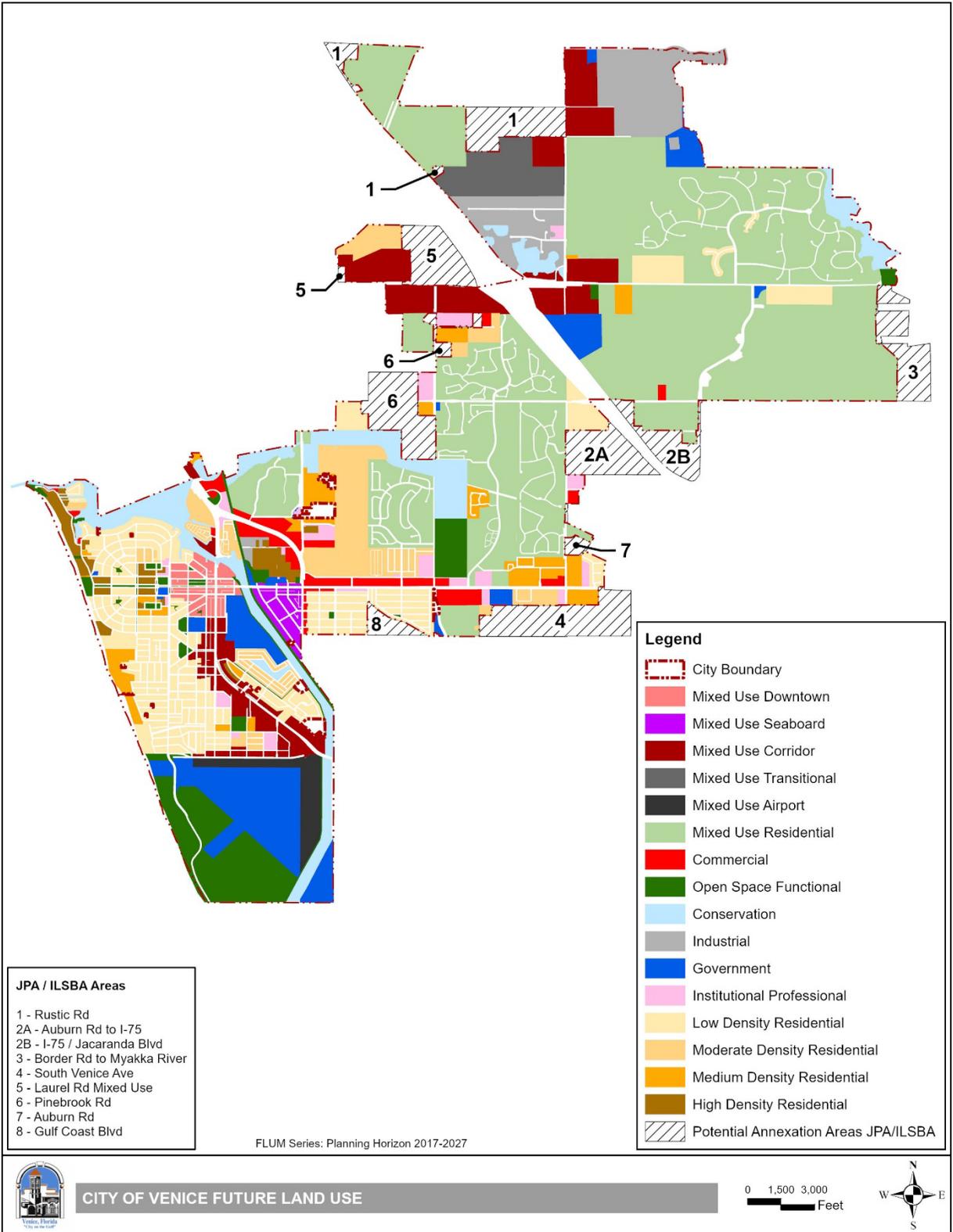


Figure (Map) LU-11: Coastal High Hazard Area Identified

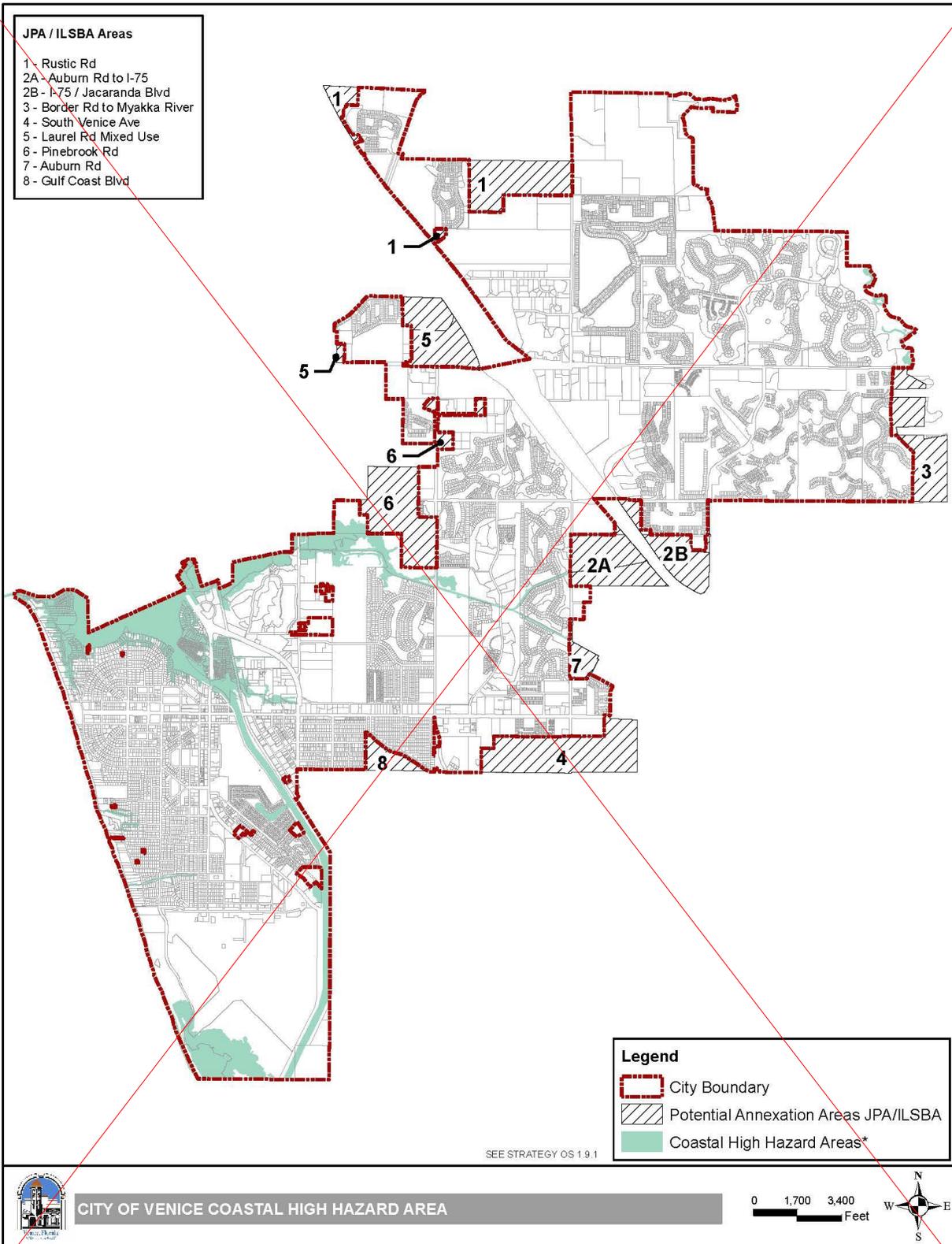


Figure (Map) LU-11: Coastal High Hazard Area Identified

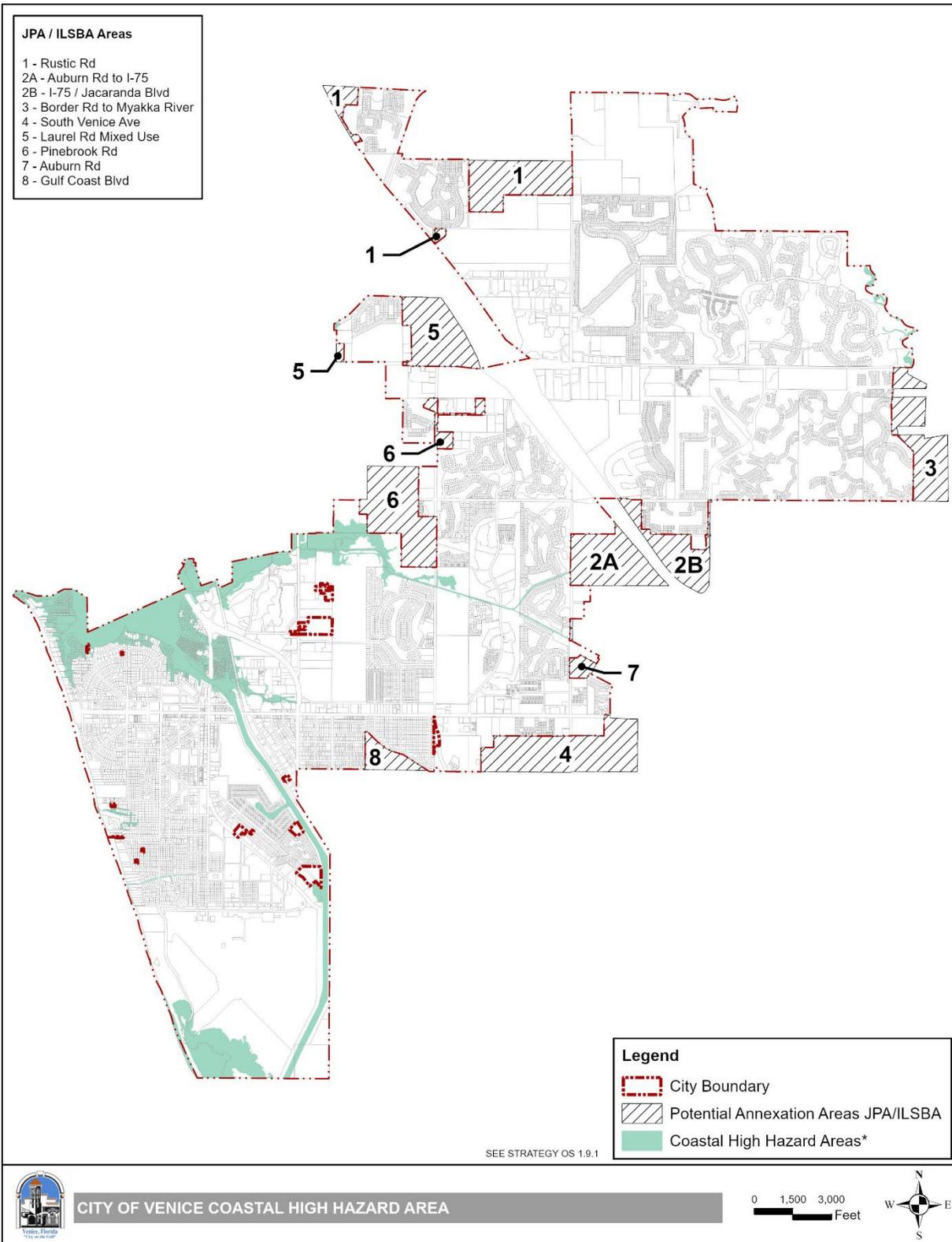


Figure (Map) LU-12: Coastal High Hazard Area FLU

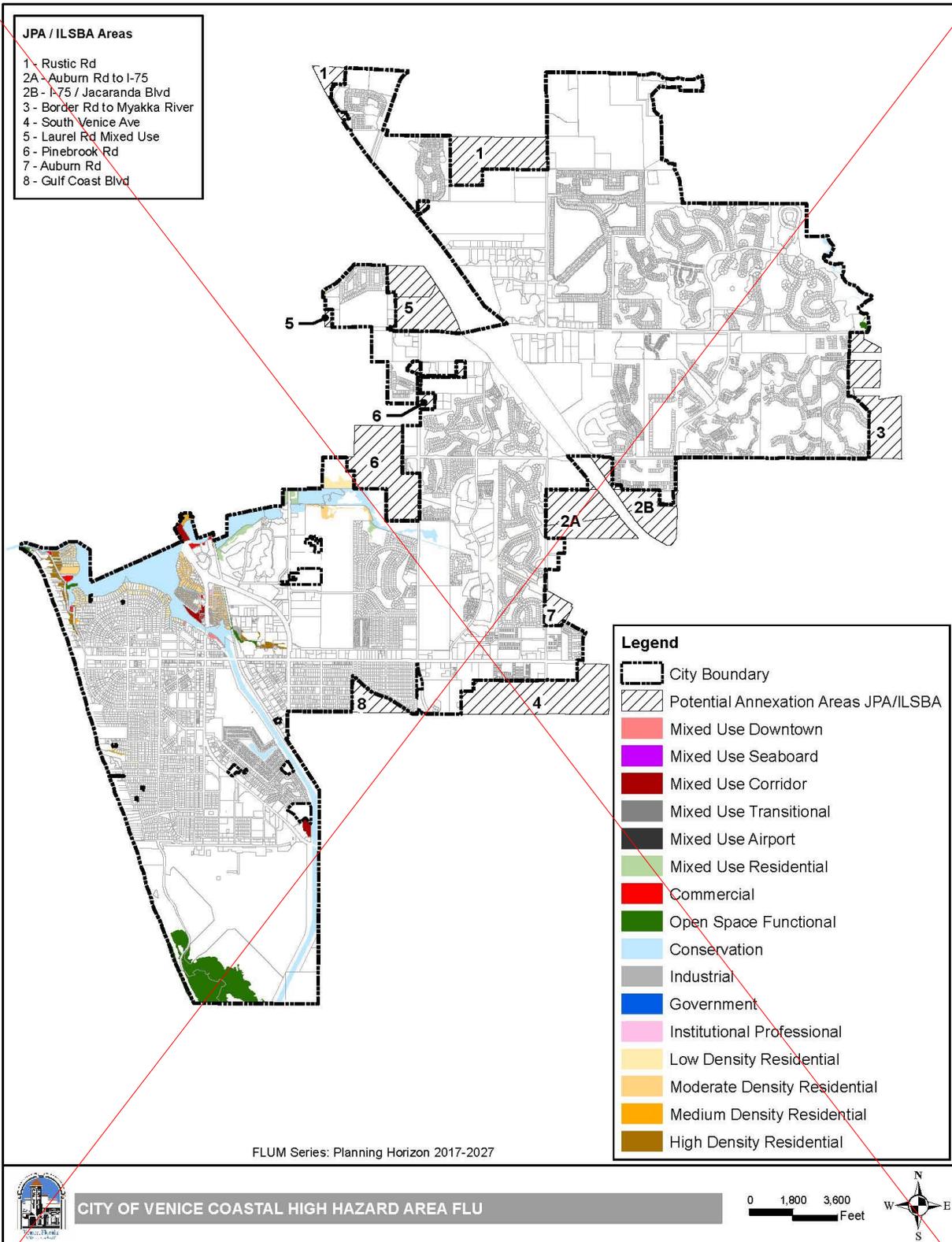


Figure (Map) LU-12: Coastal High Hazard Area FLU

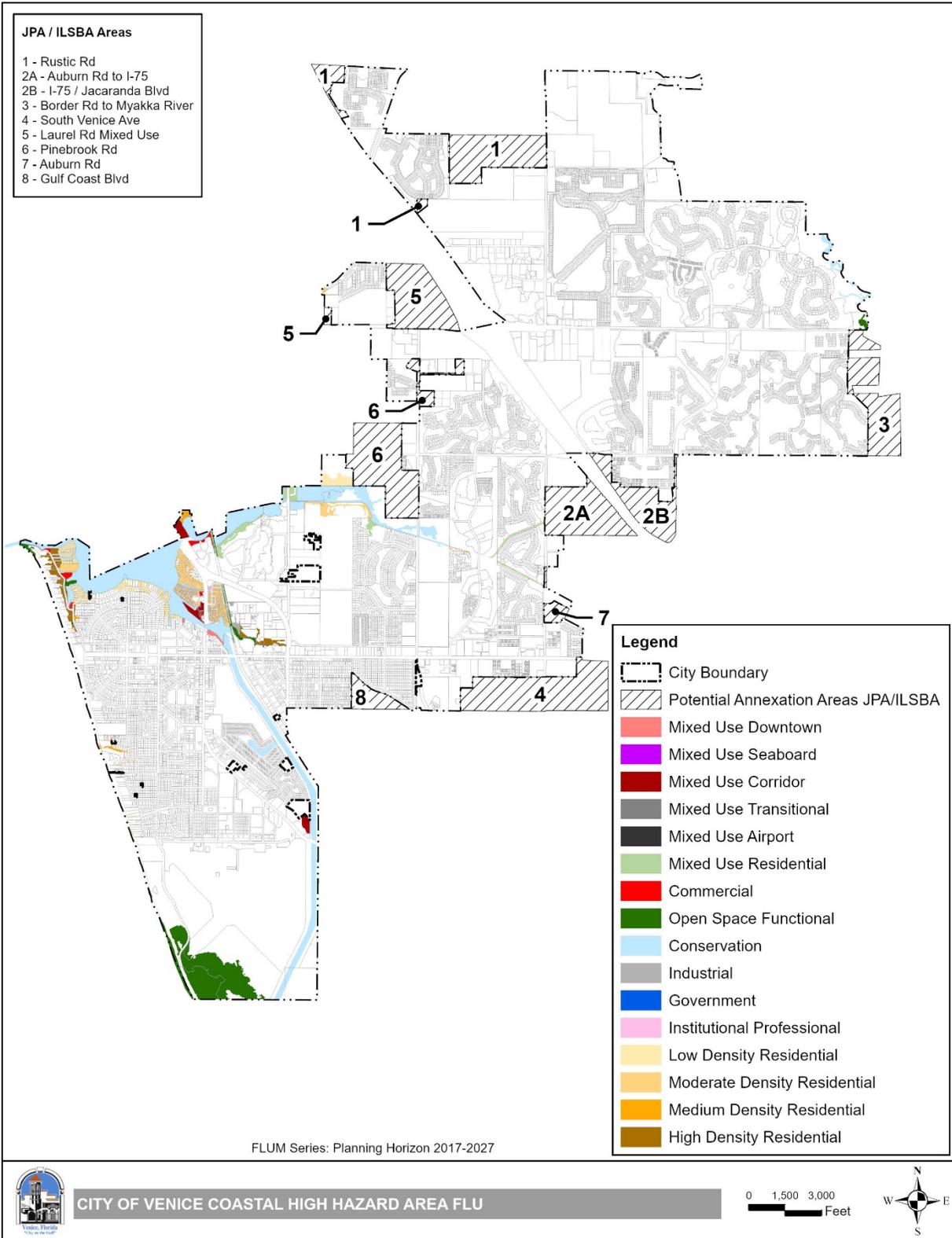


Figure (Map) TR-1: Functional Classification

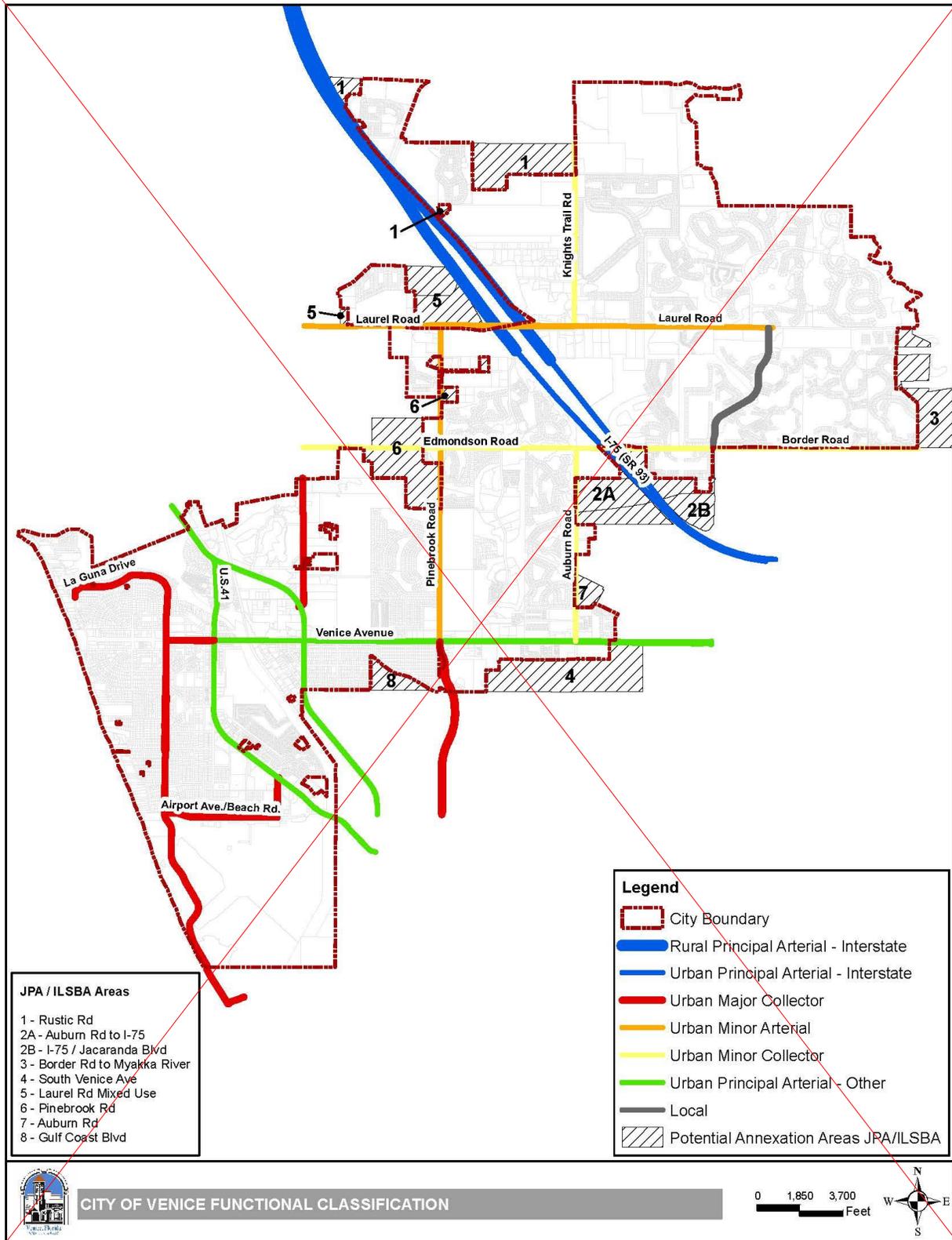


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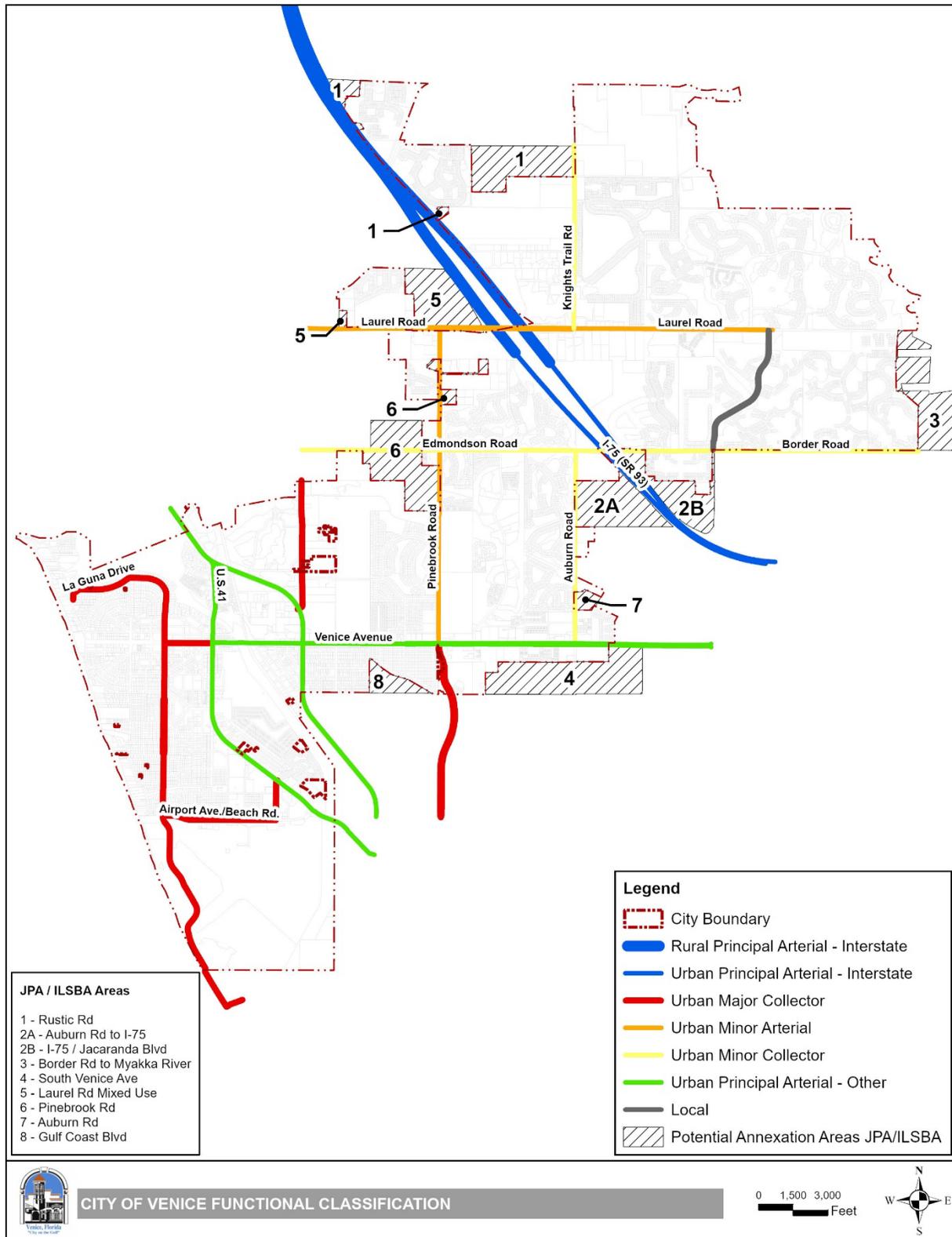


Figure (Map) TR-2: Existing (2015) Roadway Level of Service

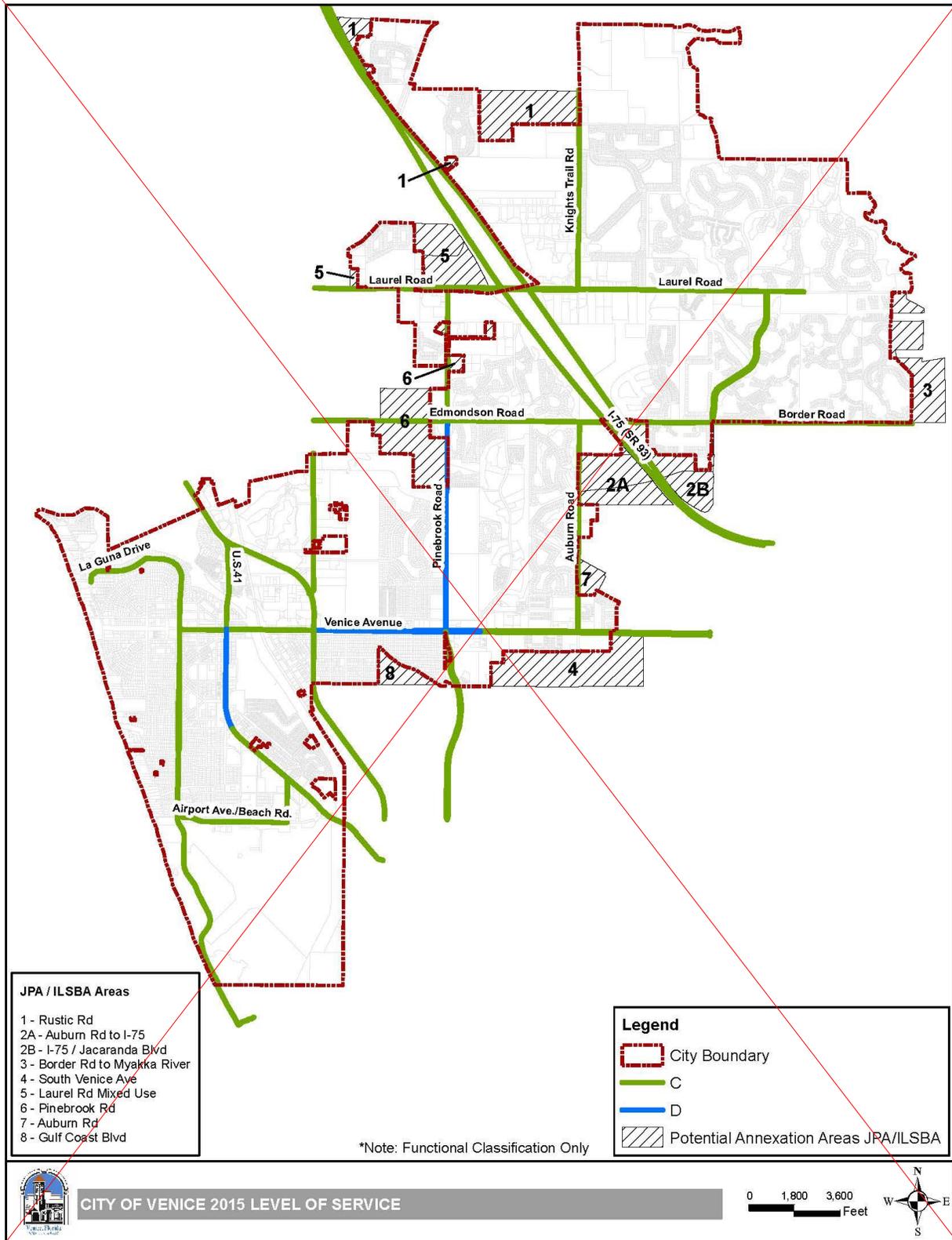


Figure (Map) TR-2: Existing (2015) Roadway Level of Service

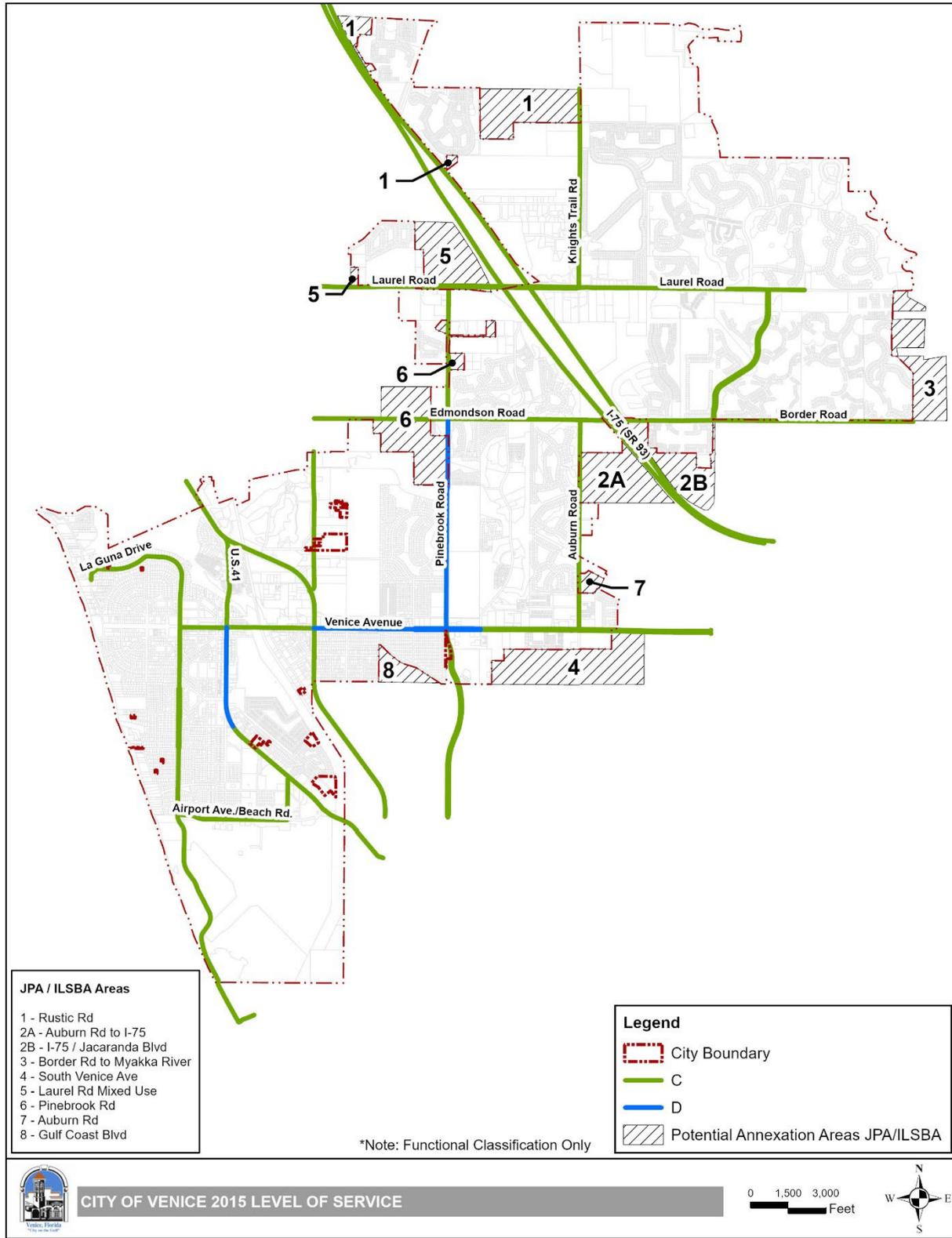


Figure (Map) TR-3: Existing Pedestrian Level of Service

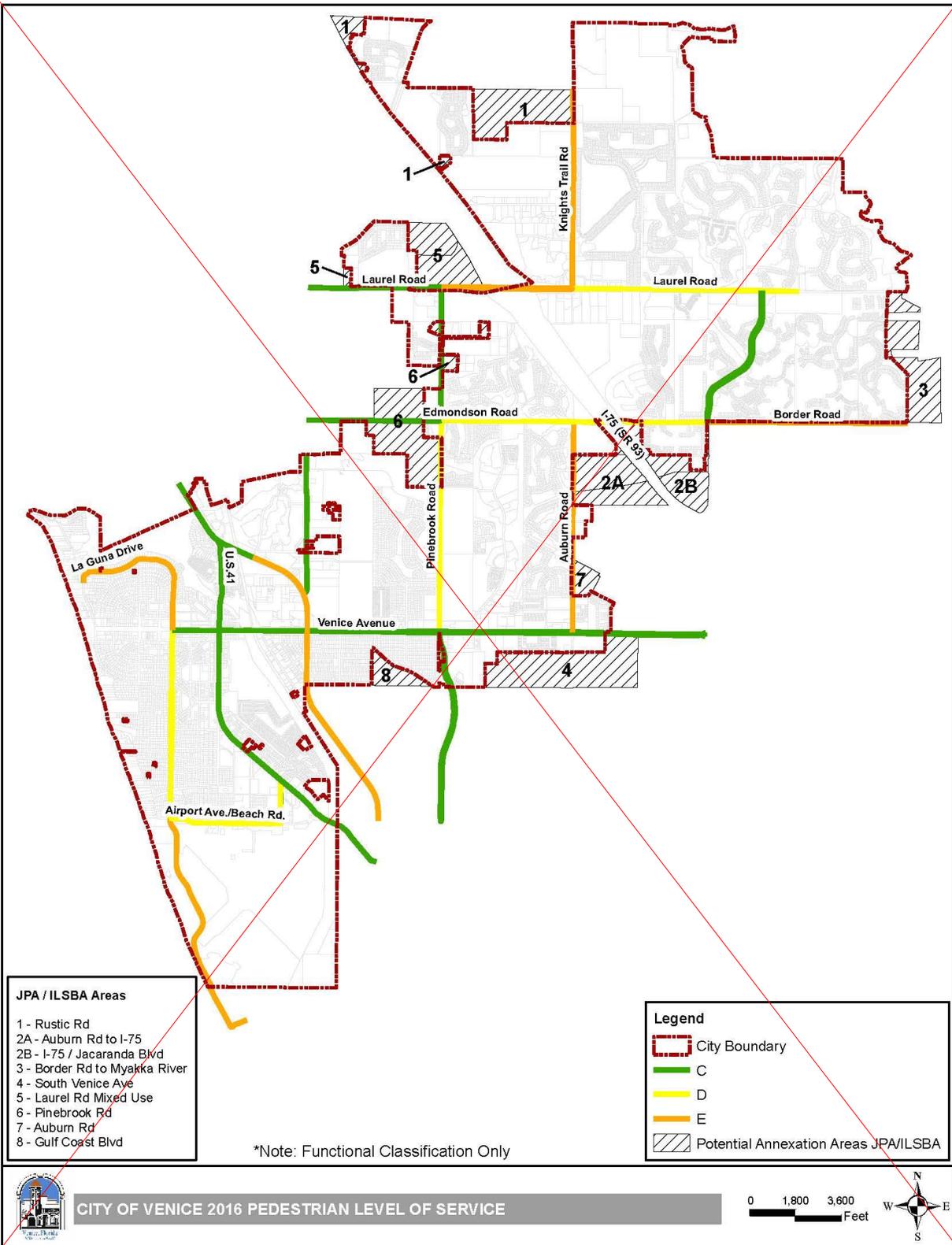


Figure (Map) TR-3: Existing Pedestrian Level of Service

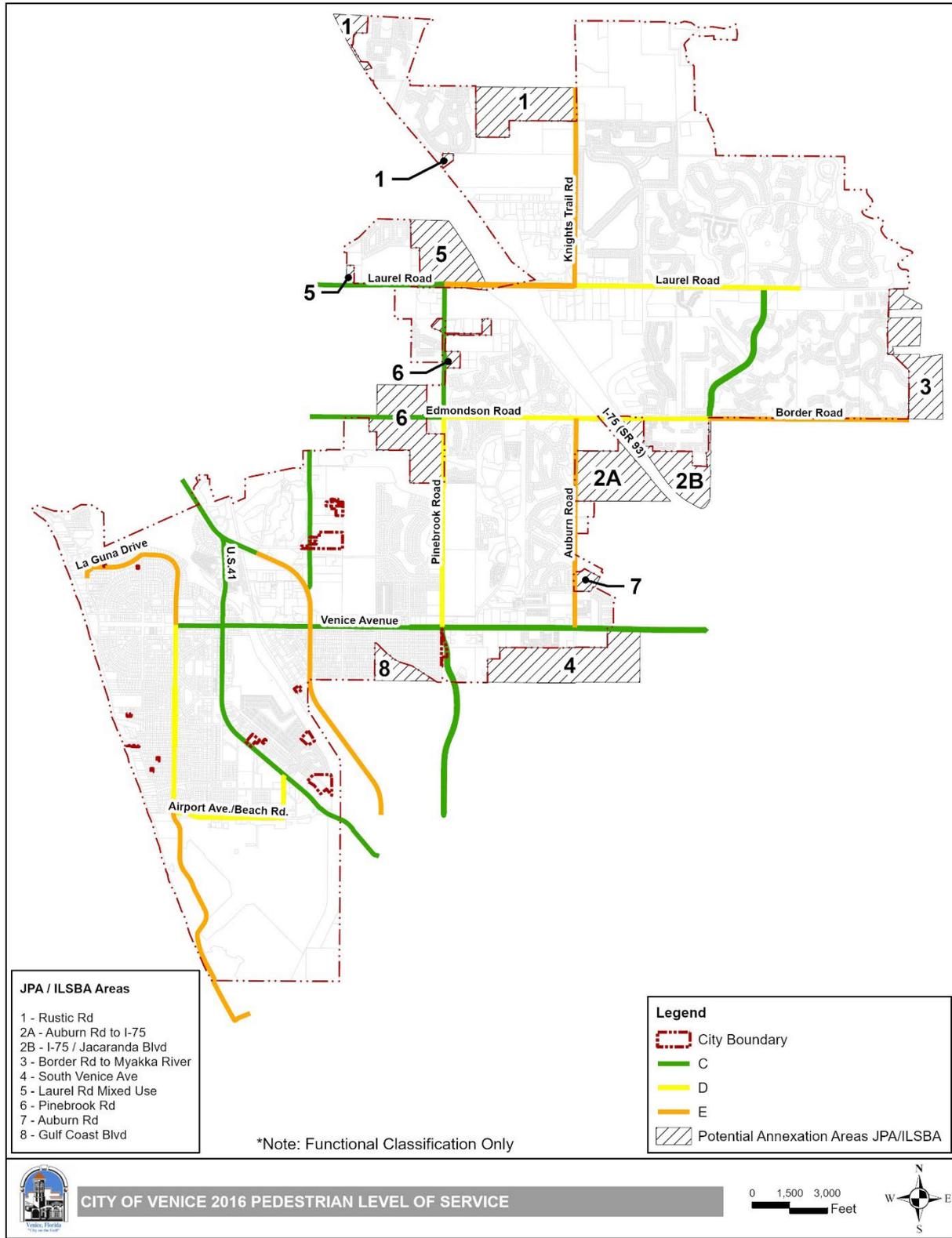


Figure (Map) TR-4: Existing Bicycle Level of Service

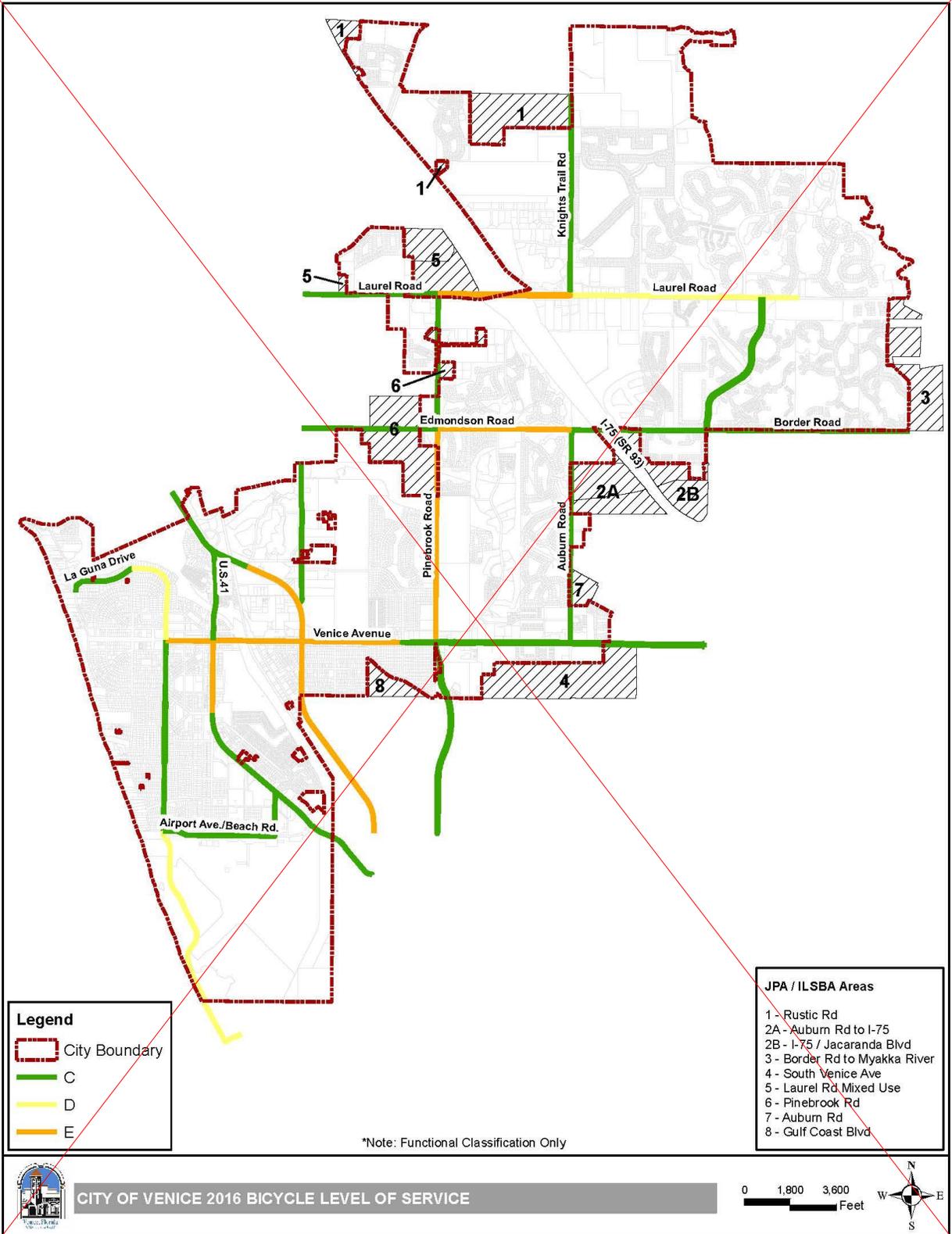


Figure (Map) TR-4: Existing Bicycle Level of Service

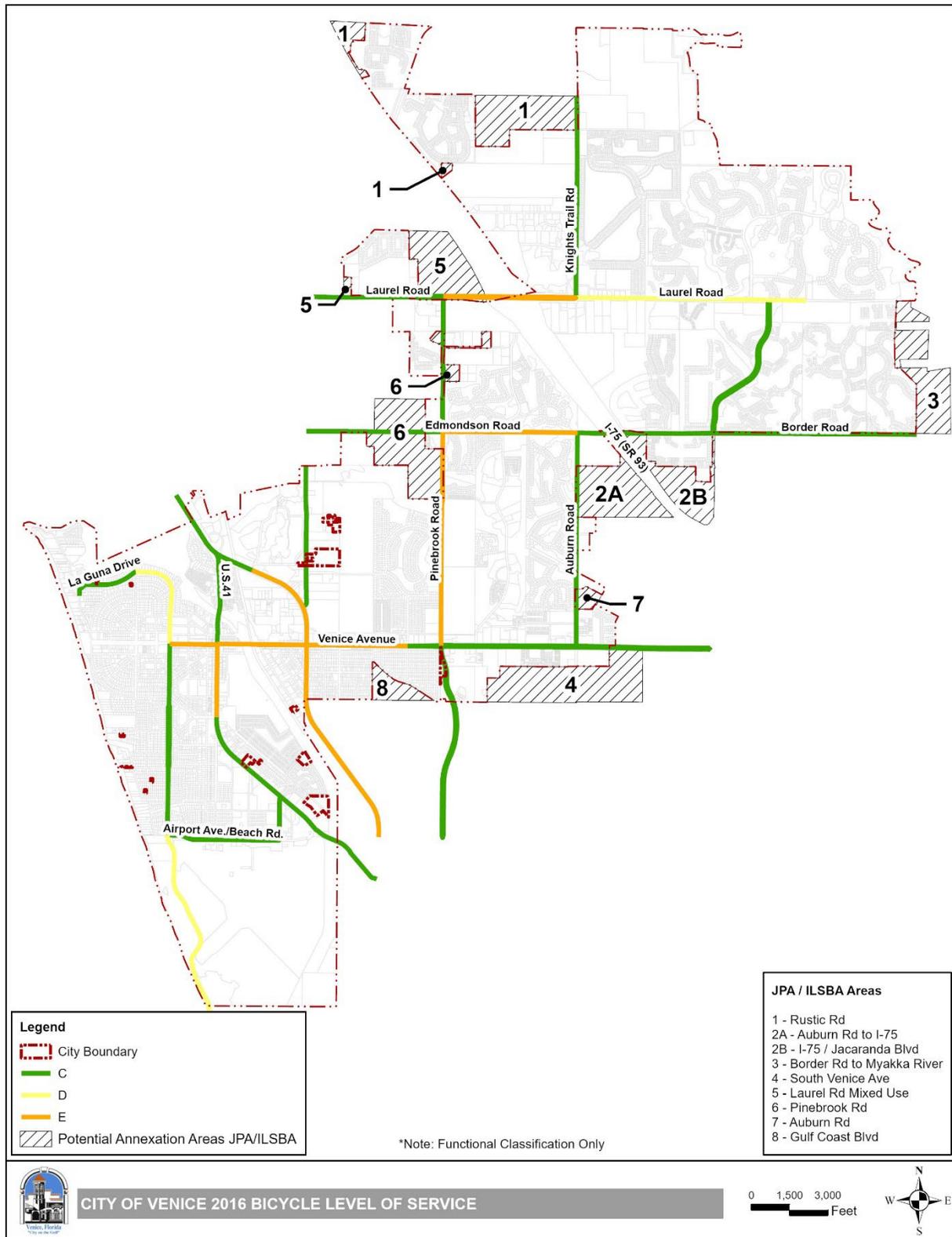


Figure (Map) TR-5: Existing Transit Level of Service

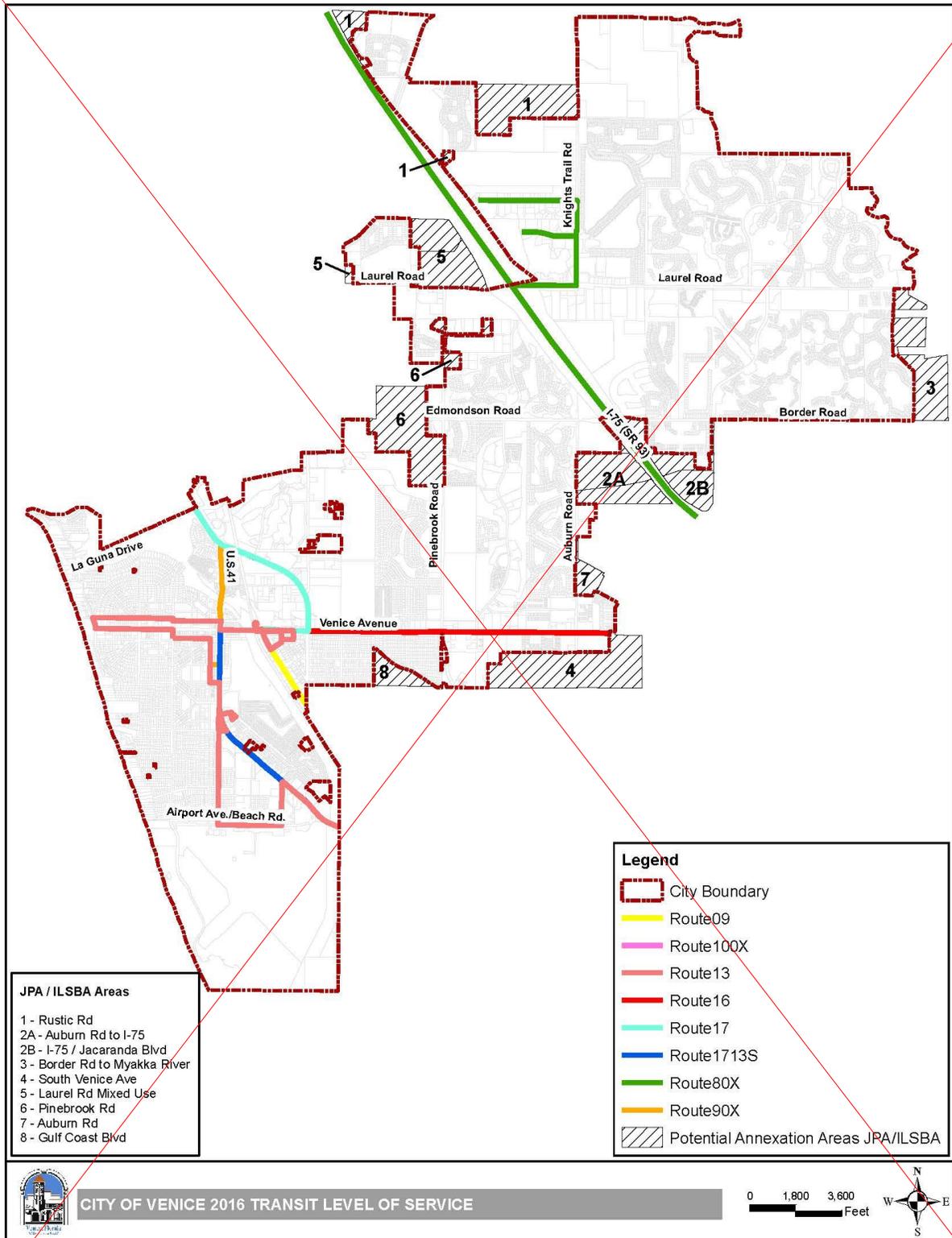


Figure (Map) TR-5: Existing Transit Level of Service

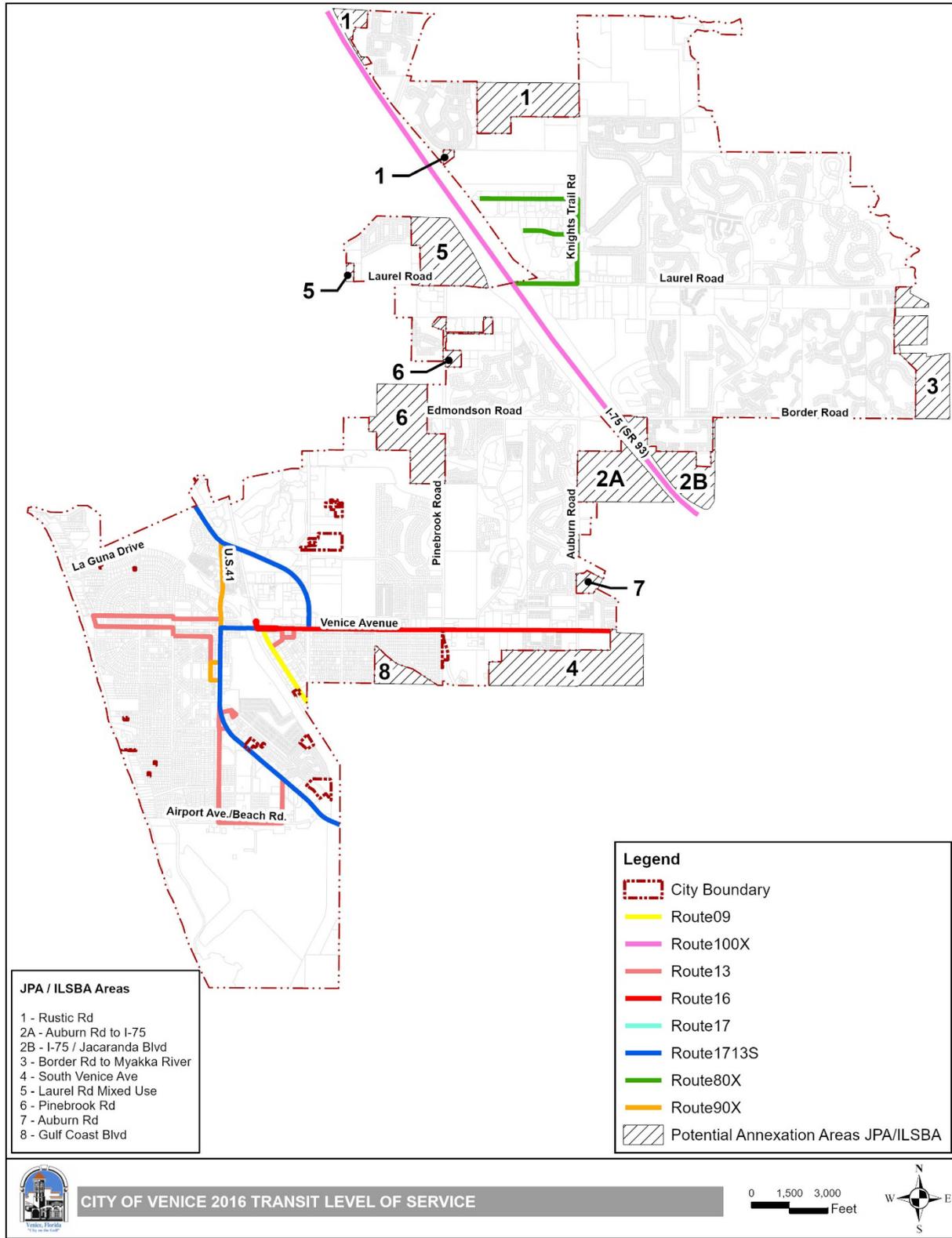


Figure (Map) TR-8: Possible Complete Street Map

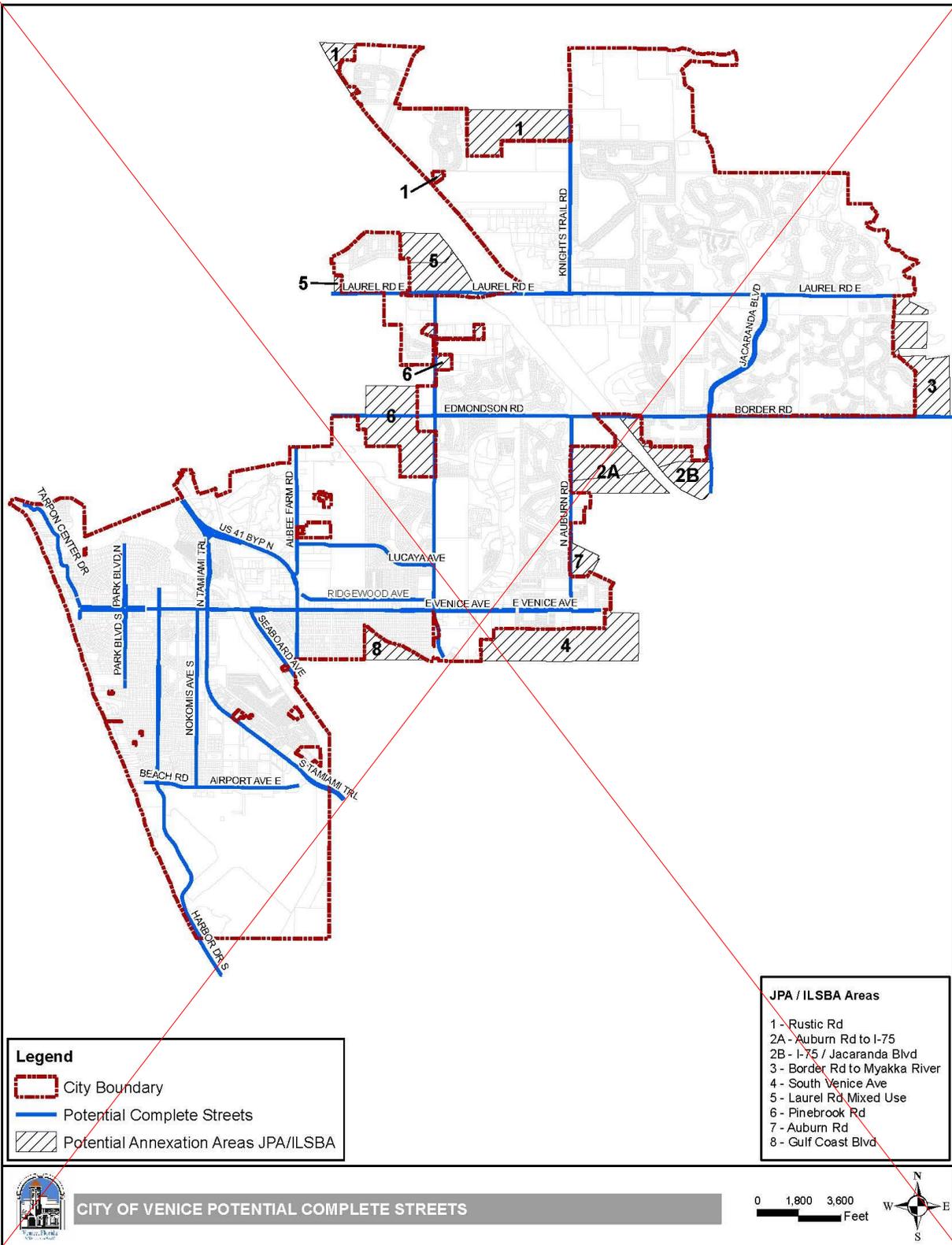


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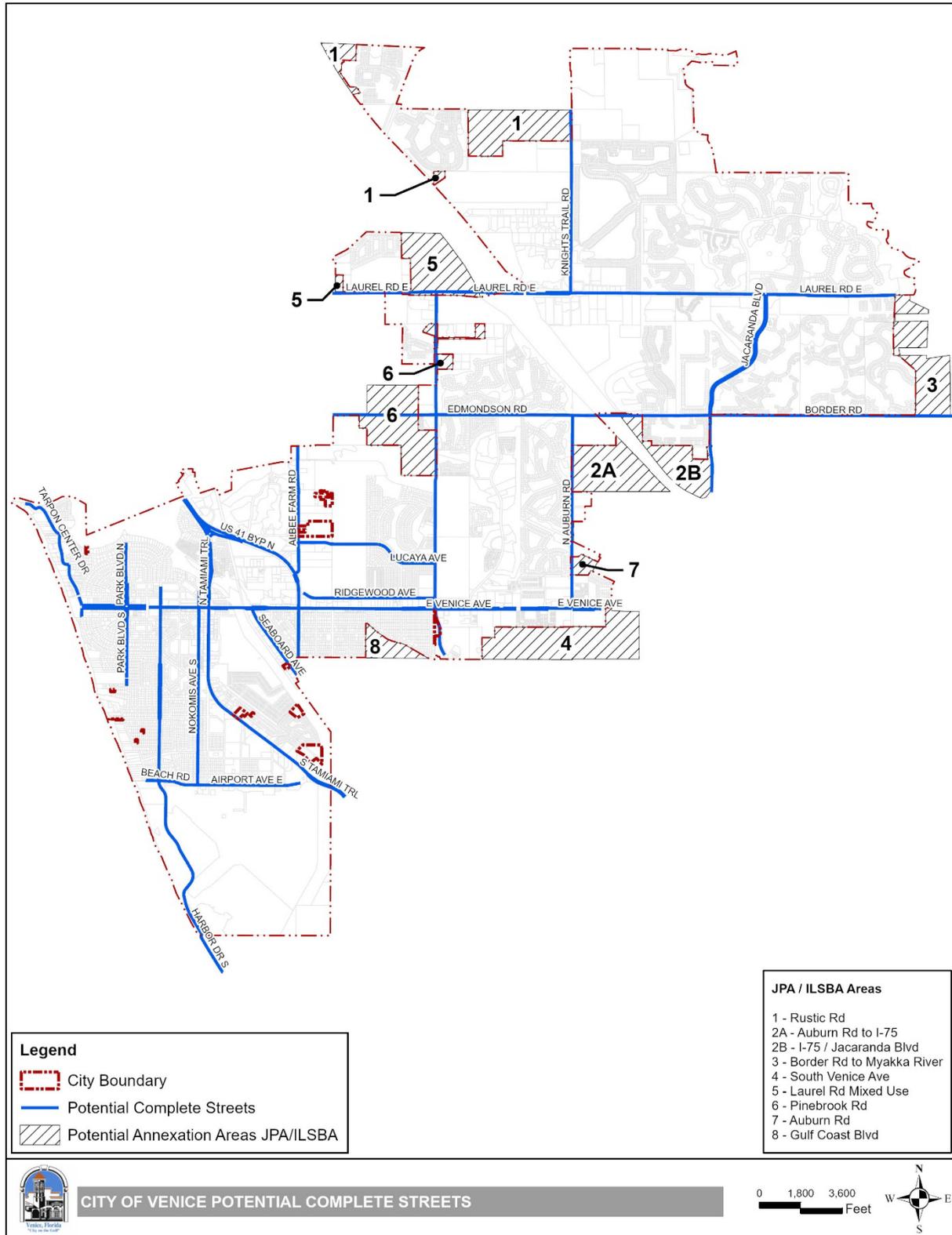


Figure (Map) OS-1: Coastal High Hazard Area (CHHA)

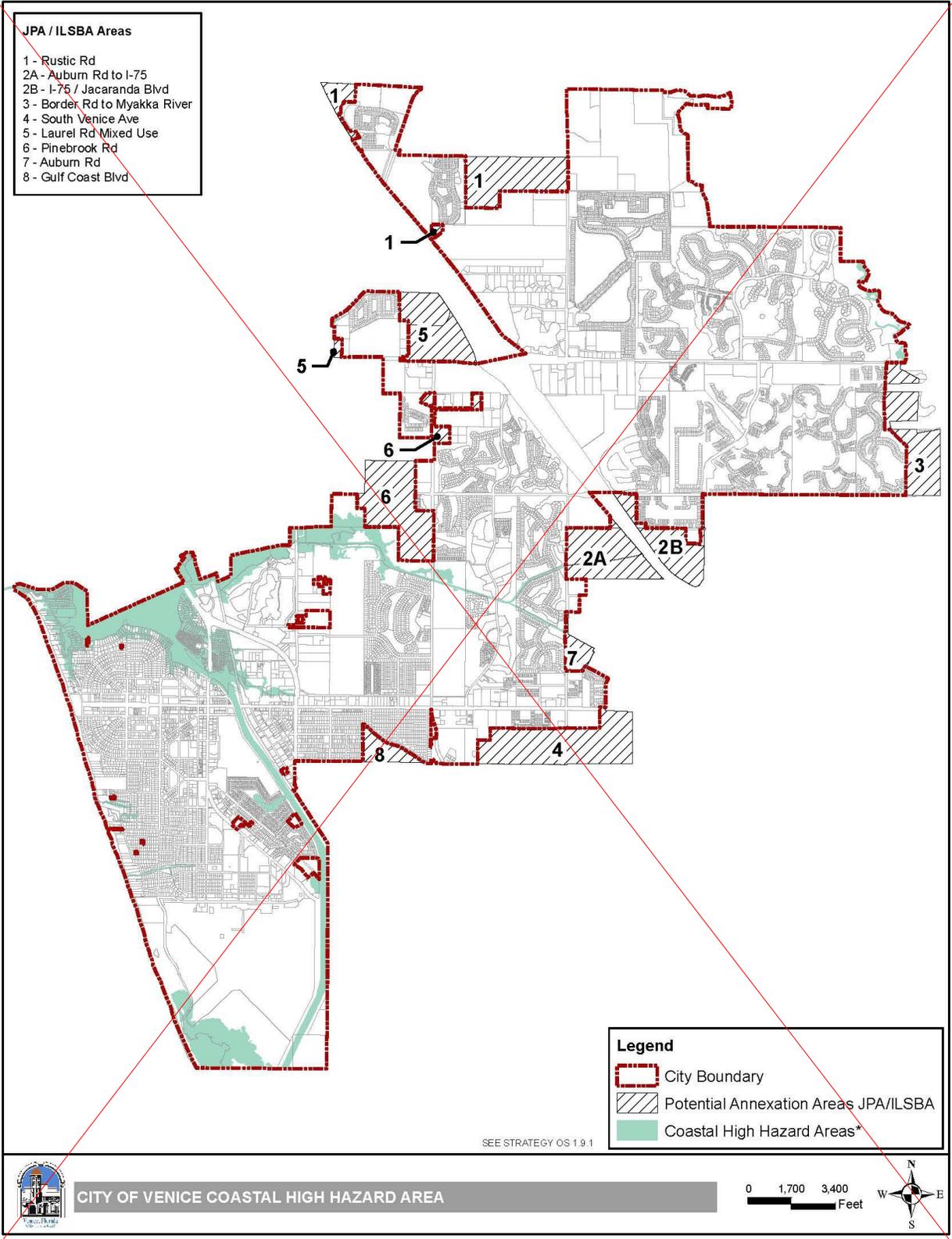


Figure (Map) OS-1: Coastal High Hazard Area (CHHA)

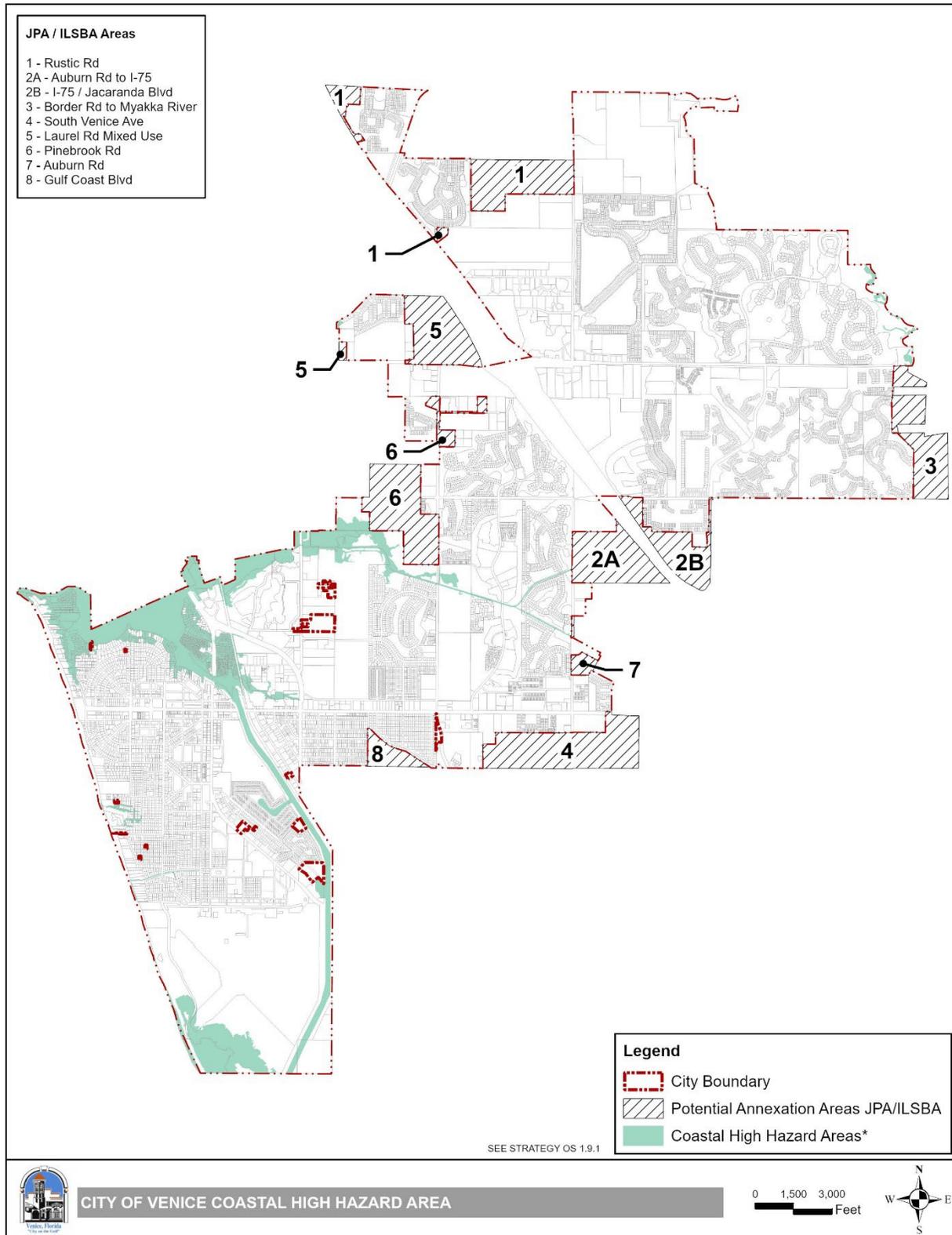


Figure (Map) OS-2: Coastal High Hazard Area with Future Land Use

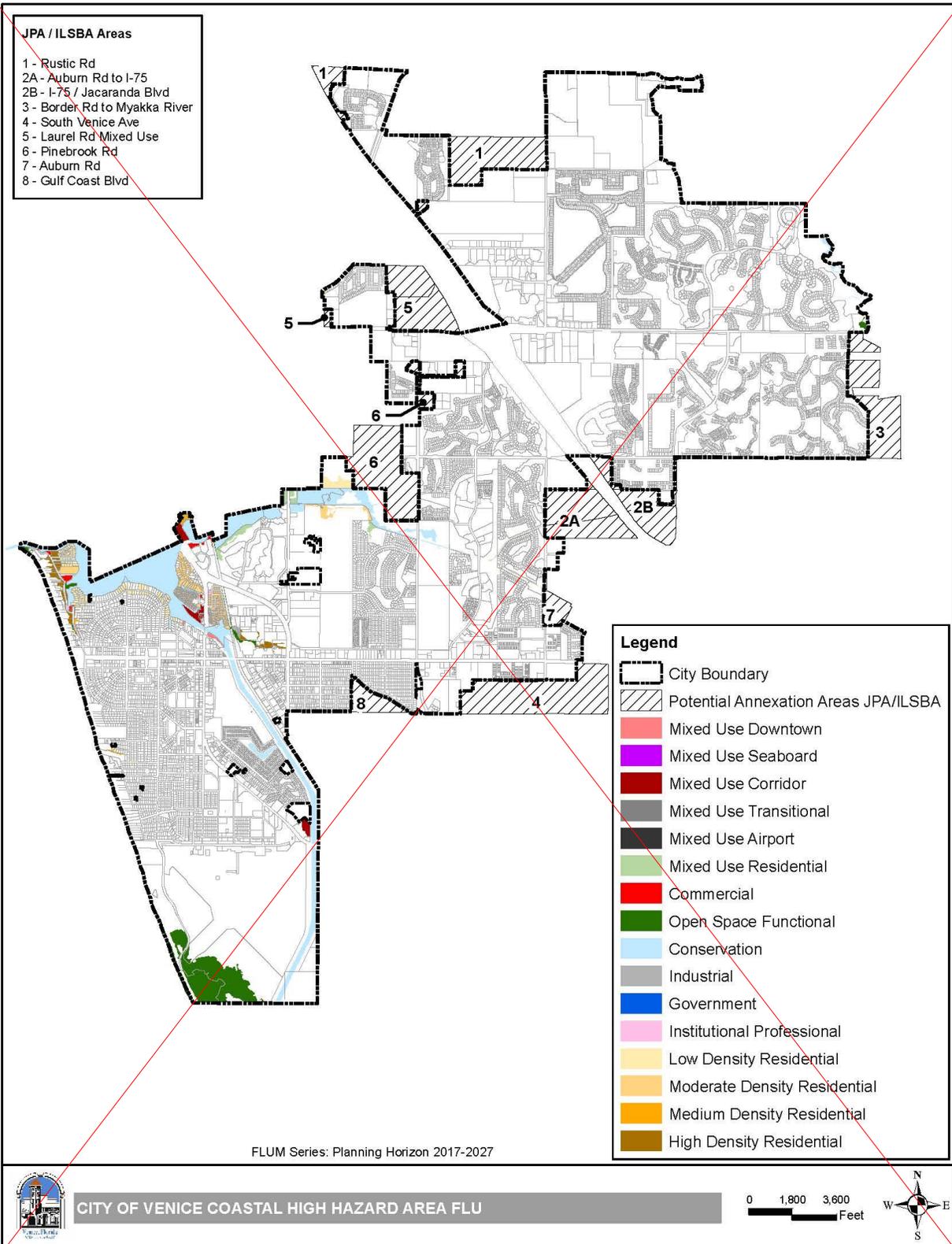
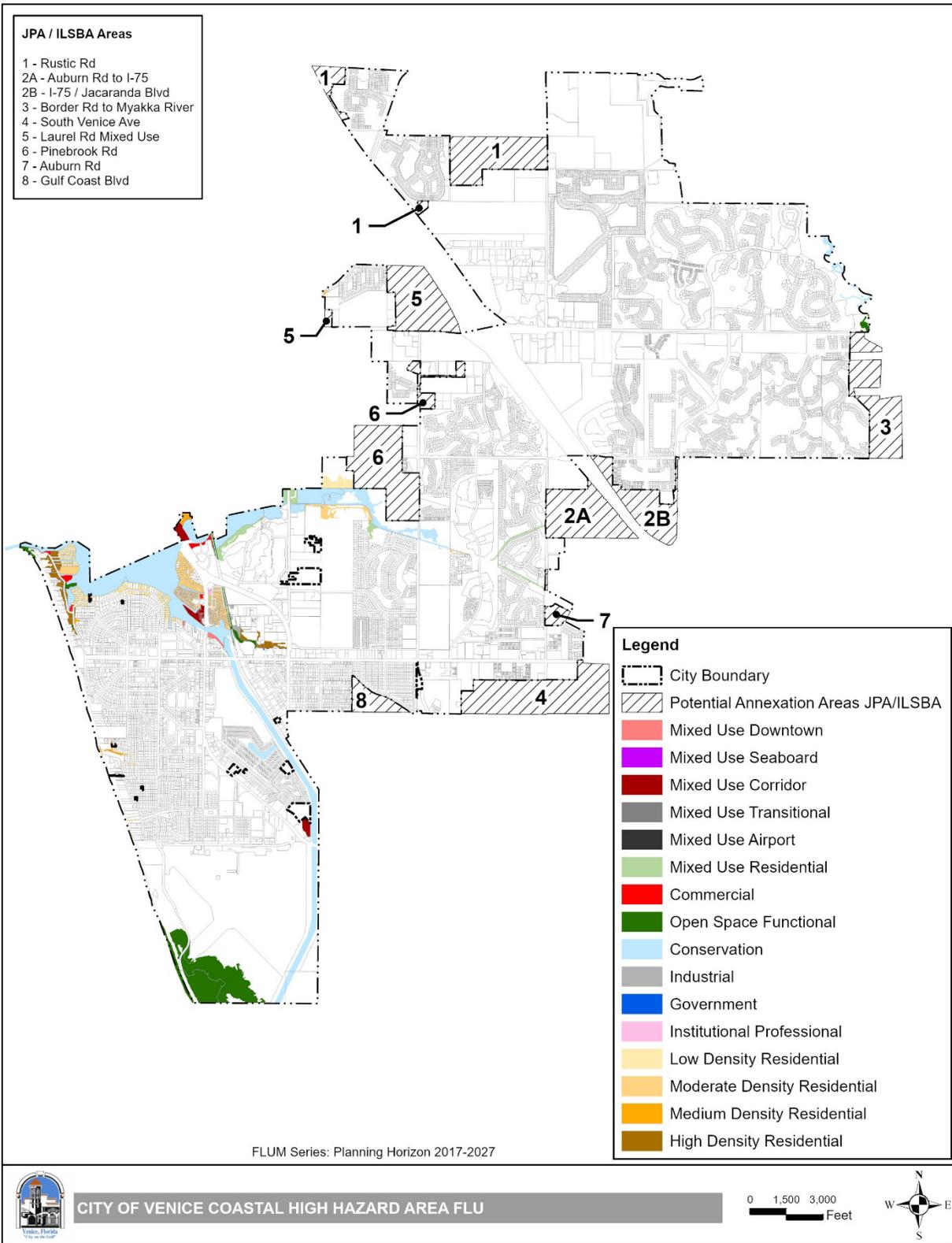


Figure (Map) OS-2: Coastal High Hazard Area with Future Land Use



## Future Land Use

The Island				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	6	245,159	0	200	8,711,045	0
CONSERVATION	304	0	0	608	0	0
GOVERNMENT	486	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	84	0	1,517	133	0	2,399
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	24	520,542	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	579	0	2,895	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	73	0	949	296	0	3,849
MIXED USE CORRIDOR	130	1,989,580	1,357	629	18,622,966	5,302
<i>Areas of Unique Concern</i>	49	<i>see LU-IS 1.1.6</i>		49		
MIXED USE DOWNTOWN	84	1,902,701	756	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	127	1,936,242	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,295 4,305	3,534,008 3,542,825	21,109 21,160
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	649	561	0	5,052
OPEN SPACE FUNCTIONAL	436	0	0	573	0	0
	2,455	6,594,223	8,123	10,122 10,133	89,254,754 89,263,570	45,049 45,100
ROW	362			887		
Total City Boundary	2,817			11,009 11,020		

## Key Thoroughfares

The Island is developed around a highly connected (“grid-style”) roadway network linking the Neighborhood’s “downtown” and commercial corridors, parks, community services, public facilities, and residential neighborhoods. The primary roadways (thoroughfares) include:

- Tamiami Trail
- W. Venice Avenue
- Harbor Drive
- Park Boulevard
- Nokomis Avenue
- Palermo Place
- Airport Avenue

- 857 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,718,203 square feet of non-residential uses (commercial, office, civic, professional).

### Future Land Use

Gateway				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	73	3,179,880	0	200	8,711,045	0
CONSERVATION	27	0	0	608	0	0
GOVERNMENT	10	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	45	0	810	133	0	2,399
INDUSTRIAL	14	1,219,680	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	10	217,800	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	10	0	130	296	0	3,849
MIXED USE CORRIDOR	13	254,826	127	629	18,622,966	5,302
<i>Areas of Unique Concern</i>				49		
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	67	1,970,001	422	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	4,295 4,305	3,534,008 3,542,825	21,109 21,160
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	56	0	500	561	0	5,052
OPEN SPACE FUNCTIONAL	41	0	0	573	0	0
	366	6,842,187	1,988	40,122 10,133	89,254,754 89,263,570	45,049 45,100
ROW	74			887		
Total City Boundary	440			11,009 11,020		

### Key Thoroughfares

The Gateway is developed around the historic railroad and waterways. Key roadways link the Neighborhood's commercial corridors, parks, community services, public facilities, and residential neighborhoods. These roadways include:

- Venice Bypass 41
- Business 41/Tamiami Trail
- E Venice Ave
- Albee Farm Road
- Seaboard Avenue

### Overview

The East Venice Ave Neighborhood is a predominately residential area with significant commercial activity along East Venice Avenue and serves as an eastern gateway into the City. This Neighborhood is bordered along its northern boundary by the Pinebrook Neighborhood, and the Gateway/Waterway Neighborhood to the west. Major landmarks include:

- Edgewood Residential District (John Nolen)
- East Gate Residential District
- Venice Commons Shopping Center
- Aston Gardens



### Existing Land Use & Development

The East Venice Avenue Neighborhood encompasses 564 acres (gross acreage) or approximately 5.1 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:

- 1,782 residential units (single family detached, single family attached, multifamily/ condominium), and
- 863,091 square feet of non-residential uses (commercial, office, civic, professional)

### Overview

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- 863,091 square feet of non-residential uses (commercial, office, civic, professional)

## Future Land Use

East Venice Ave				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	94	4,094,640	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	20	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133	0	2,399
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	37	807,167	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	167	0	835	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	92	0	1,196	296	0	3,849
MIXED USE CORRIDOR	0	0	0	629	18,622,966	5,302
<i>Areas of Unique Concern</i>				49		
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	58	50,328	289	4,295 4,305	3,534,008 3,542,825	21,109 21,160
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	33	0	295	561	0	5,052
OPEN SPACE FUNCTIONAL	2	0	0	573	0	0
	503	4,952,135	2,615	10,122 10,133	89,254,754 89,263,570	45,049 45,100
ROW	61			887		
Total City Boundary	564			11,009 11,020		

## Key Thoroughfares

The East Venice Avenue Neighborhood is generally developed along East Venice Avenue; however, it is also accessed by:

- US 41 Bypass
- Pinebrook Road
- Auburn Road

## Unique Neighborhood Strategies

### Land Use:

#### Strategy LU-EV 1.1.1 - Redevelopment

The City recognizes this Neighborhood is primarily developed with minimal opportunities for new development. The City supports the redevelopment of underutilized properties to encourage a diversity of

Figure (Map) LU-EV-1: Aerial

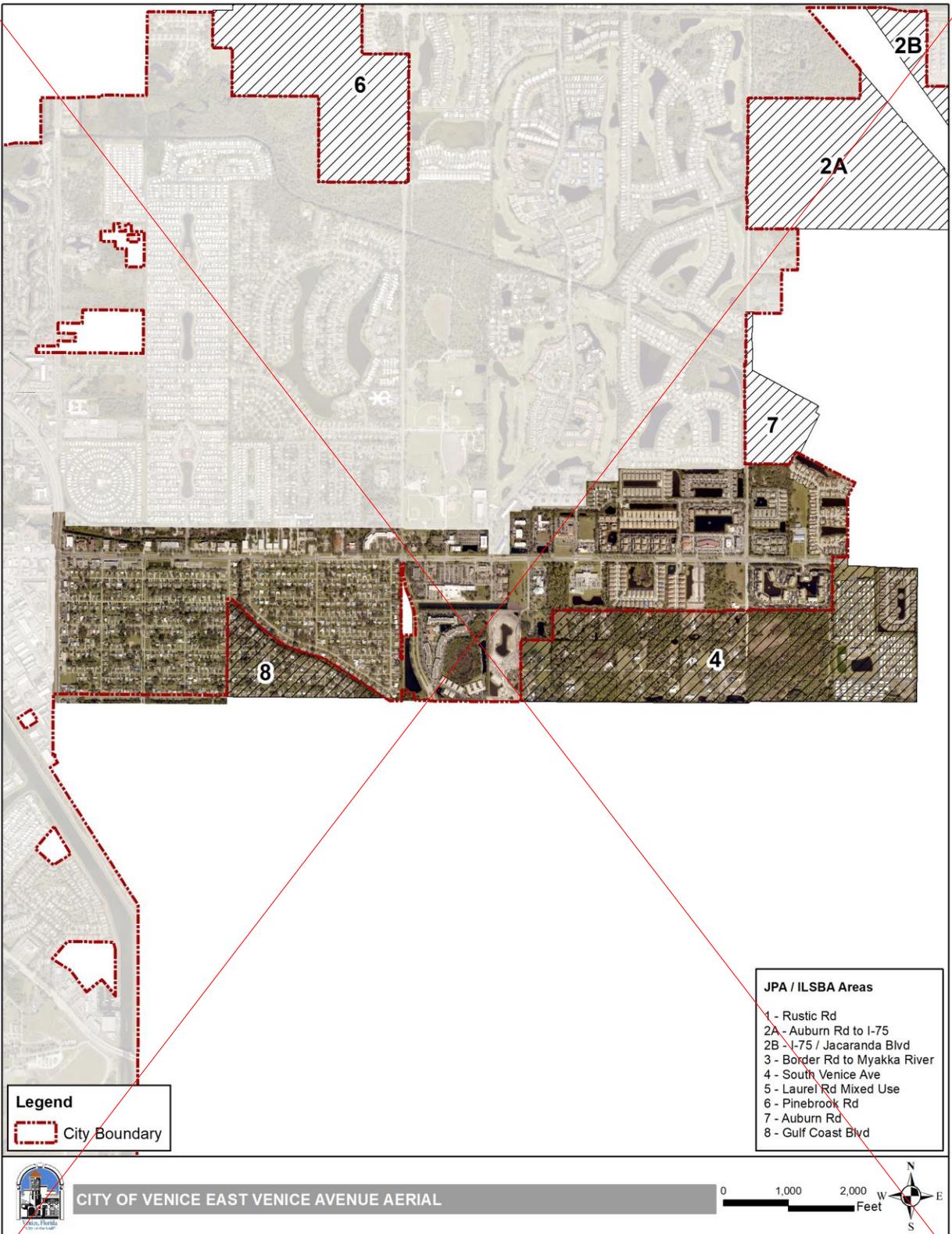


Figure (Map) LU-EV-1: Aerial

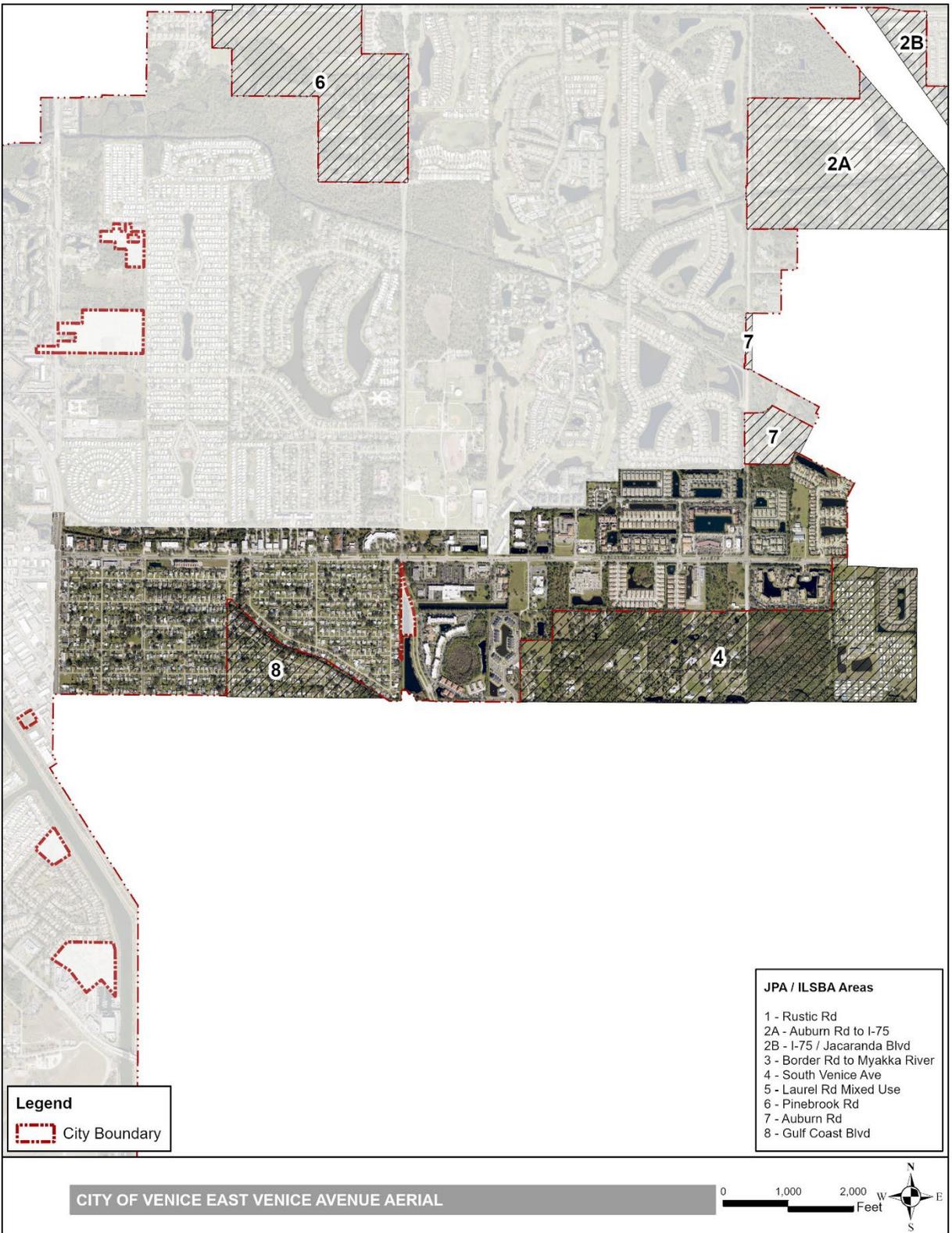


Figure (Map) LU-EV-2: Future Land Use Map

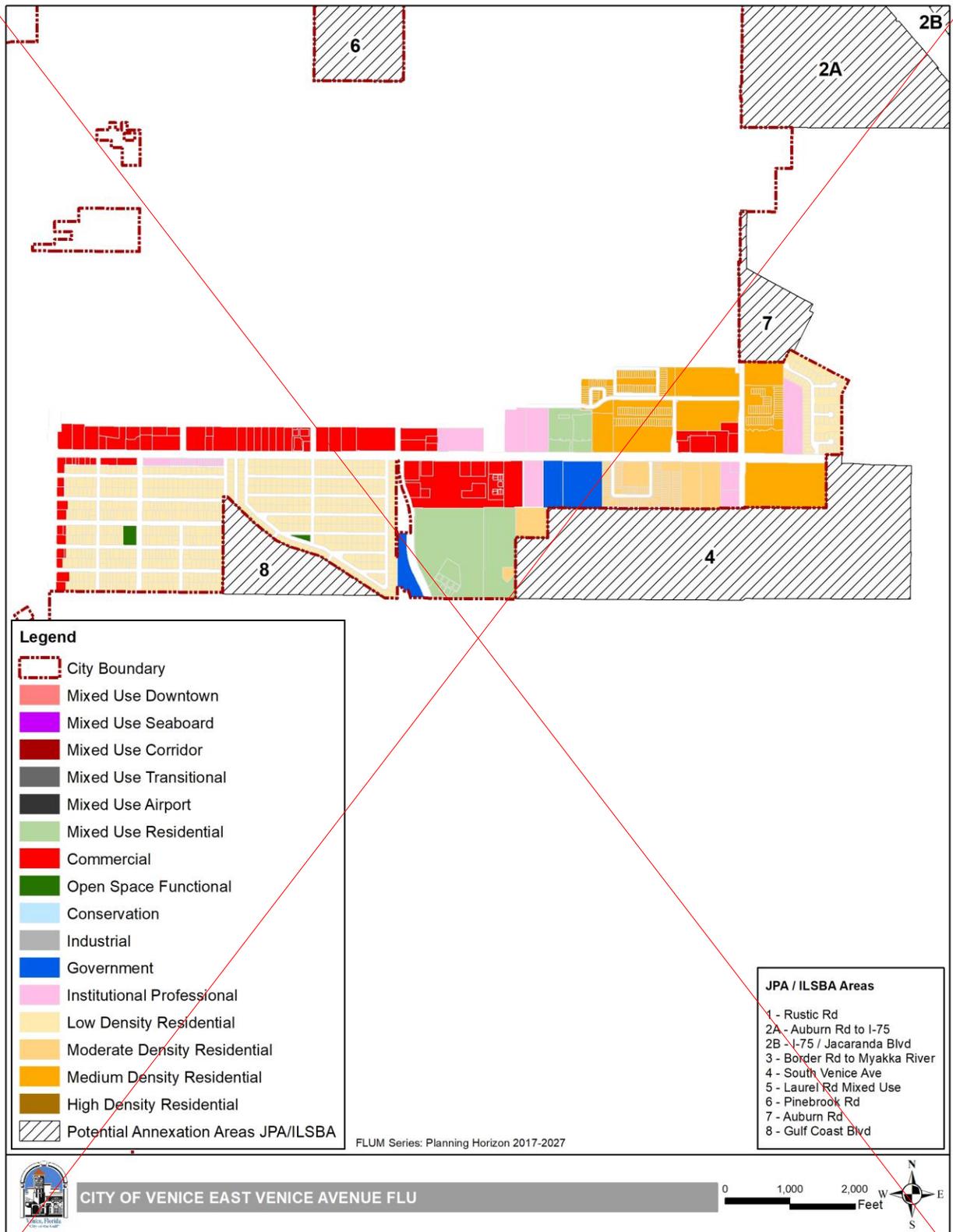
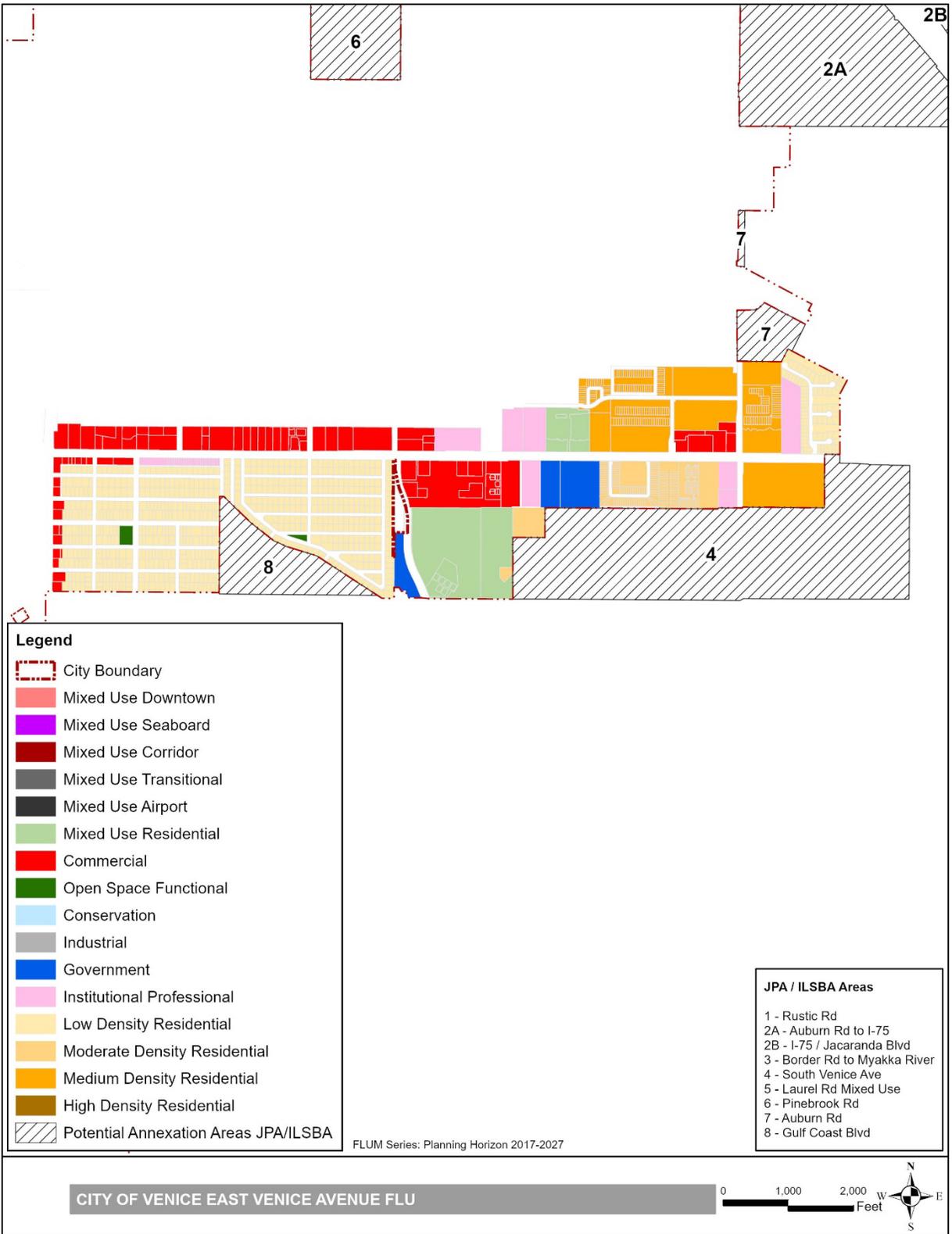


Figure (Map) LU-EV-2: Future Land Use Map



## Overview

The Pinebrook Neighborhood lies east of U.S. 41 Bypass, north of East Venice Avenue, south of Laurel Road and to the west of I-75. A key feature to this neighborhood are the City parks including Wellfield, Pinebrook Park, and the Curry Creek Preserve.



## Existing Land Use & Development

The Pinebrook Neighborhood encompasses approximately 2,421 acres (gross acreage) or approximately 22.0 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 (within the City):

- 6,941 residential units (single family detached, single family attached, multifamily/ condominium)
  - Includes the Bay Indies Mobile Home Park and Ridgewood Mobile Home Park
- 362,628 square feet of non-residential uses (commercial, office, civic, professional)

### Overview

The Pinebrook Neighborhood lies east of U.S. 41 Bypass, north of East Venice Avenue, south of Laurel Road and to the west of I-75. A key feature to this neighborhood are the City parks including Wellfield, Pinebrook Park, and the Curry Creek Preserve.



### Existing Land Use & Development

The Pinebrook Neighborhood encompasses approximately ~~2,421~~ 2,431 acres (gross acreage) or approximately 22.0 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 (within the City):

- 6,941 residential units (single family detached, single family attached, multifamily/ condominium)
  - Includes the Bay Indies Mobile Home Park and Ridgewood Mobile Home Park
- 362,628 square feet of non-residential uses (commercial, office, civic, professional)

## Future Land Use

Pinebrook				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	22	958,320	0	200	8,711,045	0
CONSERVATION	224	0	0	608	0	0
GOVERNMENT	2	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	4	0	72	133	0	2,399
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	79	1,731,074	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	85	0	427	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	98	0	1,272	296	0	3,849
MIXED USE CORRIDOR	0	0	0	629	18,622,966	5,302
<i>Areas of Unique Concern</i>				49		
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	<del>1,274</del> 1,282	<del>1,107,656</del> 1,116,473	<del>6,357</del> 6,408	<del>4,295</del> 4,305	<del>3,534,008</del> 3,542,825	<del>21,109</del> 21,160
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	329	0	2,961	561	0	5,052
OPEN SPACE FUNCTIONAL	79	0	0	573	0	0
	<del>2,194</del> 2,204	<del>3,797,054</del> 3,805,867	<del>11,089</del> 11,140	<del>10,122</del> 10,133	<del>89,254,754</del> 89,263,570	<del>45,049</del> 45,100
ROW	227			887		
Total City Boundary	<del>2,421</del> 2,431			<del>11,009</del> 11,020		

## Key Thoroughfares

The Pinebrook Neighborhood is generally developed along Pinebrook Road running in a north/south direction and includes other major thoroughfares:

- Albee Farm Road
- Auburn Road
- Edmondson Road

## Unique Neighborhood Strategies

### Land Use:

#### Strategy LU-PB 1.1.1 - Neighborhood Open Space Protection

The City shall require that functional and conservation open spaces within existing residential developments including those zoned Planned Unit Development (PUD) be protected from redevelopment and infill

development which may negatively affect their use. Reduction and or elimination of open spaces developed consistent with the underlying PUD zoning shall not be supported by the City.

**Strategy LU-PB 1.1.2 - Mixed Use Residential**

The MUR within the Pinebrook Neighborhood comprises approximately 1,271 acres generally including residential areas west of I-75 and along Pinebrook Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUR designation:

- A. The minimum residential density is 1.0 dwelling units (DU's) per gross acre; maximum residential density is 5.0 DU's per gross acre. The range of dwelling units permitted in the MUR is:

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing and Entitled as of 11/1/24	Remaining as of 11/1/24
<b>MUR</b>	1,271 <u>1,282</u>	5	95%	100%	<b>6,039</b> <b>6,087</b>	<b>6,357</b> <b>6,408</b>	4,528	1,829

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.40 (designation-wide); 0.25 (for individual sites). The range of square footage permitted in the MUR is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing and Entitled as of 11/1/24	Remaining as of 11/1/24
<b>MUR</b>	1,271 <u>1,282</u>	0.40	0%	5%	<b>0</b>	<b>1,107,656</b> <b>1,116,473</b>	82,640	1,025,016

- C. Specific to Open Space, see LU 1.2.16.6.c.

**Transportation:**

**Strategy TR-PB 1.1.3 - Complete Street Elements**

Multimodal transportation improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood. Specific complete street elements to be included on a particular street segment shall be subject to evaluation and approval on a segment by segment basis. Potential candidates for complete street principles include but are not limited to items identified by "x".

Figure (Map) LU-PB-1: Aerial

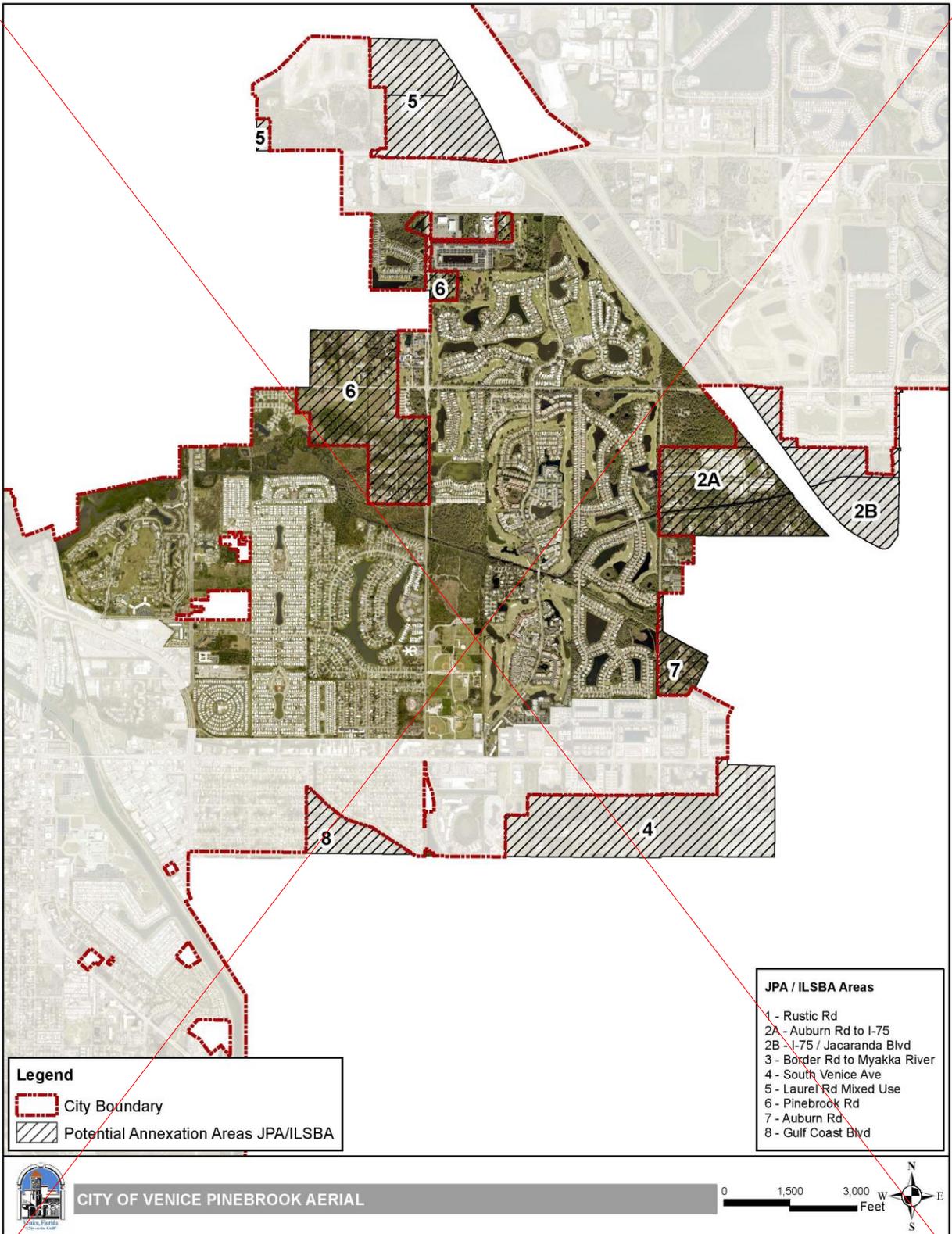


Figure (Map) LU-PB-1: Aerial

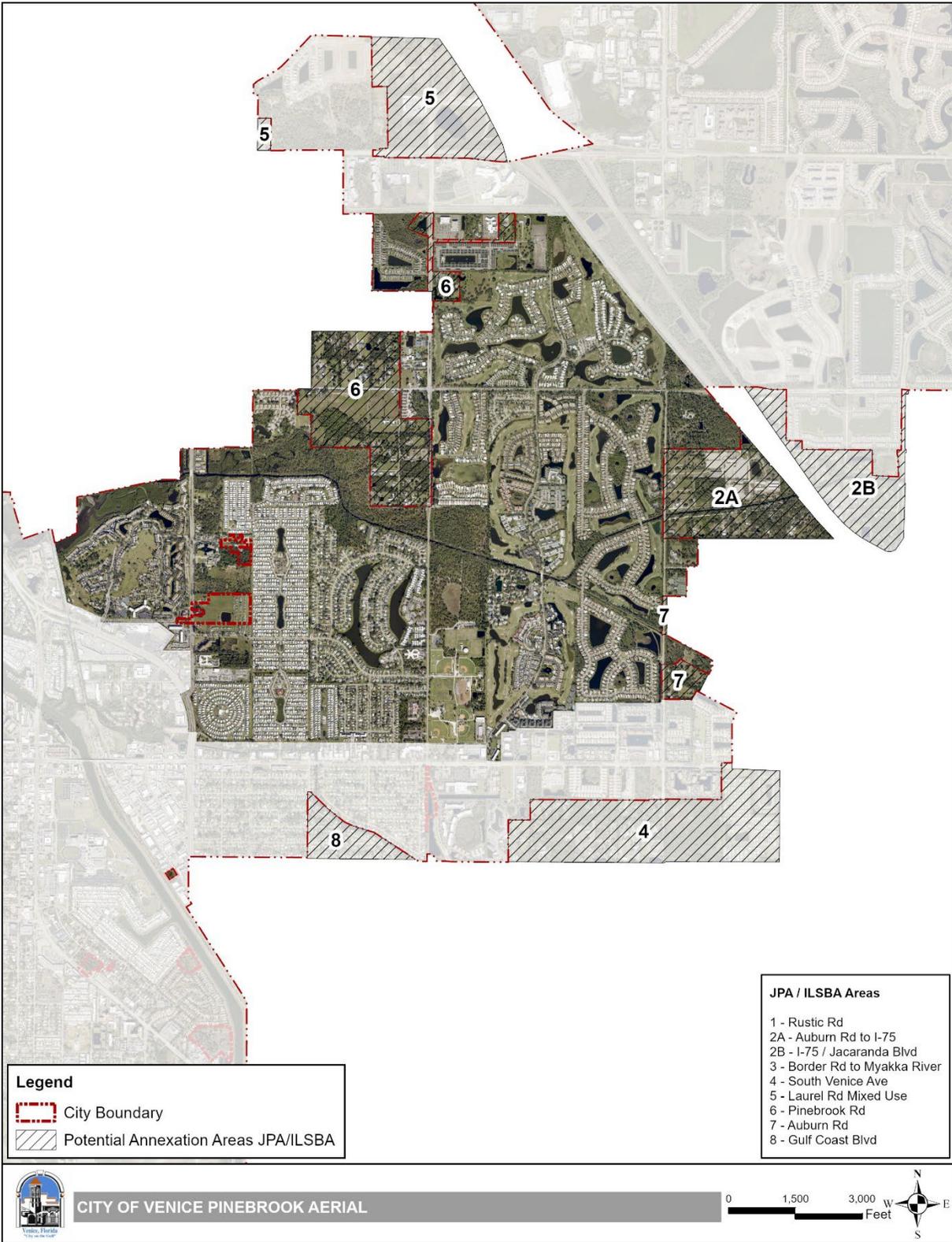


Figure (Map) LU-PB-2: Future Land Use Map

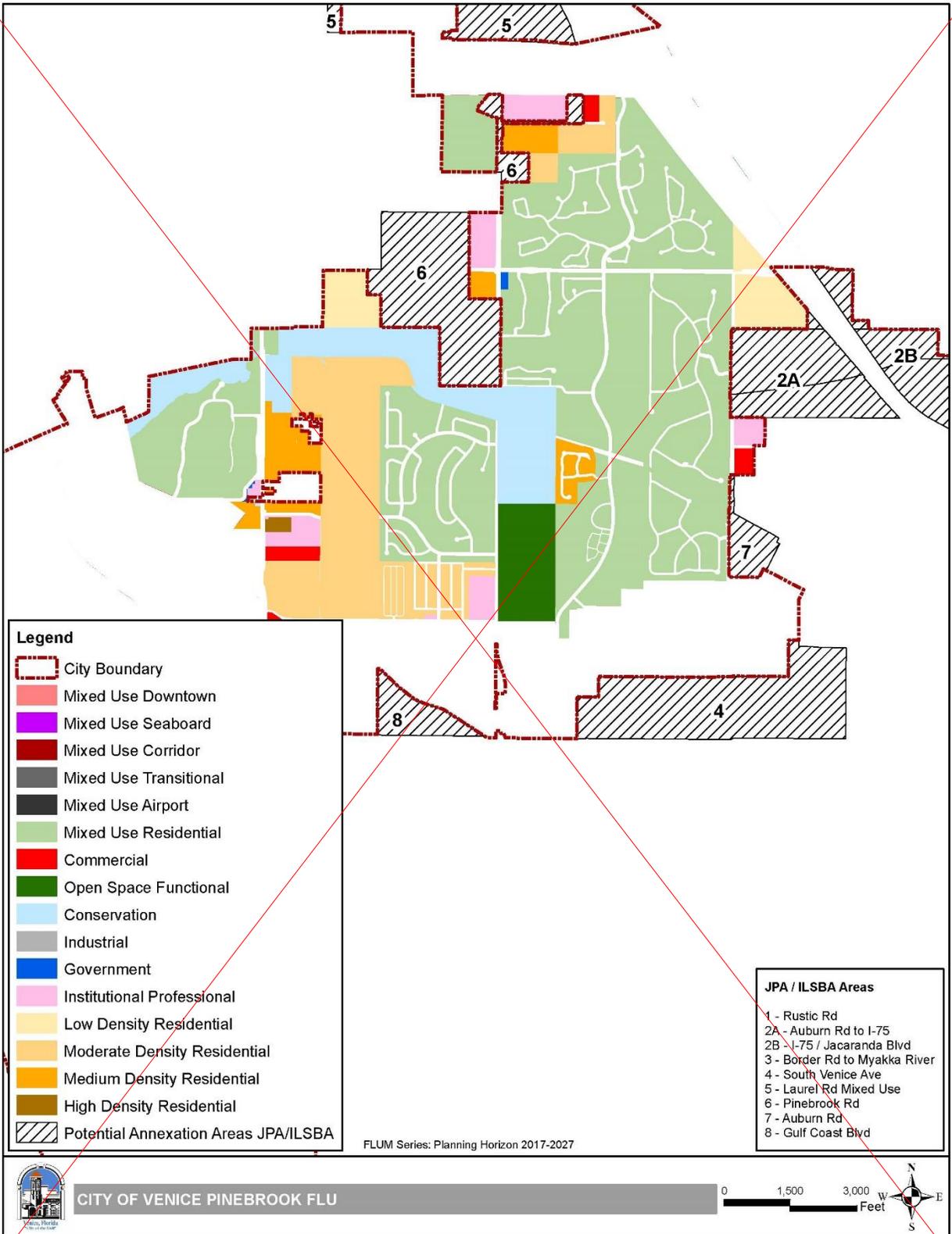


Figure (Map) LU-PB-2: Future Land Use Map

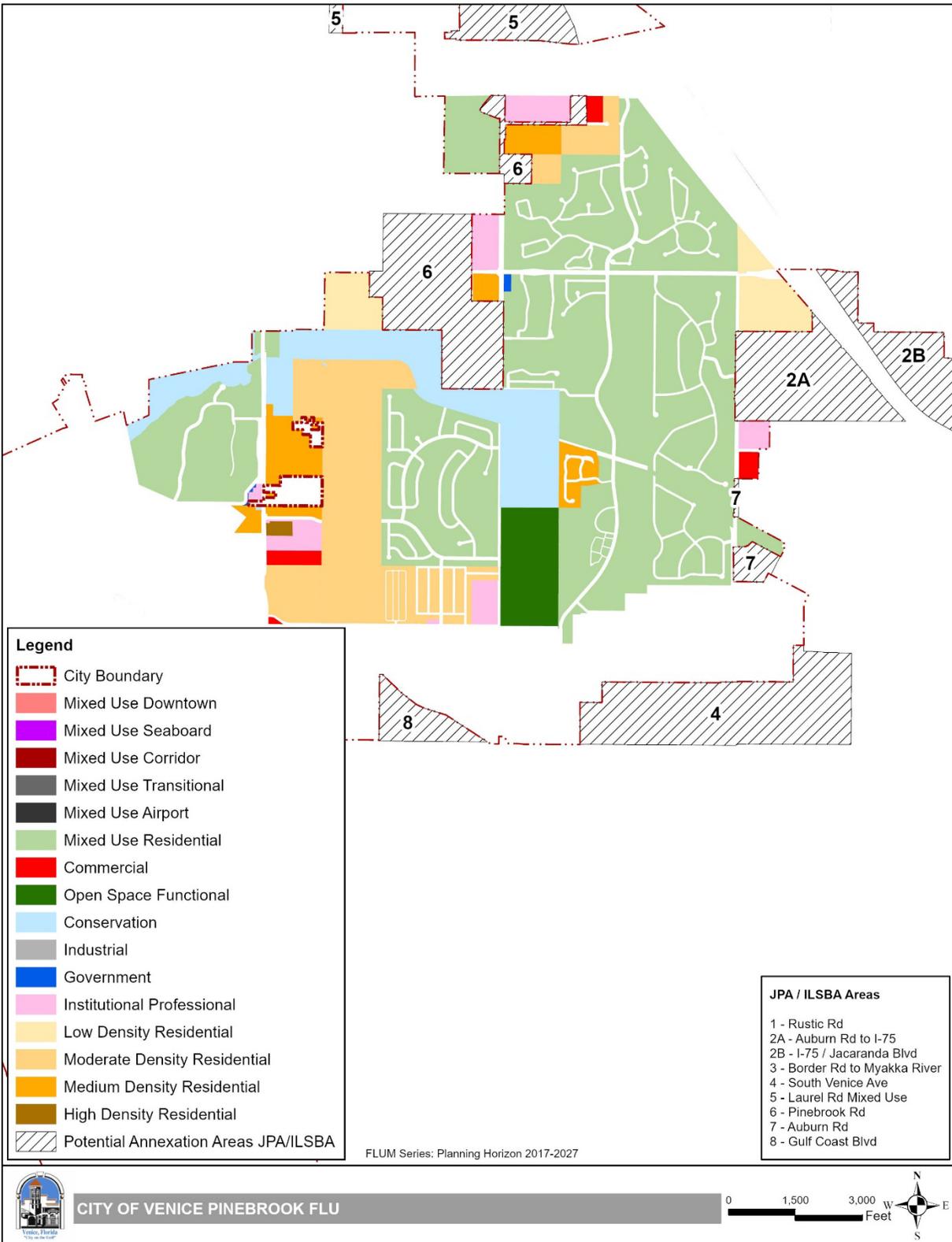


Figure (Map) LU-PB-3: Coastal High Hazard

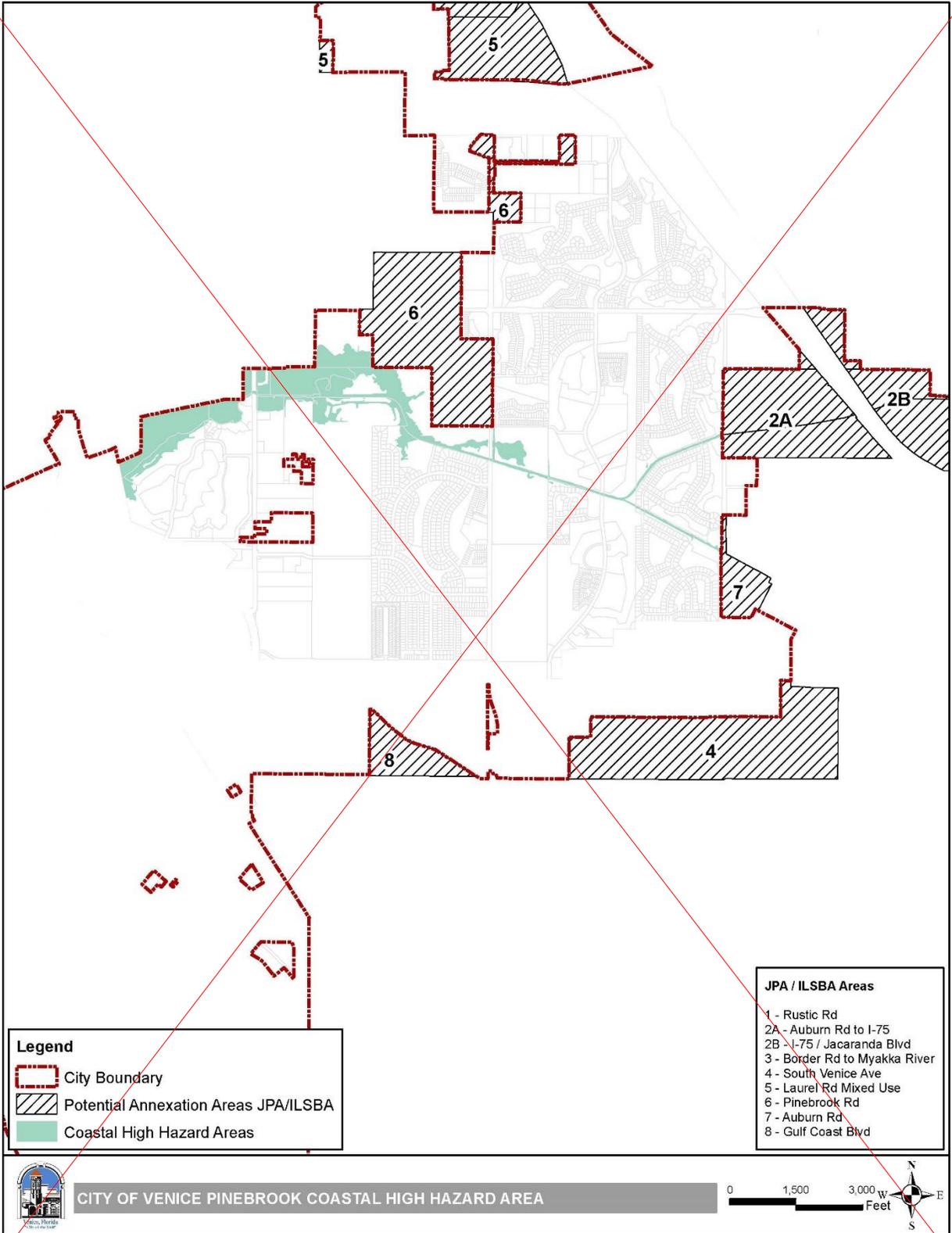


Figure (Map) LU-PB-3: Coastal High Hazard

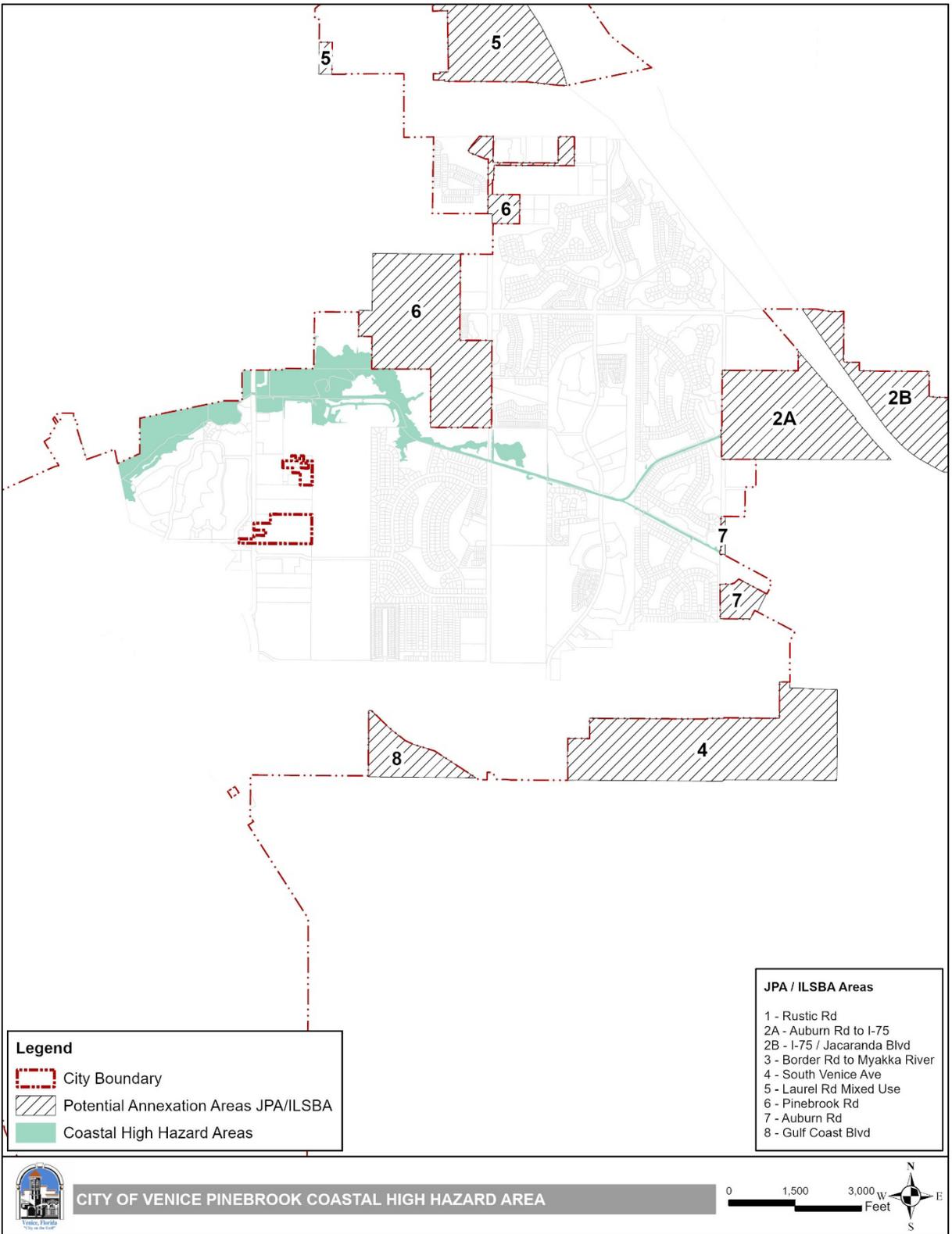


Figure (Map) LU-PB-4: Coastal High Hazard Area identified (w/ FLU)

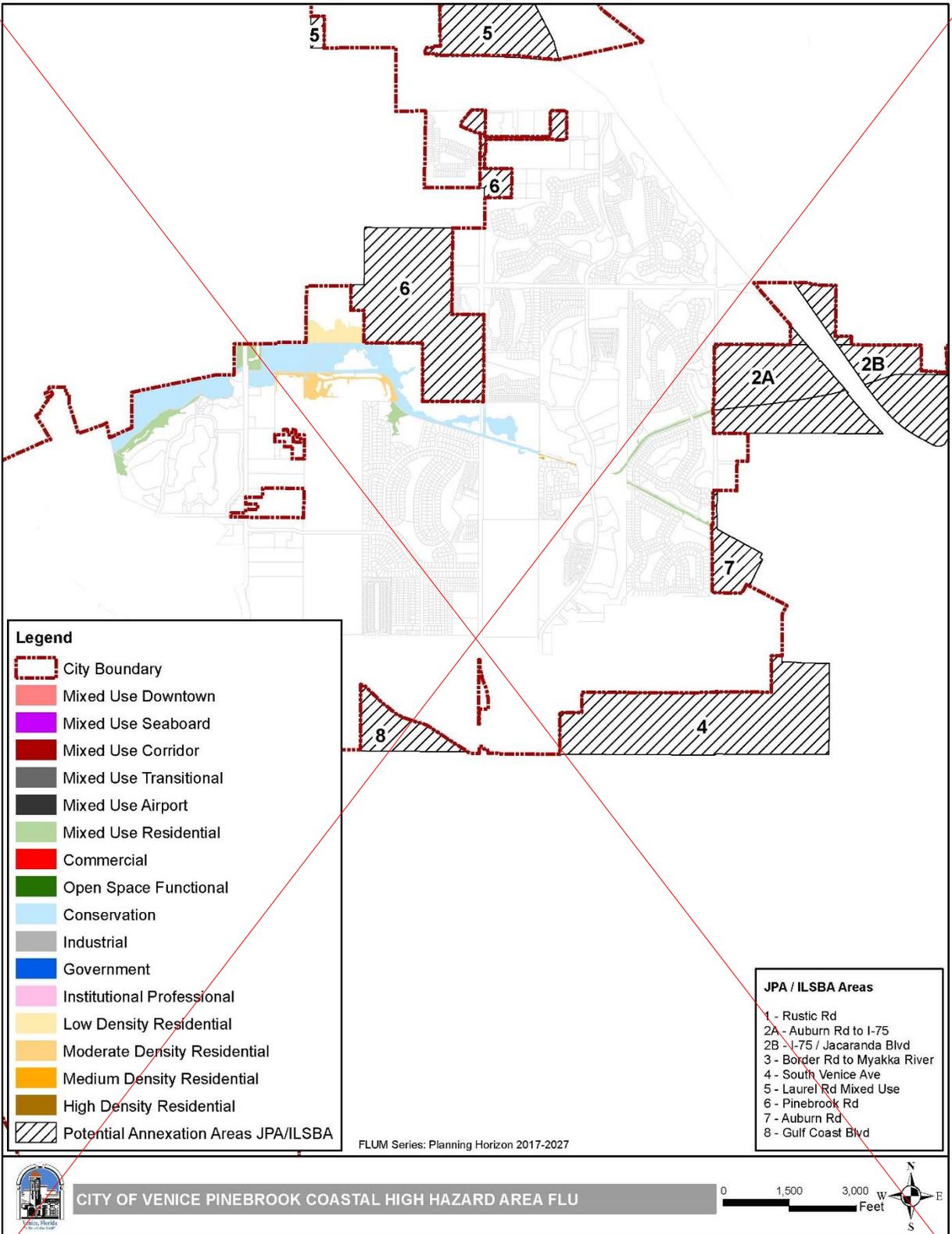
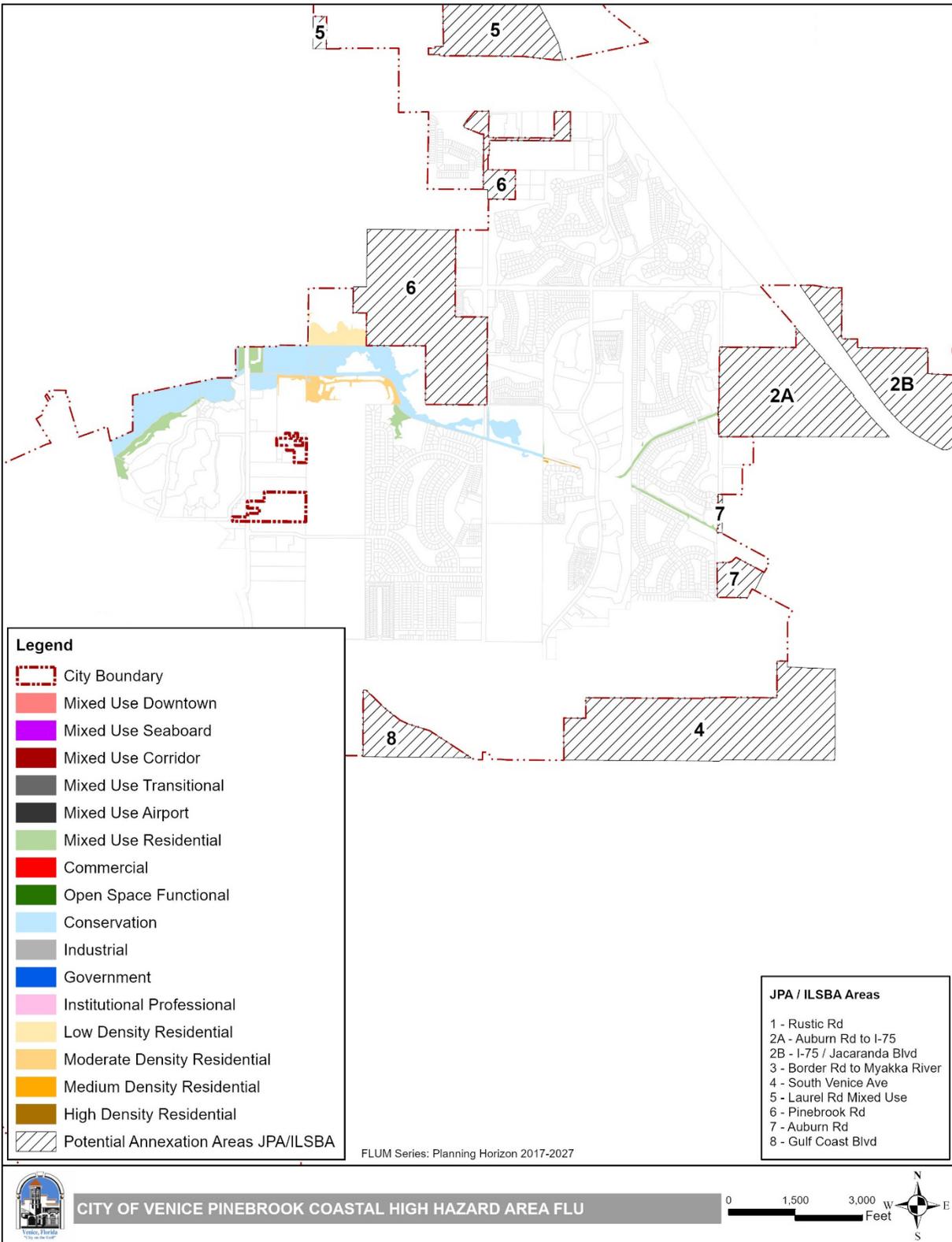


Figure (Map) LU-PB-4: Coastal High Hazard Area identified (w/ FLU)



## Future Land Use

Laurel Rd Corridor				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	71	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133	0	2,399
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	0	0	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	0	0	0	296	0	3,849
MIXED USE CORRIDOR	317	13,433,904	2,061	629	18,622,966	5,302
<i>Areas of Unique Concern</i>				49		
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	0	0	0	<del>4,295</del> 4,305	<del>3,534,008</del> 3,542,825	<del>21,109</del> -21,160
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	648	561	0	5,052
OPEN SPACE FUNCTIONAL	5	0	0	573	0	0
	465	13,433,904	2,709	<del>40,122</del> 10,133	<del>89,254,754</del> 89,263,570	<del>45,049</del> 45,100
ROW	31			887		
Total City Boundary	496			<del>41,009</del> 11,020		

## Key Thoroughfares

The roadway network is generally limited due to the I-75 interchange and overall lack of development at this time. The primary roadways (thoroughfares) include:

- Pinebrook Road
- Honore Avenue
- Laurel Road
- I-75
- Knights Trail Road

## Future Land Use

Northeast Venice				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	5	233,046	0	200	8,711,045	0
CONSERVATION	0	0	0	608	0	0
GOVERNMENT	4	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133	0	2,399
INDUSTRIAL	0	0	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	0	0	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	131	0	655	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	23	0	302	296	0	3,849
MIXED USE CORRIDOR	0	0	0	629	18,622,966	5,302
<i>Areas of Unique Concern</i>				49		
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	2,648	2,306,763	13,239	<del>4,295</del> 4,305	<del>3,534,008</del> 3,542,825	<del>21,109</del> 21,160
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	0	0	0	561	0	5,052
OPEN SPACE FUNCTIONAL	10	0	0	573	0	0
	2,821	2,539,809	14,196	<del>10,122</del> 10,133	<del>89,254,754</del> 89,263,570	<del>45,049</del> 45,100
ROW	101			887		
Total City Boundary	2,922			<del>11,009</del> 11,020		

## Key Thoroughfares

The Northeast Neighborhood is generally developed along three main thoroughfares as follows:

- Laurel Road
- Border Road
- Jacaranda Boulevard

Both Laurel Road and Jacaranda Boulevard provide access to I-75.

## Future Land Use

Knights Trail				City-Wide		
FLU	Acreages	Intensity	Density	Acreages	Intensity	Density
COMMERCIAL	0	0	0	200	8,711,045	0
CONSERVATION	53	0	0	608	0	0
GOVERNMENT	56	0	0	649	0	0
HIGH DENSITY RESIDENTIAL	0	0	0	133	0	2,399
INDUSTRIAL	502	43,734,240	0	516	44,953,920	0
INSTITUTIONAL PROFESSIONAL	7	152,460	0	157	3,429,043	0
LOW DENSITY RESIDENTIAL	0	0	0	962	0	4,812
MEDIUM DENSITY RESIDENTIAL	0	0	0	296	0	3,849
MIXED USE CORRIDOR	169	2,944,656	1,758	629	18,622,966	5,302
<i>Areas of Unique Concern</i>				49		
MIXED USE DOWNTOWN	0	0	0	84	1,902,701	756
MIXED USE SEABOARD	0	0	0	67	1,970,001	422
MIXED USE AIRPORT	0	0	0	127	1,936,242	0
MIXED USE RESIDENTIAL	318	69,260	1,224	<del>4,295</del> 4,305	<del>3,534,008</del> 3,542,825	<del>21,109</del> 21,160
MIXED USE TRANSITIONAL	214	4,194,828	1,348	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	0	0	0	561	0	5,052
OPEN SPACE FUNCTIONAL	0	0	0	573	0	0
	1,319	51,095,444	4,330	<del>10,122</del> 10,133	<del>89,254,754</del> 89,263,570	<del>45,049</del> 45,100
ROW	31			887		
Total City Boundary	1,350			<del>11,009</del> 11,020		

### Key thoroughfares

The Knights Trail is generally developed along these thoroughfares:

- Knights Trail Road
- Laurel Road East of I-75

Note: Laurel Road provides access to Interstate 75 for this Neighborhood. Sarasota County has identified an extension of Knights Trail Road to the north providing a future, additional access to this area.

### Unique Neighborhood Strategies

#### Land Use

##### Strategy LU-KT 1.1.1 - Mixed Use Corridor

The MUC within the Knights Trail Neighborhood comprises approximately 169 acres generally including property along Knights Trail Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUC designation within the Knights Trail Neighborhood: