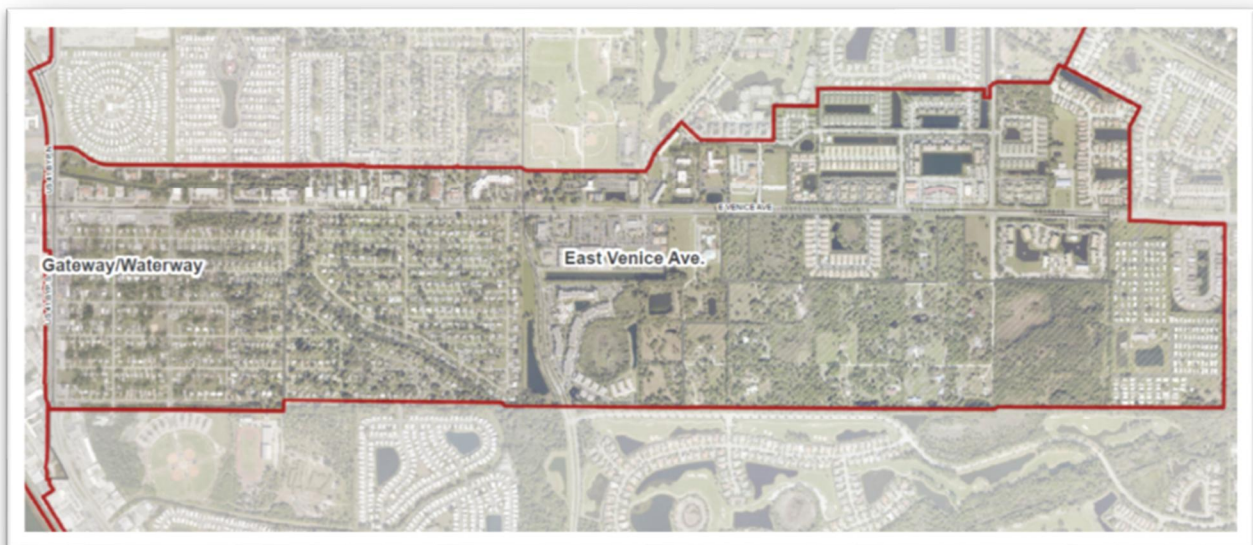


## Section IV – ELEMENTS – East Venice Avenue Neighborhood

### *Overview*

The East Venice Avenue Neighborhood is a predominately residential area with significant commercial activity along E. 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:

- Edge Wood Residential District (John Nolen).
- East Gate Residential District
- Venice Commons Shopping Center
- Ashton Gardens
- Toscana Gardens



### *Existing Land Use*

The East Venice Ave Neighborhood encompasses 639 acres (gross acreage) or approximately 6 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:

- 2,461 residential units (single family detached, single family attached, multifamily/ condominium)
- 949,771 square feet of non-residential uses (commercial, office, civic, professional).

## Key Thoroughfares

The East Venice Neighborhood is generally developed along E. 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 non-residential uses capable of supporting the adjacent residential areas. In support of this Strategy, the City shall utilize the land development regulations to require that redevelopment projects are consistent with the historical character of those portions of the East Venice Neighborhood (i.e., Edgewood, Eastgate), specifically regarding:

- A. Historic grid street patterns established by the Nolen Plan,
- B. Building massing, form, layout, and setbacks.

#### Strategy LU-NE 1.1.2 – Mixed Use Residential

The MUR within the E. Venice Avenue Neighborhood comprises approximately 63 acres generally including a mix of non-residential uses and adjacent, supporting residential uses centered on E. Venice Avenue (see mixed use descriptions in the Future Land Use Element).

The following shall apply for the MUR designation: *(New)*

- A. The maximum density is 5.0 units per acre limited to a maximum of 50% of the total acreage within the MUR designation. Based on this maximum density, as of 01/01/2017, the MUR designation allows no more than 158 units.
- B. The maximum non-residential FAR across the Neighborhood is 0.20 limited to a maximum of 5% of the total acreage within the PUD subject property. Based on the maximum non-residential intensity, as of 01/01/2017, the MUR designation allows no more than 13,721 square footage allowed within the MU designation; existing non-residential development is indicated as **xxxxxx** square feet.

### Transportation:

#### Strategy TR-EV 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. *(New)*

Complete Street Elements	Roadway Segments		
	E. Venice Avenue	Pinebrook Road	Auburn Road
Bike Lanes / Sharrows	X	X	X
Sidewalks	X	X	X
Multi-Use Trail		X	
Cross Walks	X	X	X
Pedestrian Safety Treatments	X		
Curb Extensions Bulb-outs			
Median Islands	X	X	X
Shade Trees and Landscaping	X	X	X
Linear Park/Greenway			
On-street Parking			
Transit Improvements (bus shelters) Note: coordinate with transit routes	X		
Road Diet			
Lighting	X	X	X

#### Strategy TR-EV 1.1.4– Driveway Connections

The City shall discourage the installation of additional driveway connections along E. Venice Avenue, except where no other legal access may be provided, minimizing curb cuts. The City shall utilize appropriate access management strategies (i.e. location and spacing of permitted driveways) based on the roadway's functional characteristics, surrounding land uses, and the roadway's user. In support of this Strategy, the City encourages the use of cross-access between properties/uses and the sharing of existing driveways providing for more efficient access management standards.

#### Open Space:

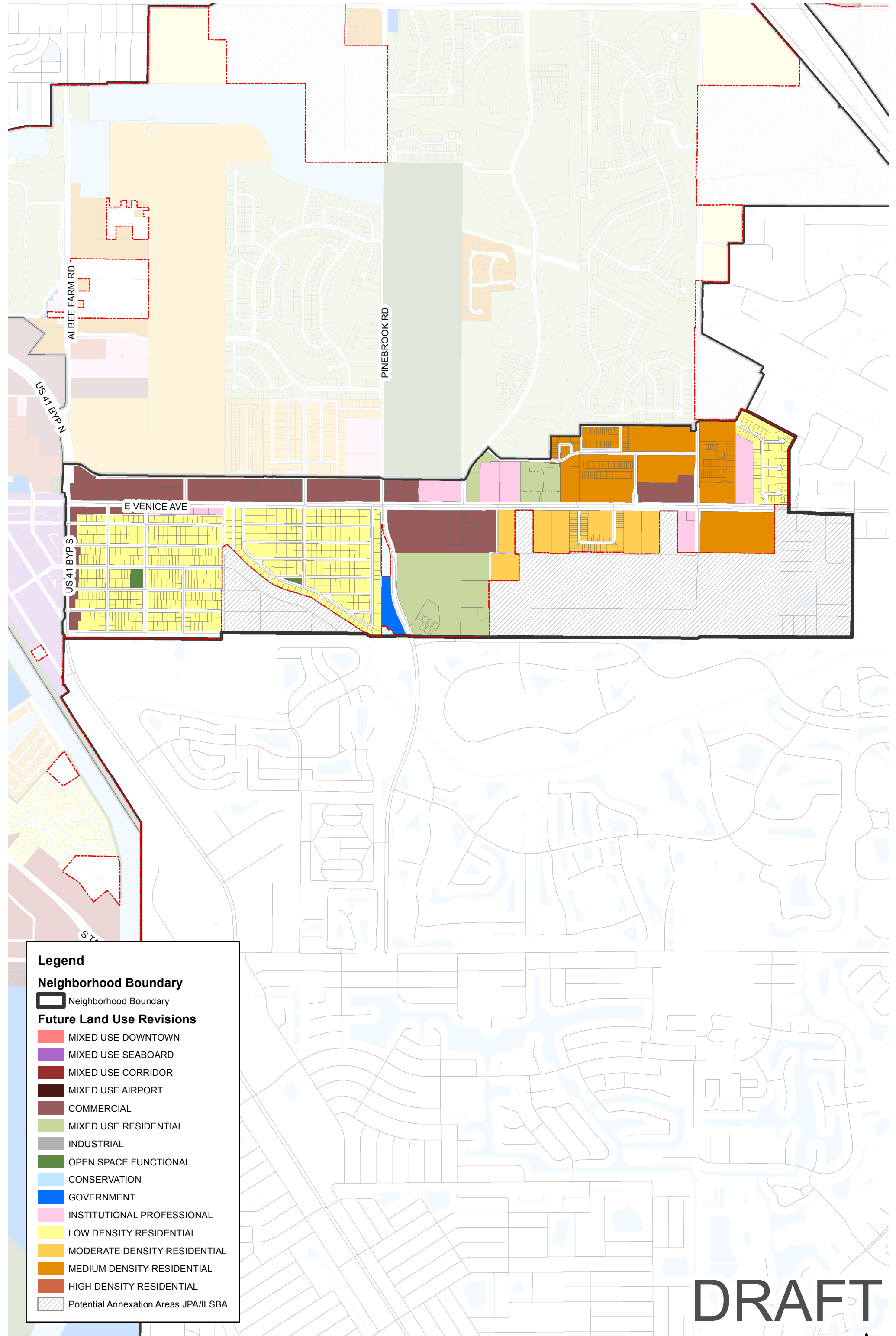
#### Strategy OS-EV 1.1.5 – Open Space Preservation

The City shall focus on preservation of existing open space for residents of the East Venice Avenue Neighborhood. *(New)*

#### Areas for Future Consideration:

The following topics have been identified but not included within this planning horizon. However, changing conditions may require their consideration:

- A. The City needs to coordinate and review the Joint Planning Areas with Sarasota County to confirm or assess the need for revisions to potential annexation and coordination areas.



**Legend**

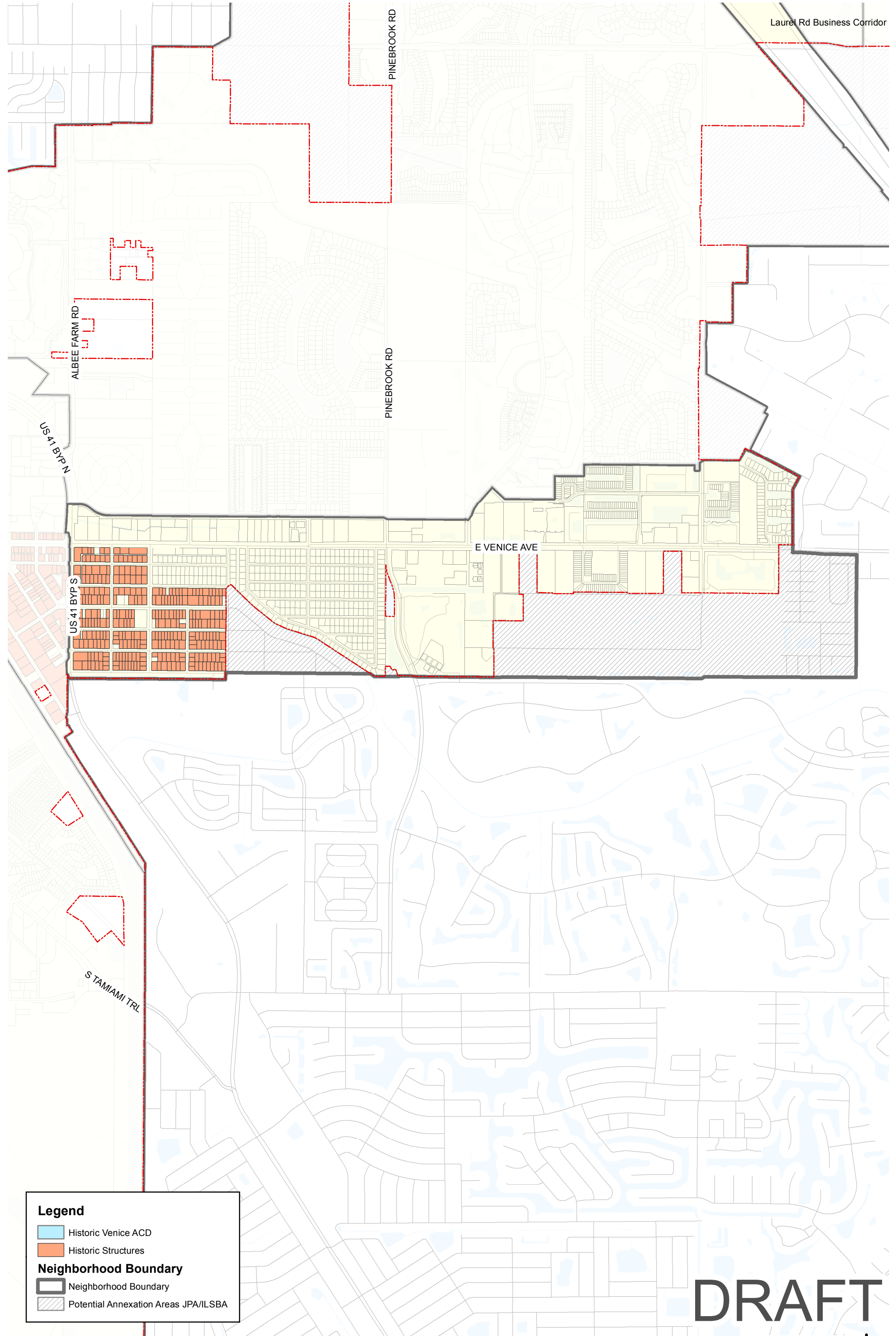
**Neighborhood Boundary**

Neighborhood Boundary

**Future Land Use Revisions**

- MIXED USE DOWNTOWN
- MIXED USE SEABOARD
- MIXED USE CORRIDOR
- MIXED USE AIRPORT
- COMMERCIAL
- MIXED USE RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE FUNCTIONAL
- CONSERVATION
- GOVERNMENT
- INSTITUTIONAL PROFESSIONAL
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Potential Annexation Areas JPA/ILSBA

**DRAFT**



Laurel Rd Business Corridor

PINEBROOK RD

PINEBROOK RD

E VENICE AVE



ALBEE FARM RD

US 41 BYP N



US 41 BYP S

S TAMAMI TRL

**Legend**

-  Historic Venice ACD
-  Historic Structures

**Neighborhood Boundary**

-  Neighborhood Boundary
-  Potential Annexation Areas JPA/ILSBA

**DRAFT**

**EAST VENICE AVENUE HISTORIC STRUCTURES**

0 350 700 1,400 Feet