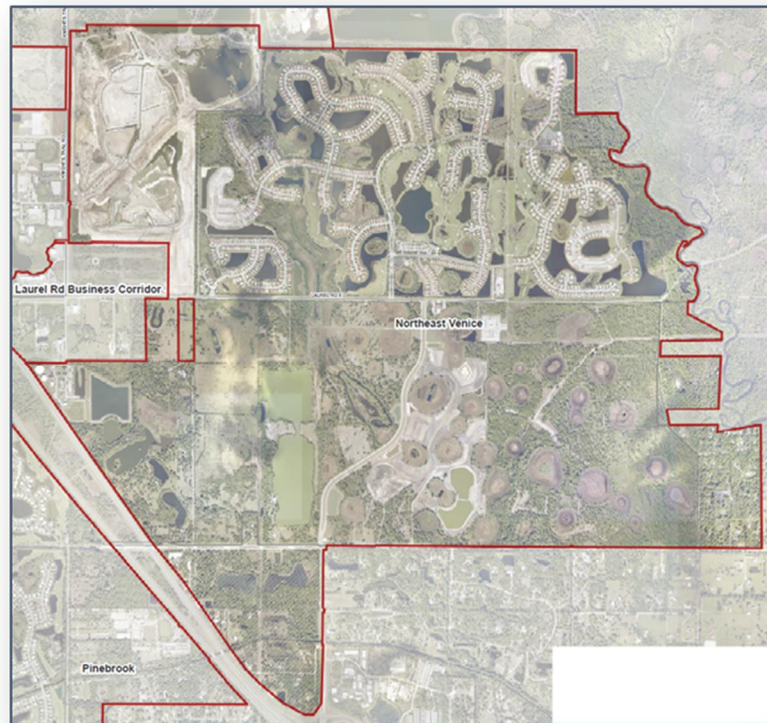


Section IV – ELEMENTS – Northeast Neighborhood

Overview

The Northeast Venice Neighborhood is the largest of the neighborhoods (land area) and generally includes all of the residential areas east of Interstate 75 extending to the Myakka River. This Neighborhood is bordered along its western boundary by both the Laurel Road and the Knights Trail Neighborhoods. This Neighborhood has been witnessing the majority of the City's residential growth and currently includes the following active residential communities (developed and/or approved for development):

- Venetian Golf and River Club
- Villages of Milano
- Toscana Isles
- Willow Chase



Existing Land Use

The Northeast Neighborhood encompasses approximately 2,886 acres (gross acreage) or approximately 27.6 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: *Editorial Note: new aerial boundary pending*

- 1,503 residential units (single family detached, single family attached, multifamily/ condominium), and
- 137,982 square feet of non-residential uses (commercial, office, civic, professional).

These numbers represent approximately 8 percent and 2 percent of the City's current residential and non-residential development, respectively. *ED NOTE: Acreages and maps to be modified due to revisions to Neighborhood boundary; portions of NE are being relocated to the Laurel Road Neighborhood due to similarities of certain properties (i.e. Bridges)*

Key Thoroughfares

The Northeast Venice 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.

Unique Neighborhood Strategies

Land Use

Strategy LU-NE 1.1.1 – Mixed Use Residential

The MUR within the Northeast Venice Neighborhood comprises approximately 2,420 acres generally including residential areas east of I-75 and along Laurel Rd (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 6,050 units; 1,450 residential units are indicated as existing in this area.
- 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 527,000 square footage allowed within the MU designation; existing non-residential development is indicated as 137,982 square feet.
- C. A minimum of 50 percent of the gross land area, on a per property (development) basis shall be provided as Open Space. Open spaces shall not be less than a minimum 10 percent conservation or a minimum 10 percent functional. These percentages may varied based on site conditions.

Strategy LU-NE 1.1.2 – Co-Location of Uses

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

Transportation

Strategy TR-NE 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 streets principles include but are not limited to. *(New)*

Complete Street Elements	Roadway Segments		
	Laurel Road	Border Road	Jacaranda Boulevard
Bike Lanes / Sharrows	X	X	X
Sidewalks	X	X	X
Multi-Use Trail	X	X	X
Cross Walks	X	X	X
Pedestrian Safety Treatments	X	X	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		X
Road Diet			
Lighting	X	X	X

Strategy TR-NE 1.1.4 – New Roadways

The City shall ensure that two additional north/south connections between Laurel Road and Border Road are added to the transportation system. One roadway shall be located east of Jacaranda Boulevard and one shall be located west of Jacaranda Boulevard. The roadway west of Jacaranda Boulevard may be fulfilled by the installation of a north/south roadway meeting these criteria in the Laurel Road Neighborhood.

Open Space

Strategy OS-NE 1.1.5 – Wildlife Corridors

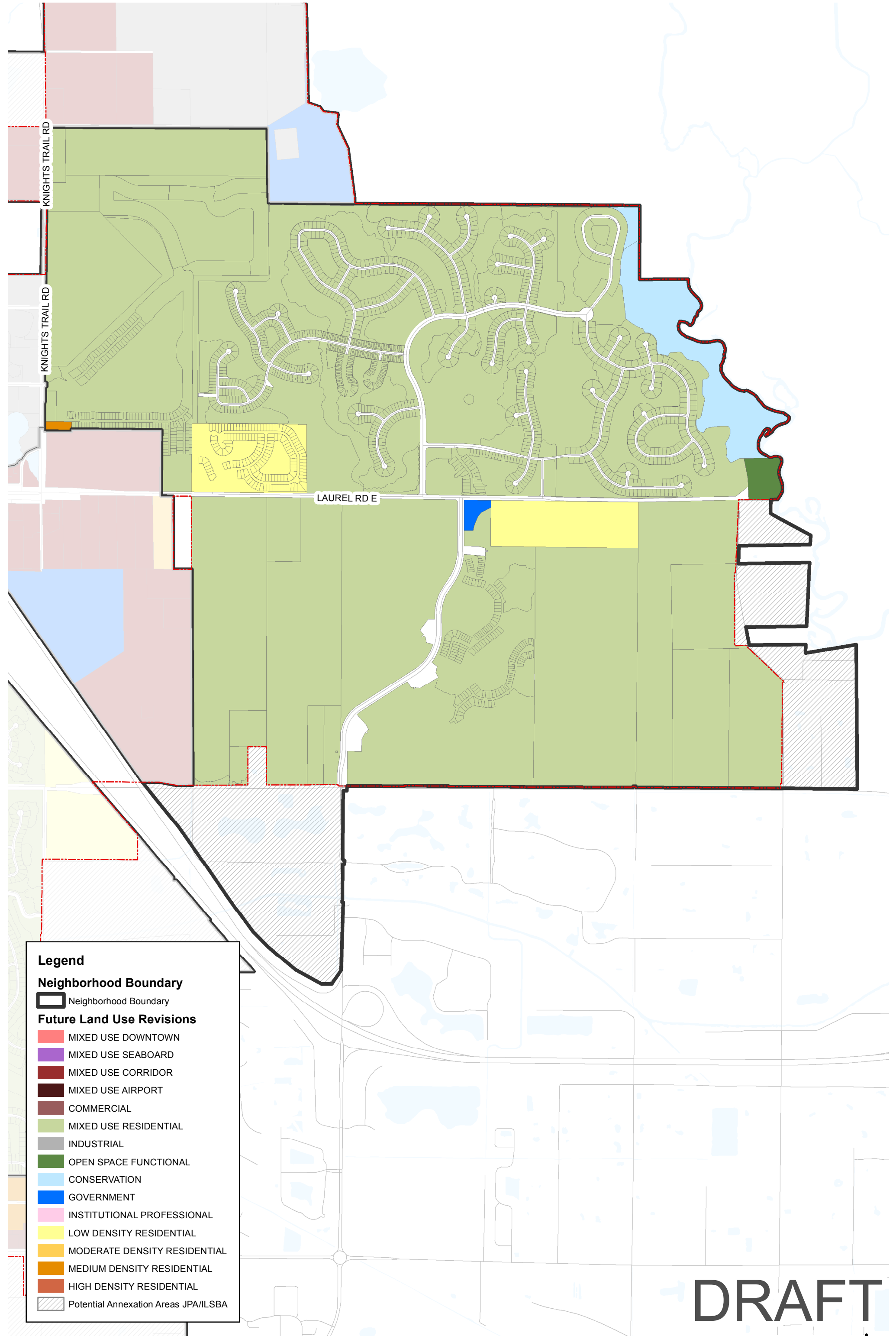
The City shall minimize habitat fragmentation within and between developments by establishing standards in the Planning and Development review process including the Land Development Code, including the following: *(New)*

- A. Restricting fragmentation of large natural plant communities which provide significant wildlife habitat and habitat connectivity.
- B. Use of development techniques such as clustering to protect environmentally sensitive areas.
- C. Design features for wildlife crossings also ensuring periodic breaks in continuous barriers such as walls and berms.
- D. Establishing context sensitive habitat corridors with regard to width, construction, and species. Habitat corridors shall be a minimum of 25 feet in width except where modified through the PUD zoning process.

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. Capacity improvements to Laurel Road and Jacaranda Boulevard to add travel lanes and complete street components.
- B. The City needs to coordinate and review the Joint Planning Areas with Sarasota County to remove areas east of N. Jackson Road and the existing City limits from the JPA as potential annexation areas.
- C. Architectural requirements within the previously adopted Planning Areas; see Strategy LU 4.1.1 Transitional Language specific to Comprehensive Plan regulatory language.



Legend

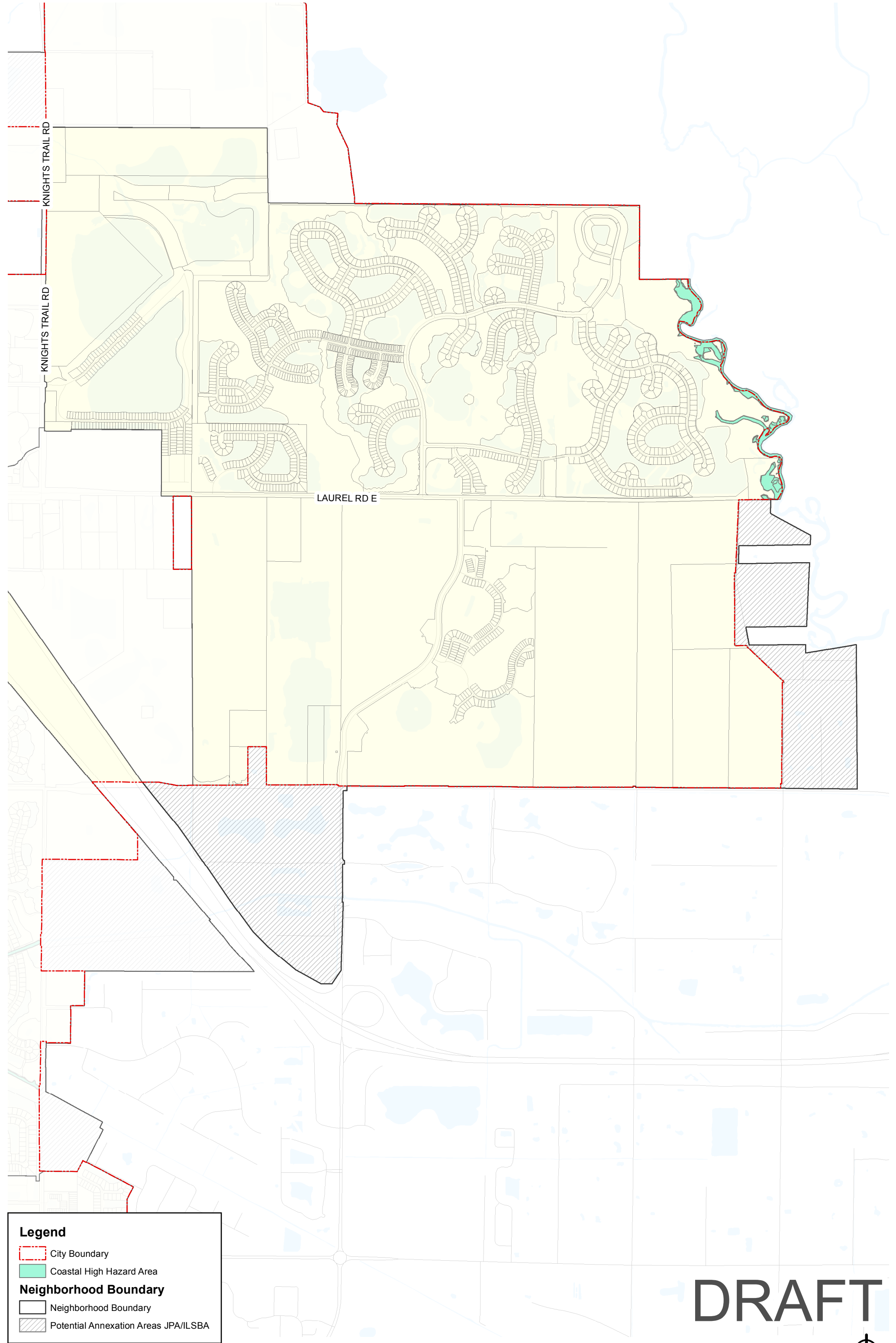
Neighborhood Boundary

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

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Legend

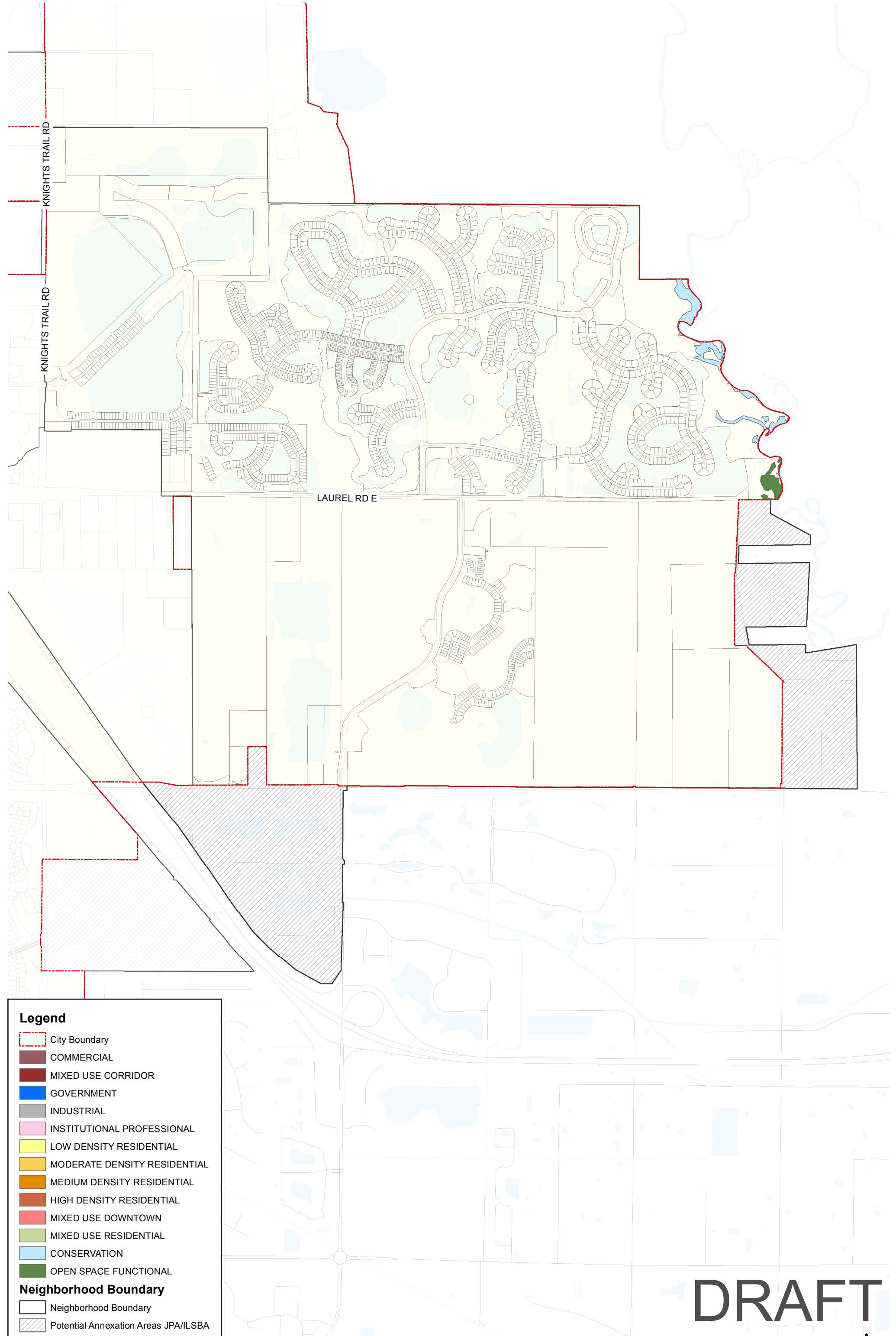
City Boundary

Coastal High Hazard Area

Neighborhood Boundary

Neighborhood Boundary

Potential Annexation Areas JPA/ILSBA



Legend

- City Boundary
- COMMERCIAL
- MIXED USE CORRIDOR
- GOVERNMENT
- INDUSTRIAL
- INSTITUTIONAL PROFESSIONAL
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- OPEN SPACE FUNCTIONAL

Neighborhood Boundary

- Neighborhood Boundary
- Potential Annexation Areas JPA/ILSBA

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