

City of Venice – City-Wide Elements - Land Use



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, and environmental needs of the community and that preserves the high quality-of-life for all residents. *(New)*

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. *(New)*

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 Comprehensive Plan. The Neighborhoods include:

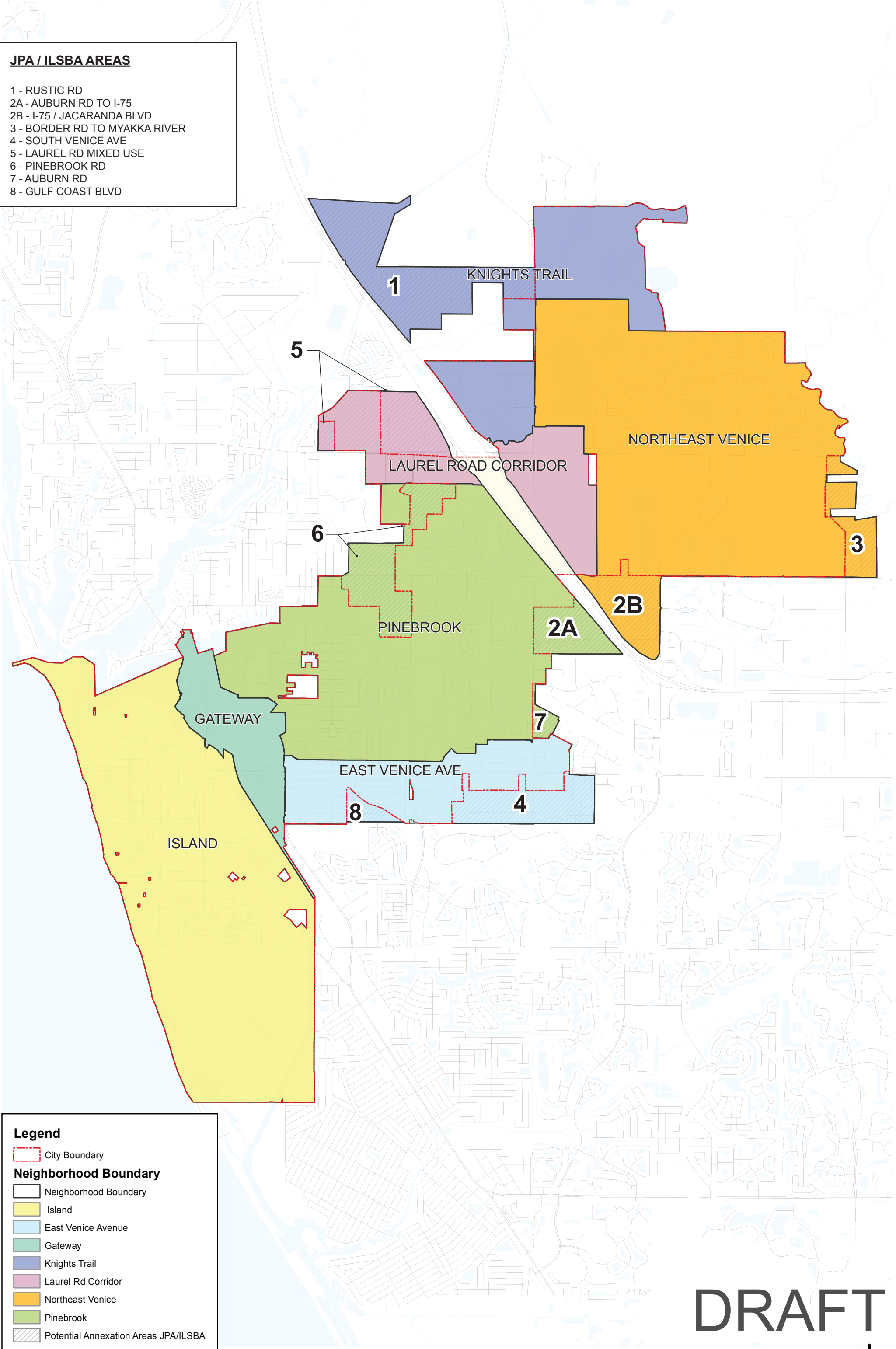
1. The Island
2. Gateway
3. East Venice
4. Pinebrook
5. Northeast Venice
6. Laurel Road Corridor
7. Knights Trail *(New)*

Strategy LU 1.1.2 – Planning Areas. In support of the Neighborhood Planning approach, the Planning Areas previously identified in the Land Use and Urban Design Element are eliminated except as identified in the transitional language Strategies. *(New)*



JPA / ILSBA AREAS

- 1 - RUSTIC RD
- 2A - AUBURN RD TO I-75
- 2B - I-75 / JACARANDA BLVD
- 3 - BORDER RD TO MYAKKA RIVER
- 4 - SOUTH VENICE AVE
- 5 - LAUREL RD MIXED USE
- 6 - PINEBROOK RD
- 7 - AUBURN RD
- 8 - GULF COAST BLVD



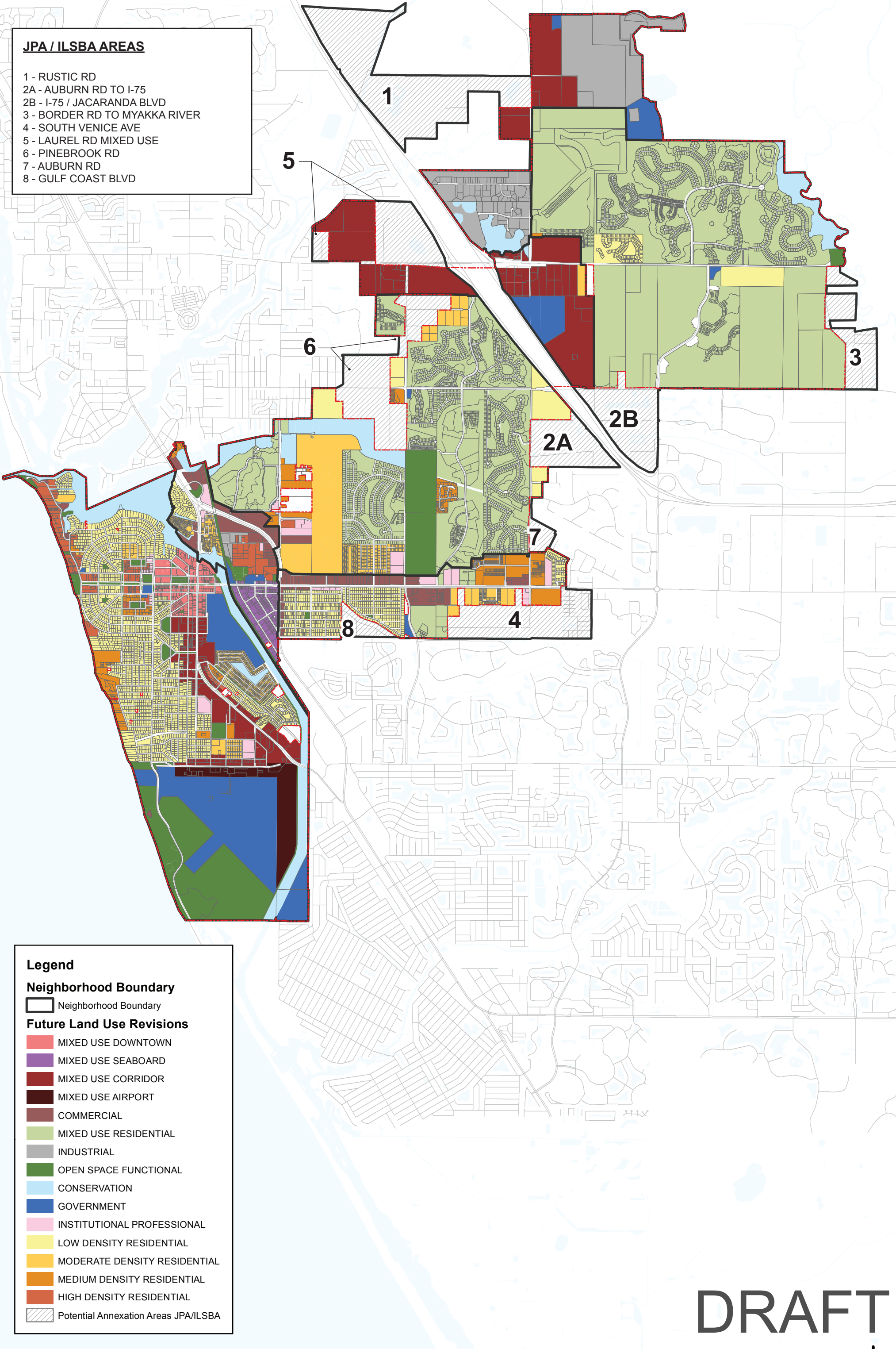
Legend

- City Boundary
- Neighborhood Boundary
- Island
- East Venice Avenue
- Gateway
- Knights Trail
- Laurel Rd Corridor
- Northeast Venice
- Pinebrook
- Potential Annexation Areas JPA/ILSBA

DRAFT

JPA / ILSBA AREAS

- 1 - RUSTIC RD
- 2A - AUBURN RD TO I-75
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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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Future Land Use

Intent LU 1.2 – Land Use Designations.

The City shall redefine existing land use categories to provide a variety of densities and intensities appropriate to the different neighborhoods, and link these land uses to implementing zoning districts. *(New)*

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 shall also identify the Neighborhood Boundaries and CHHA at a minimum. *(New)*

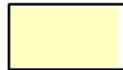
Strategy LU 1.2.2 - Land Use Designations.

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, and Open Space and Mixed Use*. *(New)*

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.

Residential Land Use	Density per Gross Acre	Implementing Zoning Districts
Low Density	1.0 to 5.0	RE, RSF1, RSF2, RSF3
Moderate Density	5.1 to 9.0	RSF4, RMF1, RMF2, RMH
Medium Density	9.1 to 13.0	RMF3
High Density	13.1 to 18	RMF4



Strategy LU 1.2.3.a Low Density Residential:

- Supports single family detached residential and limited attached residential
- Establishes and maintains single family areas within the neighborhoods

Figure LU1: Low Density Residential Example





Strategy LU 1.2.3.b Moderate Density Residential:

- Supports single family detached and attached residential, with a focus on attached residential; multifamily uses are also supported
- Serves as a transition to Medium and High Density Residential or Institutional-Professional Land Use Designations
- Recognizes existing mobile home parks

Figure LU 2: Moderate Density Residential Example



Strategy LU 1.2.3.c Medium Density Residential:

- Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development
- May be used as a transition from Low-Moderate Density Residential, and Mixed Use and Commercial Land Use Designations

Figure LU 3: Medium Density Residential Example





Strategy LU 1.2.3.d High Density Residential:

- Supports higher density residential uses including multi-family residential
- May be used as a transition from Low-Moderate Density Residential, and Mixed Use and Commercial Land Use Designations
- 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 4: High Density Residential Example



Strategy LU 1.2.4 Non-Residential.

Non-Residential Land Use	Intensity (Floor Area Ratio)	Implementing Zoning Districts
Commercial	1.0	CN, CG, CI, CBD, CHI, CSC, PCD
Institutional-Professional	0.5	OPI, OMI
Industrial	2.0	ILW, PID
Government	No Maximum	GU



Strategy LU 1.2.4.a Commercial

- Reflects more conventional commercial uses and development patterns
- Typical uses may include retail, service, financial, automotive convenience centers, and similar.
- Lodging/transient lodging may be provided consistent with the underlying zoning district
- May be used as a transition from Institutional-Professional and Medium/High Residential to Industrial and Government Land Use Designations





Strategy LU 1.2.4.b Institutional-Professional:

- Provides areas within the City for professional offices, educational, healthcare, religious or similar uses
- May be used as a transition from Low/Moderate Residential to Commercial and Mixed Use Land Use Designations



Strategy LU 1.2.4.c Industrial

- Supports industrial uses located within the City either on individual lots or part of an industrial park
- 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)
- Except where adjacent to other Industrial Land Use Designations, buffers (landscape and/or setbacks) shall be provided between Industrial and all other Land Use Designations as defined within the Land Development Regulations



Strategy LU 1.2.4.d Government:

- Property owned by the City of Venice, Sarasota County, Sarasota County School Board, State of Florida, or United States Government.
- Typical government uses include educational facilities, cultural, social services, transportation facilities including aviation functions, which support the City and its residents
- Depending on the nature of certain intensive governmental uses such as water and wastewater treatment plants, solid waste facilities including transfer facilities, buffers (landscape and/or setbacks) 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)

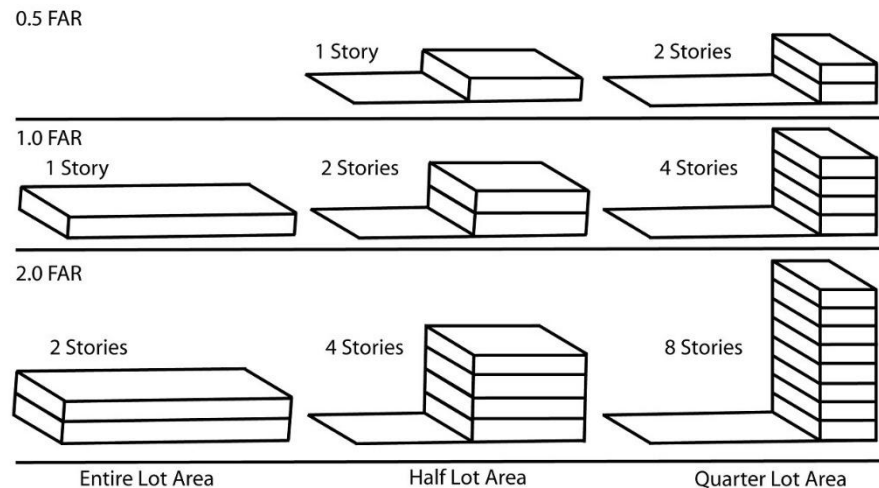
Non-Residential Development ("Intensity") is measured in Floor Area Ratio (FAR). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located. *(New)*



EXAMPLE

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

Figure LU 5: FAR Examples



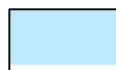
Strategy LU 1.2.7 Open Space.

Open Space Land Use	Implementing Zoning Districts
Functional	GU, PUD, PID, PCD
Conservation	GU, PUD, PID, PCD



Strategy LU 1.2.7.a Functional

- Identifies public parks, trails, natural systems (not including those provided or required as part of a conservation easement), publicly accessible lands for either active or passive recreation
- 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 Director), golf courses, sports fields, playgrounds, public beaches, stormwater facilities as identified below.



Strategy LU 1.2.7.b Conservation:

- 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.

The Land Development Code shall set forth a hierarchy of zoning districts and associated buffering/open space requirements, based on the density and intensity of permitted uses. The LDC shall establish review processes and mitigation standards. *(New)*

Strategy LU 1.2.9 – Mixed Use Category. The City shall develop new mixed-use future land use land use categories and provide minimum and maximum targeted land uses, densities, and intensities identified below. *(New)*

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. It is understood 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
Airport			GU, PCD, PID
Residential			PUD



Strategy LU 1.2.9.a Downtown

- Limited to the Island Neighborhood, generally centered on Venice Avenue and Tamiami Trail (Business 41)
- Supports mixed use (horizontal and vertical)
- Medium and High Residential Designation uses are permitted
- Commercial/Office are envisioned on the ground floor
- Single family (Low Density and Moderate Density Residential) and Industrial uses are not permitted
- Designation Total Acreages (Min/Max Percentages) as follows:
 - Non-Residential: 50% / 80%
 - Residential: 20% / 50%
- Typically walkable in nature; developed utilizing form based code concepts



and standards for building placement, design, and parking

- Intensity/Density:
 - Non-Residential Intensity (FAR): 0.65 (average) Designation-Wide; 3.0 maximum per individual property
 - Residential Density (Du/Ac): 9.1 - 18.0



Strategy LU 1.2.9.b Seaboard

- 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)
- Supports mixed use (horizontal and vertical)
- All Non-Residential Uses are envisioned; however, new Industrial Uses are prohibited
- Medium and High Residential Designation uses are permitted
- Designation Total Acreages (Min/Max Percentages) as follows:
 - Non-Residential: 65% / 90%
 - Residential: 10% / 35%
- Supports redevelopment and adaptive reuse of existing buildings
- Developed utilizing form based code concepts and standards for building placement, design, and parking
- Intensity/Density:
 - Non-Residential Intensity: 0.75 (average) Designation-Wide; 1.5 maximum per individual property
 - Residential Density: 9.1 - 18.0



Strategy LU 1.2.9.c Corridor

- Envisioned to be located and support the Island Neighborhood, Laurel Road Corridor and limited portions of the Northeast Venice Neighborhood and Knights Trail Neighborhood.
- Supports mixed use (horizontal and vertical).
- Moderate to Medium Density Residential Designation uses are permitted; low density/single family uses are not permitted.
- Non-Residential uses are limited to Commercial and Institutional-Professional.
- Industrial Uses are not permitted except as noted below.
- Min/Max Percentages as follows:
 - Non-Residential: 50% / 90%
 - Residential: 10% / 50%
- Intensity/Density:
 - Non-Residential Intensity: 0.75 (average) Designation-Wide; 1.0



- maximum per individual property
 - Residential Density: 5.1 - 13.0
- Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus-style” design may be used.
- Except for MU-C 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.
- Within the Laurel Road Corridor existing ILW Zoned properties shall be permitted to remain as “grandfathered”.
 - Min/Max Percentages specific to the Laurel Road Corridor as follows:
 - Non-Residential: 75% / 90%
 - Residential: 10% / 25%



Strategy LU 1.2.9.d Airport

- Primarily encompasses the non-aeronautical (i.e., runways and taxiways) areas of the Venice Municipal Airport.
- Uses shall be consistent with the adopted Airport Master Plan
- Intensity/Density:
 - Non-Residential Intensity: 0.5 (average) Designation-Wide; 1.0 maximum per individual property
 - Residential: not permitted



Strategy LU 1.2.9.e Residential

- Limited to existing and proposed properties zoned PUD.
- Consistent with the PUD Zoning, conservation and functional open spaces are required.
- Development standards including bulk development standards and housing types are designated at the PUD Zoning level.
- 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.
- Previously approved PUD developments exceeding the standards of this section shall be permitted / retain their currently approved density and intensity, open space percentage / provisions, and other previously approved development standards.
- Min/Max Percentages as follows:
 - Residential: 45% / 50%
 - Non-Residential: 0% / 5%
 - Open Space (including both Functional and Conservation): 50% (min). Open spaces shall not be less than a minimum 10% conservation or a



minimum 10% functional.

- Intensity/Density:
 - Residential Density: 1.0 – 5.0
 - Non-Residential Intensity: 0.10 for qualifying non-residential uses based on the gross acreage of the PUD.

Strategy LU 1.2.10 – Mixed Use Category – Minimum thresholds.

Development and or redevelopment projects within the Mixed Use designations shall not be denied if the minimum threshold (percentage) of the category is not achieved. *(New)*

Strategy LU 1.2.11 - Mixed Use Designations

Based on the nature of the Mixed Use designations, transitions and/or buffering of uses (i.e. residential to non-residential), shall not be required.

Strategy LU 1.2.12 – Mixed Use Category, Monitoring and Reporting.

The City Planning and Development Services staff shall provide the Planning Commission with an annual update on development activity within the City as a whole, Neighborhoods and the mixed use land use designations. 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 *(New)*

Strategy LU 1.2.12.a Maximum Thresholds

Development and or redevelopment within the Mixed Use designations shall not exceed the maximum threshold without receiving an amendment to this Comprehensive Plan initiated by the City of Venice or receiving non-residential reserve square footage per Strategy LU 1.2.20.

Strategy LU 1.2.12.b Thresholds Applied

The minimum and maximum thresholds shall be applied on a per Neighborhood basis and not applied on a City-wide basis. *(New)*

Strategy LU 1.2.13 – Mixed Use Designations – Government Uses.

Government uses shall be permitted within the Mixed Use Designations.

Strategy LU 1.2.14 - Form Based Code.

The City shall adopt a Form Based Code within the Mixed Use designations to achieve the Context Sensitive Design. Until such time as the Form Based Code is adopted, the City shall utilize Form Based Code concepts in its reviews. *(New)*

Strategy LU 1.2.15 - 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 within the respective Mixed Use designation shall be deemed to be compatible and not subject to internal transitions and or buffering. *(New)*



Strategy LU 1.2.16 - Mixed Use Development Transitions.

Mixed-use areas are deemed to be compatible with the adjacent land use designations. (New)

Strategy LU 1.2.17 - 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. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major street, where feasible. (New)

Strategy LU 1.2.18 – Mixed Use Residential Open Space Connectivity

Within the MU-R 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. (New)

Strategy LU 1.2.19 – Attainable Housing Density Bonus

Within the Medium and High Density Residential Land Use Designations and the Mixed Use Designations, excluding MU-R, a development bonus may be granted, if developments provide qualifying Attainable Housing as defined in Strategy HG 1.6.1. Attainable Housing Density Bonuses shall be reviewed as part of a rezoning and accompanying binding development plan and Strategy HG 1.6.3.

Strategy LU 1.2.20 - Reserve Density and Intensity.

In order to encourage development and redevelopment that seeks to facilitate multi-use and mixed use projects within targeted areas of the City, the Mixed Use designations, excluding the MUR, are created to provide for an effective mix of office, service, retail, entertainment, residential, open space and transportation uses that will promote livable areas. Total densities and intensities of development within the respective Mixed Use designations may be increased as follows: (New)

1. Non-Residential: 1,000,000 square feet are held in reserve to be allocated by the City Council upon recommendation by the Planning Commission at the time of rezoning and/or site plan.
2. Residential: 500 dwelling units are held in reserve to be allocated by the City Council upon recommendation by the Planning Commission at the time of rezoning and/or site plan.

Strategy LU 1.2.22 - Essential services.

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



Planning and Design Principles

Intent LU 1.3 Planning and Design Principles.

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.

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. *(New)*

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. *(Relocated)*

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. *(New)*



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. *(New)*

Strategy LU 1.3.9 Historic Preservation

The City shall encourage the preservation of historic structures through adaptive reuse. For structures in, or eligible to be included in the Historical Register, the existing floor area ratio of the vacant structure may be considered conforming with the underlying land use plan category even if it exceeds the maximum permitted. *(New)*

Strategy LU 1.3.10 Nolen Plan

Within the limits of the Nolen Plan, the City shall ensure high quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics; strengthen neighborhood connections and reinforce Venice's unifying design features such as architectural theme, setbacks, pedestrian systems and connectivity, trees, grid system of streets and integration with the Nolen Parks.

The City recognizes the physical plan has been modified since its inception and there may be situations in the future that warrants additional deviations from this physical plan. This Strategy shall not be construed to limit development and redevelopment activities which are deemed acceptable through a super-majority vote by the City Council.

(New)

Airport Land Use Compatibility

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. *(New)*

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. *(New)*

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. *(New)*



Industrial Development

Intent LU 2.2 Industrial Development

The City's industrial development areas including existing industrial parks are intended to provide 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. *(New)*

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. *(New)*

Intent LU 3.1 Coastal Management Directives.

The City shall, within the Open Space Element define, identify and provide Strategies for the protection of coastal planning areas and to maintain and enhance the environmental quality for its residents. *(New)*

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. *(Relocated; New)*

Strategy LU 3.1.2 – Coastal High Hazard Area Identified

The boundary of the CHHA is shown on the Future Land Use Map and shall serve as the basis for the boundary determinations. *(New)*

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. *(New)*

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. *(Relocated, New)*

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. *(New)*

Transitional Strategies (Policies) and the Land Development Code

Vision LU 4 Land Development Code and Transition Issues

Intent LU 4.1 Land Development Code and Transition Strategies.

The City realizes that certain Policies adopted in the 2010 City of Venice Comprehensive have been amended which included regulatory language and served as the basis for development applications. The City shall adopt standards within the Land Development Code which implements the Comprehensive Plan including those Policy amendments. During the time frame in which the Land Development Code is under review and subsequent adoption, it is understood the applicable regulatory standards of the 2010 Comprehensive Plan shall apply.

Strategy LU 4.1.1 Transitional Language specific to Comprehensive Plan regulatory language.

The City realizes that certain Policies adopted in the 2010 City of Venice Comprehensive have been amended which included regulatory language and served as the basis for development applications. The City shall adopt standards in the Land Development Code which regulate building height, architectural standards, and compatibility. Until such time as the Land Development Code is amended, the development standards included within the 2010 Comprehensive Plan shall continue to be applied as follows:

Within the 2010 Comprehensive Plan - Planning Areas shown on the Maps in Appendix **AX-1** through **AX-10**:

A. Height:

1. Maximum building height: 45 feet (as measured in the Land Development Code)

B. Architecture:

1. Northern Italian Renaissance
2. Mediterranean Revival

Other Policies and Items:

A. Land Use Compatibility Review Procedures

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of:

- A. Land use density and intensity.
- B. Building heights and setbacks.
- C. Character or type of use proposed.



D. Site and architectural mitigation design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

B. Site Plan Design and Architectural Review Procedures

Policy 8.5 Site Plan Design and Architectural Review Procedures. Implement the City's architectural and design standards by working with the applicant to ensure that community architectural standards have been addressed. The site plans are required to include:

- A. A narrative about how the project is compatible with the surrounding area and addresses the architectural, design, and development criteria for established design districts, neighborhoods, and activity centers.
- B. Line drawings and colored architectural elevations of each side of the building.
- C. Colored boards with material samples (i.e., paint samples, roof tiles, and decorative and architectural features).
- D. Elevation drawings, colored architectural renderings, and sample materials of any additional decorative features or structures. Such features include, but are not limited to, signage, fountains, fences, shade structures, and other public amenities.
- E. Landscape plan that addresses overall site design, screening, and buffering, and provides for Florida Friendly landscaping.
- F. Upon completion of the project, on-site inspection is required to confirm compliance with approved plans.



Strategy LU 4.1.2 Transitional Language specific to Implementing Zoning Districts.

The City shall, through the update to the Land Development Code process, analyze and update the current zoning districts and where feasible, consolidate and eliminate districts. The City shall also develop zoning districts which utilize and or include form based codes within the applicable Mixed Use designations.

Joint Planning Areas

Intent LU 5 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. Consistent with the adopted JPA/ILSBA, the following Strategies shall apply.

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.

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.



JPA/ILSBA	Development Standards			Building Envelope	Open Space Requirements
	Uses	Density	Intensity		
Rustic Road Neighborhood (JPA/ILSBA Area No. 1) 489 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Industrial Manufacturing 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: 5 to 9 units per acre, calculated on a gross acreage basis <u>Subarea No. 2</u>: Up to 5 units per acre, calculated on a gross acreage basis 	<ul style="list-style-type: none"> Up to 50% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage. 	<ul style="list-style-type: none"> 3 stories maximum height 	<ul style="list-style-type: none"> At least 34.2 gross acres shall be conservation/open space
Auburn Road to I-75 Neighborhood (JPA/ILSBA Area No. 2a) 176 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Commercial Equestrian uses in Subarea No. 2 	<ul style="list-style-type: none"> Up to 3 units per acre, calculated on a gross acreage basis 	<ul style="list-style-type: none"> Up to 10% of the acreage non-residential Shall not exceed a Floor Area Ratio of 0.25 for the gross acreage. Conversion between residential and accessory non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet accessory non-residential space, gross acreage 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: 3 stories maximum height (up to 42' including parking) <u>Subarea No. 2</u>: 2 stories maximum height (up to 30' including parking) <u>Subarea No. 3</u>: 2 stories maximum height (up to 30' including parking) 	<ul style="list-style-type: none"> At least 7.4 gross acres shall be conservation/open space
I-75 / Jacaranda Boulevard Sector (JPA/ILSBA Area No. 2b) 175 Acres	<ul style="list-style-type: none"> Residential Retail Office space Industrial Manufacturing 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: 9 units per acre, calculated on a gross acreage basis. <u>Subarea No. 2</u>: 13 units per acre, calculated on a gross acreage basis. <u>Subarea No. 3</u>: 18 units per acre, calculated on a gross acreage basis. 	<ul style="list-style-type: none"> Up to 10% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet 	<ul style="list-style-type: none"> 3 stories maximum height (up to 42' including parking) 	<ul style="list-style-type: none"> At least 4.6 gross acres shall be conservation/open space

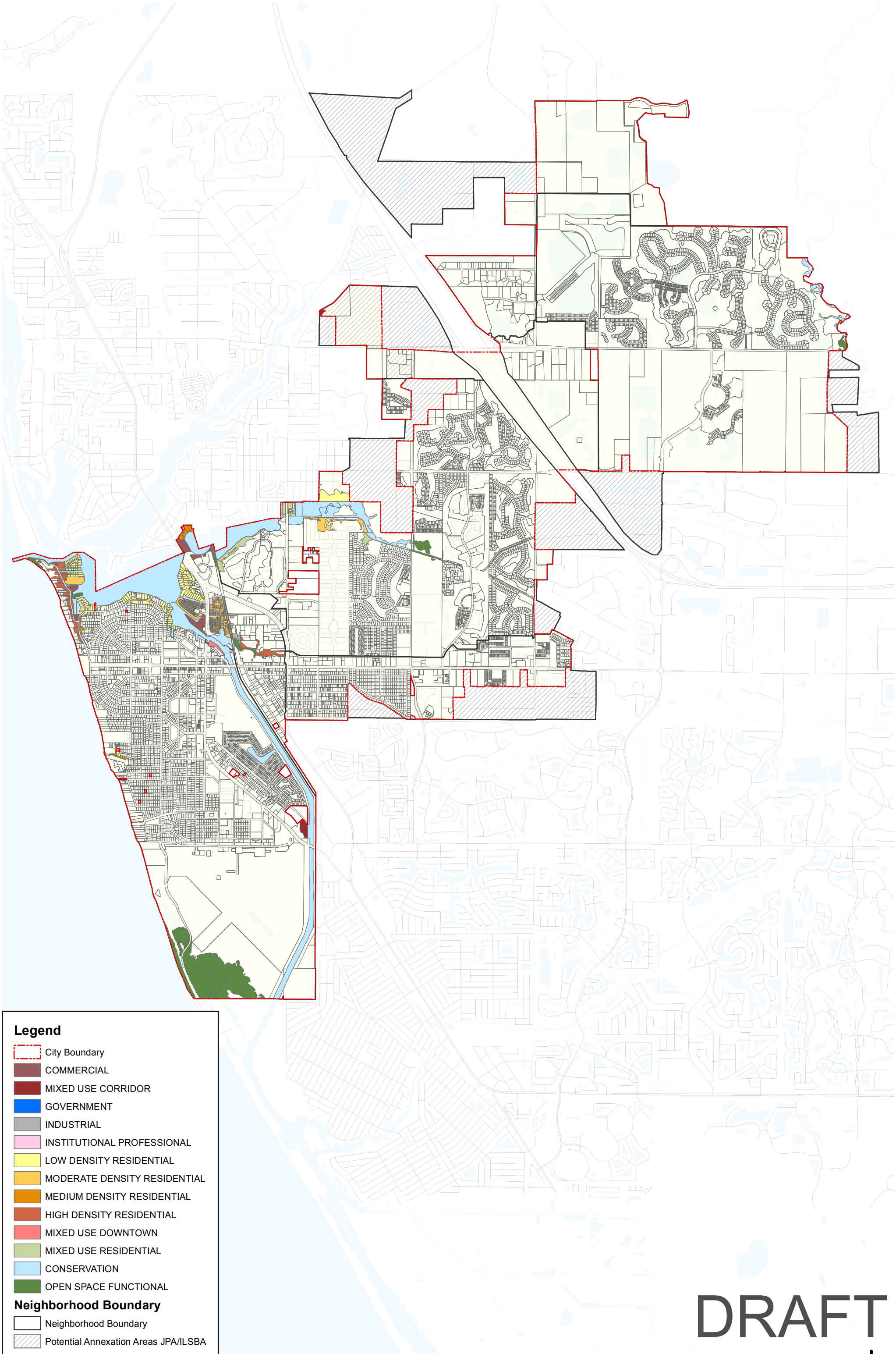


			non-residential space, gross acreage		
Border Road to Myakka River Neighborhood (JPA/ILSBA Area No. 3) 629 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Commercial 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: Up to 5 units per acre, calculated on a gross acreage basis. <u>Subarea No. 2</u>: Up to 3 units per acre, calculated on a gross acreage basis. 	<ul style="list-style-type: none"> Up to 5% of the acreage non-residential Shall not exceed a Floor Area Ratio of 0.25 for the gross acreage. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet non-residential space, gross acreage 	<ul style="list-style-type: none"> 3 stories maximum height (up to 35' including parking) 	<ul style="list-style-type: none"> At least 57 gross acres shall be conservation/open space
South Venice Avenue Neighborhood (JPA/ILSBA Area No. 4) 239 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Commercial 	<ul style="list-style-type: none"> Up to 3 units per acre, calculated on a gross acreage basis 	<ul style="list-style-type: none"> Up to 33% of the acreage non-residential Shall not exceed a Floor Area Ratio of 1.5 for the gross acreage. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage 	<ul style="list-style-type: none"> 3 stories maximum height (up to 42' including parking) 	<ul style="list-style-type: none"> No minimum
Laurel Road Mixed Use Neighborhood (JPA/ILSBA Area No. 5) 296 Acres	<ul style="list-style-type: none"> Residential Retail Office Space Commercial 	<ul style="list-style-type: none"> Up to 8 units per acre, calculated on a gross area basis 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: Up to 33% of the acreage non-residential <u>Subarea No. 2</u>: Up to 50% of the acreage non-residential <u>Subarea No. 3</u>: Up to 100% of the acreage non-residential Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit 	<ul style="list-style-type: none"> <u>Subarea No. 1</u>: 2 stories maximum height (up to 35' including parking) <u>Subarea No. 2</u>: 3 stories maximum height (up to 42' including parking) <u>Subarea No. 3</u>: 3 stories maximum height (up to 42' including parking) 	<ul style="list-style-type: none"> At least 13.8 gross acres shall be conservation/open space



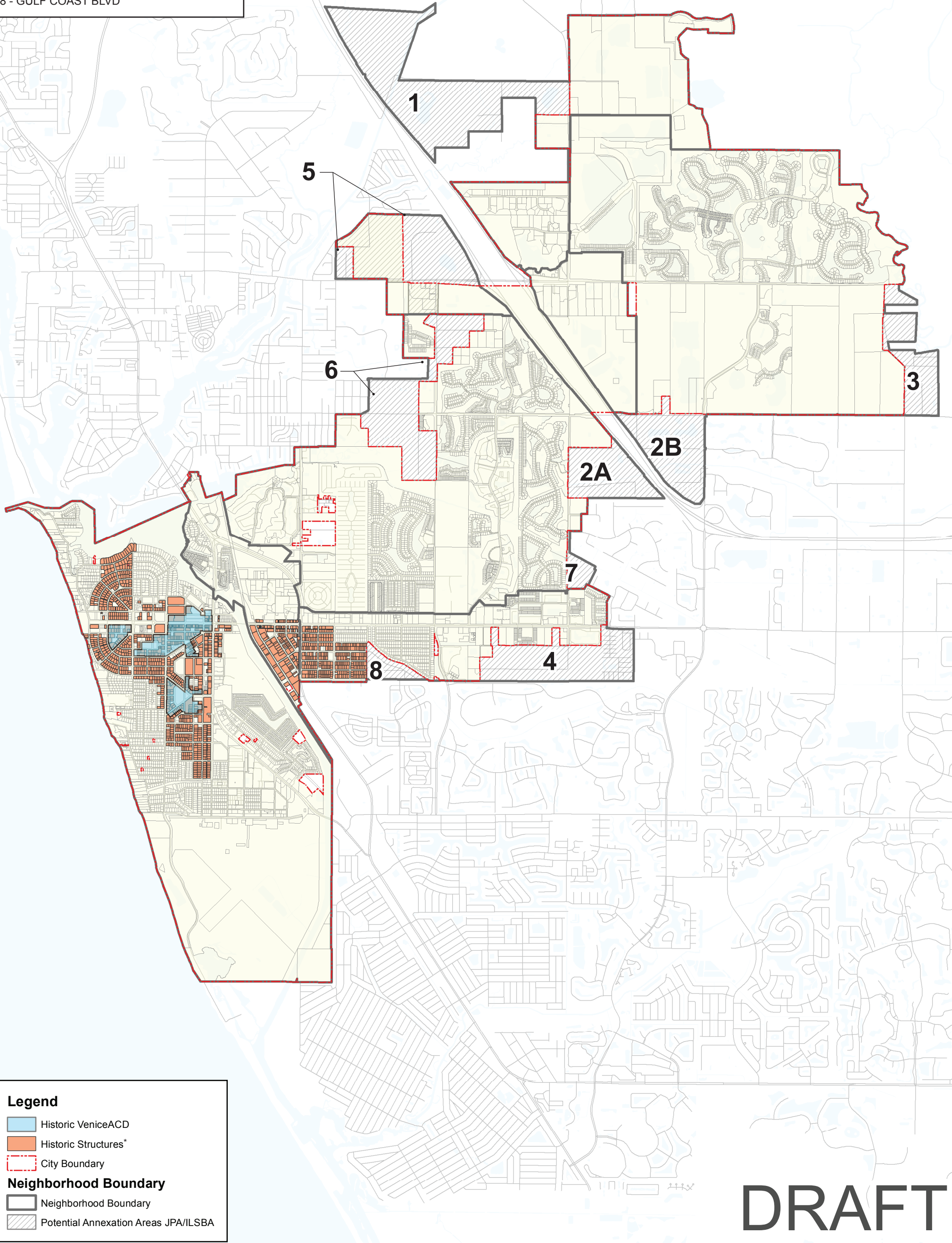
			per 2,000 square feet commercial space, gross acreage		
Pinebrook Road Neighborhood (JPA/ILSBA Area No. 6) 232 Acres	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Up to 3 units per acre, calculated on a gross area basis 	<ul style="list-style-type: none"> None Permitted 	<ul style="list-style-type: none"> 2 stories maximum height (up to 30' including parking) 	<ul style="list-style-type: none"> At least 11.2 gross acres shall be conservation/o pen space
Auburn Road Neighborhood (JPA/ILSBA Area No. 7) 25 Acres	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Up to 5 units per acre, calculated on a gross area basis 	<ul style="list-style-type: none"> None Permitted 	<ul style="list-style-type: none"> 2 stories maximum height (up to 30' including parking) 	<ul style="list-style-type: none"> At least 2.7 gross acres shall be conservation/o pen space
Gulf Coast Boulevard Neighborhood (JPA/ILSBA Area No. 8) 33 Acres	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Up to 3.5 units per acre, calculated on a gross area basis 	<ul style="list-style-type: none"> None Permitted 	<ul style="list-style-type: none"> 2 stories maximum height (up to 35' including parking) 	<ul style="list-style-type: none"> No minimum





JPA / ILSBA AREAS

- 1 - RUSTIC RD
- 2A - AUBURN RD TO I-75
- 2B - I-75 / JACARANDA BLVD
- 3 - BORDER RD TO MYAKKA RIVER
- 4 - SOUTH VENICE AVE
- 5 - LAUREL RD MIXED USE
- 6 - PINEBROOK RD
- 7 - AUBURN RD
- 8 - GULF COAST BLVD



*SOURCE: NATIONAL/LOCAL REGISTERS OF HISTORIC PLACES