

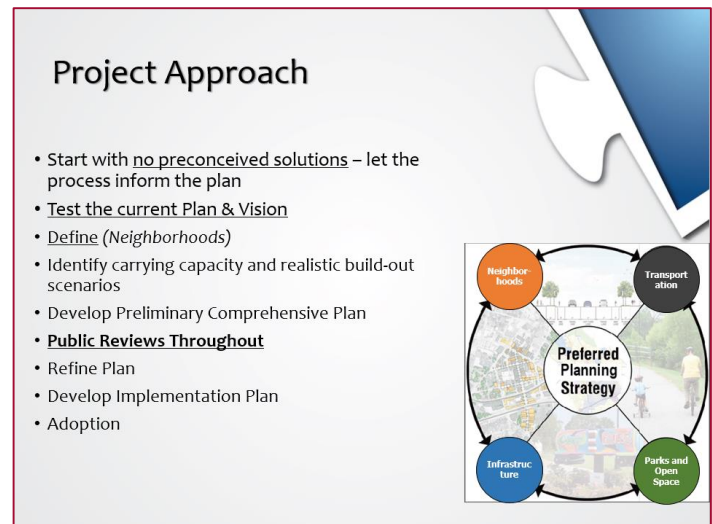
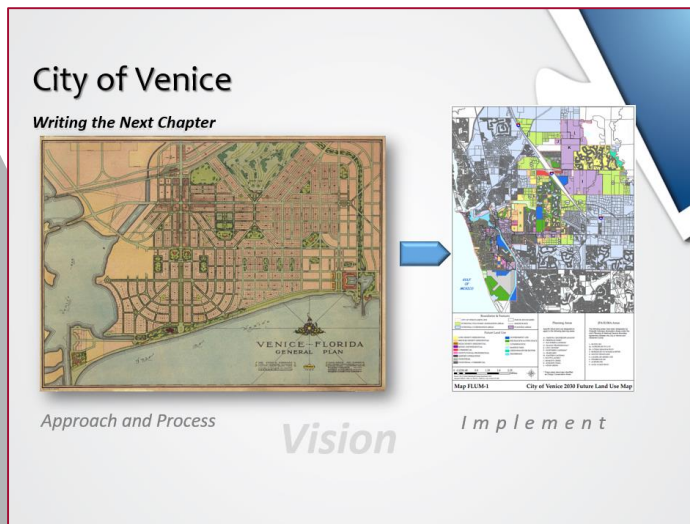
City of Venice Florida Comprehensive Plan 2017-2027

Community Workshop Presentations
January 31 – February 2, 2017



INTRODUCTION

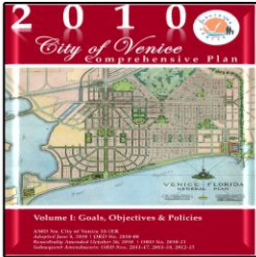
Where did we Start?



Overall Goals of the Plan Revision

- Simplify, remove redundancies, make it easier to understand and use
- Future orientated, *What do we want for the City?*
- Remove regulatory items (move to City's Land Development Regulations)
- Remove unfunded studies and master plans
- Reflect more realistic, sustainable results
- Update per changes in Florida Growth Management Laws
- *"Don't screw it up" – "Keep Venice, Venice"*

Plan Framework



2010

- Goals
- Objectives
- Policies
- 6 Chapters
 - 15 Elements
 - 12 Planning Areas
 - 688 G O P



2017

- Vision
- Intent
- Strategies
- 6 Elements
- 7 Neighborhoods
 - Appendix
 - 293 V I S

Proposed Plan Organization

☐ Introduction

☐ Background

☐ City-wide Elements

- Land Use
- Transportation & Mobility
- Open Space
- Housing
- Infrastructure
- Public School Facilities

☐ Neighborhoods

☐ Appendix

- Capital Improvement Schedule
- JPA/ILSBA
- Areas of Unique Consideration

Plan Numbering Scheme

Two Letter Identifier

City Wide Element Identifier

- LU = Land Use
- TR = Transportation
- OS = Open Space
- HG = Housing
- IN = Infrastructure
- Public School Facilities
(no ID)

Neighborhood Element Identifier

- IS = Island
- GW = Gateway
- PB = Pinebrook
- EV = Venice Avenue
- LR = Laurel Road
- NE = Northeast Venice
- KT = Knights Trail

Plan Numbering Scheme

Example:

City-wide:

Vision LU 1 – First Vision statement in the Land Use Element

Intent LU 1.1 – First Intent statement of first LU Vision

Strategy LU 1.1.1 – First Strategy of the First LU Intent

Strategy LU 1.1.2 – Second Strategy of First LU Intent

Neighborhood:

Strategy LU-IS 1.1.1 – First Strategy of the First LU Intent, Island

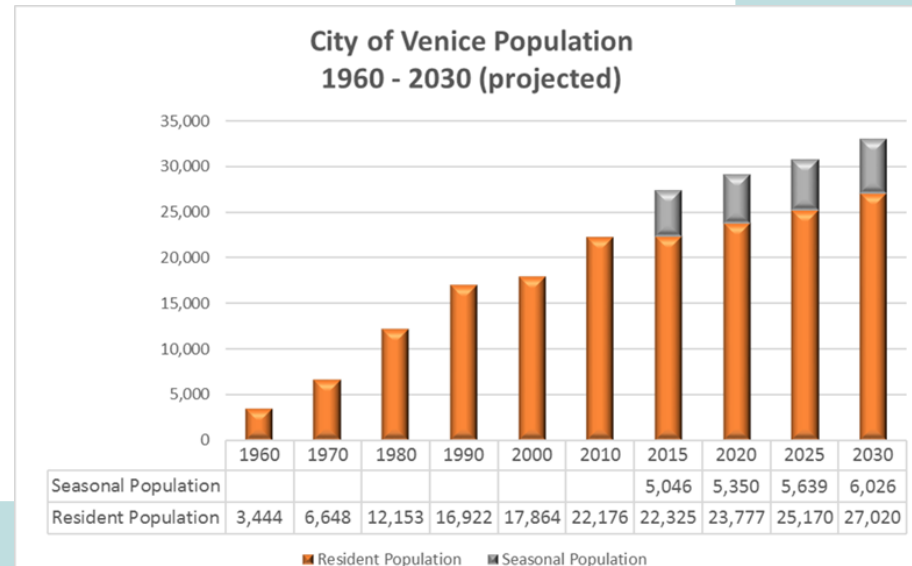
Strategy LU-IS 1.1.2 – Second Strategy of First LU Intent, Island



BACKGROUND

What Factors Influenced the Plan?

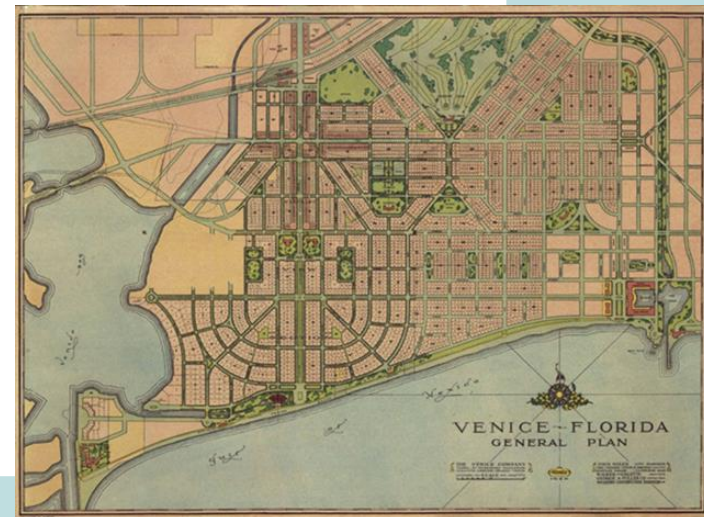
- History of Venice – From John Nolen to Today
- Geographic Location – “City on the Gulf”
- Demographics:
 - Population Projections
 - Age Distributions
 - Employment Opportunities
 - Income Distributions
 - Housing Types
- Existing Land Uses
- Development Trends
- Public Input



Public Input in Summary

What did we hear?

- Preserve Venice's character and history (Nolen Plan).
- Protect the City's natural resources and encourage retention of open space.
- Balance future growth that integrates new and existing developments with sufficient infrastructure and community services.
- Develop mixed-use areas and pedestrian-oriented streets.



Public Input in Summary

What did we hear?

- Provide a multi-modal transportation system that enhances mobility.
- Ensure that the City will have a variety of housing types that are available to wide range of incomes and market demands.
- Promote a diversified business environment.





ELEMENTS

City Wide


Land Use Key Items

- Neighborhoods Established
 - *Planning Areas Eliminated*
- New Future Land Use Designations
 - Residential
 - Low, Moderate, Medium, High
 - Non-Residential
 - Commercial, Institutional–Professional, Industrial, Government
 - Open Space
 - Functional, Conservation
 - Mixed–Use

2017 Neighborhoods Map

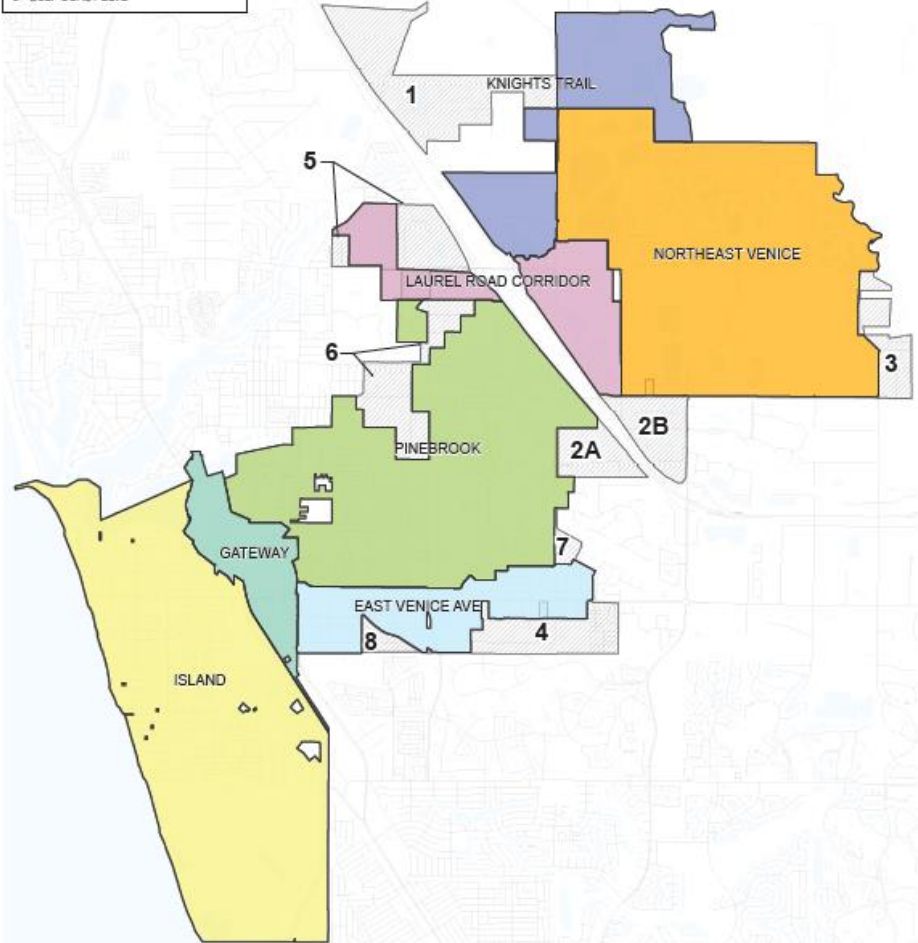
Legend

Neighborhood Boundary

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

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

DRAFT

2017 Future Land Use Map

Legend

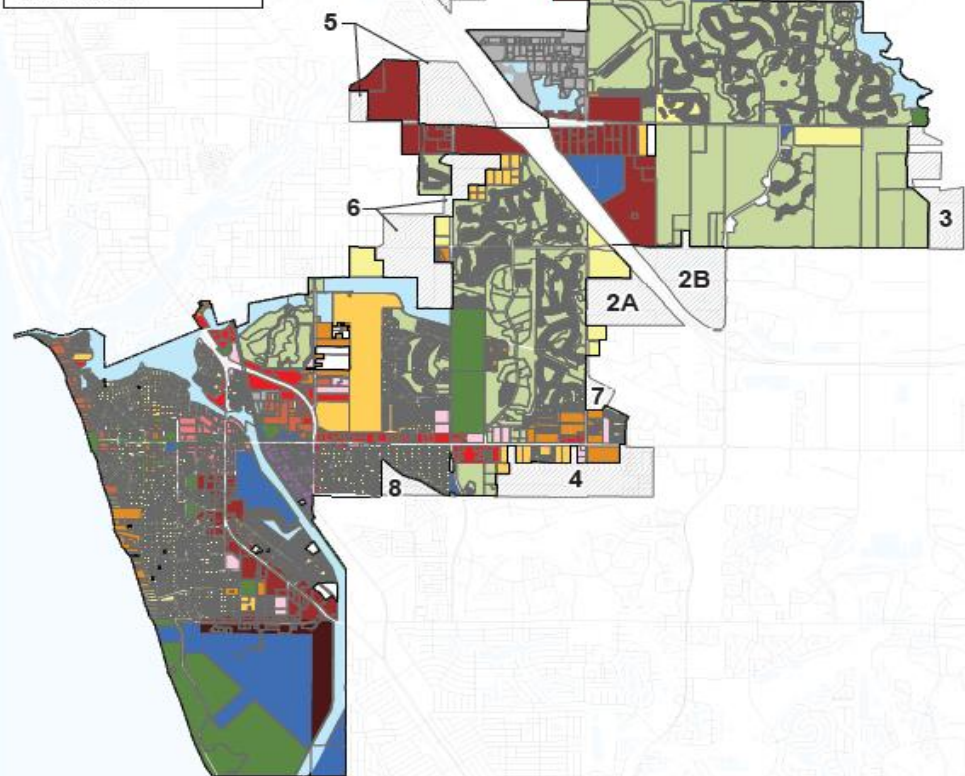
 City Boundary

Future Land Use


-  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

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

Future Land Use

-  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

Density and Intensity

- No conversion from Residential to Non-Residential (increased clarity!)
- Density and Intensity (City-Wide) revised to more accurately reflect more practical outcomes and expectations.

Plan Comparison

Previous Plan (2010)

- Residential
 - 58,502 dwelling units \pm
- Non-Residential
 - 94,000,000 square feet \pm

Current Plan (2017)

- Residential
 - 32,200 dwelling units \pm
- Non-Residential
 - 80,000,000 square feet \pm

Mixed Use Designations

Mixed–use Areas Include:

- Geographic Location
- Allowable Uses
- Min / Max Distribution of Acreage
 - Residential vs Non-Residential
 - Open Space (mixed use residential)
- Allowable Density
- Allowable Intensity

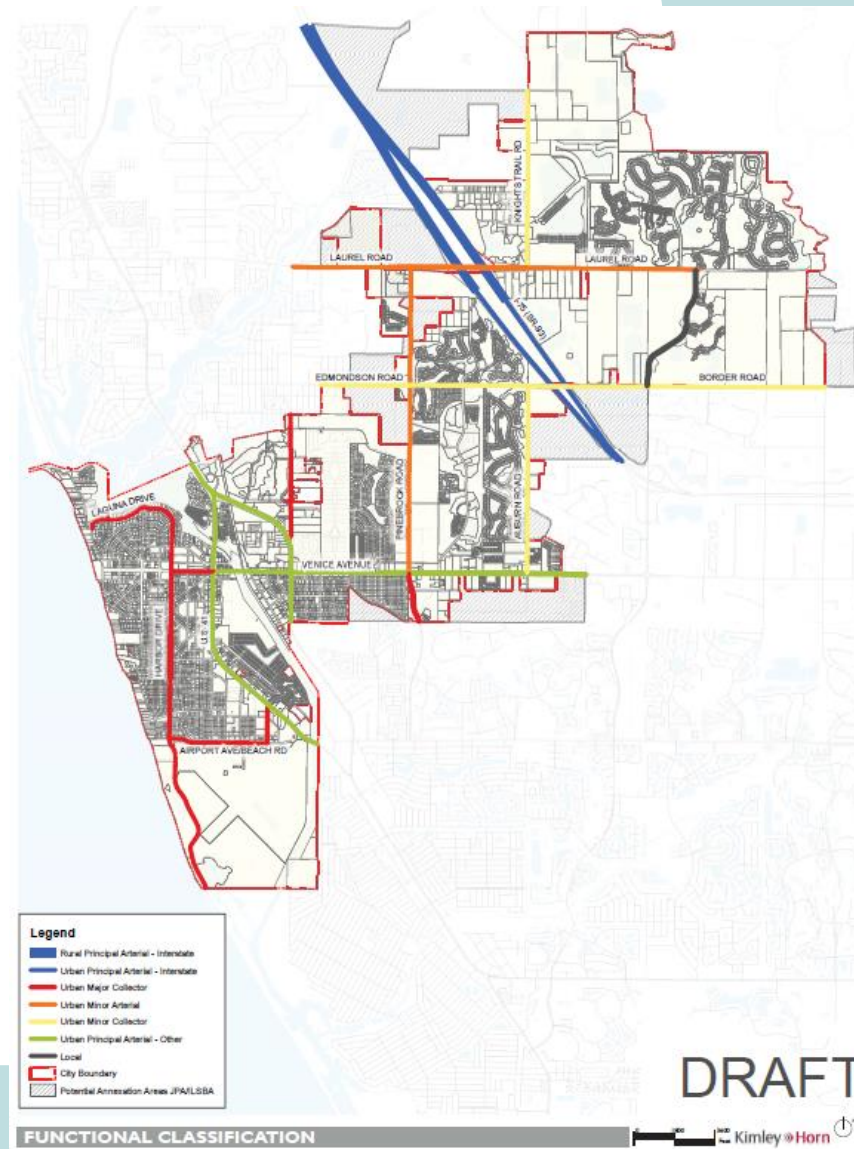
Transition Items

Land Development Code and Transition Issues – Needed to retain specific regulatory aspects of (current) Plan until the Land Development Code is updated

- Building Heights (Zoning and Planning Areas)
- Architecture (Not just Northern Italian, may differ in different parts of the city)
- Compatibility (Previous Policy 8.2)
- Site Plan Design and Architectural Review Procedures (Previous Policy 8.5)

Transportation & Mobility: A Multimodal System

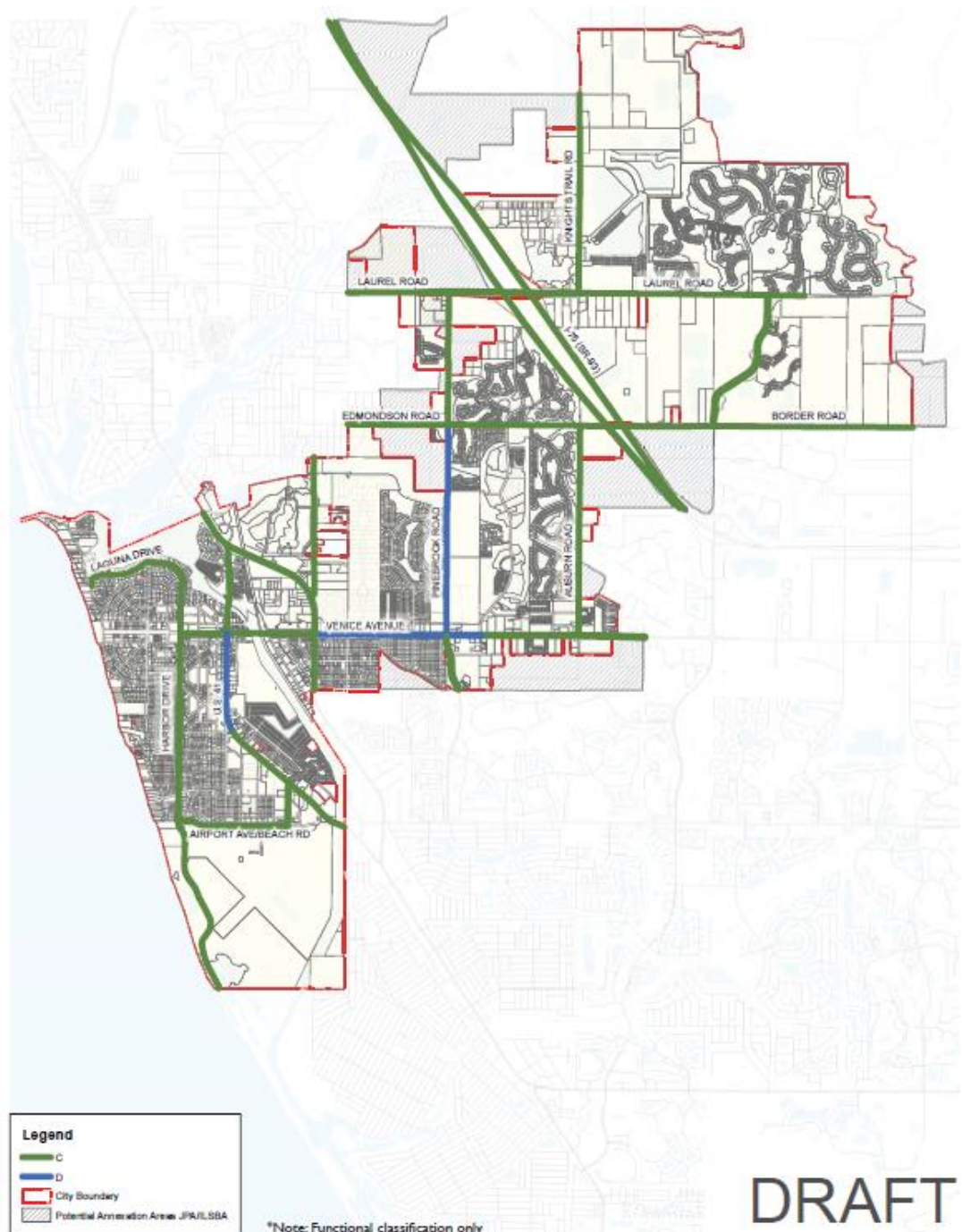
- Roadways
 - Freeways/Expressways
 - Major Arterials
 - Minor Arterials
 - Major Collectors
 - Minor Collectors
 - Local Roads
 - Significant Local Roads
- Pedestrian Facilities
- Bicycle Facilities
- Transit Facilities



Level of Service Standards

Adopts (sets) City-wide LOS

- Roadways
- Pedestrian
- Bicycle
- Transit* (service determined by SCAT)



DRAFT

Complete Streets

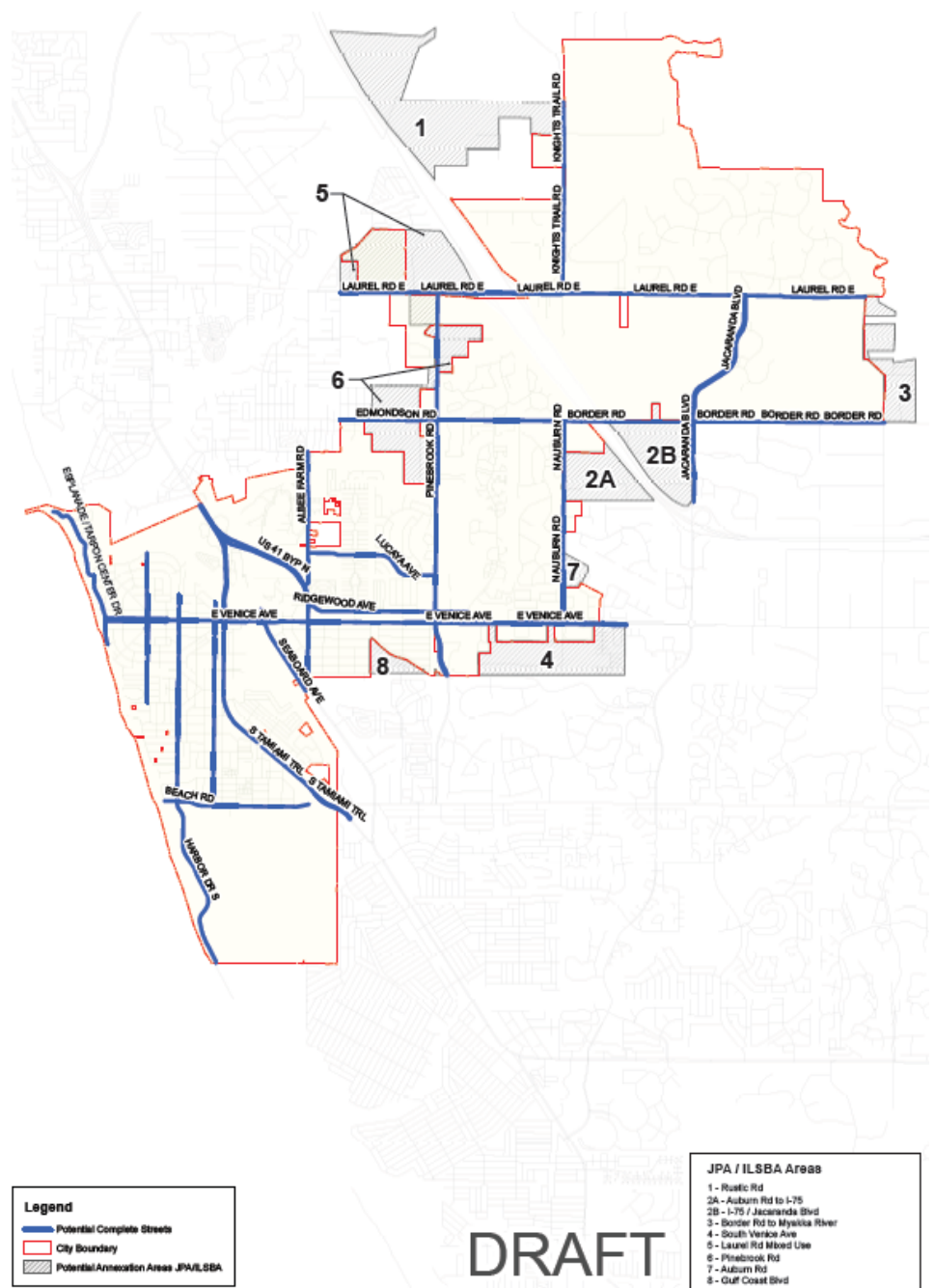
All Arterials, Collectors, and Significant Local Roadways are candidates

- *Specifics in Neighborhoods*
 - Bike Lanes
 - Buffered Bike Lanes
 - Neighborhood Greenway
 - Multi-Use Trails/Shared Use Paths
 - Cycle Tracks
 - Good Sidewalk Design
 - Crosswalks
 - Interactive Flashing Beacon
 - Pedestrian Hybrid Beacon
 - Curb Extensions/Bulb-outs
 - Median Islands/Refuges
 - Lighting
 - On-Street Parking
 - Shading/Trees
 - Bus Shelters
 - Road Diets

Example CS Components



(Potential) Complete Streets



Open Space: *Two Types*

Functional:

- Parks, public outdoor areas, golf courses, sports fields, playgrounds, public beaches, marinas, lakes, plazas, trails, sports facilities, and other areas that meet the recreational, social, and leisure needs of the community.



Open Space: *Two Types*

Conservation:

- Protected open spaces (wetlands, wetland buffers, coastal and river habitats), preserves, native habitats including protected species, wildlife corridors, and any other lands owned by the City, County, State or Federal agency that do not qualify as functional open space.



Functional Open Space

Relationship to the City's Parks Master Plan.

- Emphasis on maintenance and enhancement of existing parks over acquisition of new park lands until level of service standard is no longer being met.

Conservation Open Space

- Wetlands
- Native Habitats, Conservation Lands, and Natural Resources
- Unique Habitats
- Open Space/Wildlife Corridors
- Mining Operations
- Coastal Waterway Conservation and Protection/ CHHA
- Conservation Design and Development Considerations
- Interagency Coordination

Housing: Key Items

- Housing Options
- Historic Resources
- Alternative Construction
- Special Needs Housing
- Attainable Housing
- Coordination

Attainable Housing

- Definitions
- Housing Costs (assumptions)
- Potential Density Bonus

Attainable Housing - Maximum Density (du/ac) With Density Bonus					
	Medium Density	High Density	Mixed Use Downtown, MUD	Mixed Use Seaboard, MUS	Mixed Use Corridor, MUC
Maximum Density <u>without</u> bonus (consistent with Strategies LU 1.2.3 and 1.2.9)	13	18	18	18	13
Affordable Housing	26	36	36	36	26
Community Housing	20	27	27	27	20

Infrastructure

Key Items

- Community Services
- Utility Services
 - Potable water, reclaimed water, wastewater, stormwater management.
 - Solid Waste management.
 - LOS established.
- Public School Facilities



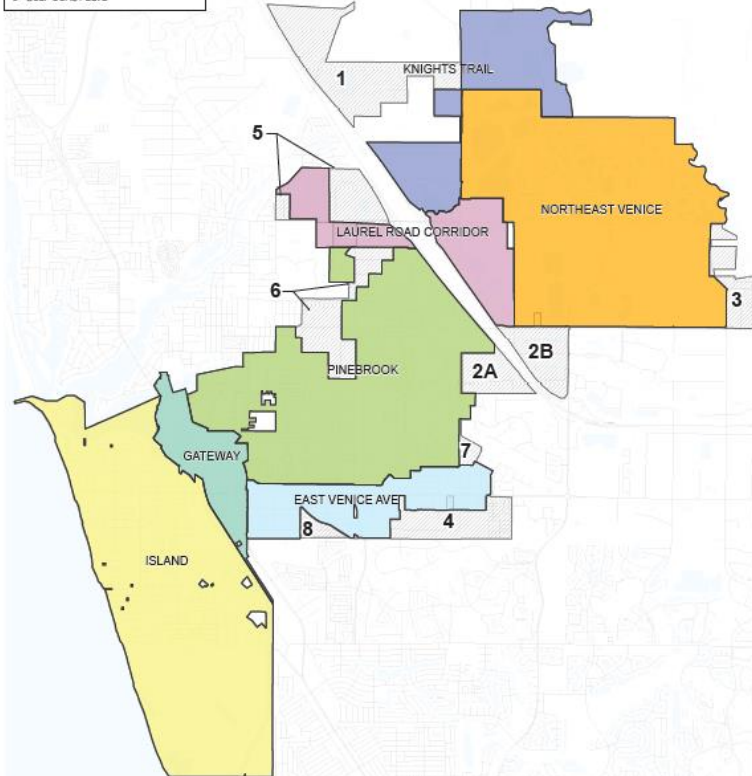


NEIGHBORHOODS

2017 Neighborhoods Map

JPA / ILSPA 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

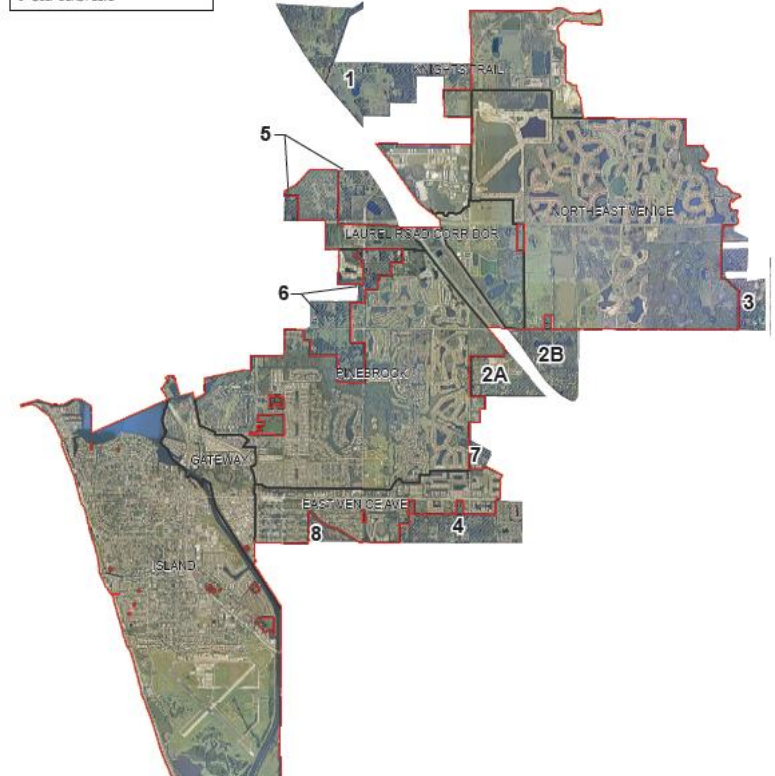


- Legend**
- Neighborhood Boundary
 - Island
 - East Venice Avenue
 - Gateway
 - Knights Trail
 - Laurel Rd Corridor
 - Northeast Venice
 - Pinebrook
 - Potential Annexation Areas JPA/ILSPA

DRAFT

JPA / ILSPA 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
 - Potential Annexation Areas JPA/ILSPA

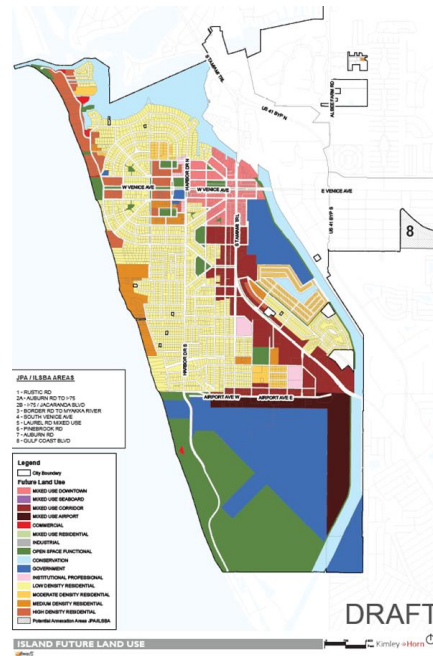
DRAFT

Topics Included in Each Neighborhood

- Overview
- Existing Land Use
- Key Thoroughfares
- Unique Neighborhood Strategies
 - Includes more detail on Mixed-use areas
 - Carrying Capacity (*density and intensity*)
 - Provides specifics on “Complete Streets” in the Neighborhood
- Areas for Future Consideration
 - Topics identified during the course of the Comp Plan update that are beyond the planning horizon, but changing conditions may require their consideration.

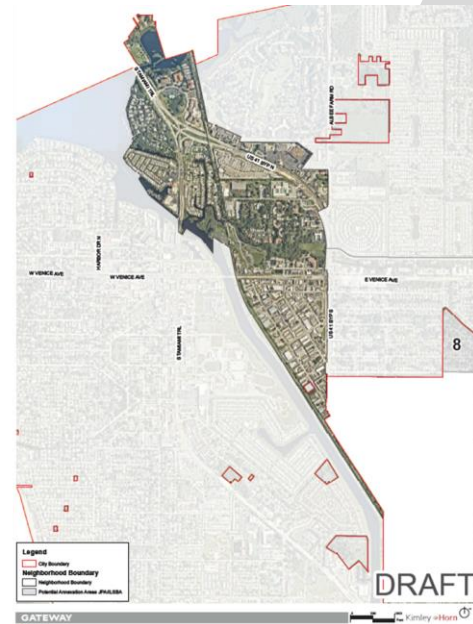
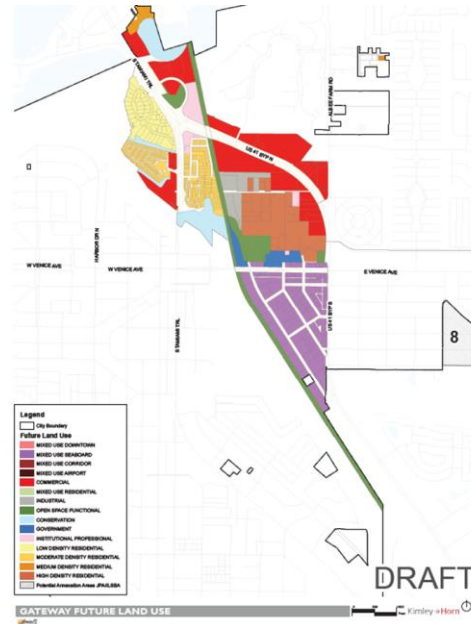
Island Neighborhood

- Historical Considerations
- Mixed-Use Areas
 - Downtown
 - Corridor
 - Airport
- Standards for Existing Areas of Unique Concern
- Complete Streets within the Neighborhood
- Open Space Considerations



Gateway Neighborhood

- Redevelopment Considerations
- Mixed-Use Area
 - Seaboard
- Waterfront Development
- Complete Streets within the Neighborhood
- Open Space Considerations
- Infrastructure Enhancements
 - Stormwater Controls
 - Parking and Streetscape

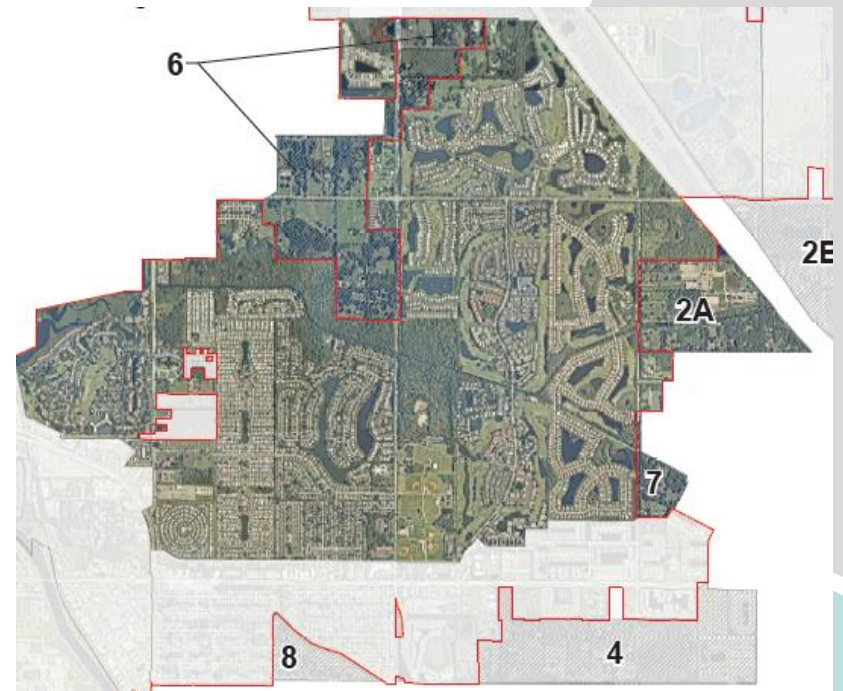
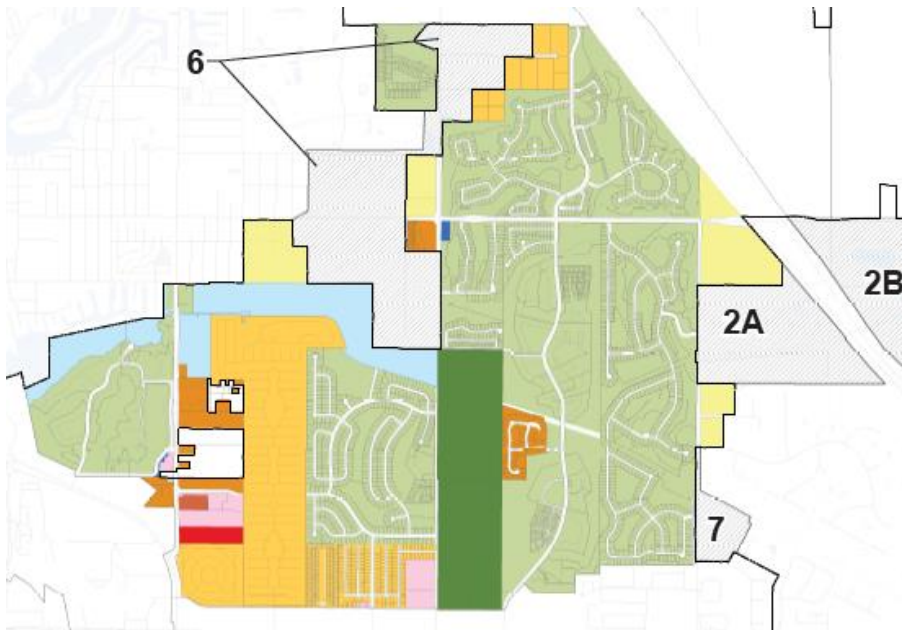


- Redevelopment Considerations
- Complete Streets within the Neighborhood
 - Driveway Connections
- Open Space Considerations



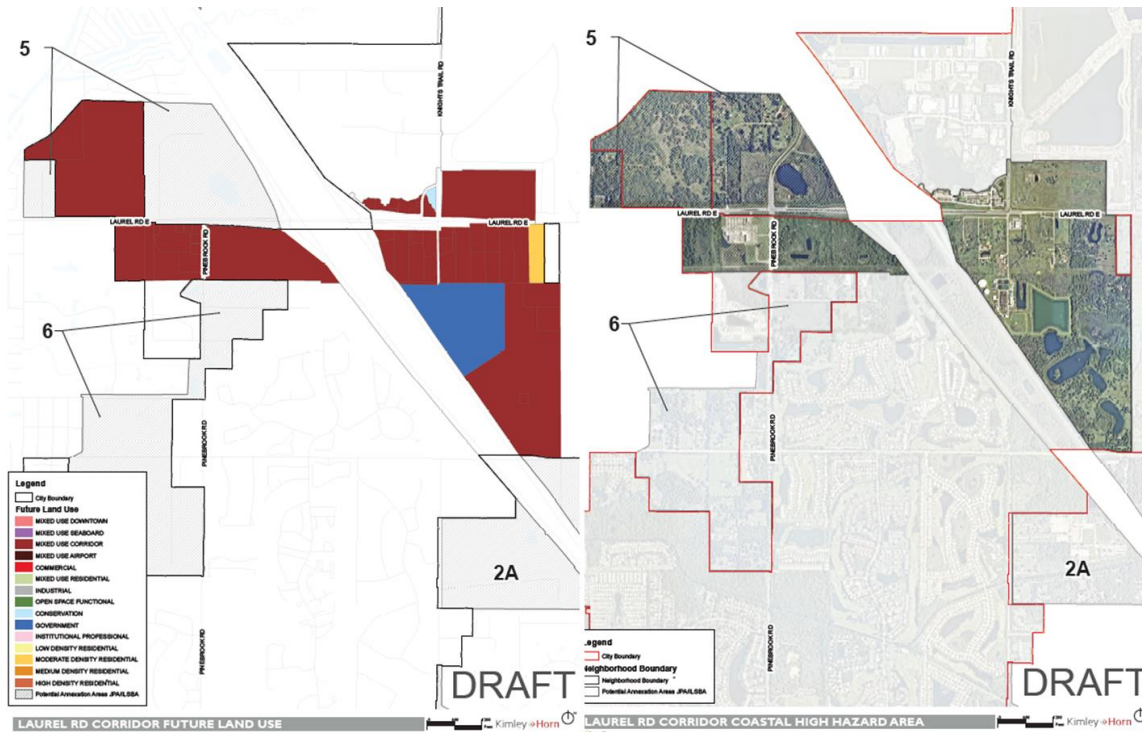
Pinebrook Neighborhood

- Existing PUD open space protections.
- Mixed-use Residential
- Complete Streets within the Neighborhood
- Open Space Considerations



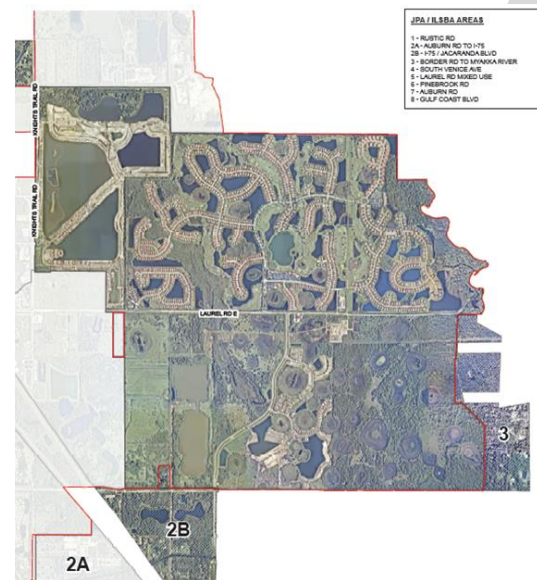
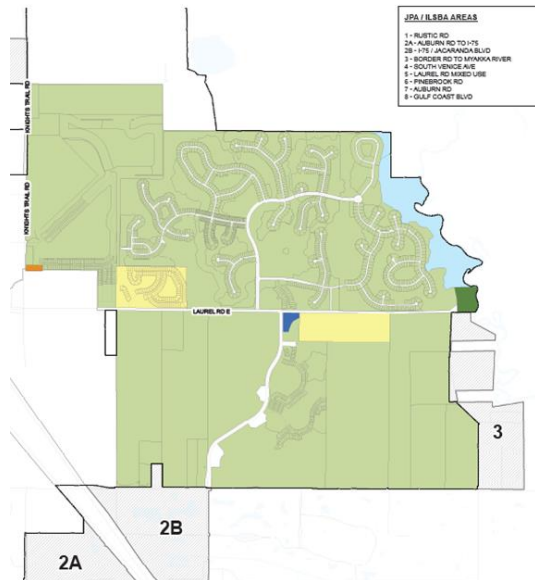
Laurel Road Neighborhood

- Mixed-Use Area (Corridor)
- Complete Streets within the Neighborhood



Northeast Venice Neighborhood

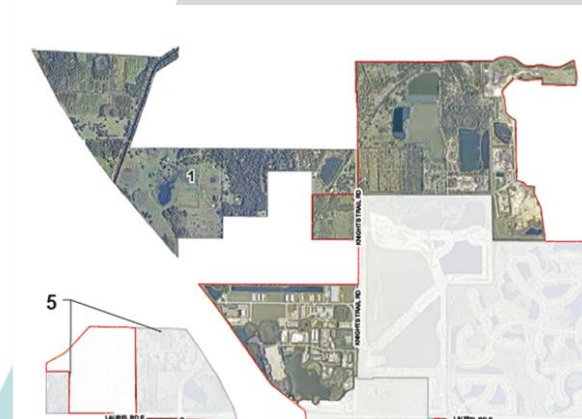
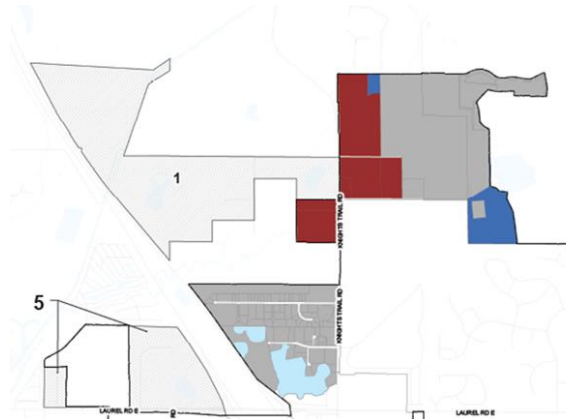
- Mixed-Use Area (Residential)
- Complete Streets within the Neighborhood
- New Roadways
- Open Space Considerations



Knights Trail Neighborhood

- Mixed-Use Area (Corridor)
- Industrial Lands
- Complete Streets within the Neighborhood
- Extension of Knights Trail Road north
- Transit

Expansion



Opportunities to Provide Public Comments...

☐ Planning Commission Meetings*:

- February 7th
- February 21st
- March 7th

** Each meeting has an agenda item to receive public comments regarding the Comprehensive Plan*

- Be sure to check the website for announcements on additional future meetings.

☐ Written Comments:

- Complete the form provided at the meeting and place in drop box.

Opportunities to Provide Public Comments...

☐ City Website – Comprehensive Plan Update: Complete the form provided online:

- www.venicegov.com/Municipal_links/Plann_zoning/comprehensive.asp

☐ Submit Written Comments:

- **Mail in Comments or drop off:**

Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice FL, 34285

- **Email Comments:**

jbrewer@venicegov.com



**Staff will be
available after the
presentation for
questions**

Thank You!