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June 14, 2017

VIA HAND DELIVERY

Ms. Lori Stelzer
City Clerk
City of Venice
401 West Venice Ave
Venice, Florida 34285

Re: City of Venice Comprehensive Plan Update

Dear Lori:

As you are aware, we represent several property owners in connection with the above-referenced matter.

As requested at the City Council meeting of June 12, 2017, attached please find copies of our proposed policy revisions presented to the City Council.

If you have any questions or need any additional information, please do not hesitate to contact us.

Kind regards.

Very truly yours,


Jeffery A. Boone

Enclosures

cc: Jeff Shrum, Community Development Director
cc: Dave Persson, City Attorney (email only)

Strategy LU 1.2.9.c - Corridor (MUC)

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor and limited portions of the Northeast Venice Neighborhood and Knights Trail Neighborhood.
2. Supports mixed use (horizontal and vertical).
3. Moderate to Medium Density Residential uses are permitted; except for in the Laurel Road Corridor low density/single family uses are not permitted.
4. Non-Residential uses are limited to Commercial and Institutional-Professional.
5. Industrial Uses are not permitted except as noted below.
6. Designation Total Development (Min/Max Percentages) as follows: (except as noted below for the Laurel Road Corridor and Knights Trail):
 - a) Non-Residential: 50% / 90%
 - b) Residential: 10% / 50%
7. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; ~~1.0 maximum per individual property~~
 - b) Residential Density: 5.1 - 13.0
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used.
9. 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.
10. Within the Laurel Road Corridor existing ILW Zoned properties shall be permitted to remain as "grandfathered".
 - a) Min/Max Development Percentages specific to the Laurel Road Corridor as follows:
 1. Non-Residential: 75% / 90%
 2. Residential: 10% / 25%
11. Within the Knights Trail Corridor.
 - a) Min/Max Development Percentages specific to the Knights Trail Corridor as follows:
 1. Non-Residential: 50% / 80%
 2. Residential: 20% / 50%

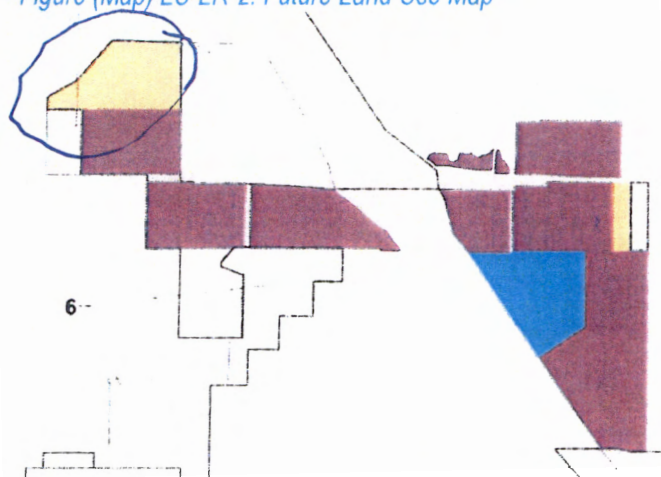
Strategy LU-LR 1.1.3 - Multifamily Mixed Residential Focus

The City shall promote mixed use as a means to provide a variety of housing within this Neighborhood based on existing and proposed employment opportunities, existing and proposed transportation resources including transit and the availability of public infrastructure.

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.

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



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LAUREL ROAD NEIGHBORHOOD

Strategy LU-LR 1.1.1 - Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 457 acres generally including property along Laurel Rd at the I-75 interchange (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUC designation:

- A. The maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is

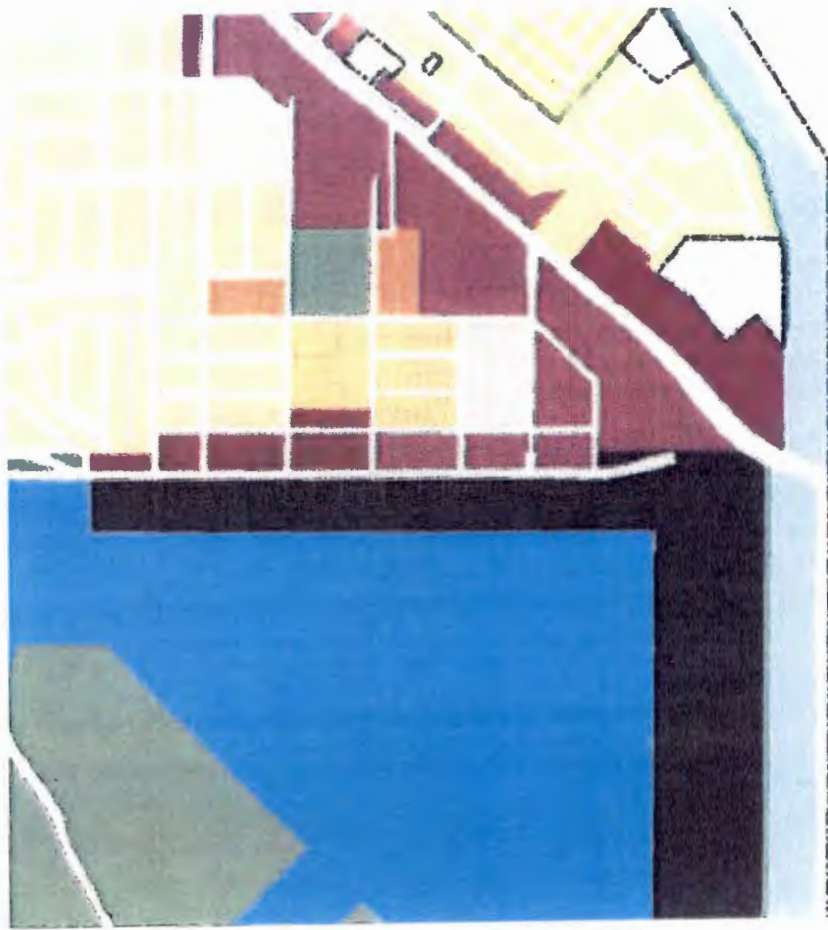
	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 01/01/17
MUC	457	13	10%	25%	594	1,485	17

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); ~~1.0 (for individual sites)~~. The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 01/01/17
MUC	457	0.50	75%	90%	7,465,095	8,958,114	132,251

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



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Strategy LU-IS 1.1.3 - Mixed Use Corridor (MUC)

The MUC within the Island Neighborhood comprises approximately 189 acres (140 acres excluding the Areas of Unique Consideration) generally including Business 41 and Airport Avenue (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUC designation within the Island Neighborhood. For the calculations below and based on the previously adopted level of entitlements the areas of unique concern within the MUC (see Strategy LU-IS 1.1.7) are not included in the total square feet and residential units. As a result, the acreage to be utilized for determining buildout potential is 140 acres:

- A. The maximum residential density is 13.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUC is

	Number of Acres	DUs per Acre (Max)	Minimum Development %	Maximum Development %	Minimum DUs	Maximum DUs	Existing as of 01/01/17
MUC	140	13	30%	70%	546	1,274	1,109

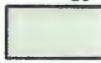
- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); ~~1.0 (for individual sites)~~. The range of square footage permitted in the MUC is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 01/01/17
MUC	140	0.5	30%	70%	914,760	2,134,440	1,453,614

- C. Development and redevelopment may incorporate either a horizontal or vertical mix of uses, typically locating higher activity uses such as retail, restaurant, or similar on the ground floor, and lower intensity uses such as professional office, residential, or similar above the ground floor.

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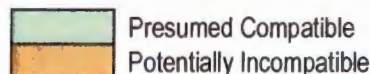
Strategy LU 1.2.16 - Mixed Use Residential (MUR)



1. Limited to existing and proposed properties zoned or proposed to be zoned PUD.
2. Consistent with the PUD Zoning, conservation and functional open spaces are required. See also Strategy OS 1.11.1 – Mixed Use Residential District Requirements.
3. Development standards including bulk development standards and housing types are designated at the PUD Zoning level.
4. 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.
5. Previously approved PUD developments exceeding the standards of this Strategy shall be permitted to retain their currently approved density and intensity, open space percentage provisions, and other previously approved development standards.
6. Min/Max Percentages as follows:
 - a) Residential: 45% / 50%
 - b) Non-Residential: 0% / 5%
 - c) Open Space (including both Functional and Conservation): 50% (min). ~~Open Space shall be comprised of a mix of Functional and Conservation Open Space to achieve 50%, with either type being no less than 10%.~~
7. Intensity/Density:
 - a) Residential Density: 1.0 – 5.0
 - b) Non-Residential Intensity (FAR): 0.2 (average) Designation-Wide; 0.25 maximum per individual property. Non-Residential Intensity is based on the gross acreage of the non-residential portion of the MUR. The intent of the non-residential portion of the MUR is to provide for neighborhood scale and serving uses; not for regional purposes.
8. Figure LU-9 (below) establishes the Compatibility Review Matrix between the MUR and existing and proposed Future Land Use categories. See also Strategy LU 1.2.8 Compatibility Between Land Uses

Figure LU-9: FLU Compatibility Review Matrix for MUR

	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
MUR										



Strategy LU 1.2.17 - 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.



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Strategy LU 1.2.17 - 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.~~

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

The City shall adopt standards in the Land Development Code which regulate building height, architectural standards, and compatibility. Except for alternative architectural standards otherwise approved by City Council, 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:

ISLAND NEIGHBORHOOD

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