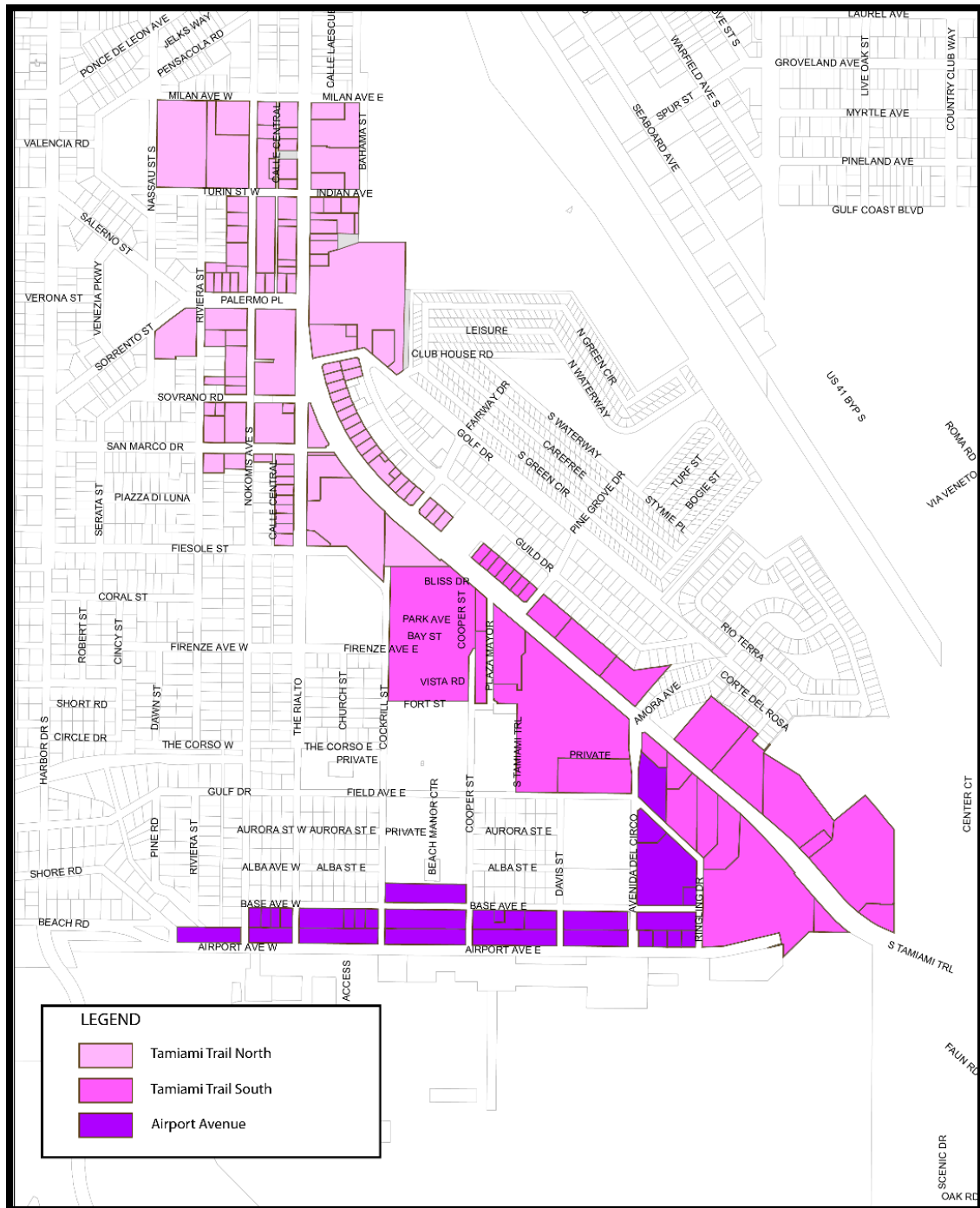
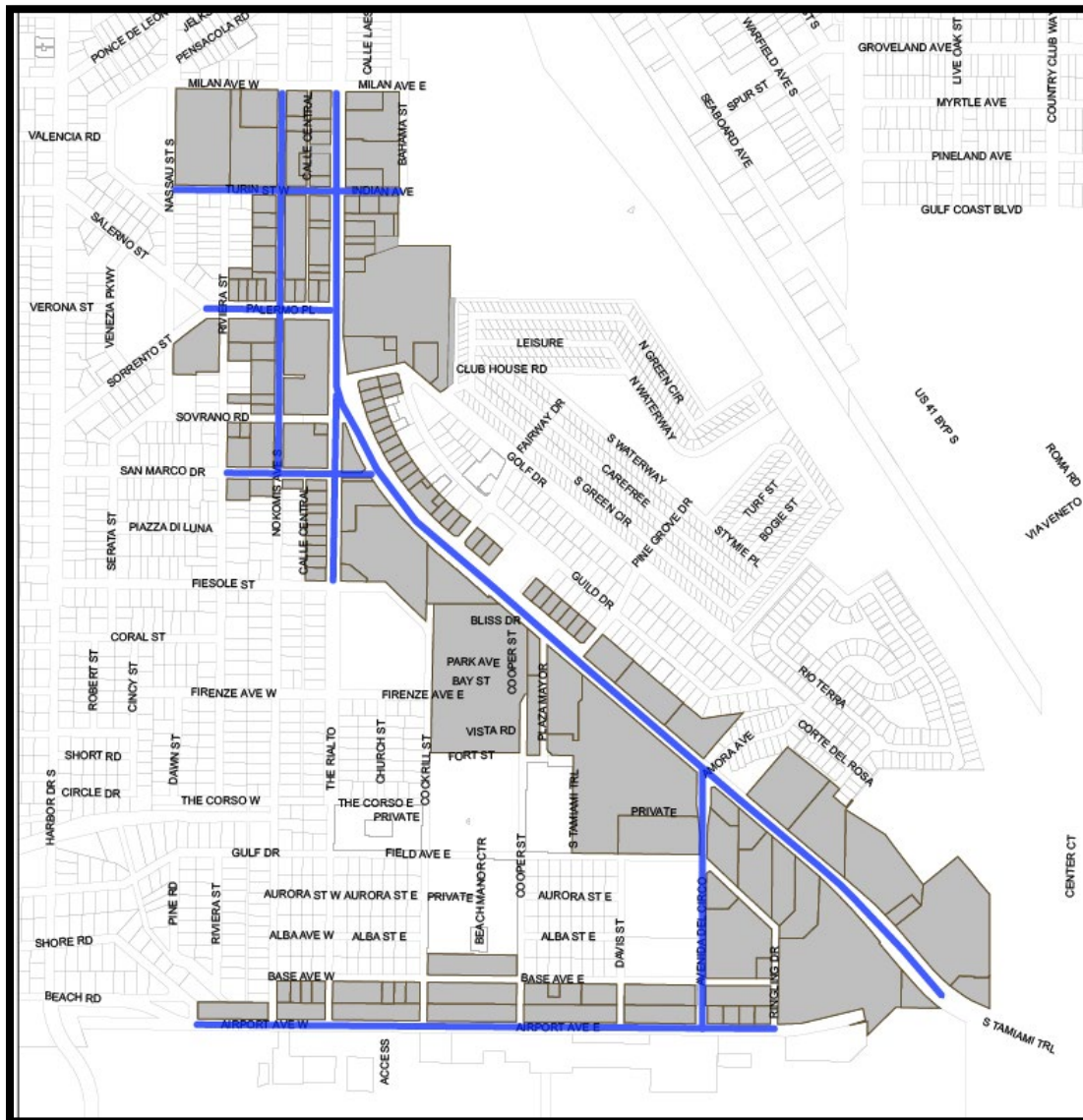


ISLAND MIXED USE CORRIDOR

Island Mixed Use Corridor Regulating Map



Island Mixed Use Corridor + Street Hierarchy



Some Mixed Use Areas may have multiple primary streets in close proximity. Street hierarchy identifies a rank of priority for primary streets in a Mixed Use Area. Entrances shall be provided on the highest-ranking street for any building and shall act as the front for the building and lot. This does not preclude additional entrances from being provided on lower hierarchy and or non-designated streets.

Mixed Use Downtown Primary Streets	Street Hierarchy
Tamiami Trail	1
Airport Avenue	2
Nokomis Avenue	3
Palermo Place	4
Turin Street / Indian Avenue	5
Avenida Del Circo	6

Island Mixed Use Corridor – Development Standards

Development Standards				
		Tamiami Trail - North	Tamiami Trail - South	Airport Boulevard
Building Height		3 stories / 4 through exception	4 stories	3 stories ^g
Building Placement (min/max) ¹	Front/Street	0'/15'	15'/25'	0'/15'
	Side	0'/15'	10'/15'	0'/15'
	Rear	0'/20'	10'/20'	0'/20'
Lot	Length (min)	100'	100'	100'
	Width (min)	50'	50'	50'
	Coverage (min/max)	50% / 75%	50%/75%	50% / 75%
Frontage	% Requirement ²	100%	90%	80%
	Encroachments ³	Max. Length: 25' OR 50% of building frontage/ (whichever lesser) / Max. Encroachment Depth: 8' / Min. Clearance: 8'		
	Active Use Area (AUA) ⁴	Max. Length: 25' OR 75% of building frontage (whichever lesser) / Max. AUA Depth: 8'		
	Entrances ⁵	Oriented to street ^a		
Architecture ⁶		Venice Historical Precedent ^b		
Parking ⁷	Placement ^c	Rear	Side/Rear	Side/Rear
	Shared Parking Standards	55%		
	Access	Side/Rear		
	Loading ^d	Not required		
	Structures	Prohibited		
Signage ⁸		Awning, Projecting, Sandwich Board, Wall, Window ^e		
Open Space/Landscaping		Square, pocket parks ^f		

Table 5-3 – Island Mixed Use Development Standards

Standards of General Applicability.

The following notes apply to the Mixed Use Development Standards and Tables.

¹This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.

²This indicates the percentage of the width of the building in relationship to the width of the lot within the build-to-zone. This requirement may be achieved through the use of an Active Use Area (AUA).

³Awnings, canopies, and projecting signs are permitted.

⁴ Active Use Areas are permitted along Primary Streets. The maximum length is measured parallel to the frontage, while the maximum width is measured perpendicular to the frontage.

⁵ Entrances are required on a Primary Street; secondary entrances are permitted. If a property has frontage on multiple Primary Streets, the street hierarchy in the respective area shall govern the placement of entrances. For corner lots, an entrance may be placed at an angle facing the intersection of the two streets. Furthermore, corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

⁶ Subject to Architectural Standards (Article 7.15 Architectural Standards and Review Board).

⁷ See Article 7.4 for Required Parking Standards. Ratio provided in chart applies as multiplier to typical parking standard.

⁸ See Article 7.3 for Signage Standards & Details.

Island MUC-Specific Notes:

^a The prioritization order of Primary Streets listed in Sec. 5.3.2.1. shall govern the placement of entrances within the Island Mixed Use Corridor.

^b Some parcels located in the Mixed Use Corridor area are also located within the either the Historic Venice or Venetian Theme Architectural Districts where new construction or substantial improvements identified in Article 7.16. are subject to review by the Architectural Review Board.

^c Off-street parking is not required, however if it is provided within the MUC, it must be placed in the rear or side of buildings based on subarea, and not along a Primary Street.

^d Loading/unloading not permitted on Tamiami Trail or Airport Avenue.

^e Historic Sign Replications are also permitted and are counted towards the total permitted number.

^f May be included with active use area.

^g Shall comply with Chapter 333, FS.

Unique Areas of Consideration

The following “Unique Areas” are adopted within the 2017-2027 Comprehensive Plan. The Plan and this Code recognize the unique, adopted, standards (entitlements) associated with the respective properties.

Unique Areas	Development Standards		
	Uses	Density	Intensity
Village on the Isle Campus	<ul style="list-style-type: none"> • Assisted living • Independent living • Skilled nursing facilities • and services • Community services • Adult day care • Related health care services and facilities 	<p>Assisted Living Facilities:</p> <ul style="list-style-type: none"> • 30 units per gross acre with individual kitchen facilities • 55 units per gross acre without individual kitchen facilities <p>Independent Living Facilities:</p> <ul style="list-style-type: none"> • 18 units per gross acre for age restricted 	Shall not exceed a Floor Area Ratio of 4.0 for the gross acreage
Venice Regional Medical Center Campus (Bayfront Venice Regional Medical Center)	Medical and Health Care Center including emergency care, hospital, and related health care services and facilities	18 units per gross acre	<ul style="list-style-type: none"> • Floor Area Ratios shall range from 3.5 to 6.5 • Conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet commercial space, gross acreage