

ORDINANCE NO. 2019-23

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN PURSUANT TO PETITION NO. 18-02CP TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTIES LOCATED EAST OF I-75 AND NORTH AND SOUTH OF RUSTIC ROAD AND OWNED BY FLYING FREE INVESTMENTS, LLC, RUSTIC ROAD PARTNERS, LLC, RONALD PERKINS, CAROLINE MARTIN F/K/A CAROLINE CHADWICK, AND PHILIP V. BURKET TRUST, FROM SARASOTA COUNTY RURAL FUTURE LAND USE TO CITY OF VENICE MIXED USE RESIDENTIAL (MUR), PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Community Planning Act, Sections 163.3161 through 163.32466, Florida Statutes, ("Act") authorizes and requires the City of Venice to adopt and amend a comprehensive plan in accordance with the Act; and

WHEREAS, Petition 18-02CP requests that the future land use designations for properties located East of I-75 and North and South of Rustic Road (Parcel Identification Nos. 0361-00-1001, 0361-00-1002, 0361-00-1004, 0362-00-1015, 0362-00-1007, 0362-00-1002, 0361-00-1003, 0364-04-0001, 0362-00-1010, and 0364-04-0002) be changed from Sarasota County Rural to City of Venice Mixed Use Residential; and

WHEREAS, Chapter 86 of the city Code of Ordinances designates the City of Venice Planning Commission as the local planning agency; and

WHEREAS, the City of Venice Planning Commission held a duly noticed public hearing on June 18, 2019, to review the proposed comprehensive plan amendments, and provided its recommendation to the city council as the local governing body; and

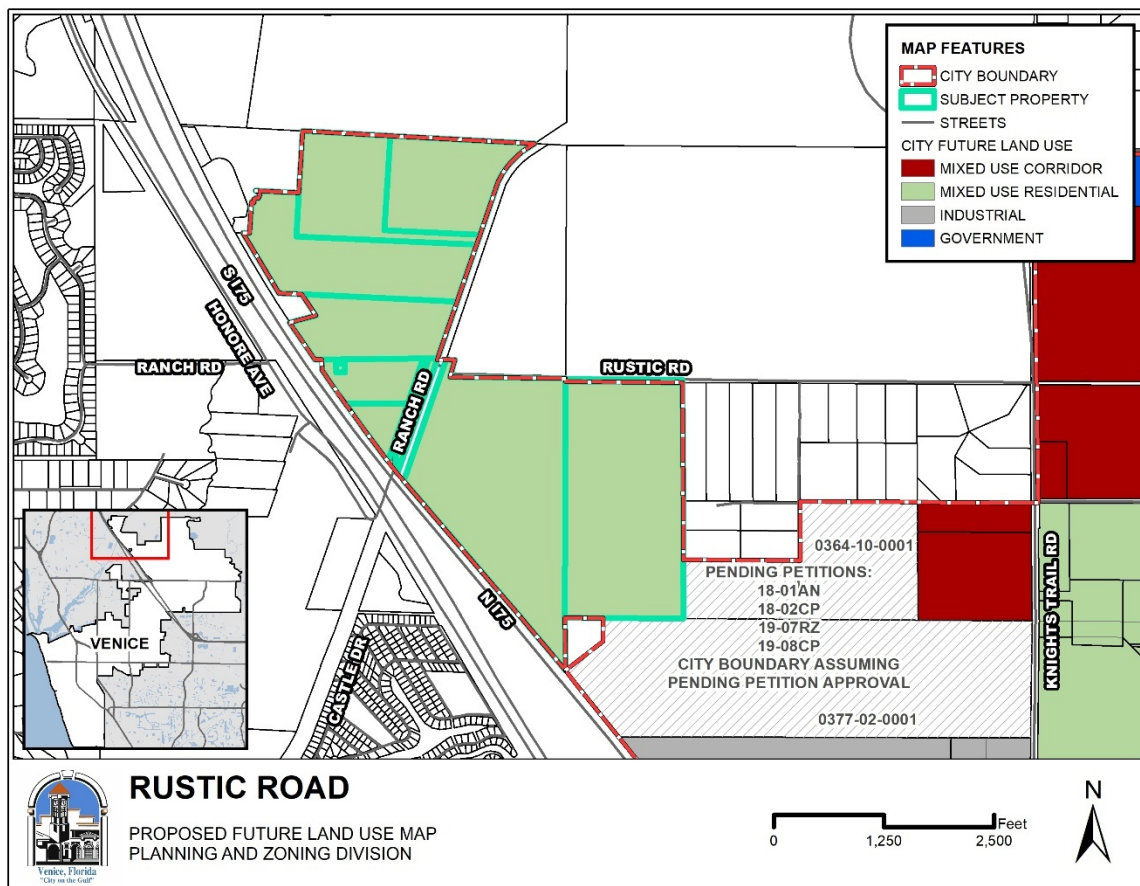
WHEREAS, on July 9, 2019, the City Council held a public hearing on the proposed comprehensive plan amendments and approved the transmittal of the amendments to the Department of Economic Opportunity as the state land planning agency for review; and

WHEREAS, on August 27, 2019, the Venice City Council, after due public notice, held a second public hearing on the proposed comprehensive plan amendments and determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said amendments to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The above whereas are ratified and confirmed as true and correct.

SECTION 2. The City of Venice Comprehensive Plan is hereby amended to change the future land use designation of the properties located East of I-75 and North and South of Rustic Road (Parcel Identification Nos. 0361-00-1001, 0361-00-1002, 0361-00-1004, 0362-00-1015, 0362-00-1007, 0362-00-1002, 0361-00-1003, 0364-04-0001, 0362-00-1010, and 0364-04-0002 and as shown below) from Sarasota County Rural to City of Venice Mixed Use Residential, and to revise related maps and data, all as shown in Exhibit "A" attached hereto and incorporated herein by reference.



SECTION 3. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed to the extent of the conflict.

SECTION 4. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

SECTION 5. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after adoption. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 27TH DAY OF AUGUST 2019.

First Reading: July 9, 2019
Second Reading: August 27, 2019
Adoption: August 27, 2019

John W. Holic, Mayor

ATTEST:

Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 27th day of August, 2019, a quorum being present.

WITNESS my hand and the official seal of said City this 27th day of August 2019.

Lori Stelzer, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Section IV – ELEMENTS – ISLAND NEIGHBORHOOD

Overview

The "Island" Neighborhood encompasses the portion of the City of Venice based on the Nolen Plan including the City's historic downtown. The Island includes the most diverse range of land use and activities within the City, including residential, commercial/office, parks and recreational facilities, civic spaces, and the City's primary governmental center – Venice City Hall. Major landmarks and features include:

- Venice High School
- Venice Elementary School
- Venice Regional Bayfront Health (hospital)
- Venice Municipal Airport
- United States Post Office
- Venice Theatre
- Venice Beach
- The Nolen Parks
- Venice Community Center Campus

The Island encompasses a full range of housing options including traditional single family residences up to higher density, multi-family buildings. The Island is generally bounded by the Gulf of Mexico to the west and the Intercoastal Waterway to the east. Access to the Island is via one of three existing bridges, Tamiami Trail (north and south) and Venice Avenue.



Existing Land Use & Development

The Island Neighborhood encompasses approximately 2,817 acres (gross acreage) or approximately 27.4 ~~26.5~~ 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:

- 7,297 residential units (single family detached, single family attached, multifamily/ condominium), and
- 3,669,309 square feet of non-residential uses (commercial, office, civic, professional)

Future Land Use

| The Island | | | | City-Wide | | |
|--------------------------------|----------|------------------------|---------|------------------|--------------------------|------------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 6 | 261,360 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 304 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 476 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 85 | 0 | 1,530 | 134 | 0 | 2,412 |
| INDUSTRIAL | 0 | 0 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 22 | 479,160 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 579 | 0 | 2,895 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 73 | 0 | 949 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 140 | 2,134,440 | 1,274 | 621 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | 49 | <i>see LU-IS 1.1.6</i> | | 49 | | 0 |
| MIXED USE DOWNTOWN | 84 | 1,902,701 | 756 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 127 | 1,936,242 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 0 | 0 | 0 | 3,909 4,227 | 3,405,524 3,474,781 | 19,545 20,769 |
| MODERATE DENSITY RESIDENTIAL | 74 | 0 | 666 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 436 | 0 | 0 | 568 | 0 | 0 |
| | 2,455 | 6,713,903 | 8,070 | 9,412 | 76,079,065 76,148,325 | 39,774 40,998 |
| ROW | 362 | | | 887 | | |
| Total City Boundary | 2,817 | | | 10,299 10,617 | | |

Key Thoroughfares

The Island is developed around a highly connected ("grid-style") roadway network linking the Neighborhood's "downtown" and commercial corridors, parks, community services, public facilities, and residential neighborhoods. The primary roadways (thoroughfares) include:

- Tamiami Trail
- W. Venice Avenue
- Harbor Drive
- Park Boulevard
- Nokomis Avenue
- Palermo Place
- Airport Avenue

Section IV – ELEMENTS – GATEWAY NEIGHBORHOOD

Overview

General: The “Gateway/Waterway” Neighborhood (“Gateway”) encompasses the northern portions of the City including the City’s original business and industrial area (Seaboard) and the “split” of US 41 (Business and Bypass). This neighborhood serves as the northern gateway for a number of areas including the Gateway, Pinebrook and also the East Venice Avenue neighborhoods. Although industrial uses are currently located within this Neighborhood, the majority of these types of uses are envisioned to be replaced with increased mixed-use development including commercial and residential uses.

The Gateway is generally bounded by the Intercoastal Waterway to the west and U.S. 41 Bypass to the east. Portions of this neighborhood (i.e., Seaboard) are included within the Nolen Plan (generally south of East Venice Avenue) and reflect a more traditional grid-style roadway network. The Gateway includes a broad mix of commercial, industrial and limited residential uses. Major landmarks include:

- Venetian Waterway Park
- Venice Train Depot
- Legacy Trail and Trailhead
- Fisherman’s Wharf Marina
- Freedom Park
- City Facilities – Fire Station No. 2, Utilities Department, and Public Works

Existing Land Use & Development

The Gateway Neighborhood encompasses approximately 436 acres (gross acreage) or approximately 4.2 4.1 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:



- 857 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,718,203 square feet of non-residential uses (commercial, office, civic, professional).

Future Land Use

| Gateway | | | | City-Wide | | |
|--------------------------------|----------|-----------|---------|---------------|-----------------------|---------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 73 | 3,179,880 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 27 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 10 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 45 | 0 | 810 | 134 | 0 | 2,412 |
| INDUSTRIAL | 14 | 1,219,680 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 10 | 217,800 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 25 | 0 | 125 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 10 | 0 | 130 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 13 | 254,826 | 127 | 617 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | | | | 49 | | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 67 | 1,970,001 | 422 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 0 | 0 | 0 | 3,909 4,227 | 3,405,521 3,474,781 | 19,545 20,769 |
| MODERATE DENSITY RESIDENTIAL | 31 | 0 | 279 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 41 | 0 | 0 | 568 | 0 | 0 |
| | 366 | 6,842,187 | 1,893 | 9,412 | 76,079,065 76,148,325 | 39,774 40,998 |
| ROW | 74 | | | 887 | | |
| Total City Boundary | 440 | | | 10,299 10,617 | | |

Key Thoroughfares

The Gateway is developed around the historic railroad and waterways. Key roadways link the Neighborhood's commercial corridors, parks, community services, public facilities, and residential neighborhoods. These roadways include:

- Venice Bypass 41
- Business 41/Tamiami Trail
- E Venice Ave
- Albee Farm Road
- Seaboard Avenue

Section IV – ELEMENTS – EAST VENICE AVE NEIGHBORHOOD

Overview

The East Venice Ave Neighborhood is a predominately residential area with significant commercial activity along East Venice Avenue and serves as an eastern gateway into the City. This Neighborhood is bordered along its northern boundary by the Pinebrook Neighborhood, and the Gateway/Waterway Neighborhood to the west. Major landmarks include:

- Edge Wood Residential District (John Nolen)
- East Gate Residential District
- Venice Commons Shopping Center
- Aston Gardens



Existing Land Use & Development

The East Venice Avenue Neighborhood encompasses 558 acres (gross acreage) or approximately 5.4 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:

- 1,782 residential units (single family detached, single family attached, multifamily/ condominium), and
- 863,091 square feet of non-residential uses (commercial, office, civic, professional)

Future Land Use

| East Venice Ave | | | | City-Wide | | |
|--------------------------------|----------|-----------|---------|------------------|--------------------------|------------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 94 | 4,094,640 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 0 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 15 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 0 | 0 | 0 | 134 | 0 | 2,412 |
| INDUSTRIAL | 0 | 0 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 32 | 696,960 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 167 | 0 | 835 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 92 | 0 | 1,196 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 0 | 0 | 0 | 621 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | | | | 49 | | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 63 | 54,886 | 315 | 3,909 4,227 | 3,406,521 3,474,781 | 19,546 20,769 |
| MODERATE DENSITY RESIDENTIAL | 32 | 0 | 288 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 2 | 0 | 0 | 568 | 0 | 0 |
| | 497 | 4,846,486 | 2,634 | 9,412 | 76,079,065 76,148,325 | 39,774 40,998 |
| ROW | 61 | | | 887 | | |
| Total City Boundary | 558 | | | 10,299 10,617 | | |

Key Thoroughfares

The East Venice Avenue Neighborhood is generally developed along East Venice Avenue; however, it is also accessed by:

- US 41 Bypass
- Pinebrook Road
- Auburn Road

Unique Neighborhood Strategies

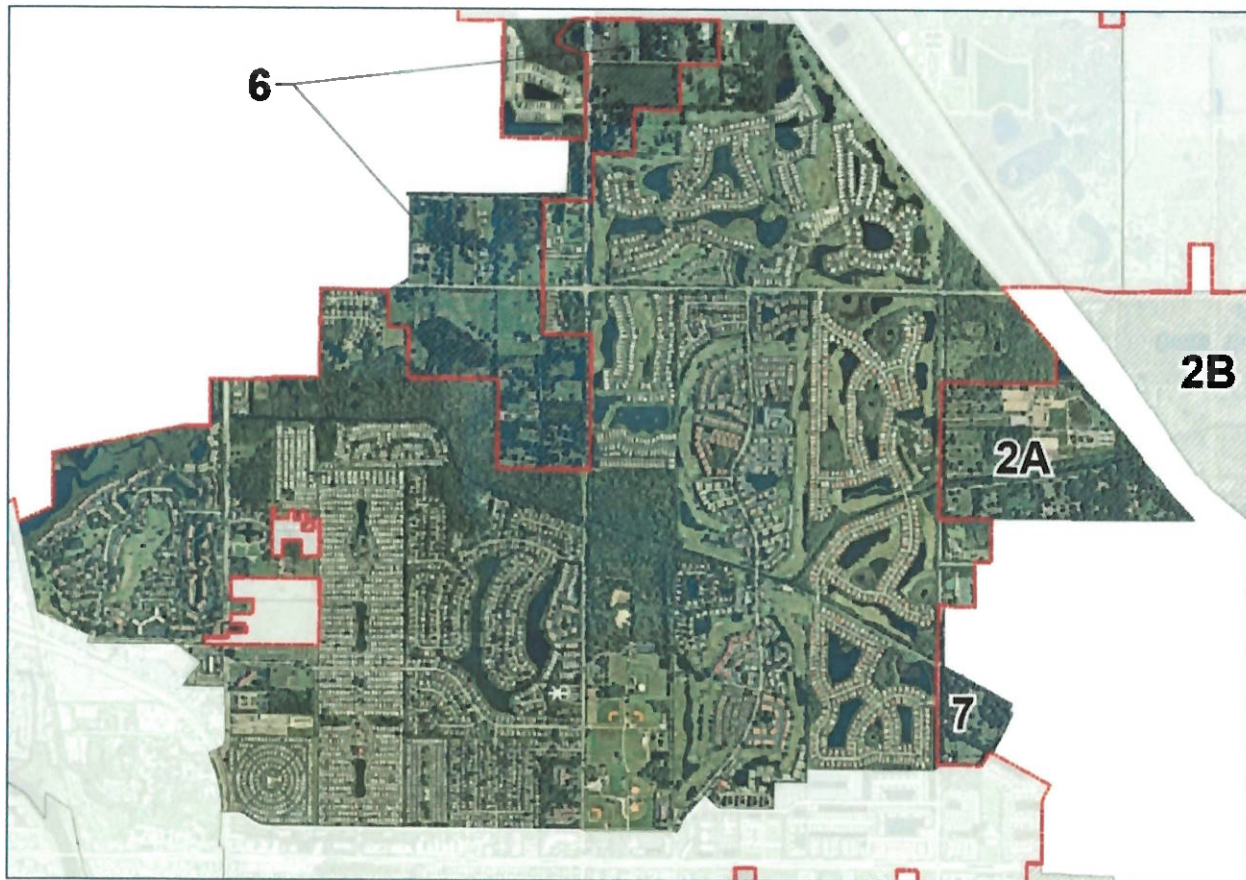
Land Use:

Strategy LU-EV 1.1.1 - Redevelopment

Section IV – ELEMENTS – PINEBROOK NEIGHBORHOOD

Overview

The Pinebrook Neighborhood lies east of U.S. 41 Bypass, north of East Venice Avenue, south of Laurel Road and to the west of I-75. A key feature to this neighborhood are the City parks including Wellfield, Pinebrook Park, and the Curry Creek Preserve.



Existing Land Use & Development

The Pinebrook Neighborhood encompasses approximately 2,366 acres (gross acreage) or approximately 23 ~~23~~ 22.3 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 (within the City):

- 6,941 residential units (single family detached, single family attached, multifamily/ condominium)
 - Includes the Bay Indies Mobile Home Park and Ridgewood Mobile Home Park
- 362,628 square feet of non-residential uses (commercial, office, civic, professional)

Future Land Use

| Pinebrook | | | | City-Wide | | |
|--------------------------------|----------|-----------|---------|-----------|------------|------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 11 | 479,160 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 224 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 2 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 4 | 0 | 72 | 134 | 0 | 2,412 |
| INDUSTRIAL | 0 | 0 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 32 | 696,960 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 119 | 0 | 595 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 67 | 0 | 871 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 0 | 0 | 0 | 621 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | | | | 49 | | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 1,267 | 1,103,810 | 6,335 | 3,909 | 4,227 | 3,405,524 |
| MODERATE DENSITY RESIDENTIAL | 334 | 0 | 3,006 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 79 | 0 | 0 | 568 | 0 | 0 |
| | 2,139 | 2,279,930 | 10,879 | 9,412 | 76,079,065 | 76,148,325 |
| ROW | 227 | | | 887 | | |
| Total City Boundary | 2,366 | | | 10,299 | | |
| | | | | 10,617 | | |

Key Thoroughfares

The Pinebrook Neighborhood is generally developed along Pinebrook Road running in a north/south direction and includes other major thoroughfares:

- Albee Farm Road
- Auburn Road
- Edmondson Road

Unique Neighborhood Strategies

Land Use:

Strategy LU-PB 1.1.1 - Neighborhood Open Space Protection

The City shall require that functional and conservation open spaces within existing residential developments including those zoned Planned Unit Development (PUD) be protected from redevelopment and infill development which may

Section IV – ELEMENTS – LAUREL ROAD NEIGHBORHOOD

Overview

The Laurel Road Neighborhood serves as a gateway from Interstate 75 to a number of neighborhoods including Knight's Trail, Northeast Venice, and Pinebrook. This predominantly undeveloped neighborhood has experienced sporadic non-residential development initially in the eastern portions of the Neighborhood. The commercial uses within this Neighborhood were initially considered to serve the needs of the Knight's Trail (Triple Diamond Industrial Park) and Laurel Road residential communities. However, planned developments within the City and development surrounding the City (Sarasota County) emphasize a further need for non-residential land uses. Major developments in the area include:

- Plaza Venezia/Publix
- Portofino
- The Bridges



Existing Land Use & Development

The Laurel Road Neighborhood encompasses approximately 473 acres (gross acreage) or approximately 4.6 4.4 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:

- 17 residential units (single family detached, single family attached, multifamily/ condominium), and
- 146,624 square feet of non-residential uses (commercial, office, civic, professional)

Future Land Use

| Laurel Rd Corridor | | | | City-Wide | | |
|--------------------------------|----------|-----------|---------|-----------|------------|------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 0 | 0 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 0 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 71 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 0 | 0 | 0 | 134 | 0 | 2,412 |
| INDUSTRIAL | 0 | 0 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 0 | 0 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 0 | 0 | 0 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 0 | 0 | 0 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 299 | 5,860,998 | 972 | 621 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | | | | 49 | | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 0 | 0 | 0 | 3,909 | 4,227 | 3,405,521 |
| MODERATE DENSITY RESIDENTIAL | 72 | 0 | 648 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 0 | 0 | 0 | 568 | 0 | 0 |
| | 442 | 5,860,998 | 1,620 | 9,412 | 76,079,065 | 76,148,325 |
| ROW | 31 | | | 887 | | |
| Total City Boundary | 473 | | | 10,299 | 10,617 | |

Key Thoroughfares

The roadway network is generally limited due to the I-75 interchange and overall lack of development at this time. The primary roadways (thoroughfares) include:

- Pinebrook Road
- Honore Avenue
- Laurel Road
- I-75
- Knights Trail Road

Section IV – ELEMENTS – NORTHEAST NEIGHBORHOOD

Overview

The Northeast Neighborhood is the largest of the neighborhoods (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 & Development

The Northeast Neighborhood encompasses approximately 2,827 acres (gross acreage) or approximately ~~27.5~~26.4 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:

- 1,647 residential units (single family detached, single family attached, multifamily/ condominium), and
- 67,423 square feet of non-residential uses (commercial, office, civic, professional)

Future Land Use

| Northeast Venice | | | | City-Wide | | |
|--------------------------------|----------|-----------|---------|------------------------|-----------------------------------|-----------------------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 0 | 0 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 0 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 4 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 0 | 0 | 0 | 134 | 0 | 2,412 |
| INDUSTRIAL | 0 | 0 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 0 | 0 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 131 | 0 | 655 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 2 | 0 | 26 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 0 | 0 | 0 | 621 | 11,194,920 | 3,436 |
| <i>Areas of Unique Concern</i> | | | | 49 | | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 2,579 | 2,246,825 | 12,895 | 3,909 4,227 | 3,406,524 3,474,781 | 19,545 20,769 |
| MODERATE DENSITY RESIDENTIAL | 0 | 0 | 0 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 10 | 0 | 0 | 568 | 0 | 0 |
| | 2,726 | 2,246,825 | 13,576 | 9,412 | 76,000,657 76,148,325 | 39,735 40,998 |
| ROW | 101 | | | 887 | | |
| Total City Boundary | 2,827 | | | 10,299 10,617 | | |

Key Thoroughfares

The Northeast Neighborhood is generally developed along three main thoroughfares as follows:

- Laurel Road
- Border Road
- Jacaranda Boulevard

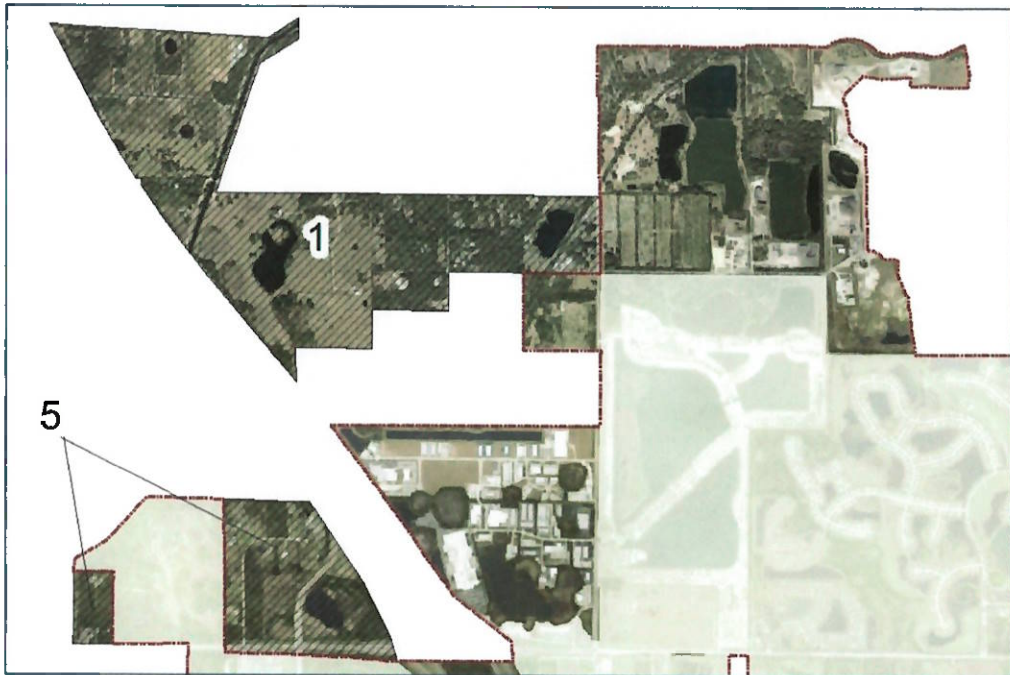
Both Laurel Road and Jacaranda Boulevard provide access to I-75.

Section IV – ELEMENTS – KNIGHTS TRAIL NEIGHBORHOOD

Overview

The Knights Trail Neighborhood is predominately industrial, situated East of I-75 and along Knights Trail Road. This Neighborhood is bordered along its southern boundary by the Northeast Venice Neighborhood and the Laurel Rd Neighborhood. Based on the carrying capacity analysis and development standards for this Neighborhood, specifically the Industrial land use areas, approximately one-half of the City's non-residential development could be located in the Knights Trail Neighborhood.

However, it should be noted that based on the existing development patterns within this Neighborhood, achieving this level of development is unlikely and may place undue burdens on the public infrastructure,



including transportation resources, without additional public expenditures by the City of Venice and Sarasota County.

Existing Land Use & Development

The Knights Trail Neighborhood encompasses approximately 848 1,136 acres (gross acreage) or approximately 7.9 10.7 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:

- 3 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,381,705 square feet of non-residential uses (industrial, commercial, office, civic, professional)

These numbers represent approximately less than 1 percent and 15 percent of the City's current residential and non-residential development, respectively.

Future Land Use

| Knights Trail | | | | City-Wide | | |
|--------------------------------|-----------|------------|---------|------------------|--------------------------|------------------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 0 | 0 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 53 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 56 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 0 | 0 | 0 | 134 | 0 | 2,412 |
| INDUSTRIAL | 509 | 44,344,080 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 0 | 0 | 0 | 96 | 2,090,880 | 0 |
| LOW DENSITY RESIDENTIAL | 0 | 0 | 0 | 1,021 | 0 | 5,105 |
| MEDIUM DENSITY RESIDENTIAL | 0 | 0 | 0 | 244 | 0 | 3,172 |
| MIXED USE CORRIDOR | 169 | 2,944,656 | 1,099 | 621 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | | | | 49 | | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 0 318 | 0 | 0 | 3,909 4,227 | 3,405,521 3,474,781 | 19,545 20,769 |
| MODERATE DENSITY RESIDENTIAL | 0 | 0 | 0 | 543 | 0 | 4,887 |
| OPEN SPACE FUNCTIONAL | 0 | 0 | 0 | 568 | 0 | 0 |
| | 787 | 47,288,736 | 1,099 | 9,412 | 76,079,065 76,148,325 | 39,774 40,998 |
| ROW | 31 | | | 887 | | |
| Total City Boundary | 848 1,136 | | | 10,299 10,617 | | |

Key thoroughfares

The Knights Trail is generally developed along these thoroughfares:

- Knights Trail Road
- Laurel Road East of I-75

Note: Laurel Road provides access to Interstate 75 for this Neighborhood. Sarasota County has identified an extension of Knights Trail Road to the north providing a future, additional access to this area.

Unique Neighborhood Strategies

Land Use

Strategy LU-KT 1.1.1 - Mixed Use Corridor

The MUC within the Knights Trail Neighborhood comprises approximately 169 acres generally including property along Knights Trail Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUC designation within the Knights Trail Neighborhood:

- A. The minimum residential density is 5.1; 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 | 169 | 13 | 20% | 50% | 439 | 1,099 | 3 |

- 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 | 169 | 0.50 | 50% | 80% | 1,840,410 | 2,944,656 | 0 |

- C. Industrial uses are not permitted within the MUC.

Strategy LU-KT 1.1.2 - Industrial Lands - Existing

- The City shall protect the existing industrial land uses and properties within this Neighborhood to provide the City and region with a diverse economic base.
- The City, through the Land Development Code and development review processes shall provide standards to mitigate the potential adverse impacts created by industrial uses through a variety of measures, including buffering, site planning and design, environmental controls, and performance standards.

Strategy LU-KT 1.1.3 - Industrial Lands - Future

The City shall identify additional lands (which may include Joint Planning Areas), suitable for the development of light industrial and similar uses allowing for the expansion of the City's economic and employment base strengthening Venice's employment opportunities.

Strategy LU-KT 1.1.4 - Non-Industrial Uses

The City shall discourage retail uses in Industrial land use designations and zoning districts as a principal use to maintain and protect viable industrial areas. 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).

Strategy LU-KT 1.1.5 - Housing

Due to the nature of the Neighborhood and the adjacent residential opportunities in both the Laurel Road and Northeast Venice Neighborhoods, the City does not support the conversion of non-residential lands for residential uses.

Strategy LU-KT 1.1.6 - Mixed Use Residential

The MUR within the Knights Trail Neighborhood comprises approximately 318 acres generally including residential areas east of I-75 and along Rustic Rd and Ranch Rd (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUR designation:

- A. The minimum residential density is 1.0; the maximum residential density is 3.85 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUR is:

| | <u>Number of Acres</u> | <u>DUs per Acre (Max)</u> | <u>Minimum Development</u> % | <u>Maximum Development</u> % | <u>Minimum DUs</u> | <u>Maximum DUs</u> | <u>Existing as of 01/01/17</u> |
|------------|------------------------|---------------------------|---------------------------------|---------------------------------|--------------------|--------------------|--------------------------------|
| MUR | 318 | 3.85 | 95% | 100% | 1,163 | 1,224 | 3 |

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.10 (designation-wide); 0.5 (for individual sites). The range of square footage permitted in the MUR is:

| | <u>Number of Acres</u> | <u>Area Wide FAR</u> | <u>Minimum Development</u> % | <u>Maximum Development</u> % | <u>Minimum Square Feet</u> | <u>Maximum Square Feet</u> | <u>Existing as of 01/01/17</u> |
|------------|------------------------|----------------------|---------------------------------|---------------------------------|----------------------------|----------------------------|--------------------------------|
| MUR | 318 | 0.10 | 0% | 5% | 0 | 69,260 | 13,014 |

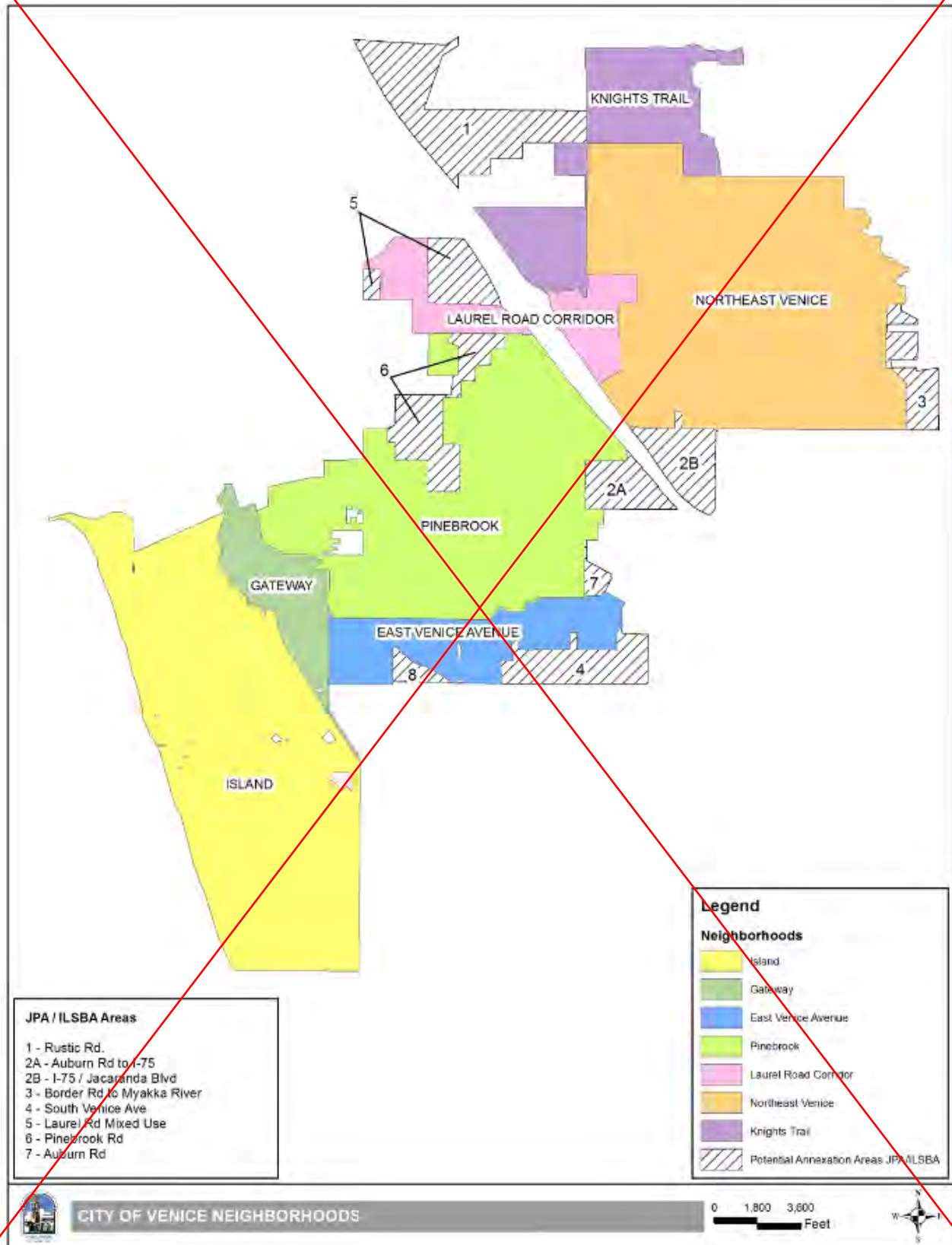
- C. Specific to Open Space, see LU 1.2.16.6.c.
- D. The maximum number of PM Peak Hour trips for the Mixed Use Residential within the Knights Trail Area shall not exceed 785 PM Peak Hour trips.

Transportation

Strategy TR-KT 1.1.6 - 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 streets 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 Items identified by "x":

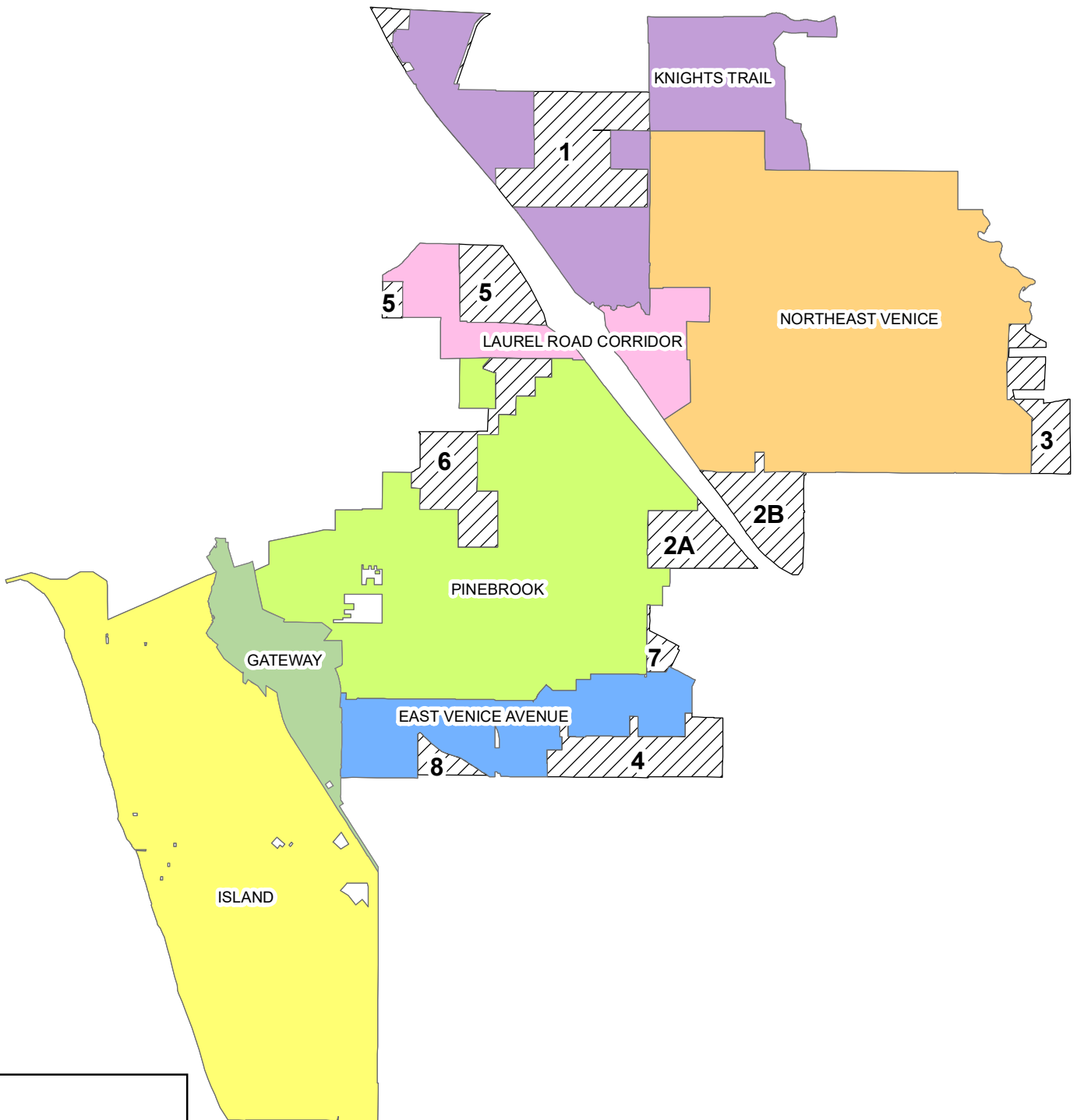
Figure (Map) LU-1: Neighborhoods



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Legend

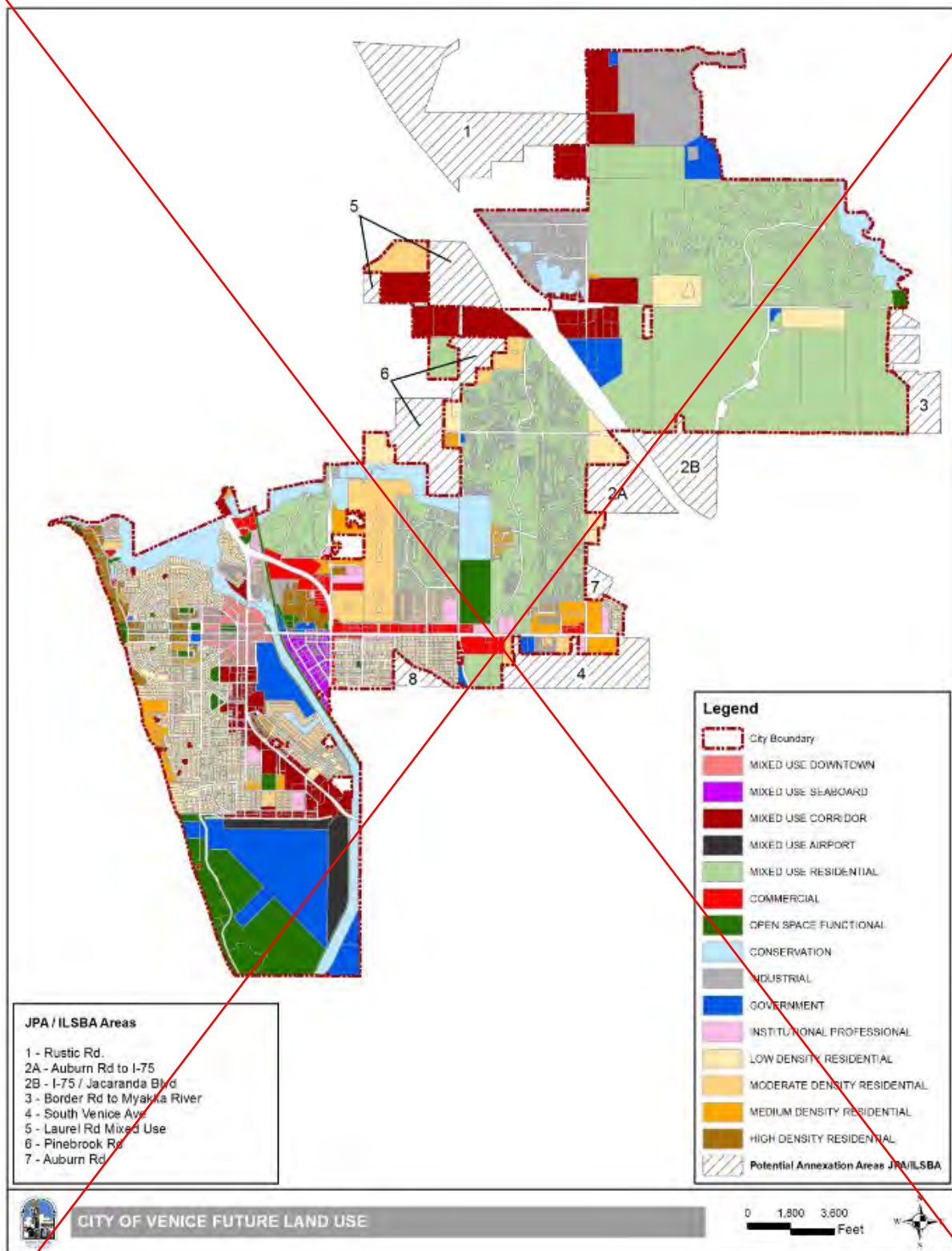
- Island
- Gateway
- East Venice Avenue
- Pinebrook
- Laurel Road Corridor
- Northeast Venice
- Knights Trail
- Potential Annexation Areas JPA/ILSBA

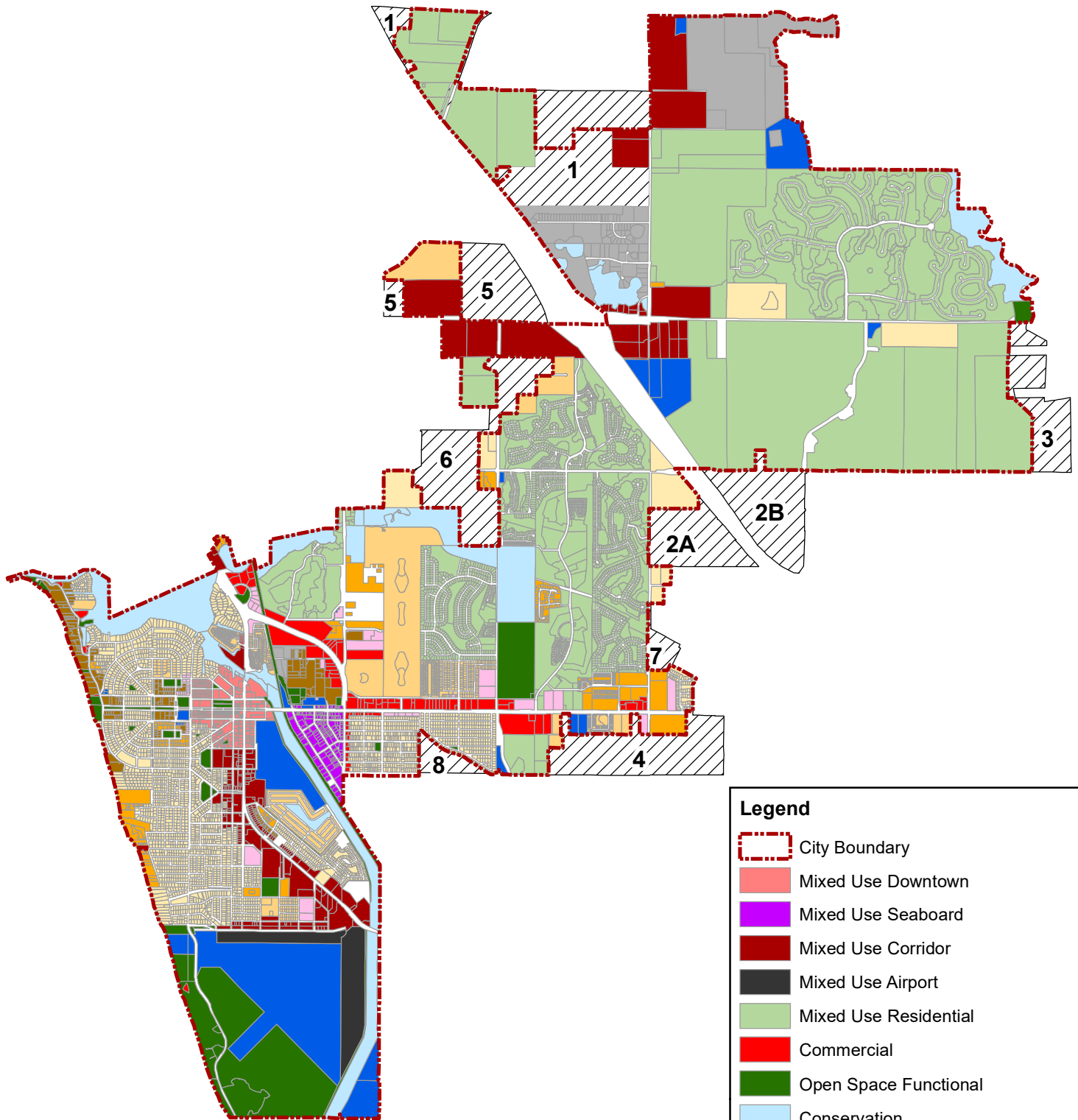
JPA / ILSBA Areas

- 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



Figure (Map) LU-1: Future Land Use Map (see full size map for additional detail and information)





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

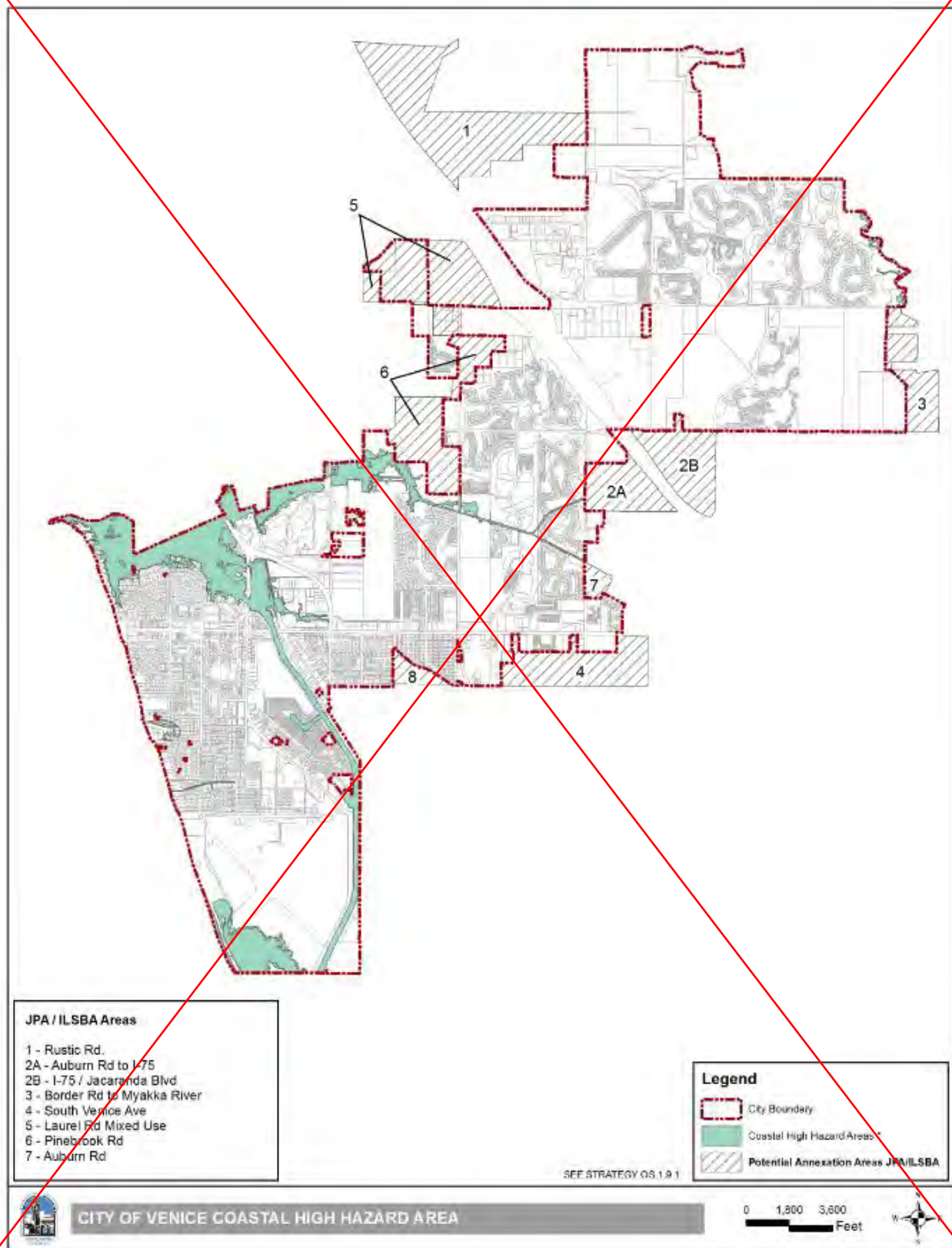
FLUM Series: Planning Horizon 2017-2027

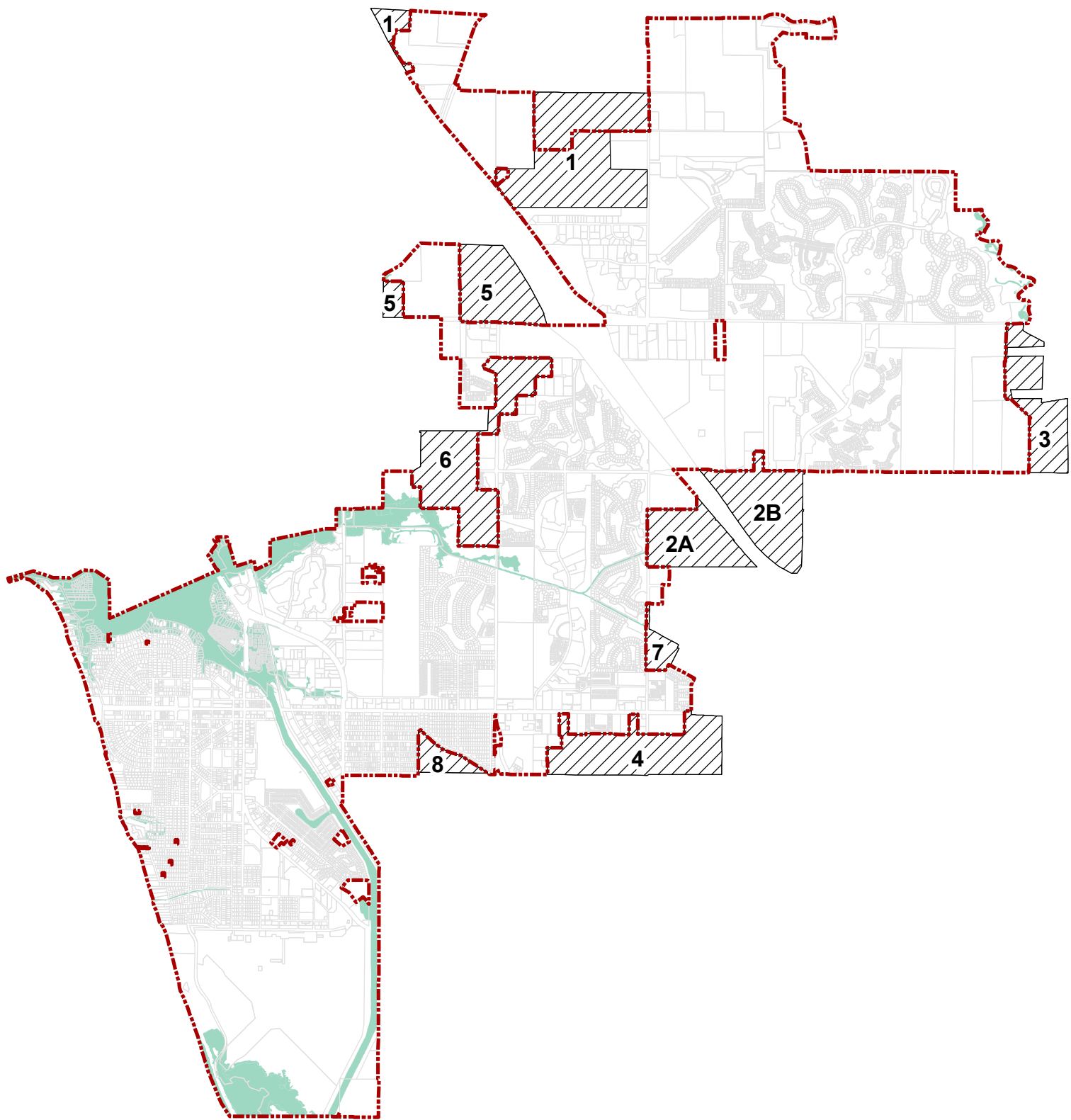
Legend

- City Boundary
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Potential Annexation Areas JPA/ILSBA






Figure (Map) LU-11: Coastal High Hazard Area Identified





Legend

-  City Boundary
-  Potential Annexation Areas JPA/ILSBA
-  Coastal High Hazard Areas*

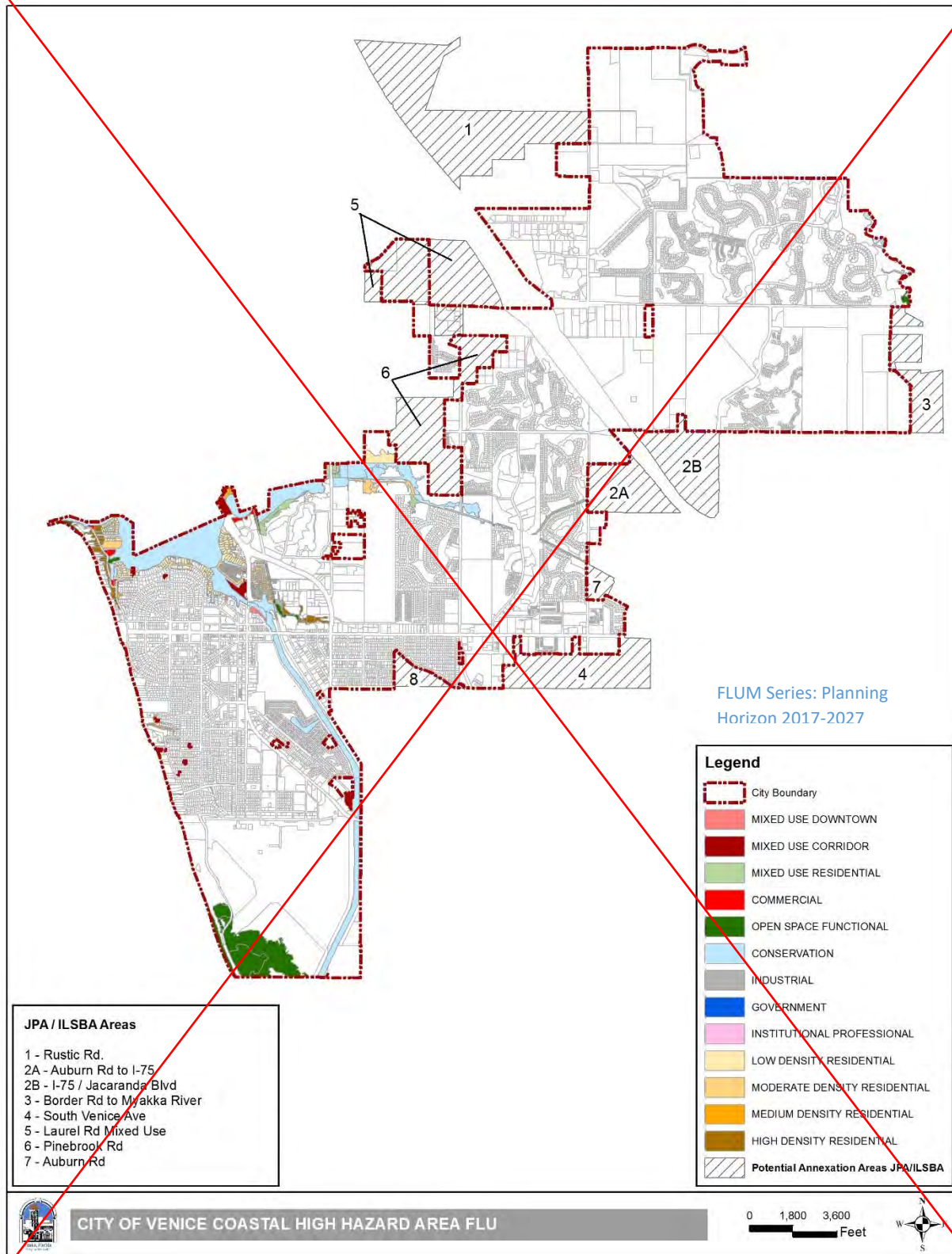
JPA / ILSBA Areas

- 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

SEE STRATEGY OS 1.9.1



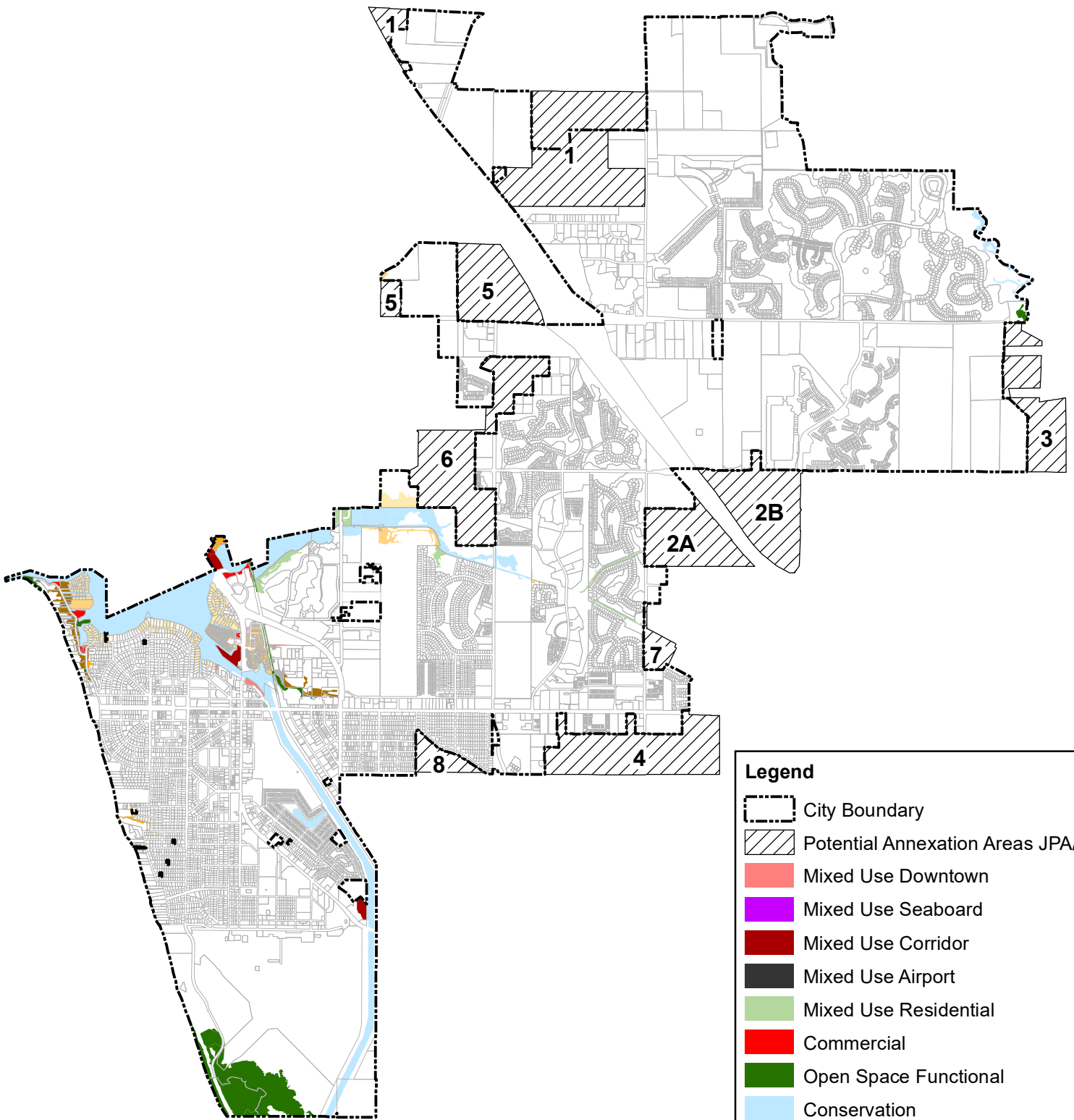
Figure (Map) LU-12: Coastal High Hazard Area FLU



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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

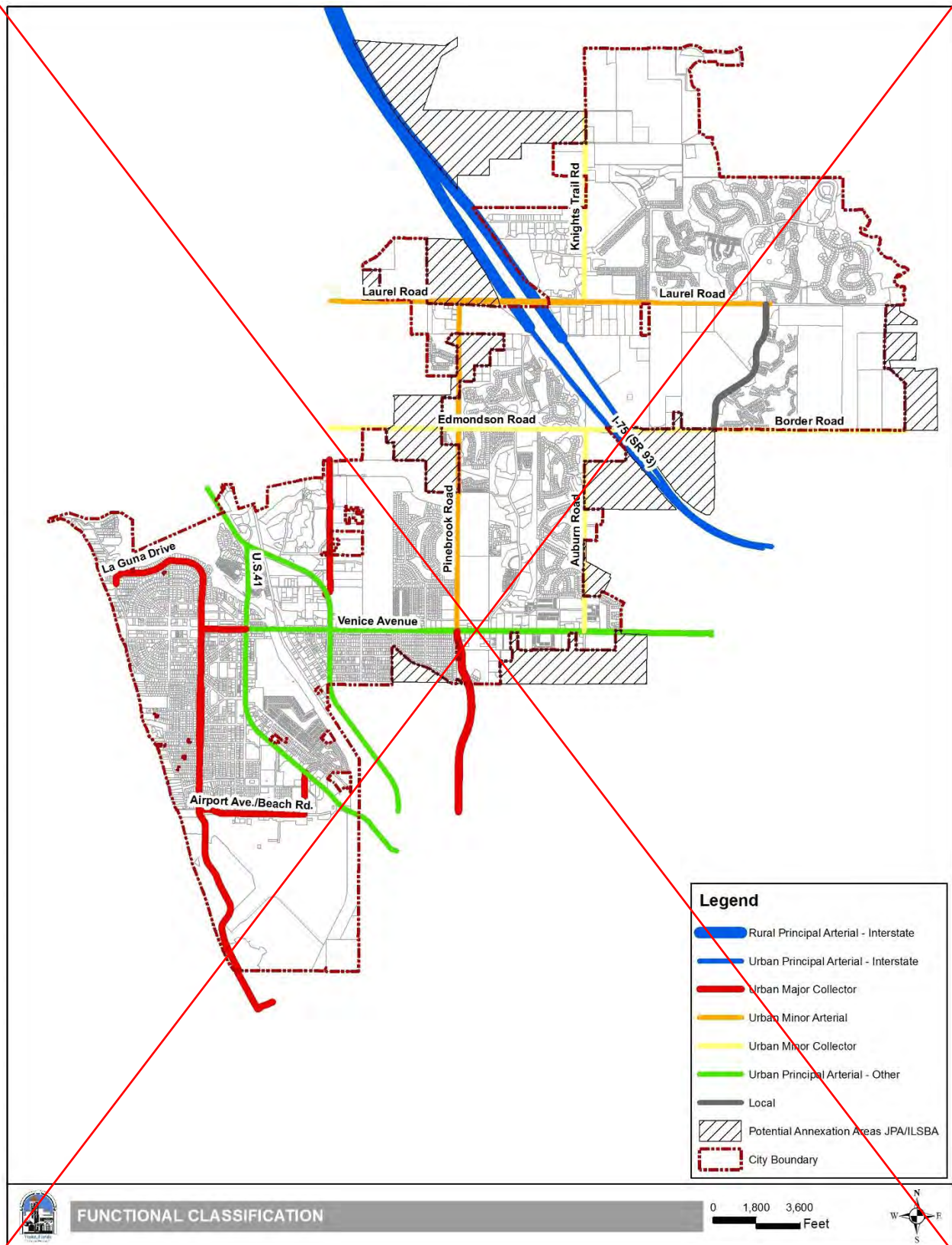
FLUM Series: Planning Horizon 2017-2027

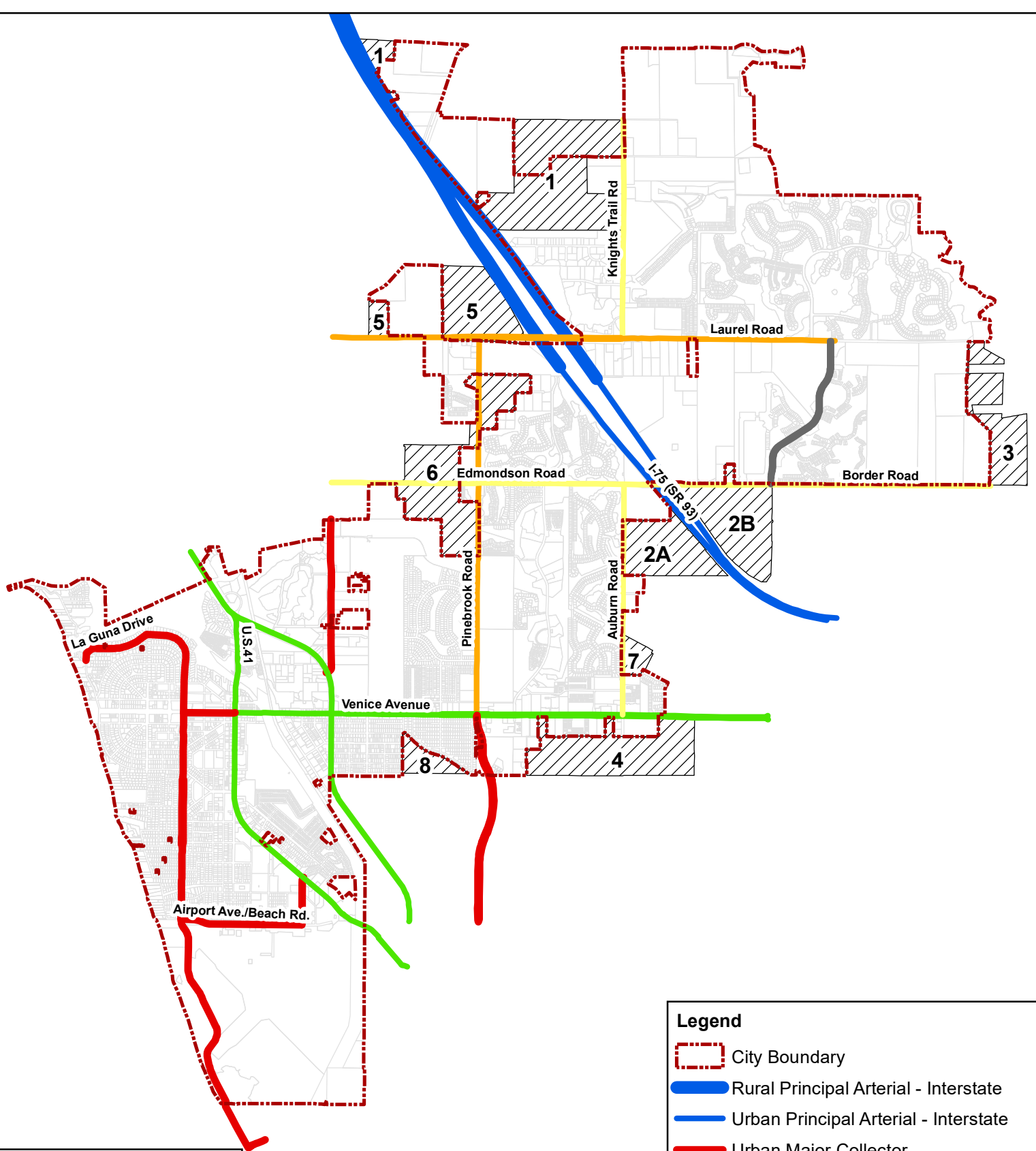
Legend

- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential



Figure (Map) TR-1: Functional Classification





JPA / ILSBA Areas

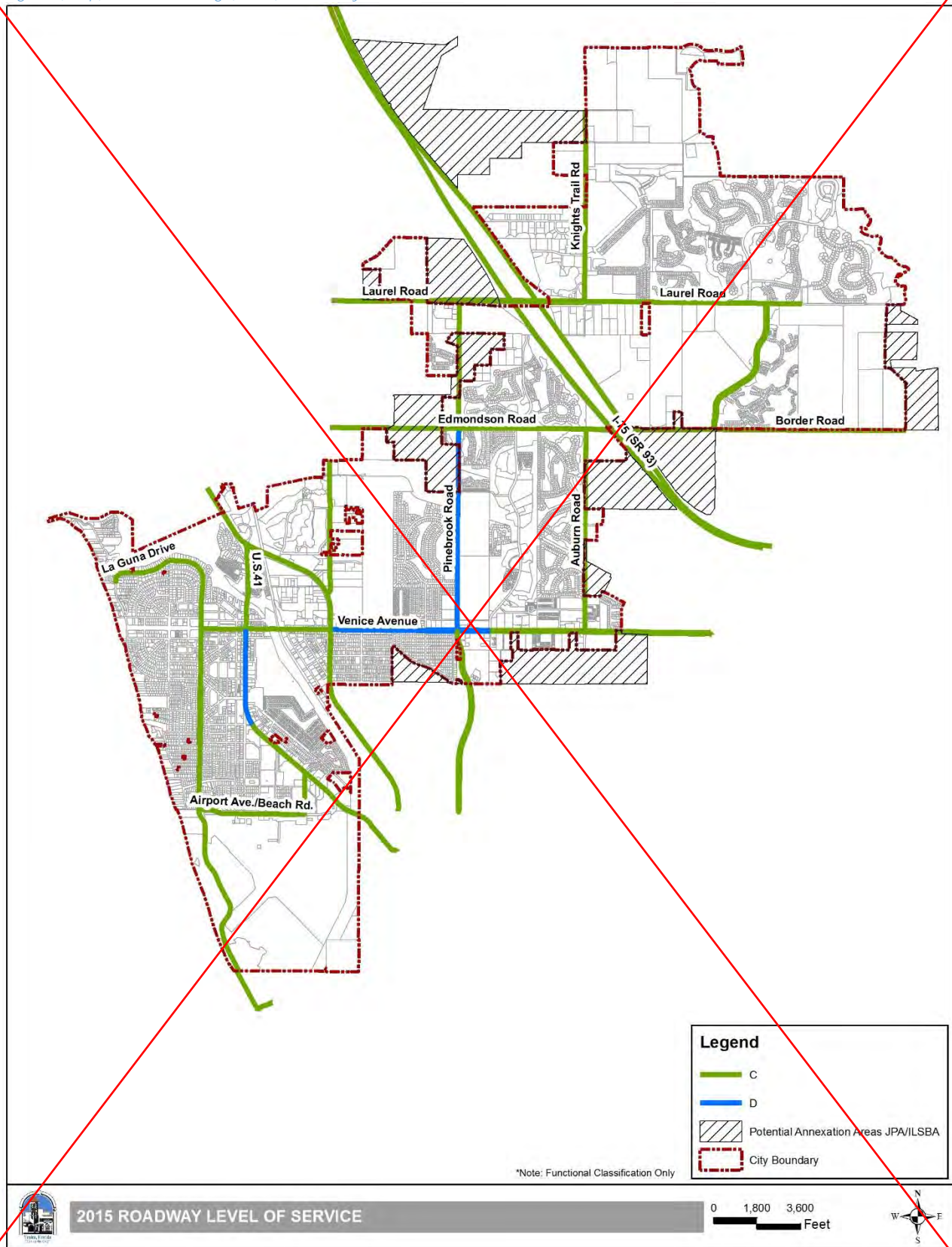
- 1 - Rustic Rd
- 2A - Auburn Rd to I-75
- 2B - I-75 / Jacaranda Blvd
- 3 - Border Rd to Myakka River
- 4 - South Venice Ave
- 5 - Laurel Rd Mixed Use
- 6 - Pinebrook Rd

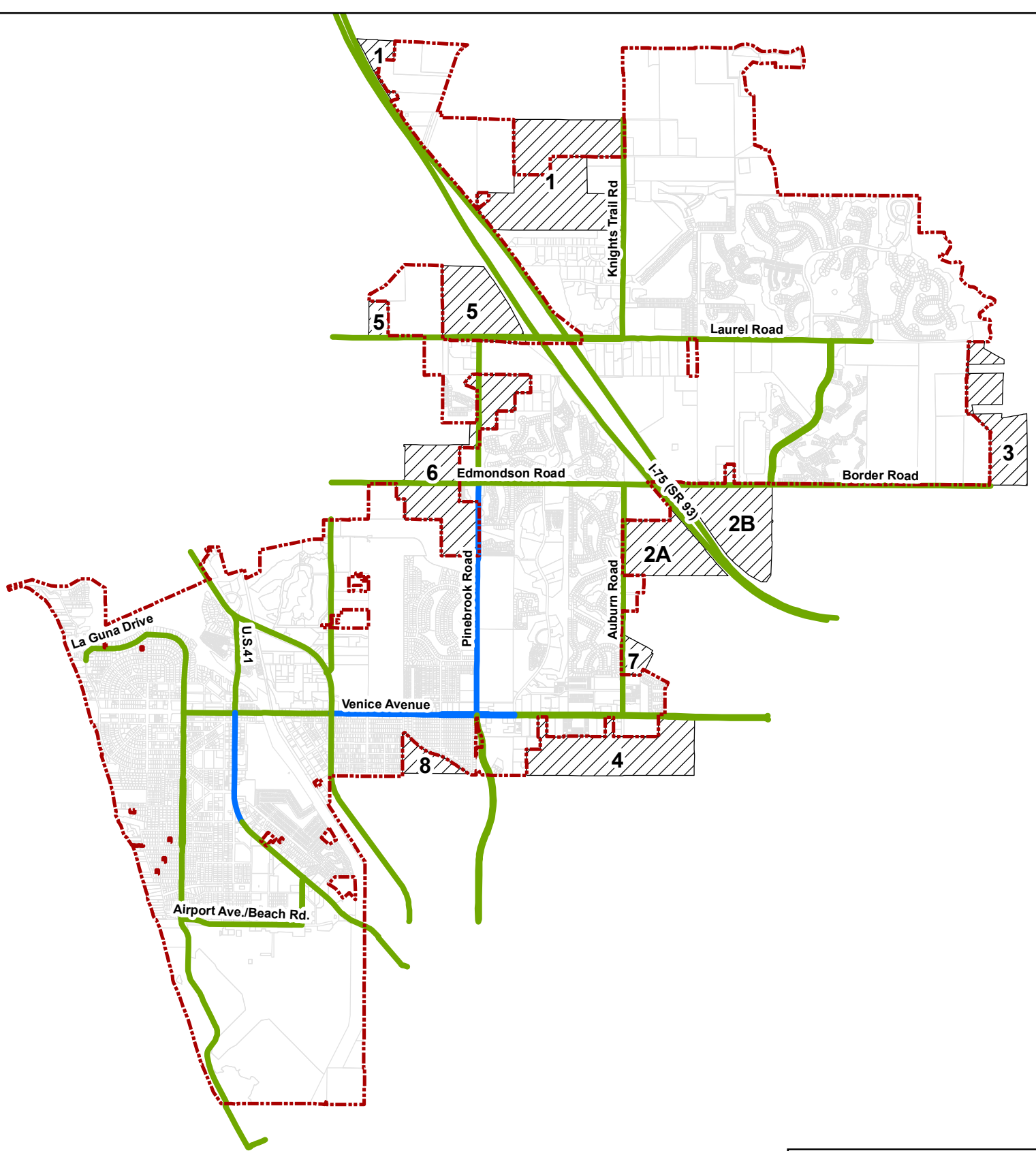
Legend

- City Boundary
- Rural Principal Arterial - Interstate
- Urban Principal Arterial - Interstate
- Urban Major Collector
- Urban Minor Arterial
- Urban Minor Collector
- Urban Principal Arterial - Other
- Local
- Potential Annexation Areas JPA/ILSBA



Figure (Map) TR-2: Existing (2015) Roadway Level of Service





Legend

City Boundary

C

D

Potential Annexation Areas JPA/ILSBA

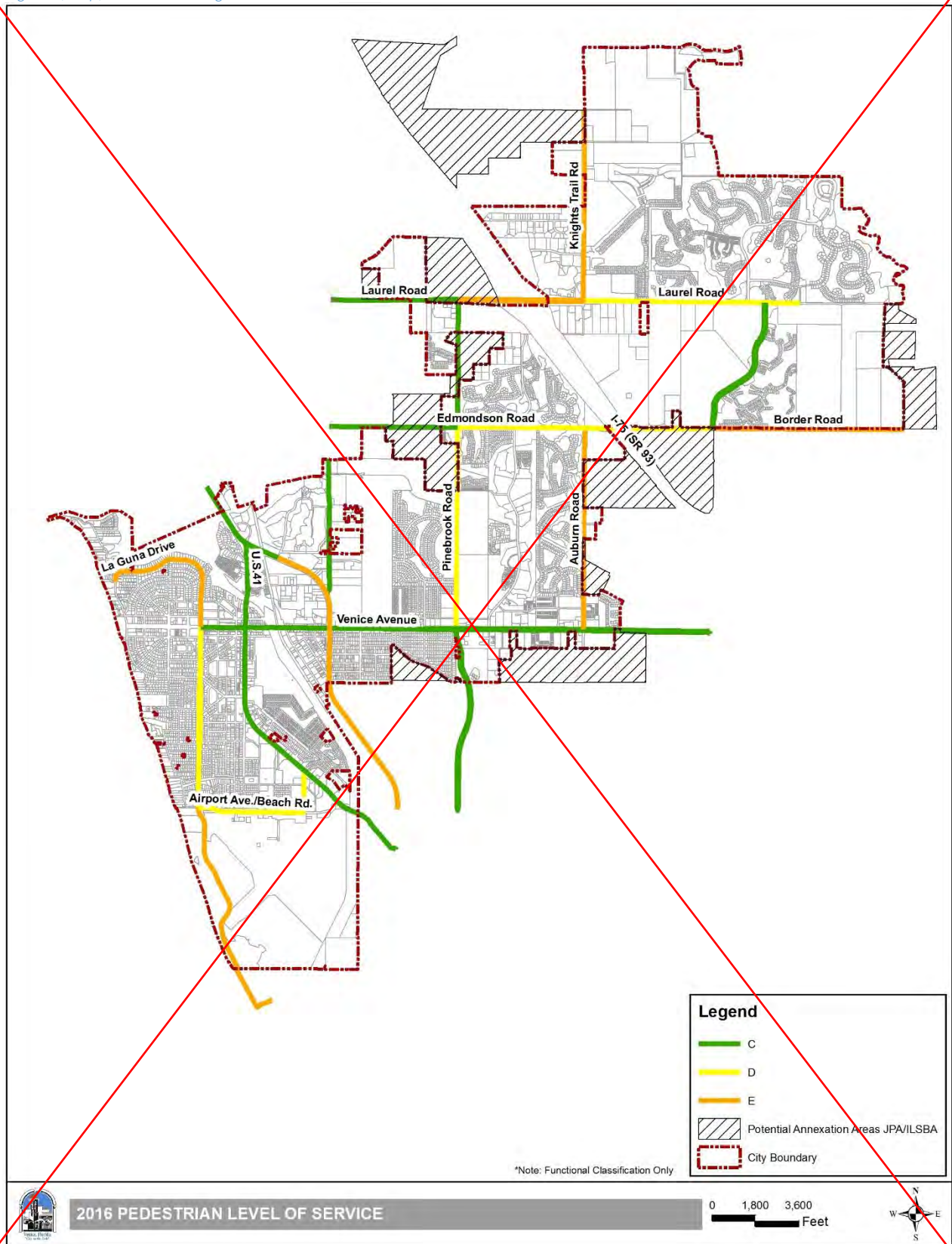
*Note: Functional Classification Only

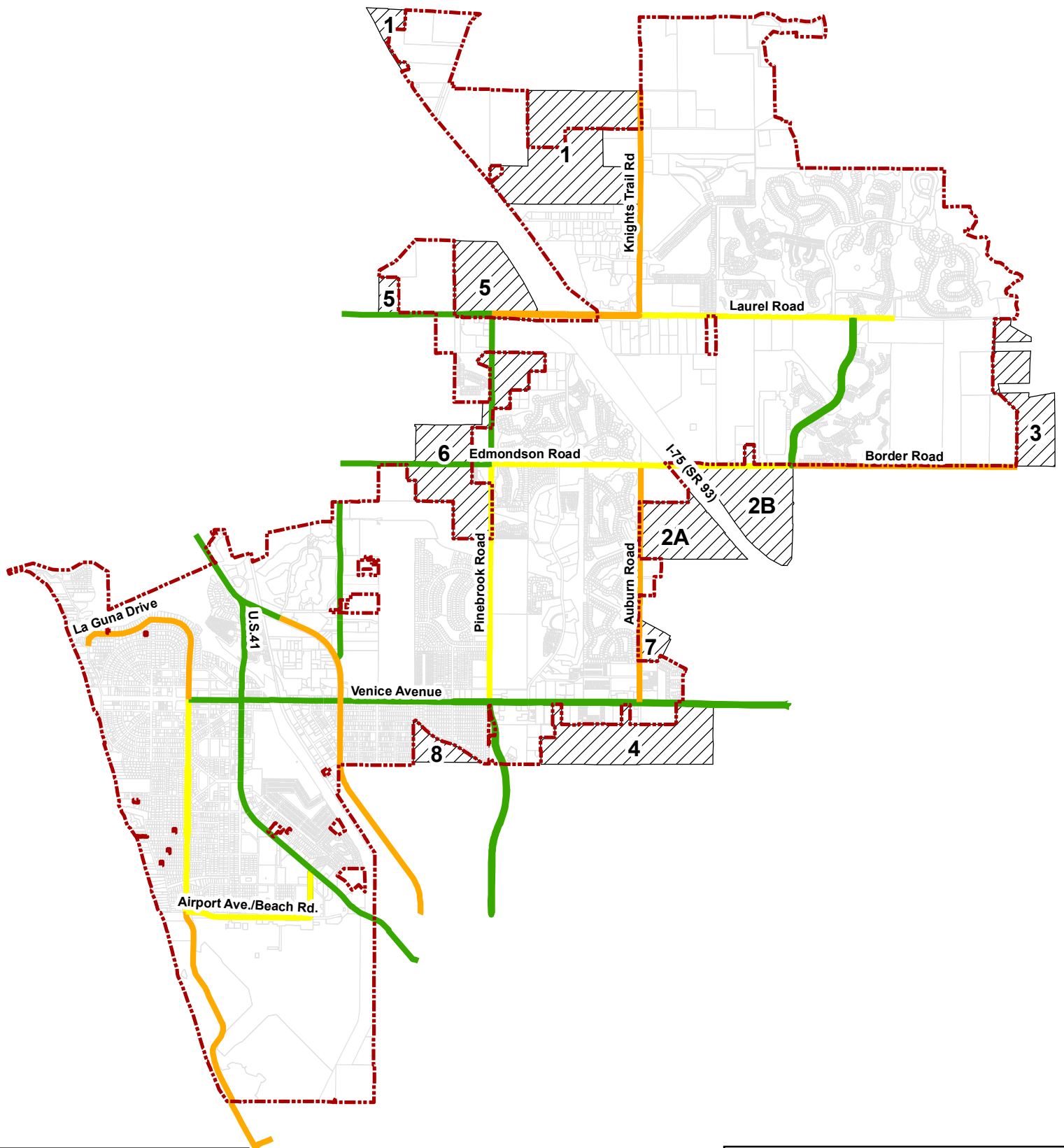
JPA / ILSBA Areas

- 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



Figure (Map) TR-3: Existing Pedestrian Level of Service





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

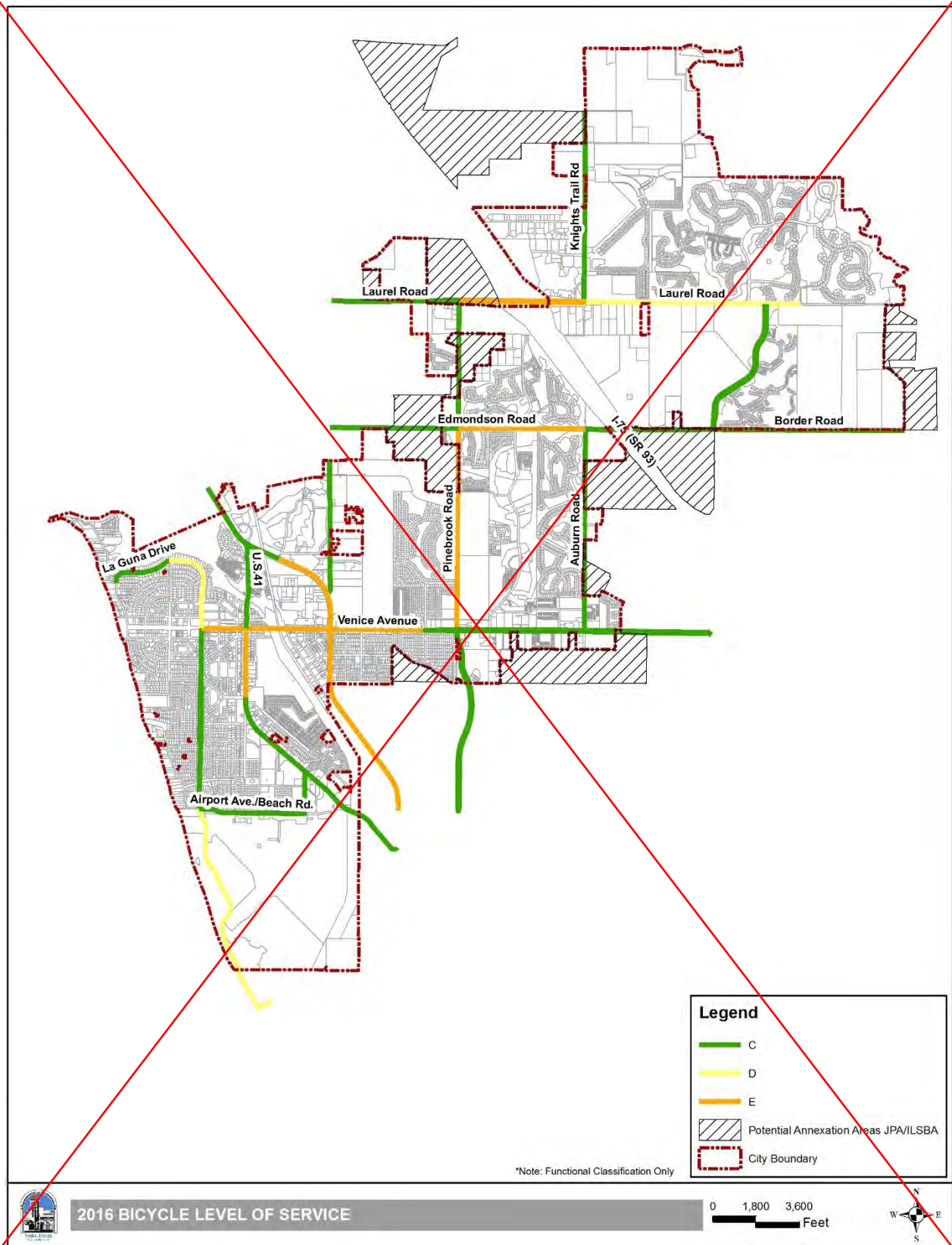
*Note: Functional Classification Only

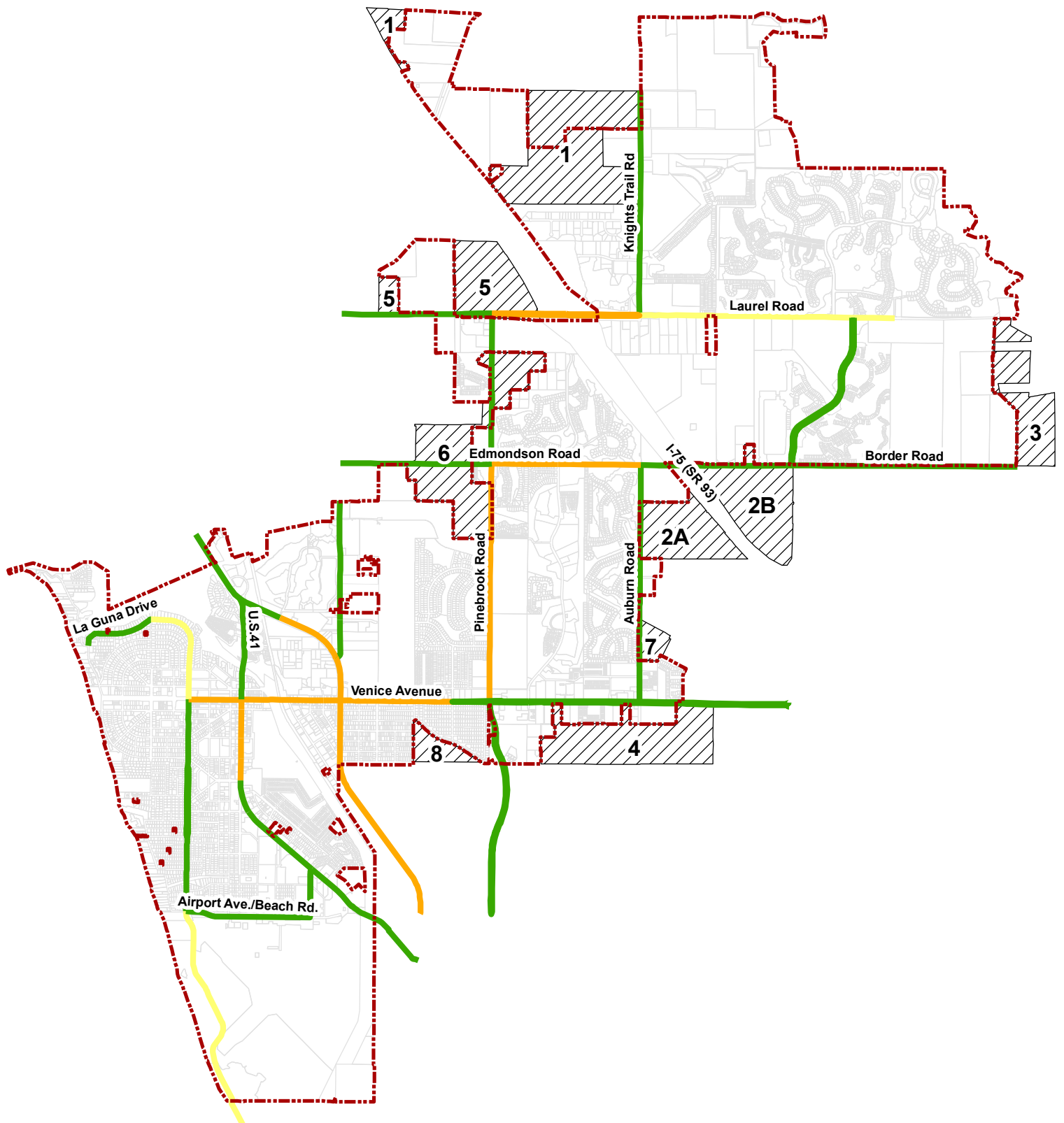
Legend

- City Boundary
- C
- D
- E
- Potential Annexation Areas JPA/ILSBA



Figure (Map) TR-4: Existing Bicycle Level of Service





Legend

City Boundary

C

D

E

Potential Annexation Areas JPA/ILSBA

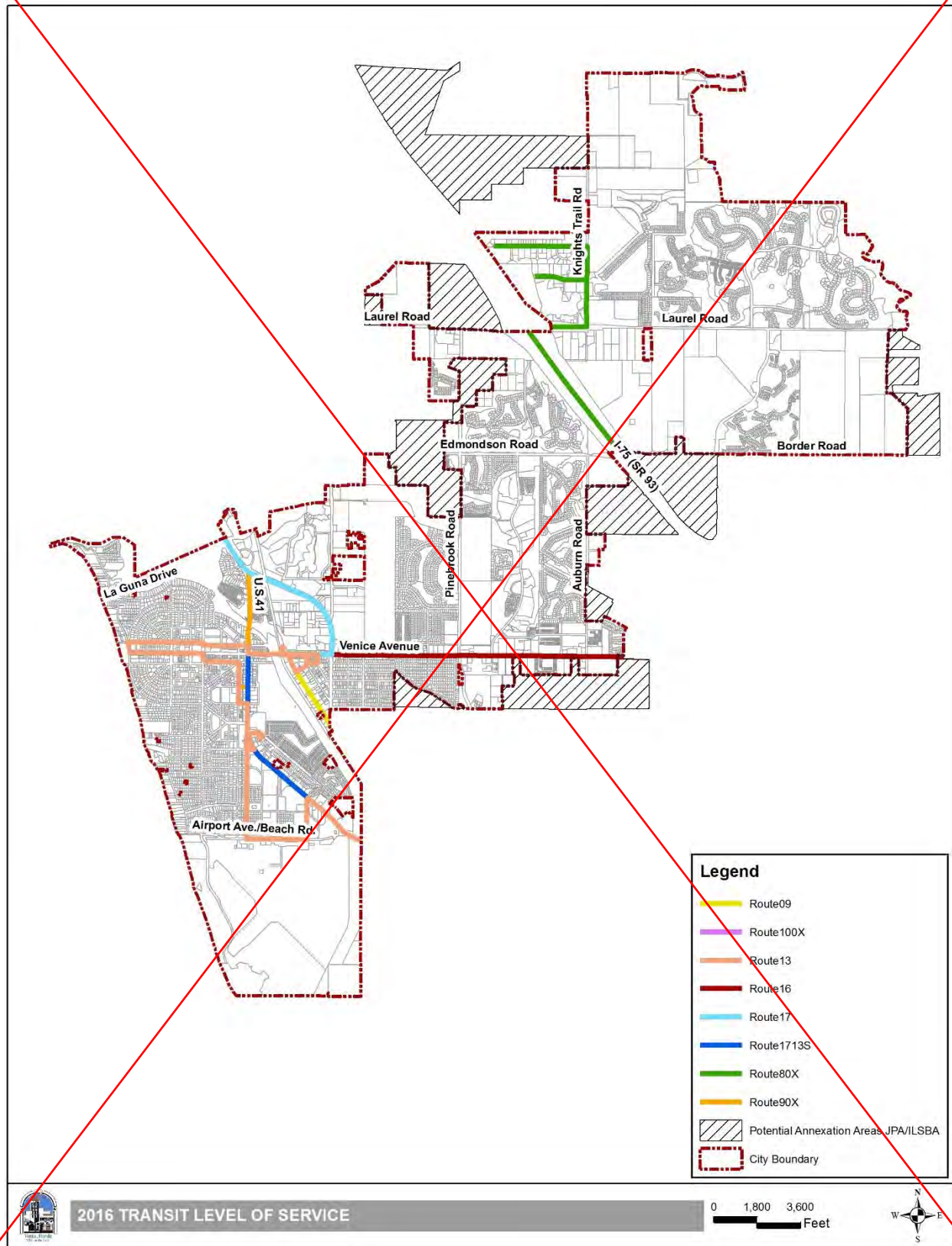
*Note: Functional Classification Only

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



Figure (Map) TR-5: Existing Transit Level of Service



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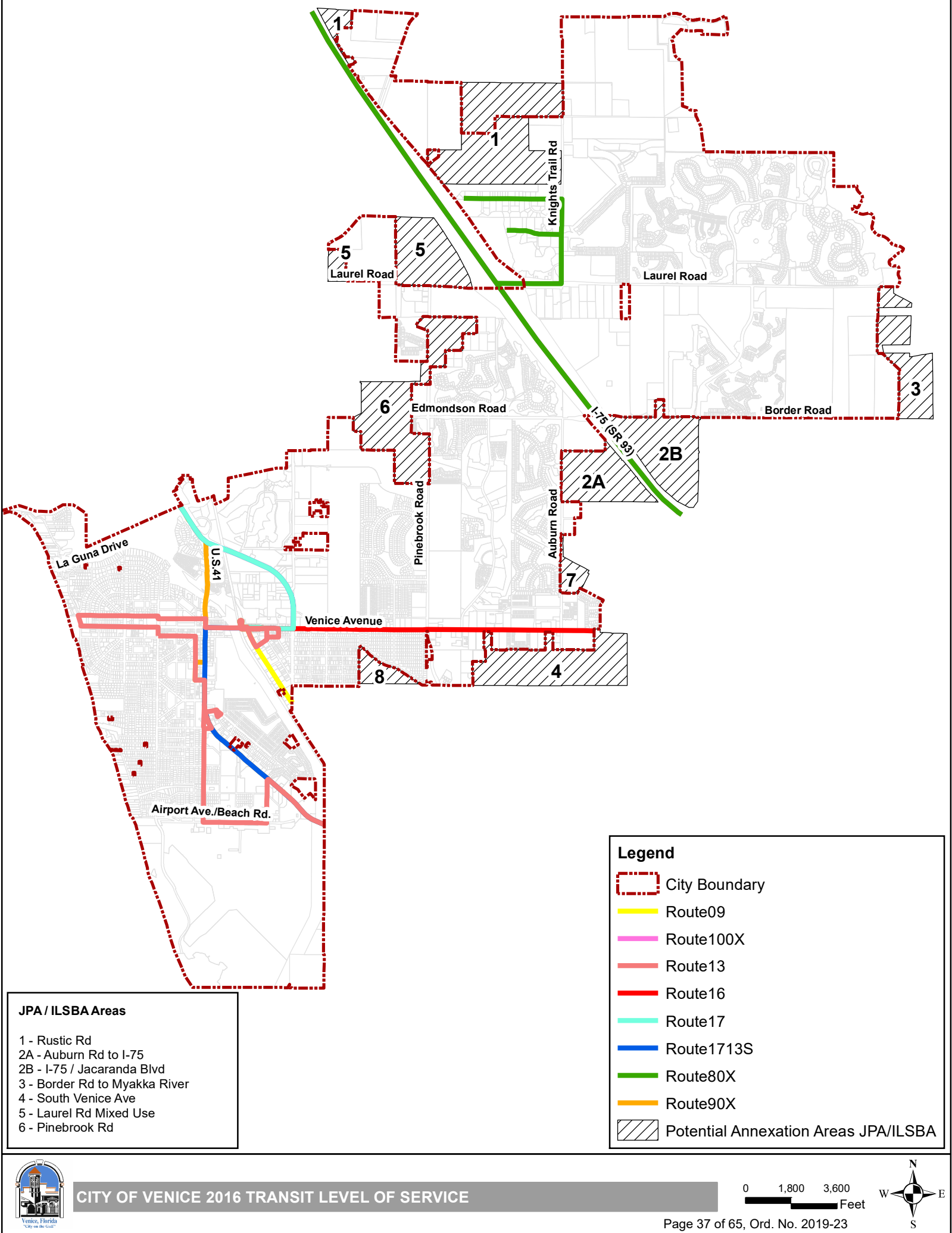
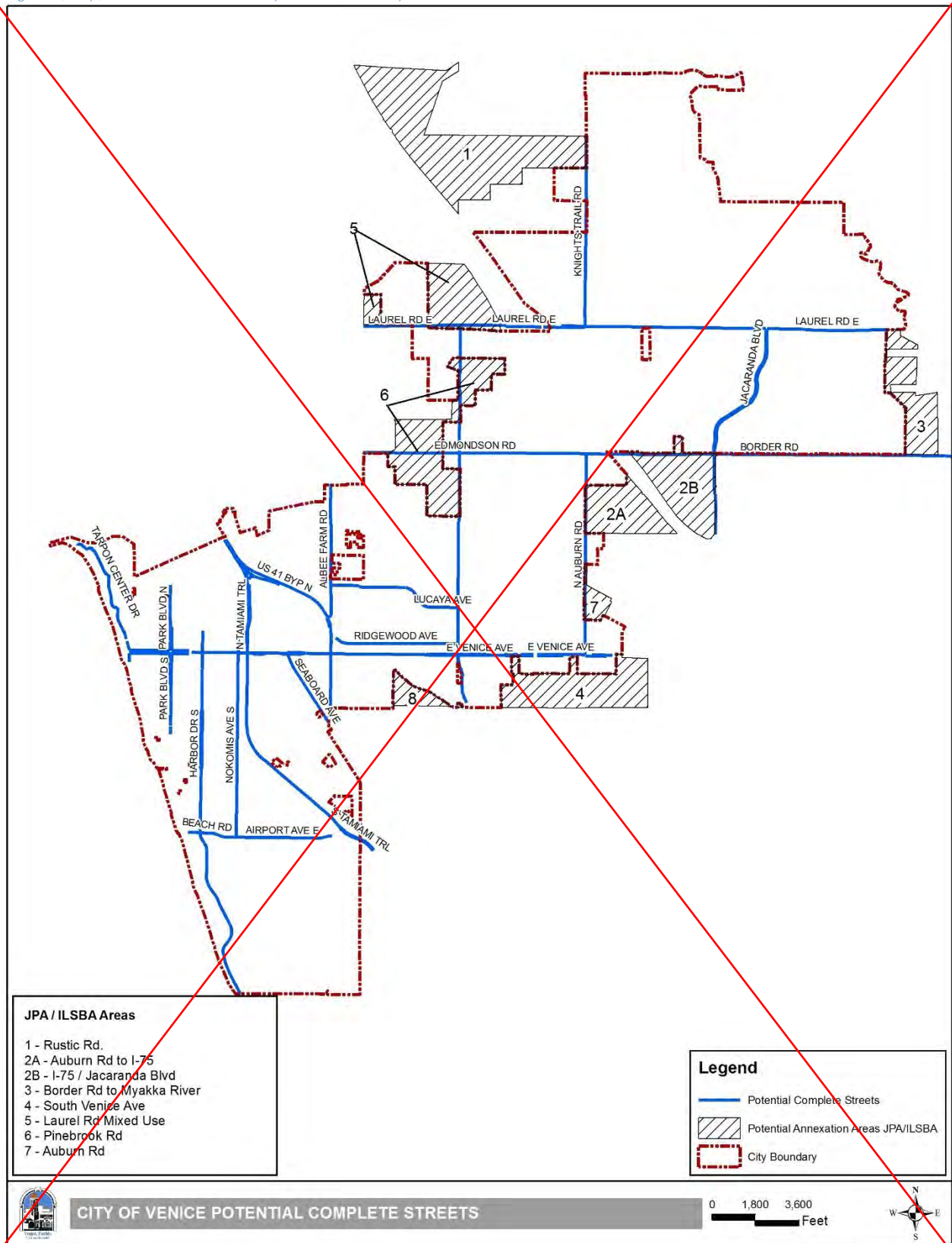
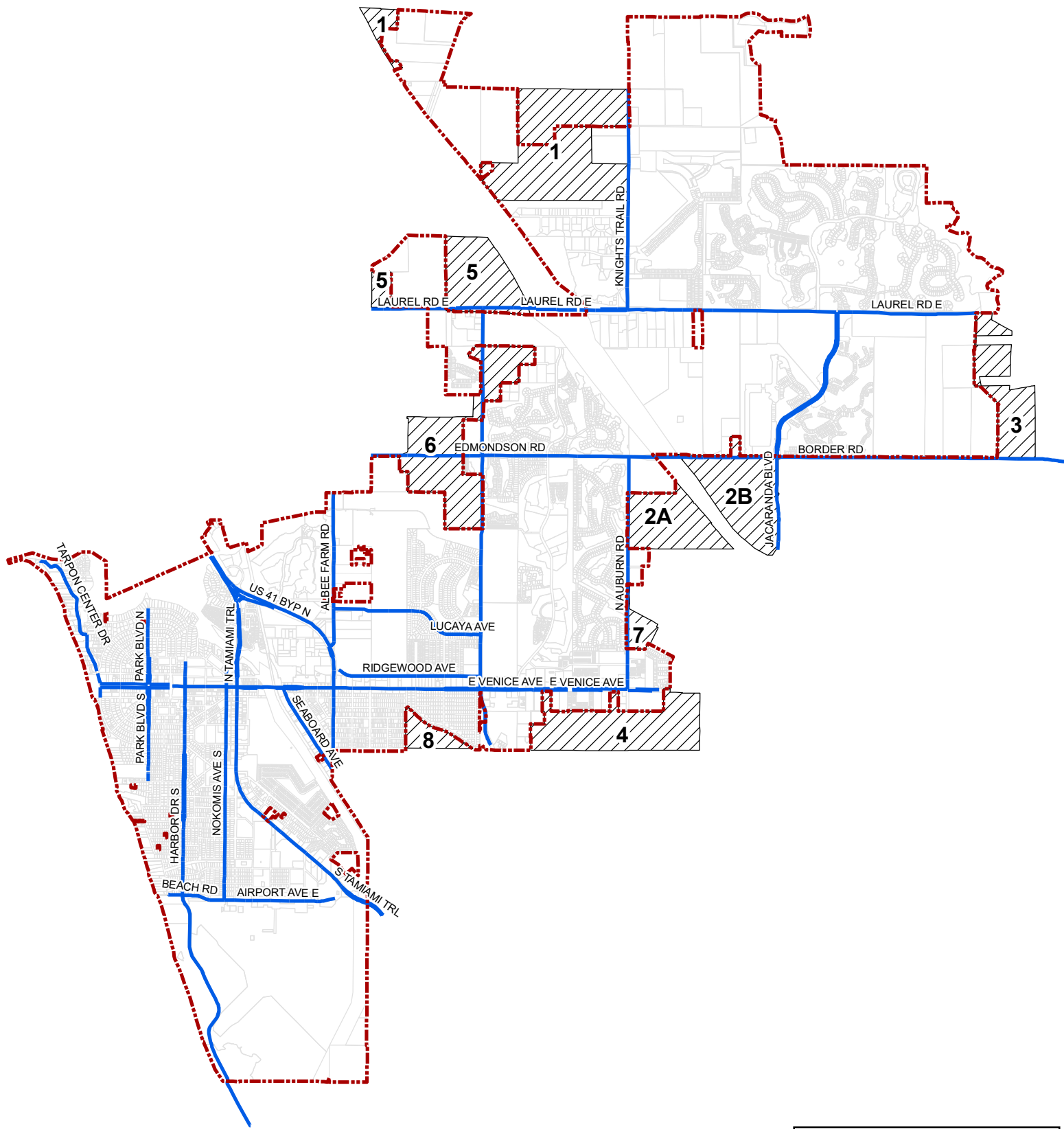





Figure (Map) TR-8: Possible Complete Street Map





Legend

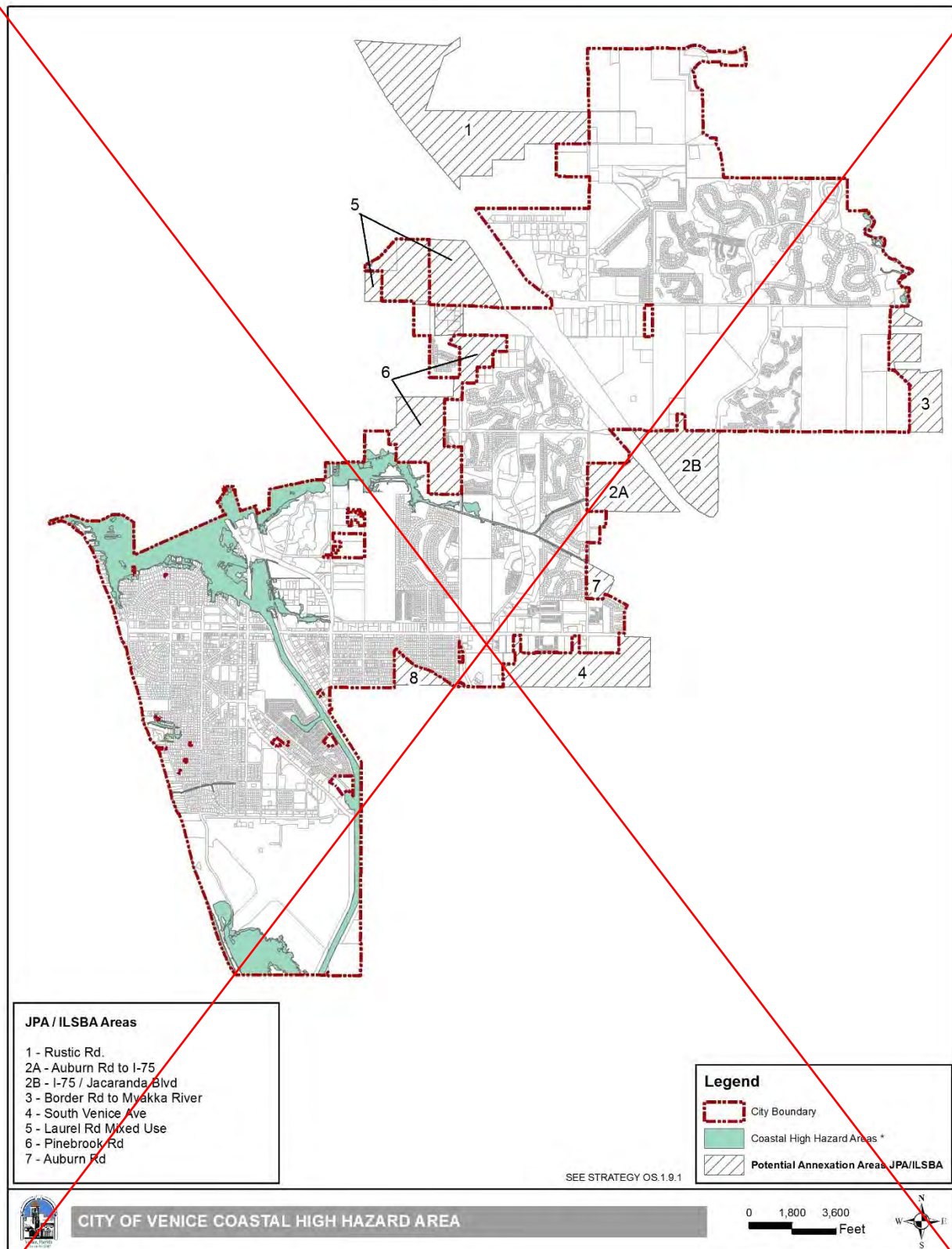
-  City Boundary
-  Potential Complete Streets
-  Potential Annexation Areas JPA/ILSBA

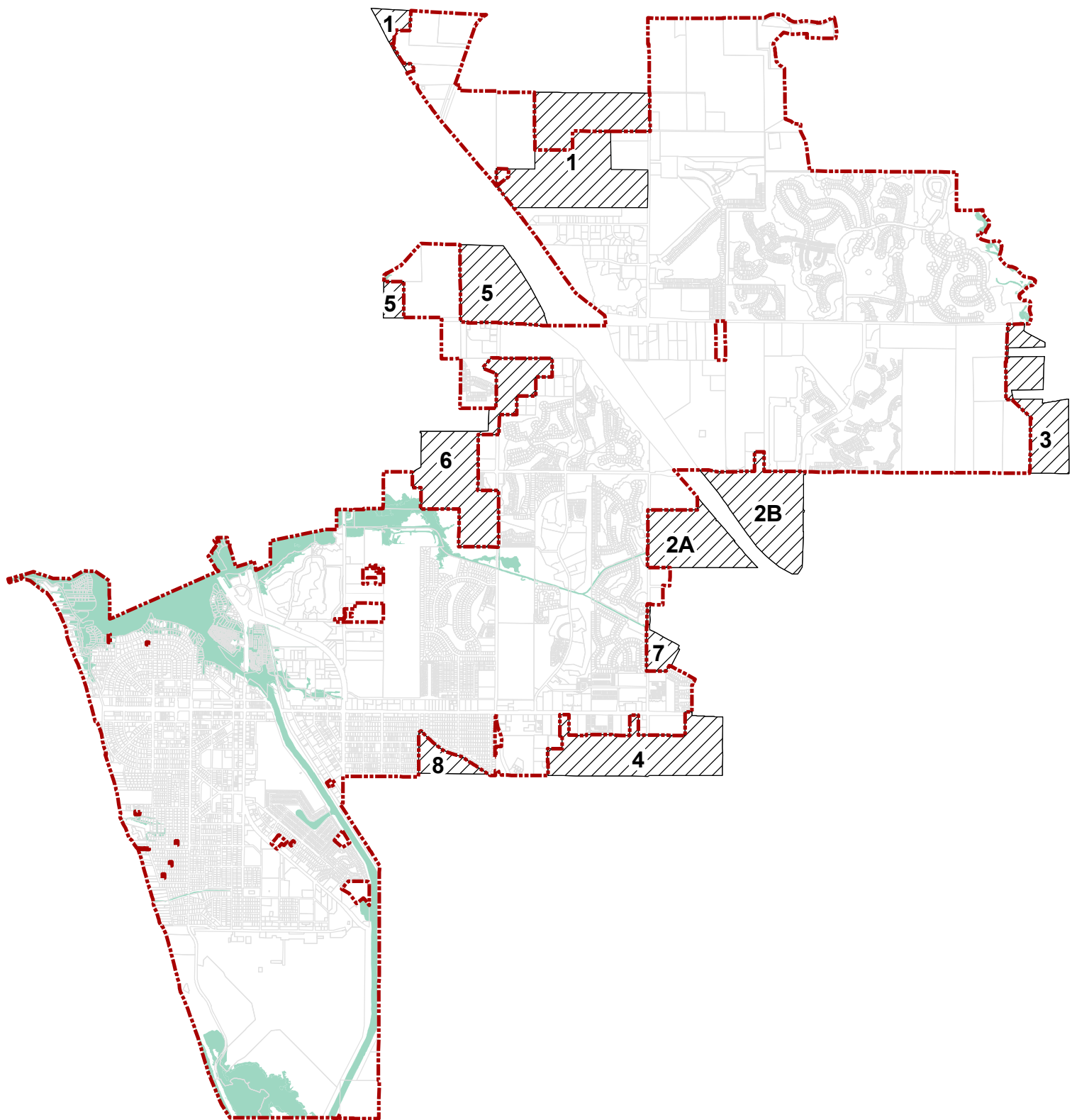
JPA / ILSBA Areas

- 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






Figure (Map) OS-1: Coastal High Hazard Area (CHHA)





Legend

-  City Boundary
-  Potential Annexation Areas JPA/ILSBA
-  Coastal High Hazard Areas*

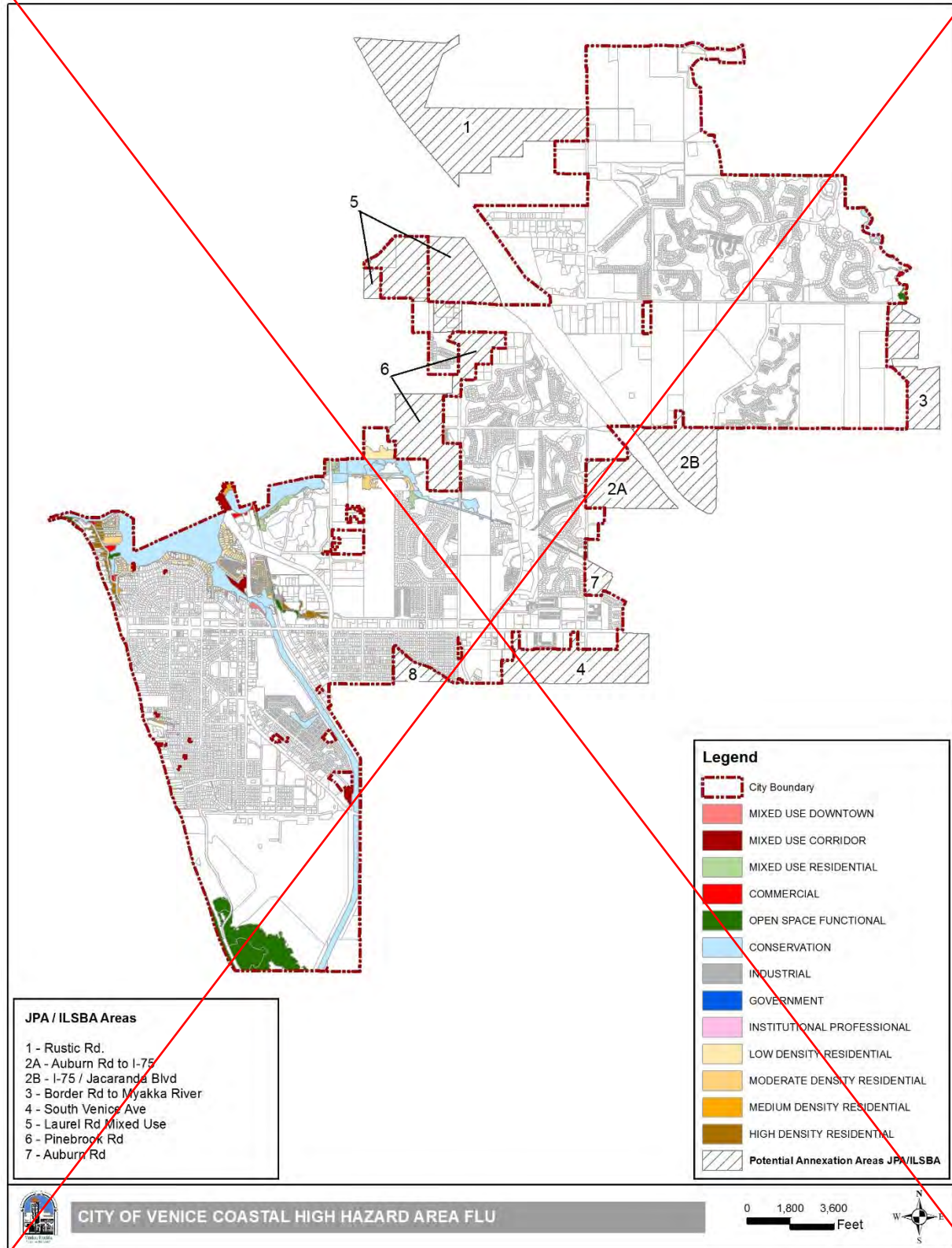
JPA / ILSBA Areas

- 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

SEE STRATEGY OS 1.9.1

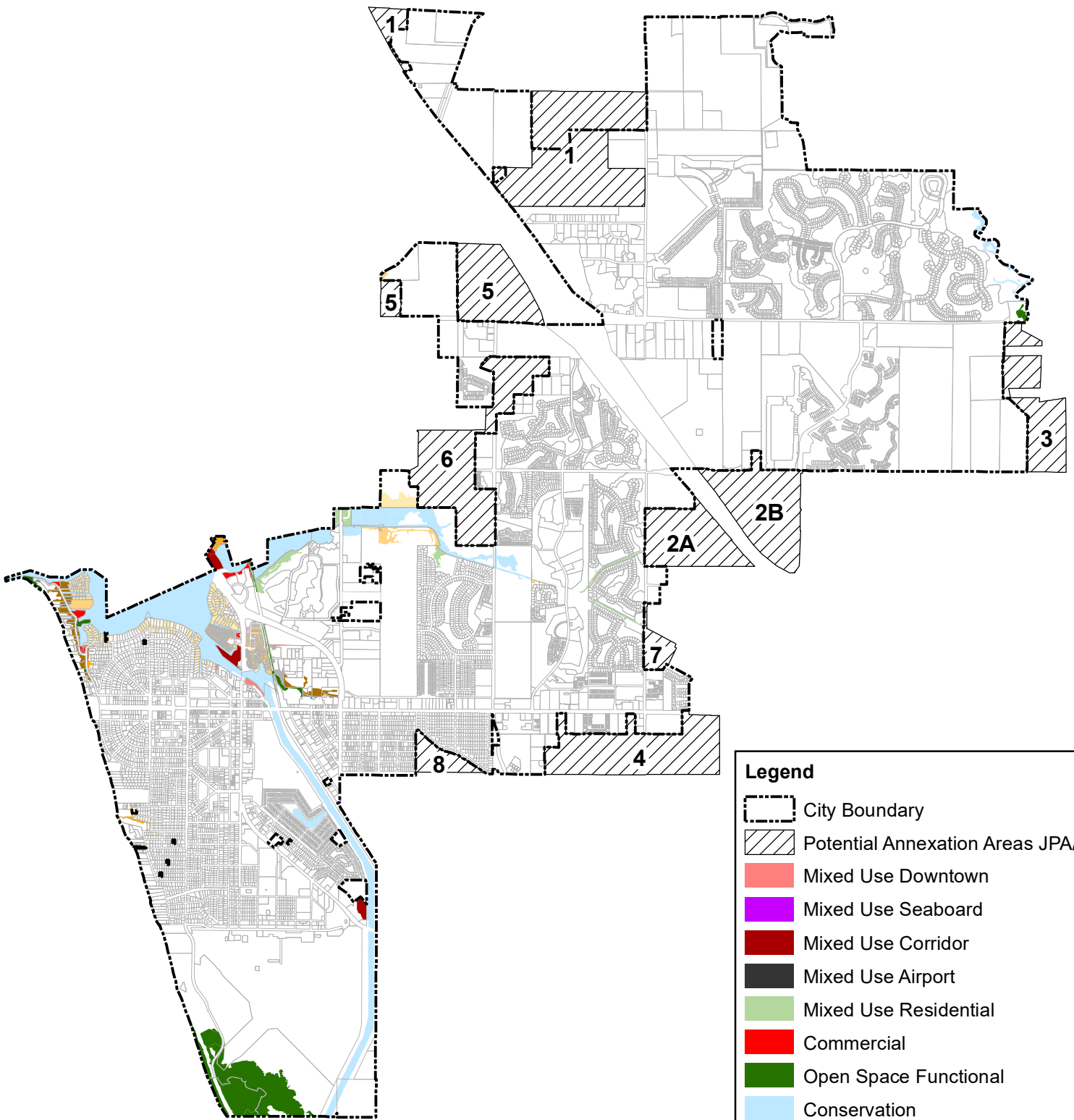


Figure (Map) OS-2: Coastal High Hazard Area with Future Land Use



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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

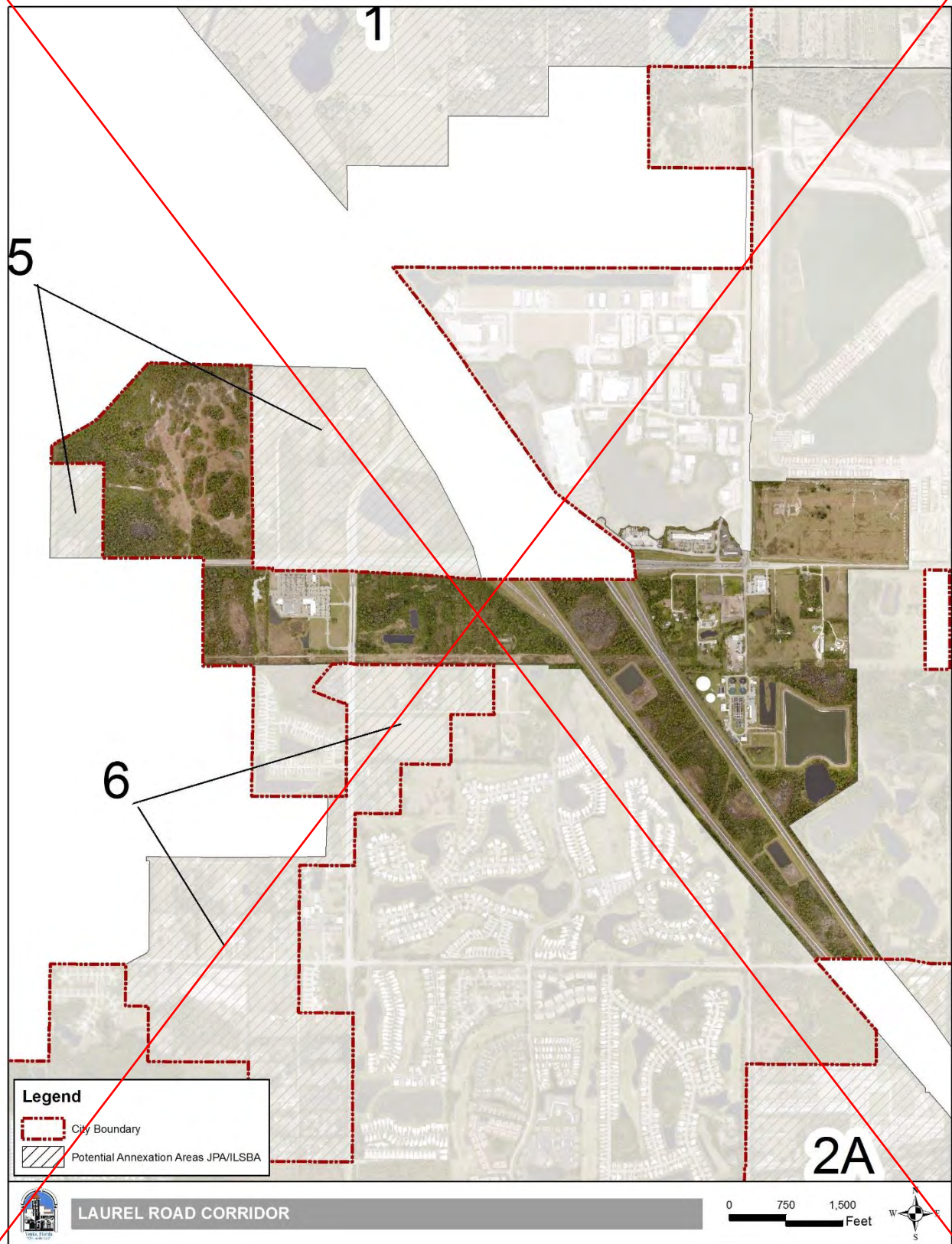
FLUM Series: Planning Horizon 2017-2027

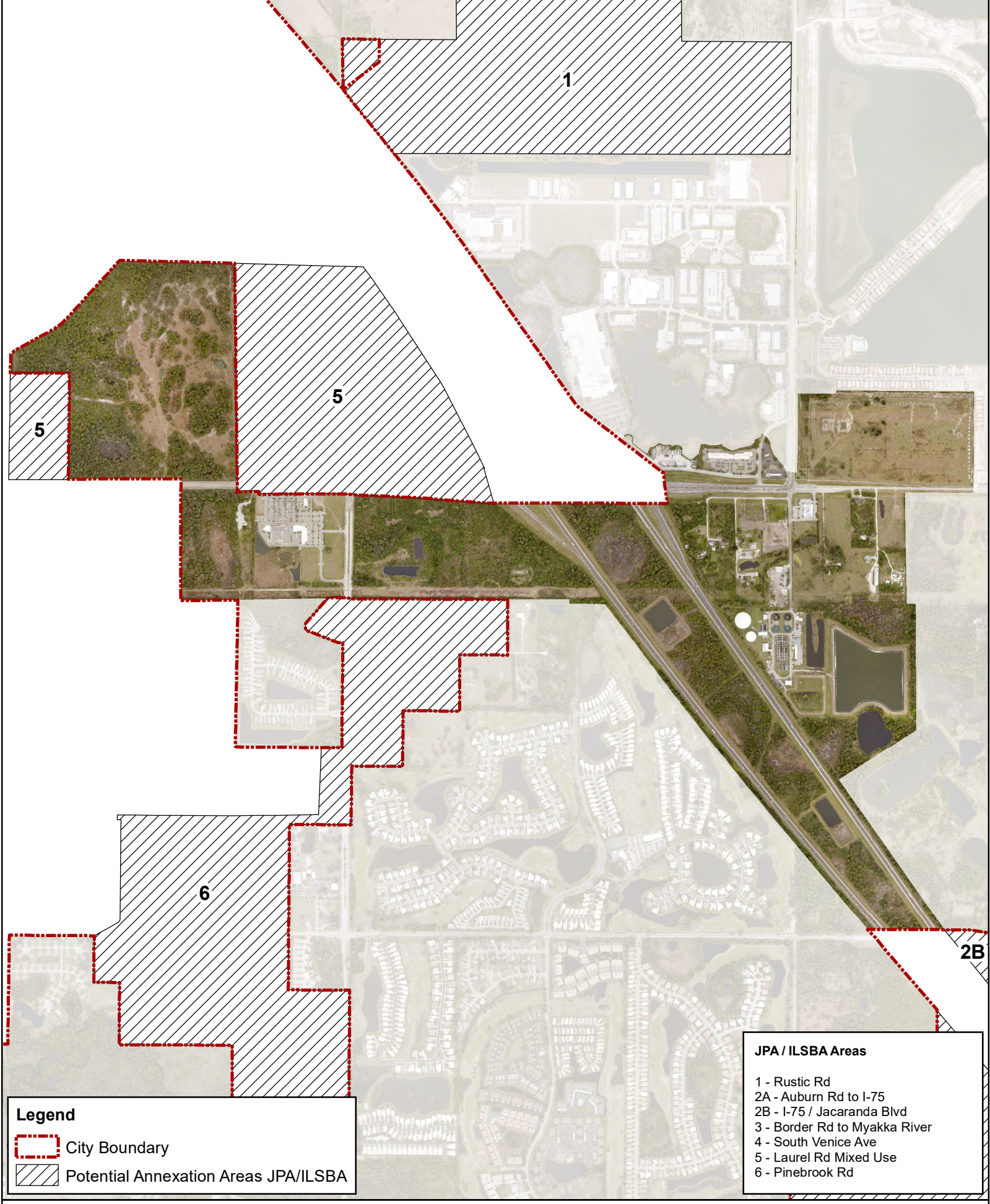
Legend

- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential



Figure (Map) LU-LR-1: Aerial





Legend

 City Boundary

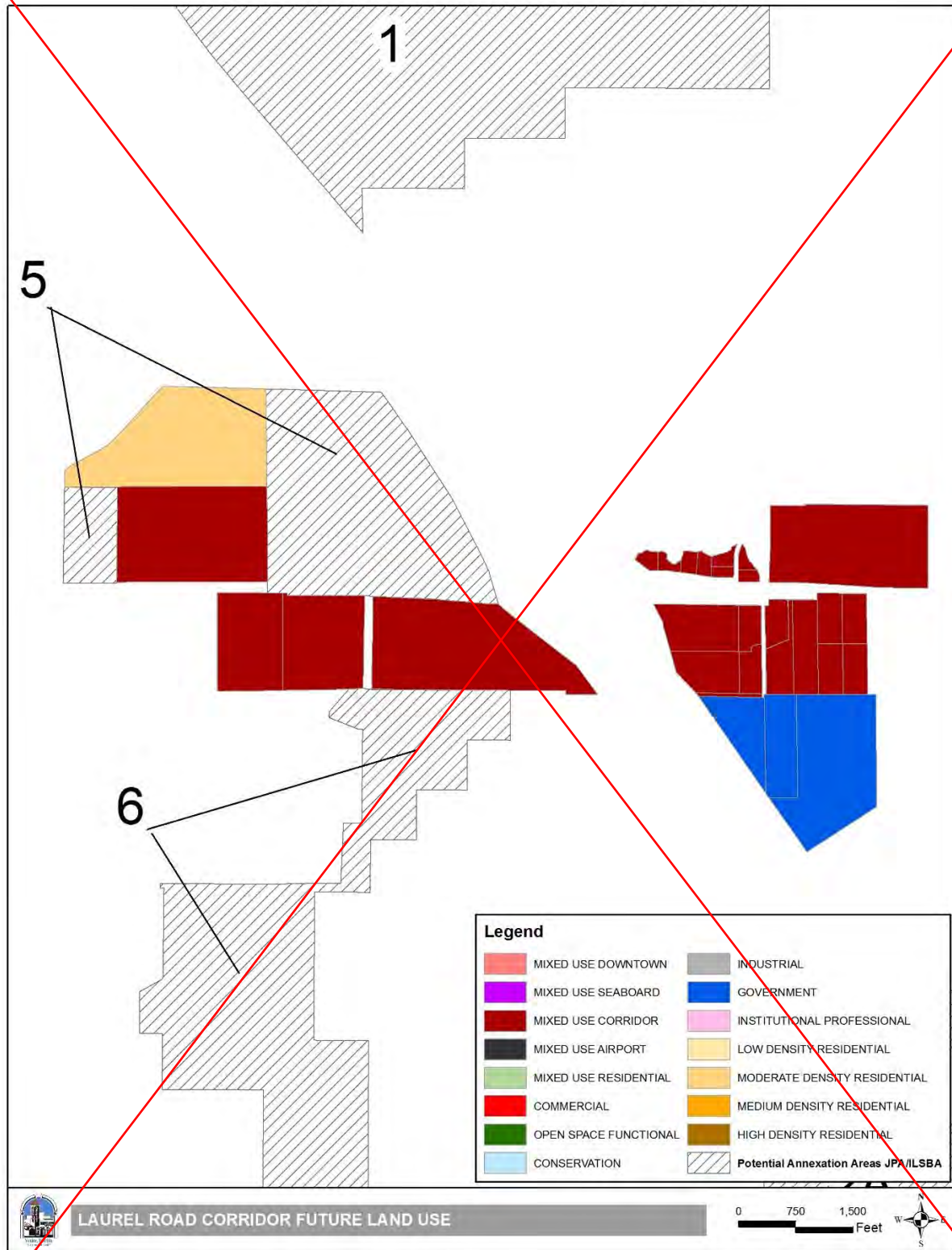
 Potential Annexation Areas JPA/ILSBA

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



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



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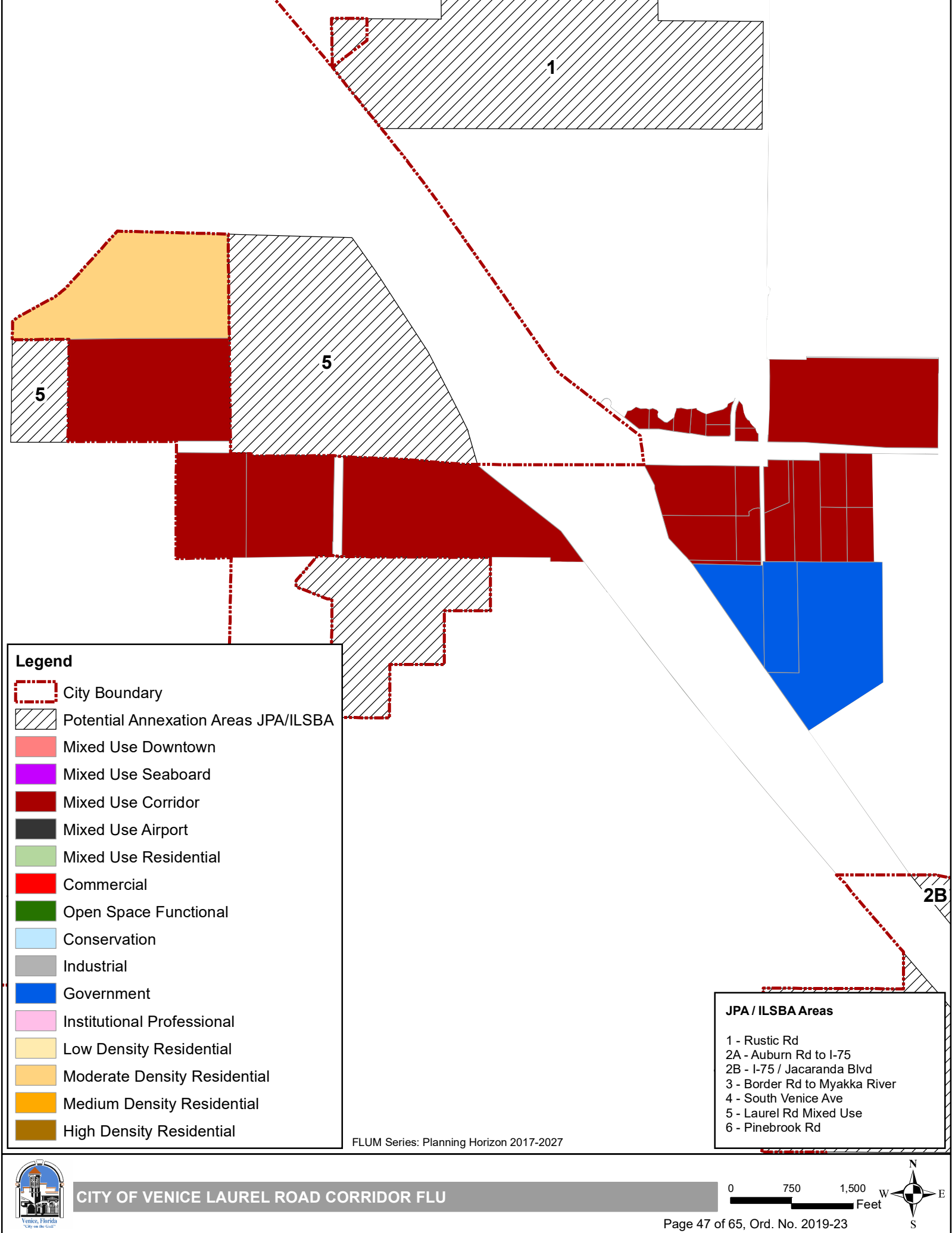
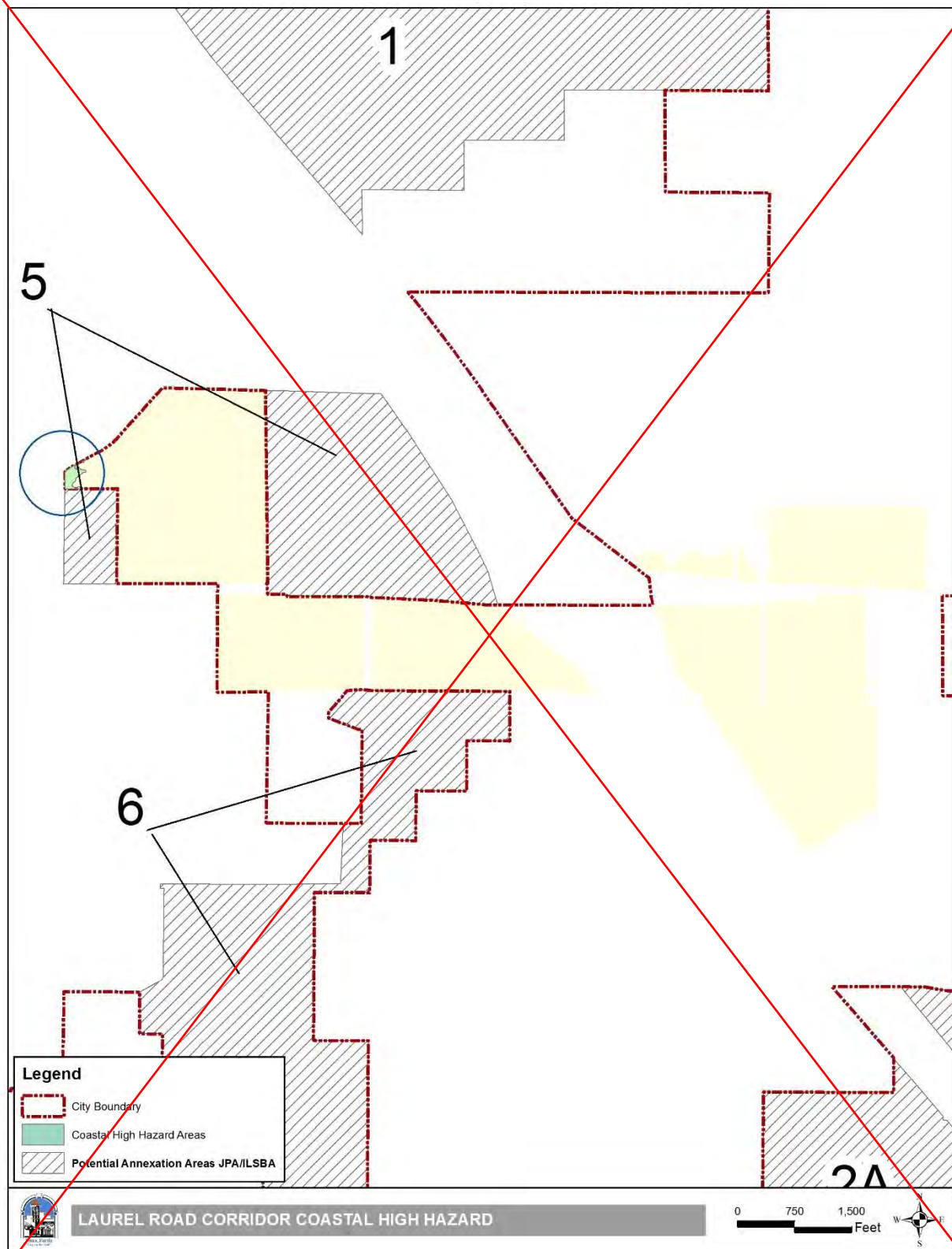
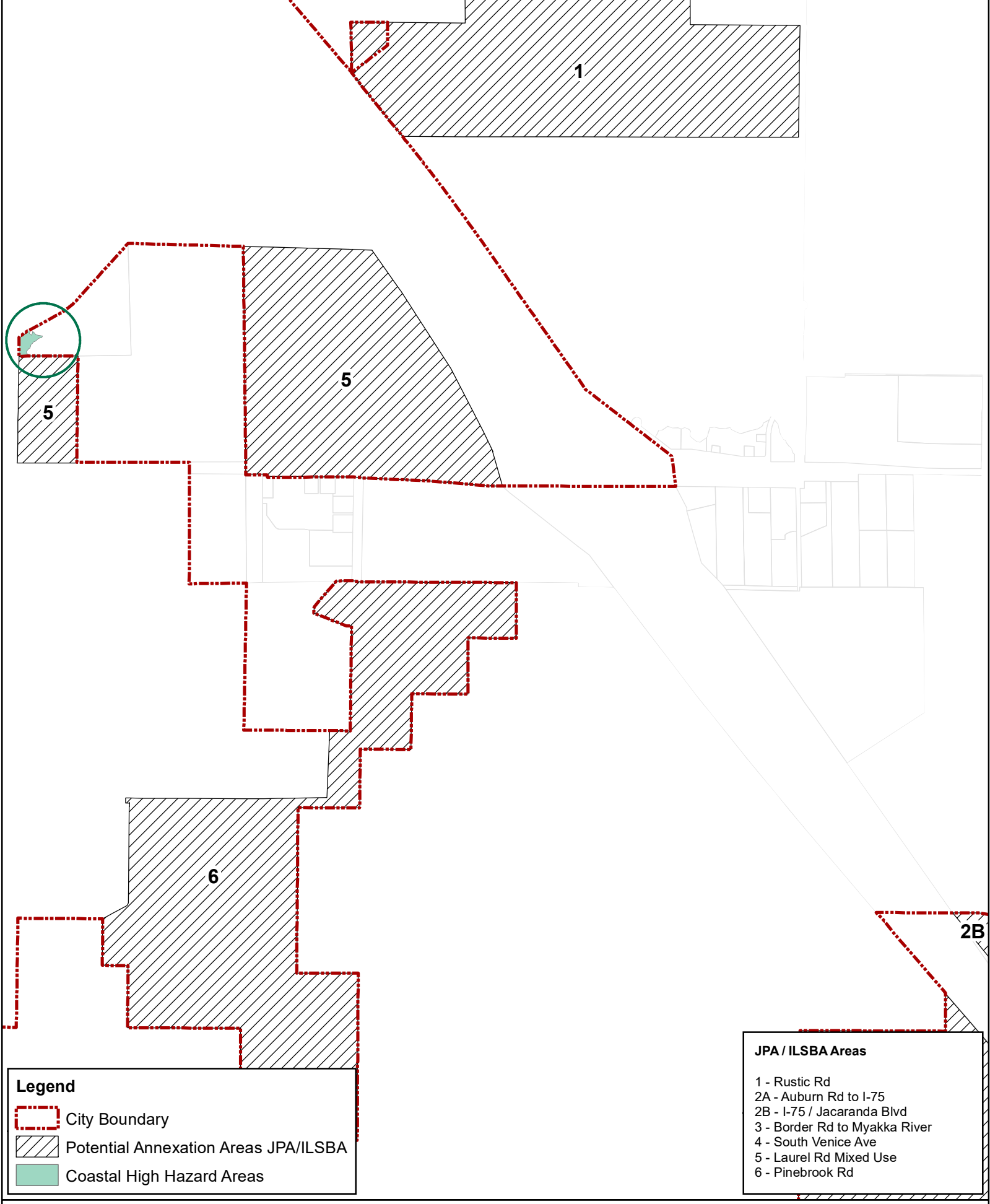





Figure (Map) LU-LR-3: Coastal High Hazard Area





Legend

-  City Boundary
-  Potential Annexation Areas JPA/ILSBA
-  Coastal High Hazard Areas

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



Section IV – ELEMENTS – NORTHEAST NEIGHBORHOOD

Overview

The Northeast Neighborhood is the largest of the neighborhoods (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



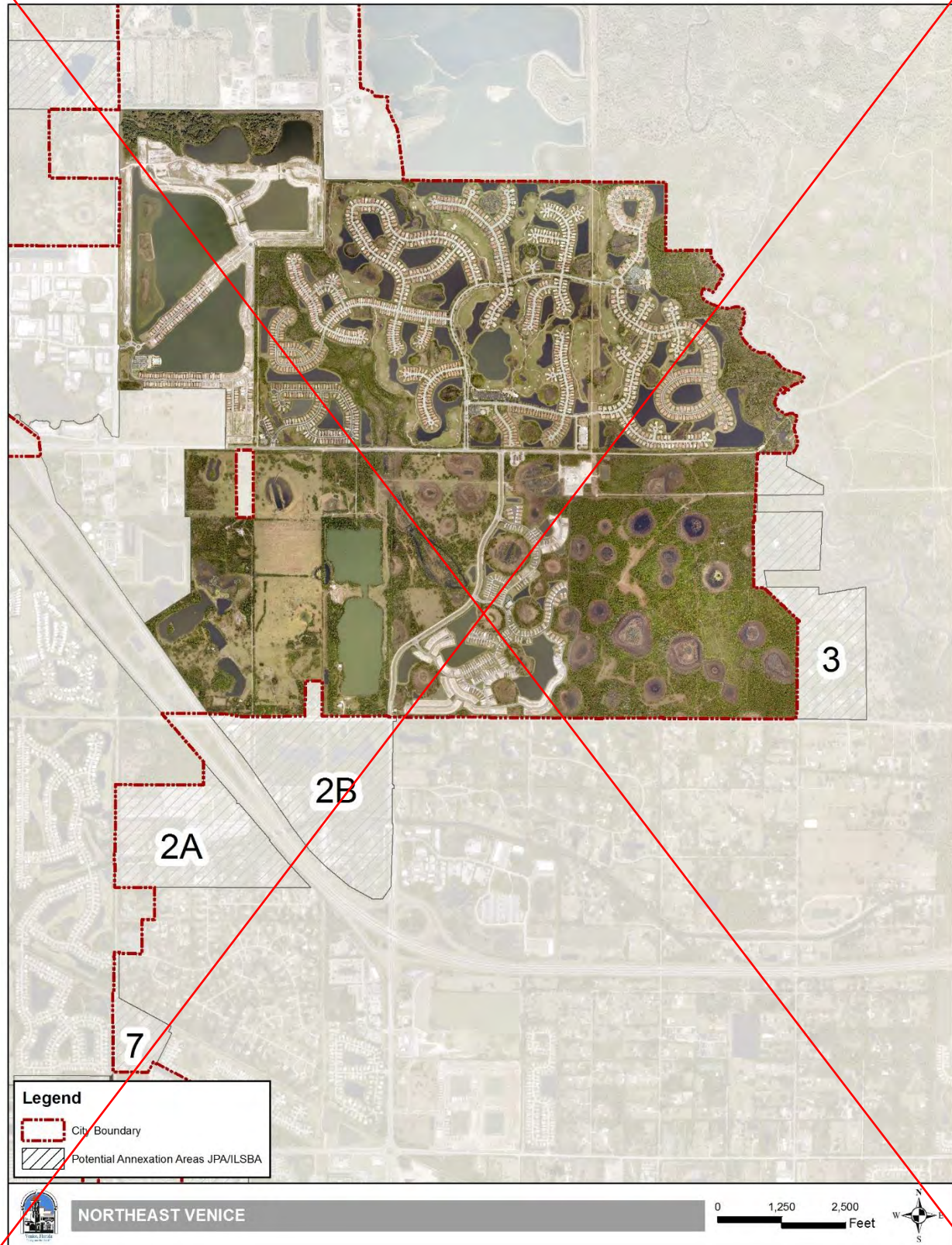
Existing Land Use & Development

The Northeast Neighborhood encompasses approximately 2,827 acres (gross acreage) or approximately 27.5 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:

- 1,647 residential units (single family detached, single family attached, multifamily/ condominium), and
- 67,423 square feet of non-residential uses (commercial, office, civic, professional)



Figure (Map) LU-NE-1: Aerial



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Legend

 City Boundary

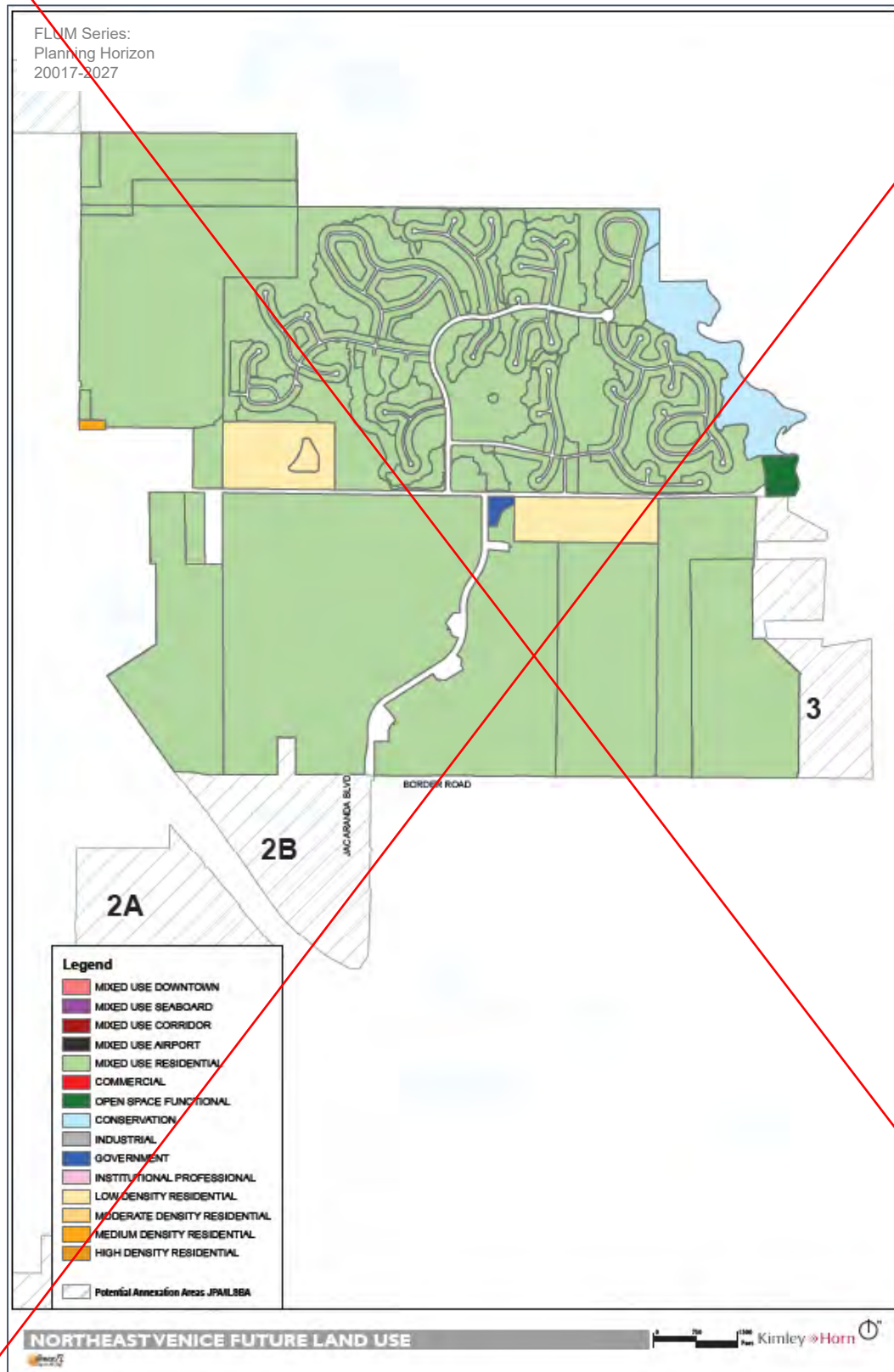
 Potential Annexation Areas JPA/ILSBA

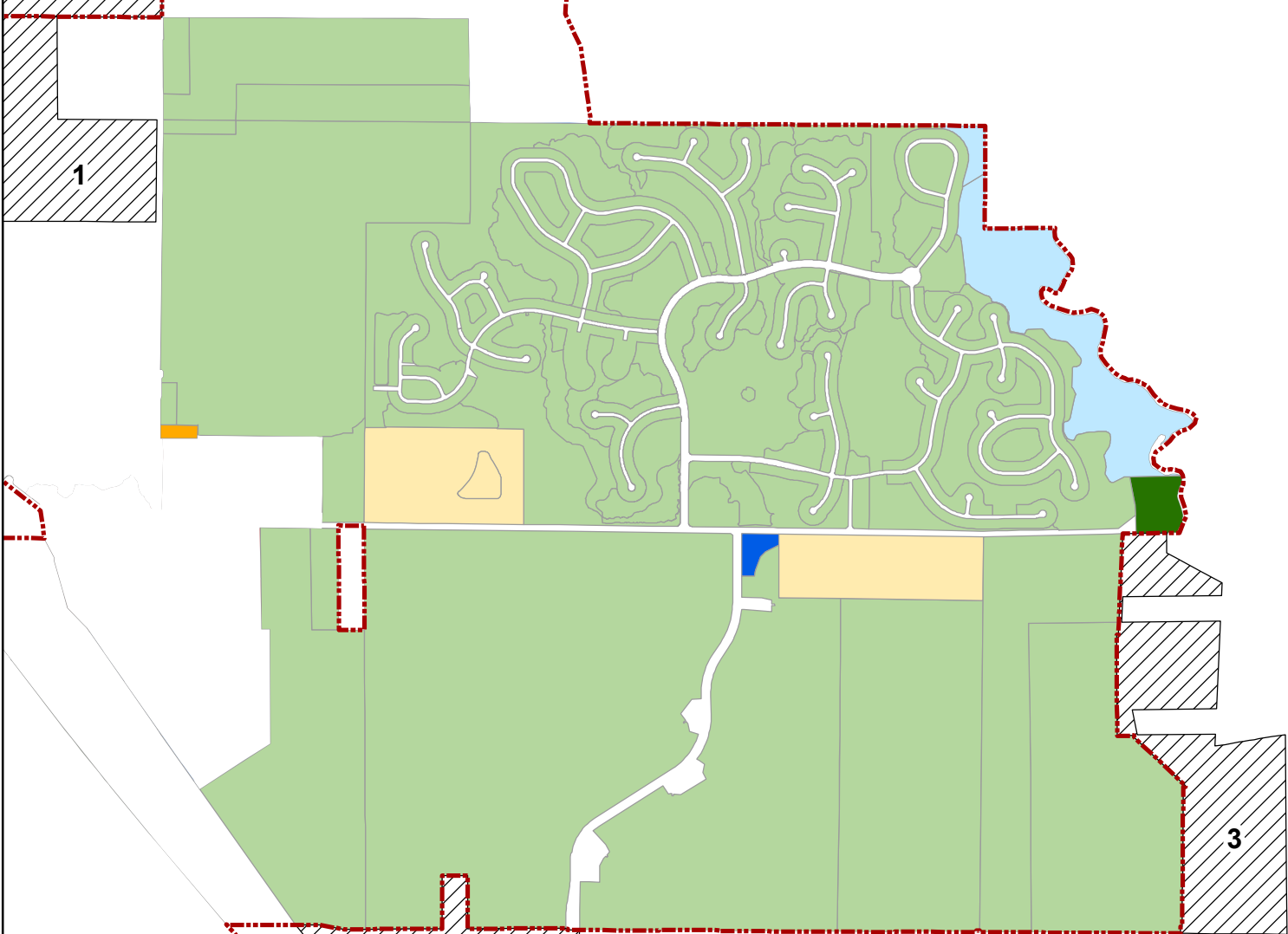
JPA / ILSBA Areas

- 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



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





Legend

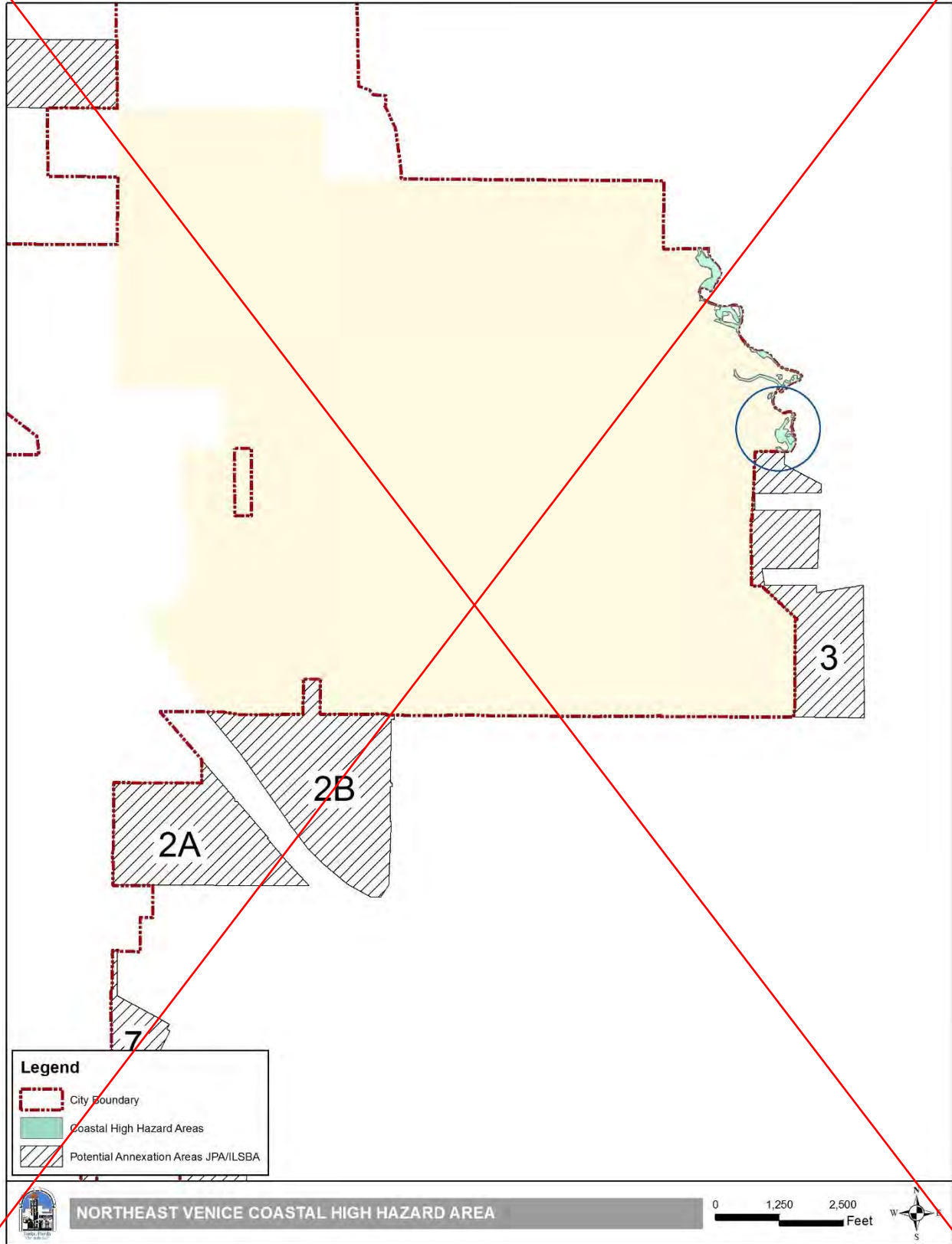
- City Boundary
- Potential Annexation Areas JPA/ILSBA
- Mixed Use Downtown
- Mixed Use Seaboard
- Mixed Use Corridor
- Mixed Use Airport
- Mixed Use Residential
- Commercial
- Open Space Functional
- Conservation
- Industrial
- Government
- Institutional Professional
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential

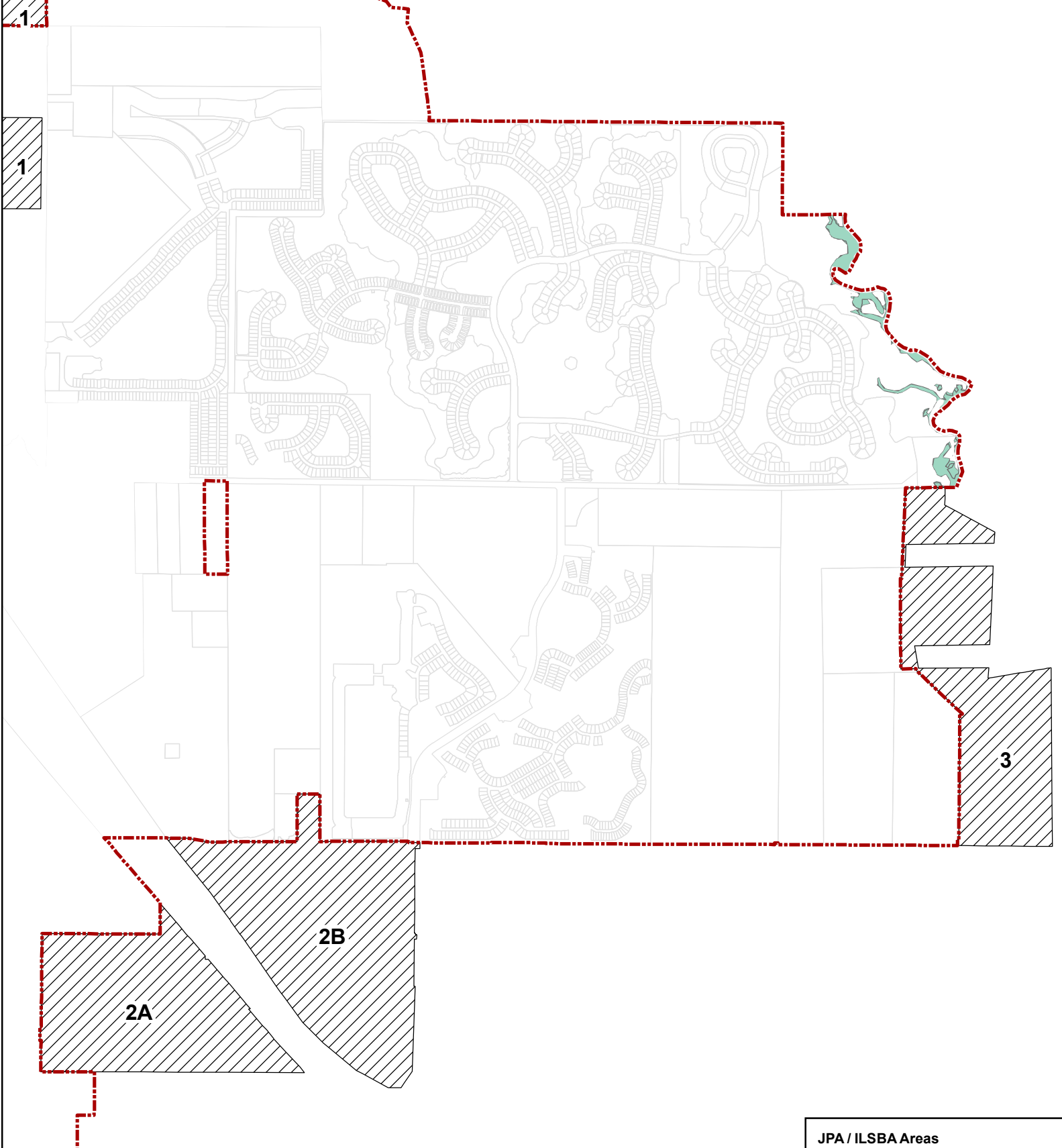
JPA / ILSBA Areas

- 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






Figure (Map) LU-NE-3: Coastal High Hazard Area





Legend

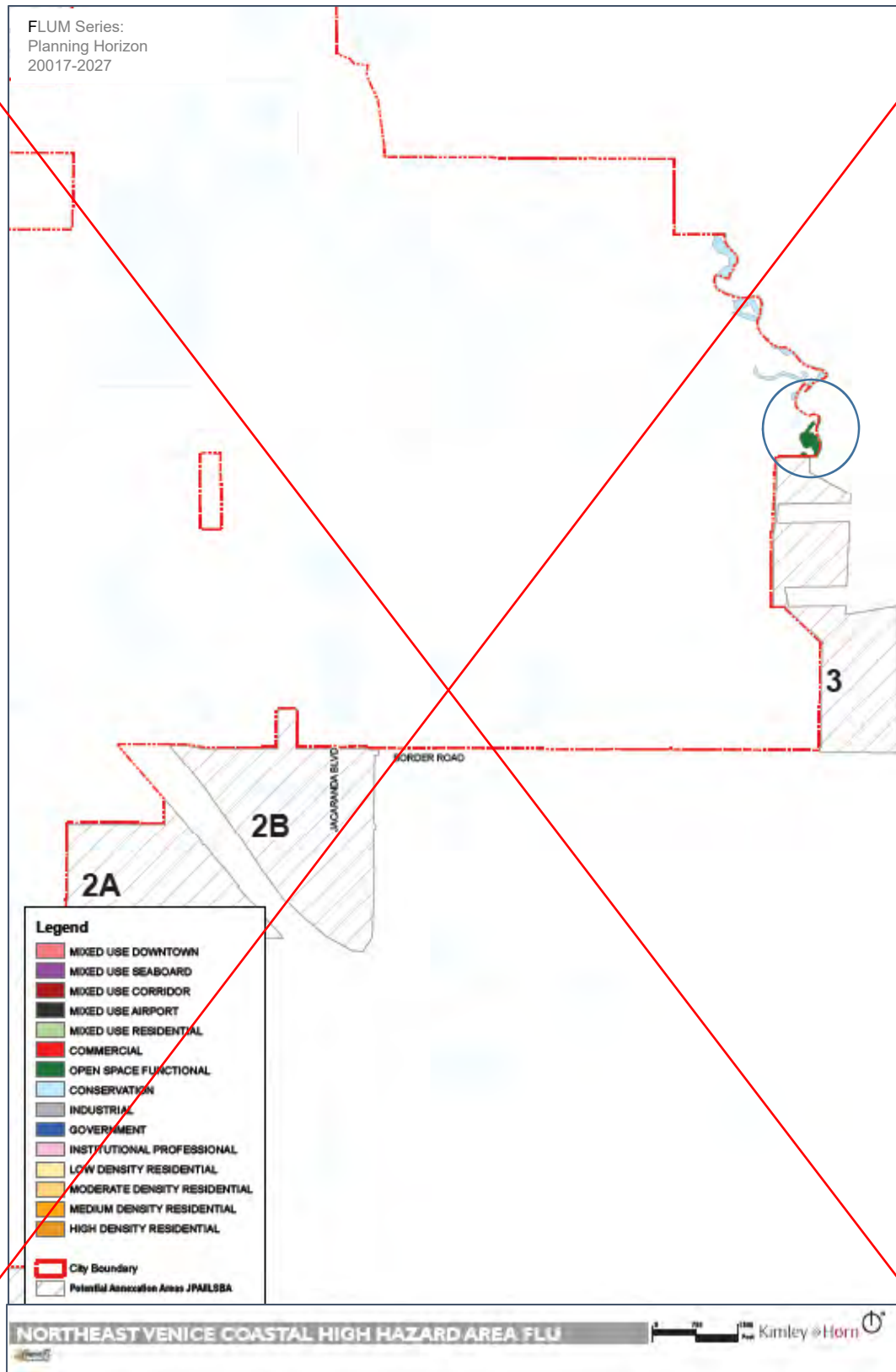
-  City Boundary
-  Potential Annexation Areas JPA/ILSBA
-  Coastal High Hazard Areas

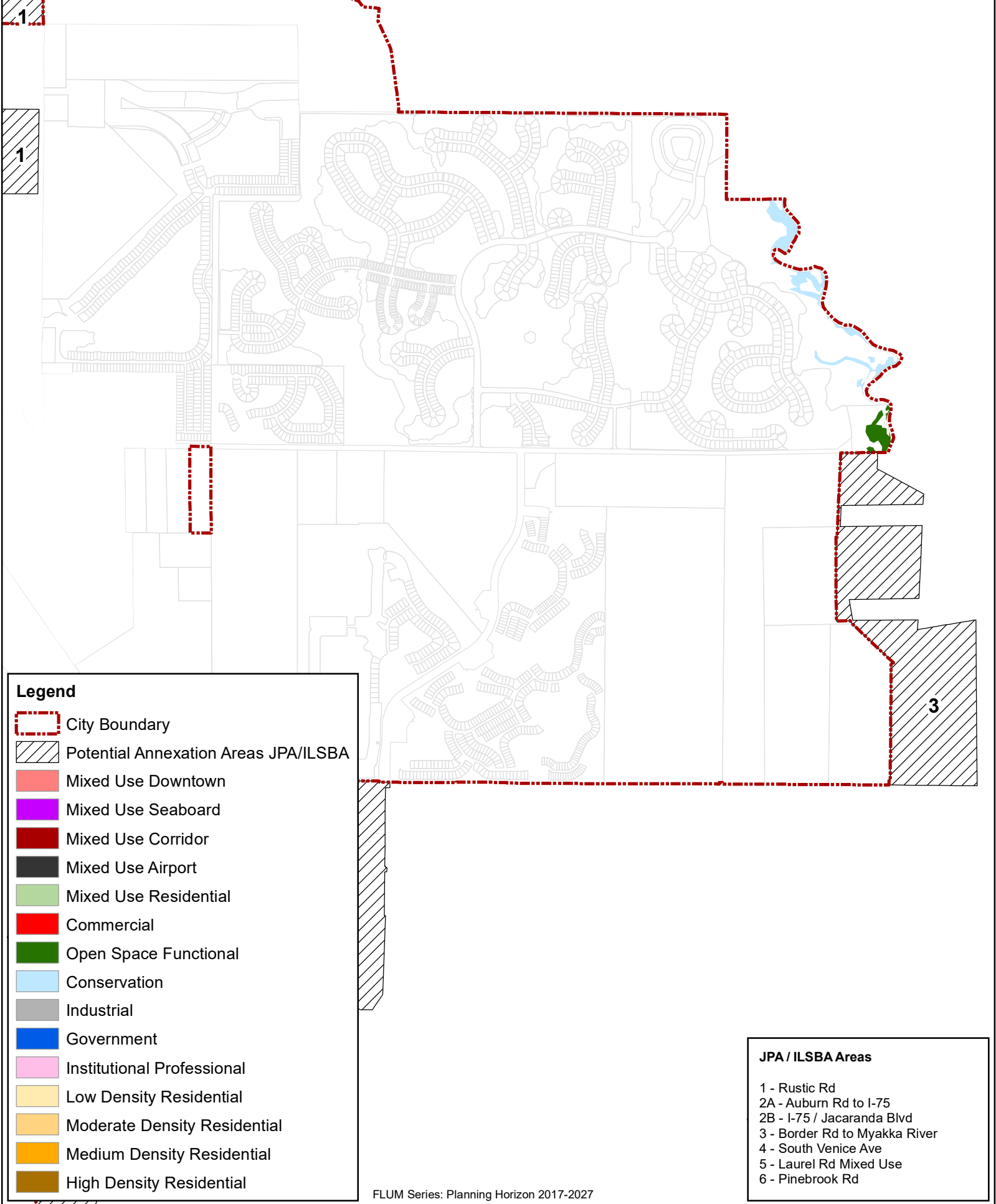
JPA / ILSBA Areas

- 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



Figure (Map) LU-NE-4: Coastal High Hazard Area identified (w/ FLU)





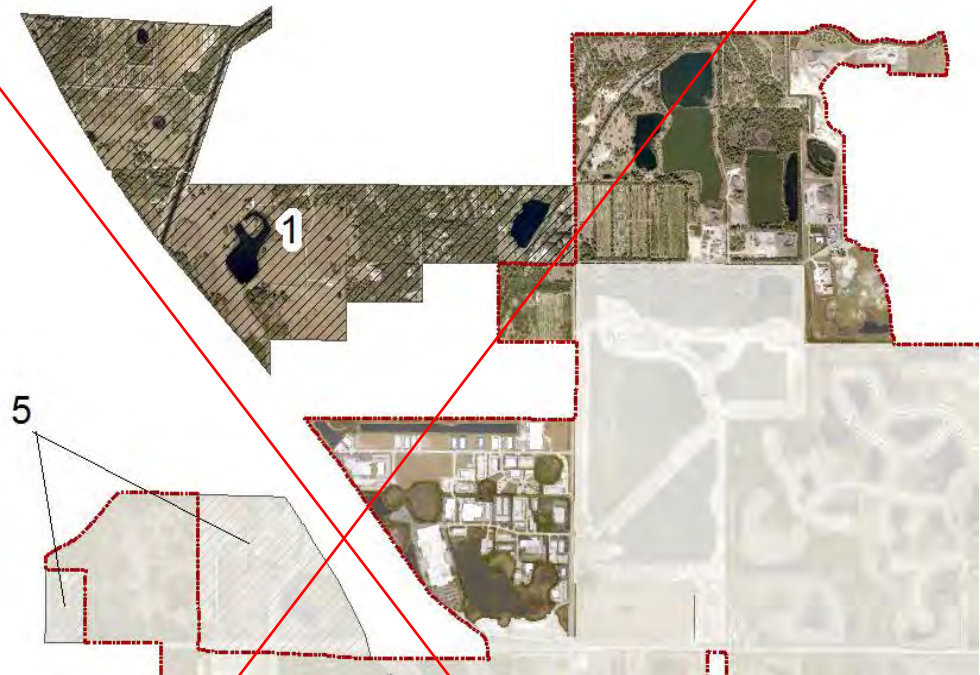
Section IV – ELEMENTS – KNIGHTS TRAIL NEIGHBORHOOD

Overview

The Knights Trail Neighborhood is predominately industrial, situated East of I-75 and along Knights Trail Road. This Neighborhood is bordered along its southern boundary by the Northeast Venice Neighborhood and the Laurel Rd Neighborhood. Based on the carrying capacity analysis and development standards for this Neighborhood, specifically the Industrial land use areas, approximately one-half of the City's non-residential development could be located in the Knights Trail Neighborhood.

However, it should be noted that based on the existing development patterns within this Neighborhood, achieving this level of development is unlikely and may place undue burdens on the public infrastructure, including

transportation resources, without additional public expenditures by the City of Venice and Sarasota County.



Existing Land Use & Development

The Knights Trail Neighborhood encompasses approximately 818 acres (gross acreage) or approximately 7.9 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:

- 3 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,381,705 square feet of non-residential uses (industrial, commercial, office, civic, professional)

These numbers represent approximately less than 1 percent and 15 percent of the City's current residential and non-residential development, respectively.

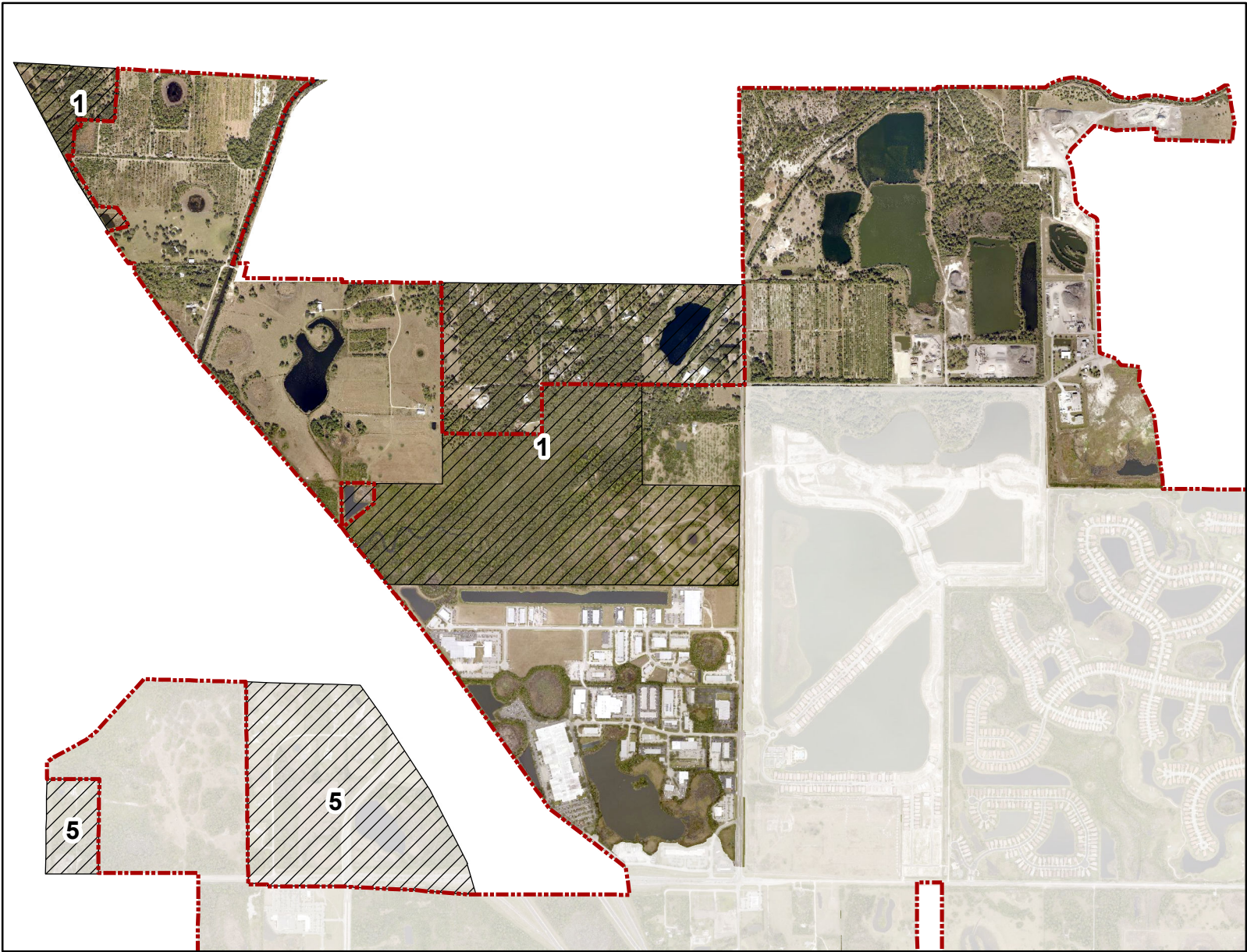
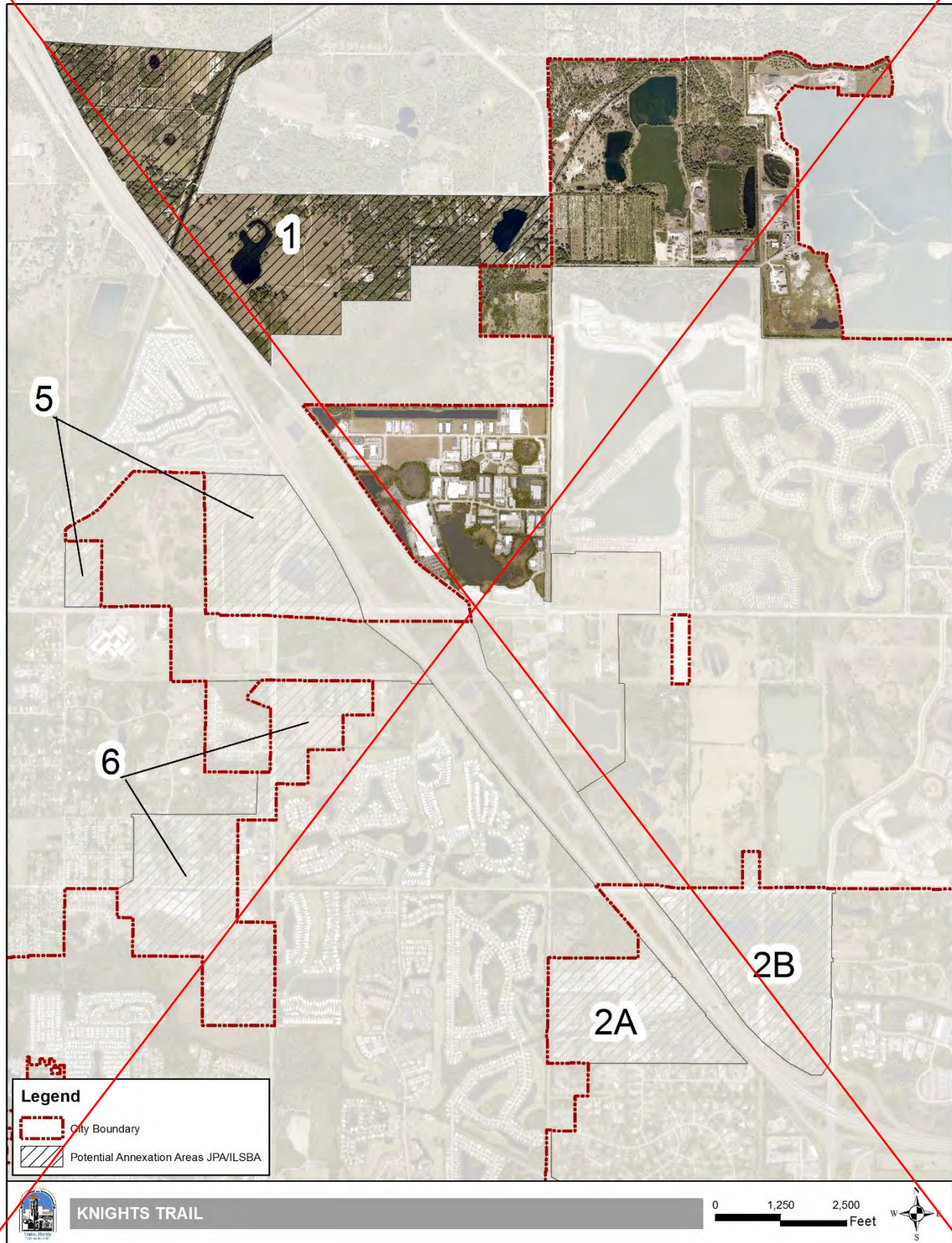
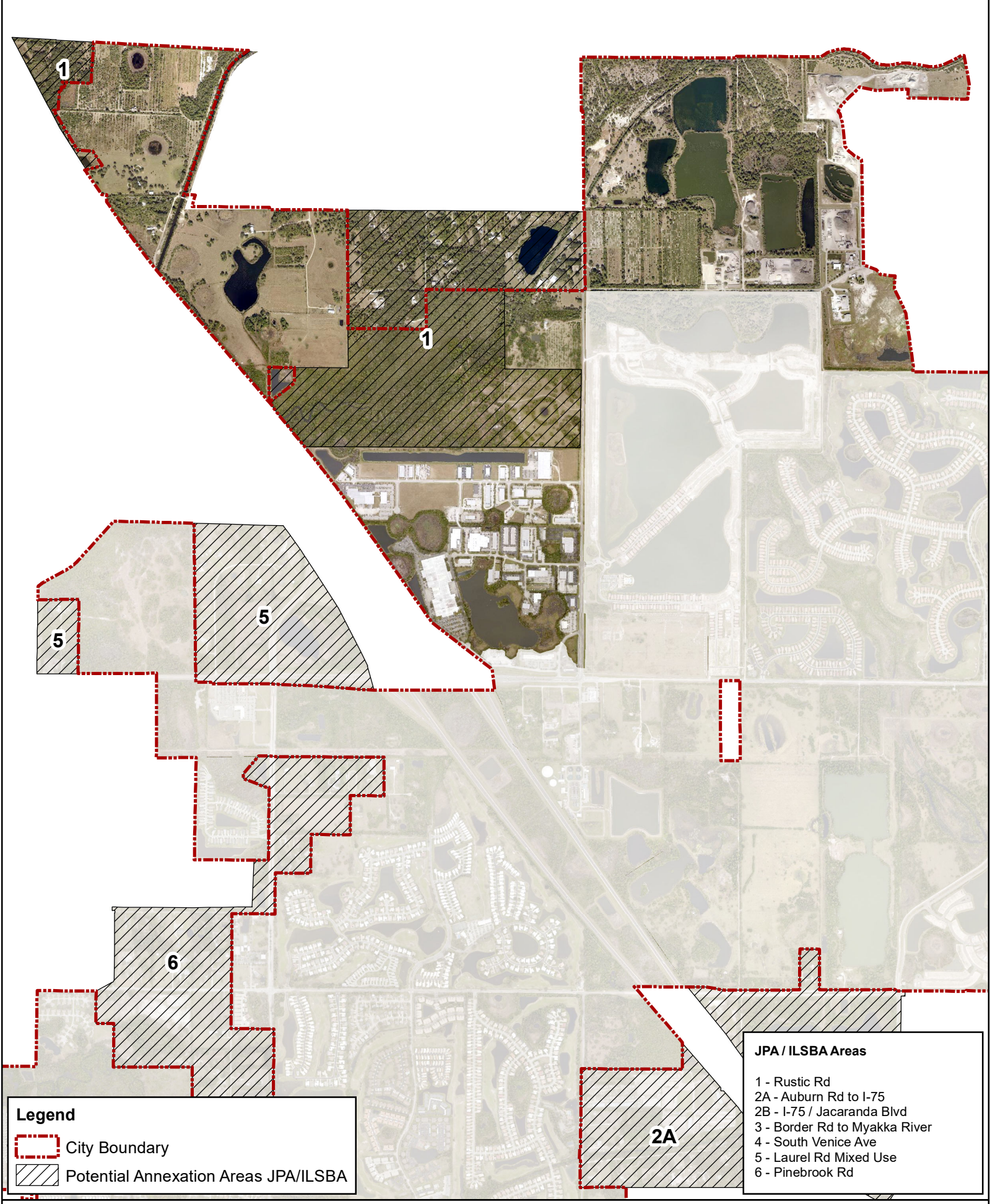


Figure (Map) LU-KT-1: Aerial



November 28, 2017

Page Amended with Ordinance 2018-35



Legend

 City Boundary

 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



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

