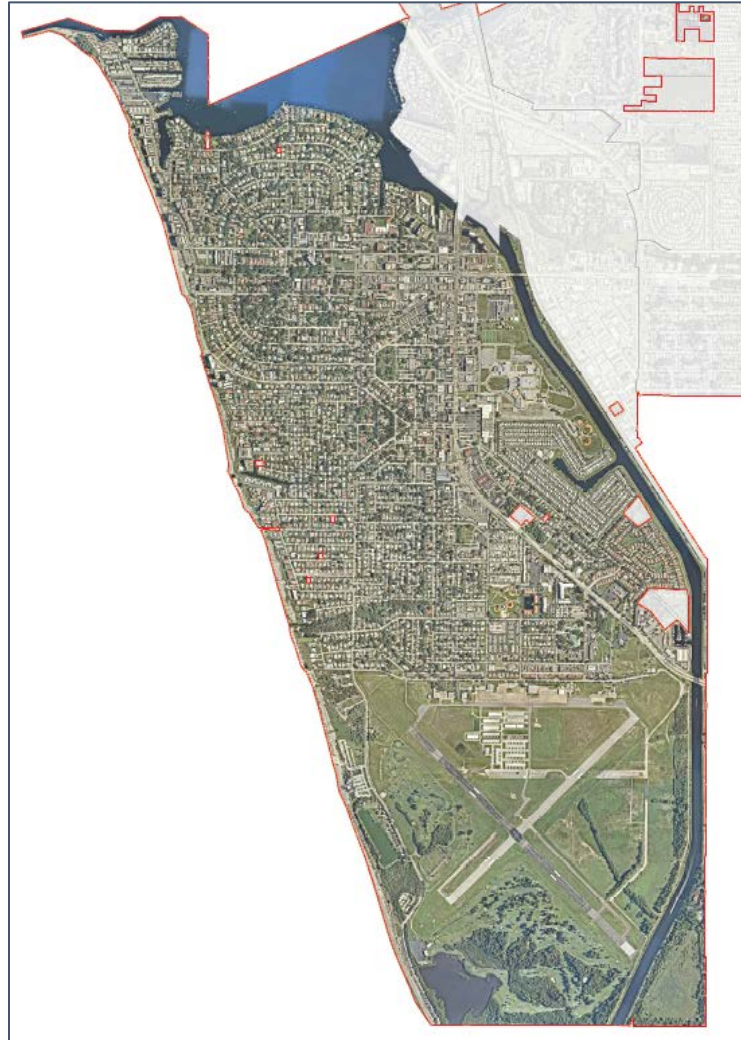


### Overview

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 27.41 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	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
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	<del>9,412</del>	<del>76,079,065</del> 76,148,761	<del>39,774</del> 40,174
ROW	362			887		
Total City Boundary	2,817			<del>10,299</del> 10,379		

## 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

### Overview

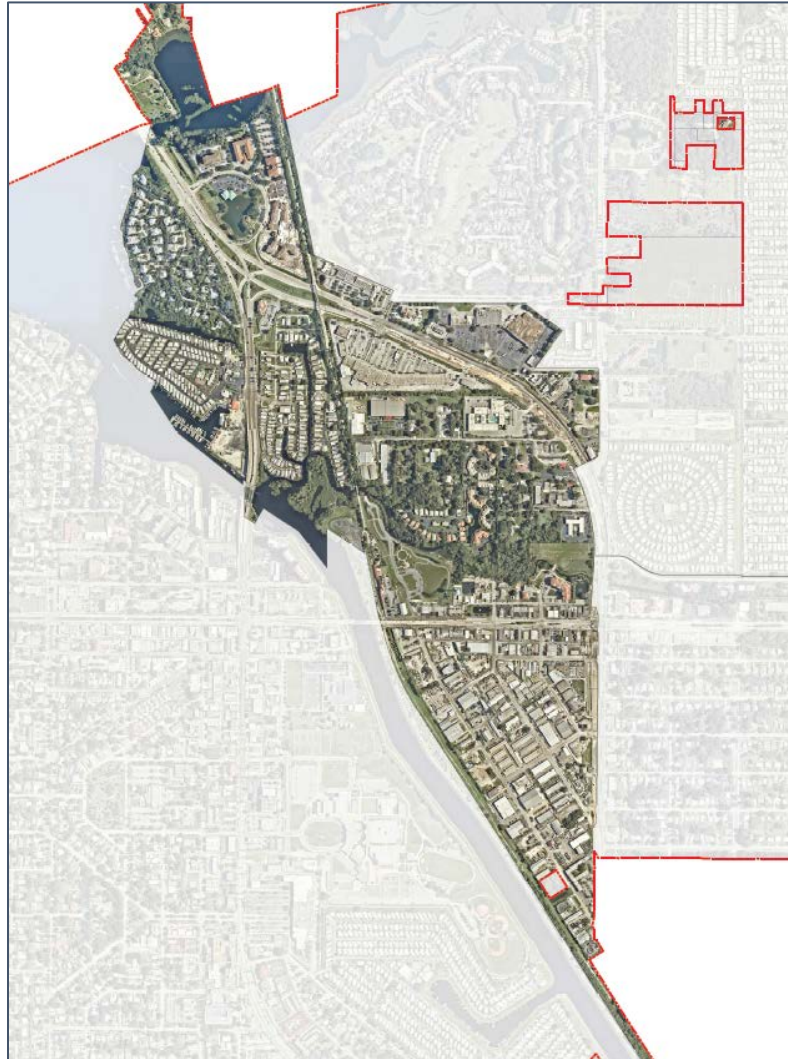
**General:** The “Gateway/Waterway” Neighborhood (“Gateway”) encompasses the northern portions of the City including the City’s original business and industrial area (Seaboard) and the “split” of US 41 (Business and Bypass). This neighborhood serves as the northern gateway for a number of areas including 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 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	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
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	<del>9,412</del> 9,492	<del>76,079,065</del> 76,148,761	<del>39,774</del> 40,174
ROW	74			887		
Total City Boundary	440			<del>10,299</del> 10,379		

### 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



### 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	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
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	<del>9,412</del> 9,492	<del>76,079,065</del> 76,148,761	<del>39,774</del> 40,174
ROW	61			887		
Total City Boundary	558			<del>10,299</del> 10,379		

## 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:

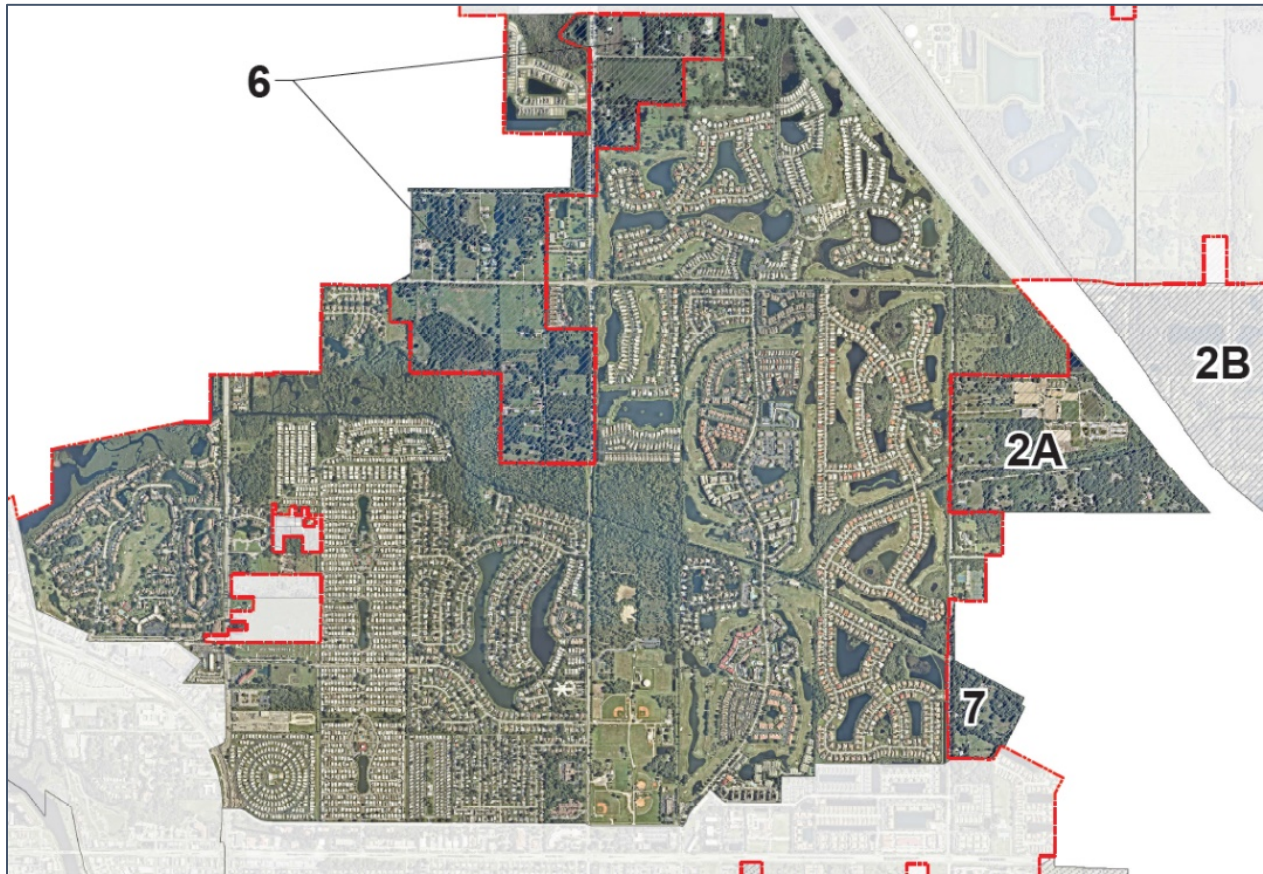
### Strategy LU-EV 1.1.1 – Redevelopment

The City recognizes this Neighborhood is primarily developed with minimal opportunities for new development. The City supports the redevelopment of underutilized properties to encourage a diversity of non-residential uses capable of supporting the adjacent residential areas. In support of this Strategy, the

## 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~~ 22.8 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	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
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	<del>9,412</del> 9,492	<del>76,079,065</del> 76,148,761	<del>39,774</del> 40,174
ROW	227			887		
Total City Boundary	2,366			<del>10,299</del> 10,379		

## 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



### 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% 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	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
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	<del>9,412</del> 9,492	<del>76,079,065</del> 76,148,761	<del>39,774</del> 40,174
ROW	31			887		
Total City Boundary	473			<del>10,299</del> 10,379		

## 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~~ 2,907 acres (gross acreage) or approximately ~~27.5~~ 28 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	<del>2,579</del> 2,659	<del>2,246,825</del> 2,316,521	<del>12,895</del> 13,295	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
MODERATE DENSITY RESIDENTIAL	0	0	0	543	0	4,887
OPEN SPACE FUNCTIONAL	10	0	0	568	0	0
	<del>2,726</del> 2,806	<del>2,246,825</del> 2,316,521	<del>13,576</del> 13,976	<del>9,412</del> 9,492	<del>76,000,657</del> 76,148,761	<del>39,735</del> 40,135
ROW	101			887		
Total City Boundary	<del>2,827</del> 2,907			<del>10,299</del> 10,379		

## 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.



## Unique Neighborhood Strategies

### Land Use

#### Strategy LU-NE 1.1.1 - Mixed Use Residential

The MUR within the Northeast Neighborhood comprises approximately ~~2,579~~ 2,659 acres generally including residential areas east of I-75 and along Laurel 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 5.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUR is:

	Number of Acres	Dus per Acre (Max)	Minimum Development %	Maximum Development %	Minimum Dus	Maximum Dus	Existing as of 01/01/17
MUR	<del>2,579</del> <u>2,659</u>	5	95%	100%	<del>12,250</del> <u>12,630</u>	<del>12,895</del> <u>13,295</u>	1,403

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.40 (designation-wide); 0.5 (for individual sites). The range of square footage permitted in the MUR is:

	Number of Acres	Area Wide FAR	Minimum Development %	Maximum Development %	Minimum Square Feet	Maximum Square Feet	Existing as of 01/01/17
MUR	<del>2,579</del> <u>2,659</u>	0.40	0%	5%	0	<del>2,246,825</del> <u>2,316,521</u>	26,939

- C. Specific to Open Space, see LU 1.2.16.6.c.

#### Strategy LU-NE 1.1.2 - Co-Location of Uses

The City shall promote the co-location of parks and community facilities within this Neighborhood to support community interaction, enhance neighborhood identity, and leverage limited resources.

### Transportation

#### Strategy TR-NE 1.1.3 - 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 street 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":

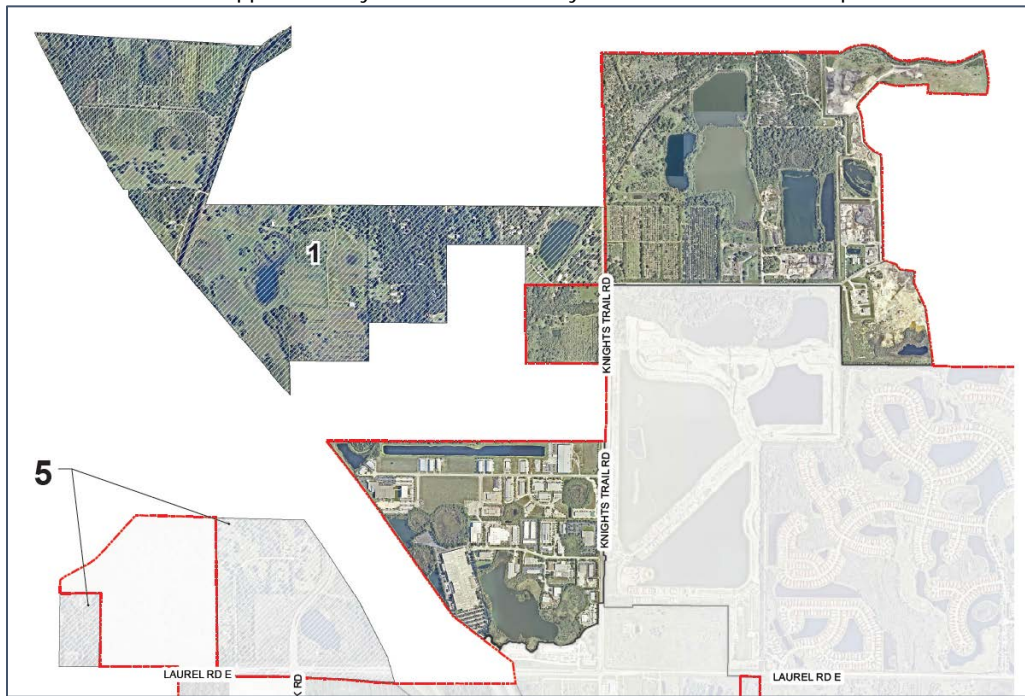
#### Strategy TR-NE 1.1.4 - New Roadways

## 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.

## 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	0	0	<del>3,909</del> 3,989	<del>3,405,521</del> 3,475,217	<del>19,545</del> 19,945
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	<del>9,412</del> 9,942	<del>76,079,065</del> 76,148,761	<del>39,774</del> 40,174
ROW	31			887		
Total City Boundary	818			<del>10,299</del> 10,379		

## 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:

## **Palencia Comprehensive Plan Amendment List of Map Changes**

*Future Land Use-LU-1: Neighborhoods*

*Future Land Use-LU-2 Future Land Use Map*

*Future Land Use-LU-11 Coastal High Hazard Area Identified*

*Future Land Use-LU-12 Coastal High Hazard Area FLU*

*Transportation- TR-1 Functional Classification*

*Transportation- TR-2 Existing (2015) Roadway Level of Service*

*Transportation- TR-3 Existing Pedestrian Level of Service*

*Transportation-TR-4 Existing Bicycle Level of Service*

*Transportation- TR-5 Existing Transit Level of Service*

*Transportation- TR-8 Possible Complete Street Map*

*Open Space- OS-1 Coastal High Hazard Area (CHHA)*

*Open Space- OS-2 Coastal High Hazard Area with Future Land Use*

*Northeast Neighborhood- LU NE-1: Aerial*

*Northeast Neighborhood- LU-NE-2: Future Land Use Map*

*Northeast Neighborhood- LU-NE-3 Coastal High Hazard Area*

*Northeast Neighborhood - LU-NE-4- Coastal High Hazard Area Identified (w/ FLU)*