

**ORDINANCE NO. 2021-10**

**AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE 2017-2027 CITY OF VENICE COMPREHENSIVE PLAN FUTURE LAND USE MAP PURSUANT TO PETITION NO. 20-46CP TO CHANGE THE FUTURE LAND USE DESIGNATION OF SPECIFIC REAL PROPERTY GENERALLY LOCATED WEST OF INTERSTATE 75, EAST OF PINEBROOK ROAD AND SOUTH OF LAUREL ROAD EAST, COMMONLY KNOWN AS 500 R&F RANCH ROAD (19.35± ACRES), FROM SARASOTA COUNTY MODERATE DENSITY RESIDENTIAL (MODR) TO CITY OF VENICE MEDIUM DENSITY RESIDENTIAL (MEDR); 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 20-46CP, filed by Thompson Thrift Development, Inc. requests that the Future Land Use Map of the 2017-2027 City of Venice Comprehensive Plan be amended by changing the future land use designation for the property located at 500 R&F Ranch Road (Parcel Identification No. 0387-13-0001) from Sarasota County Moderate Density Residential (MODR) to City of Venice Medium Density Residential (MEDR); 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 February 2, 2021, to review the proposed comprehensive plan amendment, and recommended that city council approve Petition 20-46CP; and

**WHEREAS**, on March 9, 2021, the City Council, after due public notice, held a public hearing on Petition 20-46CP and approved, on first reading, the transmittal of the comprehensive plan amendment to the Department of Economic Opportunity, as the state land planning agency, for review; and

**WHEREAS**, no reviewing agency has identified any adverse impacts to important state resources and facilities within their authorized scope of review if the comprehensive plan amendment is adopted; and

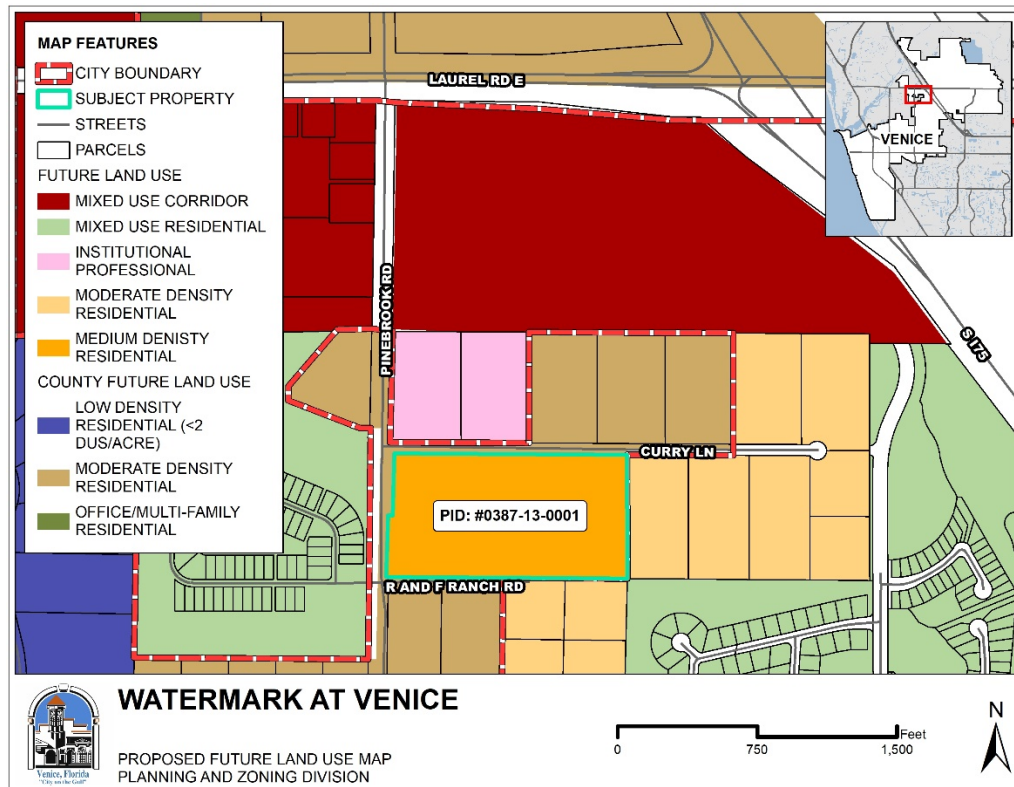
**WHEREAS**, on \_\_\_\_\_, 2021, the Venice City Council, after due public notice, held a second public hearing on Petition 20-46CP and determined it complies with the requirements of the Act.

**WHEREAS**, the city council hereby finds approval of Petition 20-46CP is in the best interest of the City.

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

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

**SECTION 2.** The Future Land Use Map of the City of Venice Comprehensive Plan is hereby amended to change the future land use designation of the property located at 500 R&F Ranch Road (Parcel Identification No. 0387-13-0001) from Sarasota County Moderate Density Residential (MODR) to City of Venice Medium Density Residential (MEDR). The revised Future Land Use Map (Figure LU-1) and related Comprehensive Plan revisions are attached hereto as Exhibit “A” 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 \_\_\_\_ DAY OF \_\_\_\_\_  
2021.**

First Reading: March 9, 2021  
Second Reading: \_\_\_\_\_, 2021  
Adoption: \_\_\_\_\_, 2021

\_\_\_\_\_  
Ron Feinsod, 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 \_\_\_\_ day of \_\_\_\_\_ 2021, a quorum being present.

**WITNESS** my hand and the official seal of said City this \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Lori Stelzer, MMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Kelly Fernandez, City Attorney

Figure (Map) LU-1: Neighborhoods

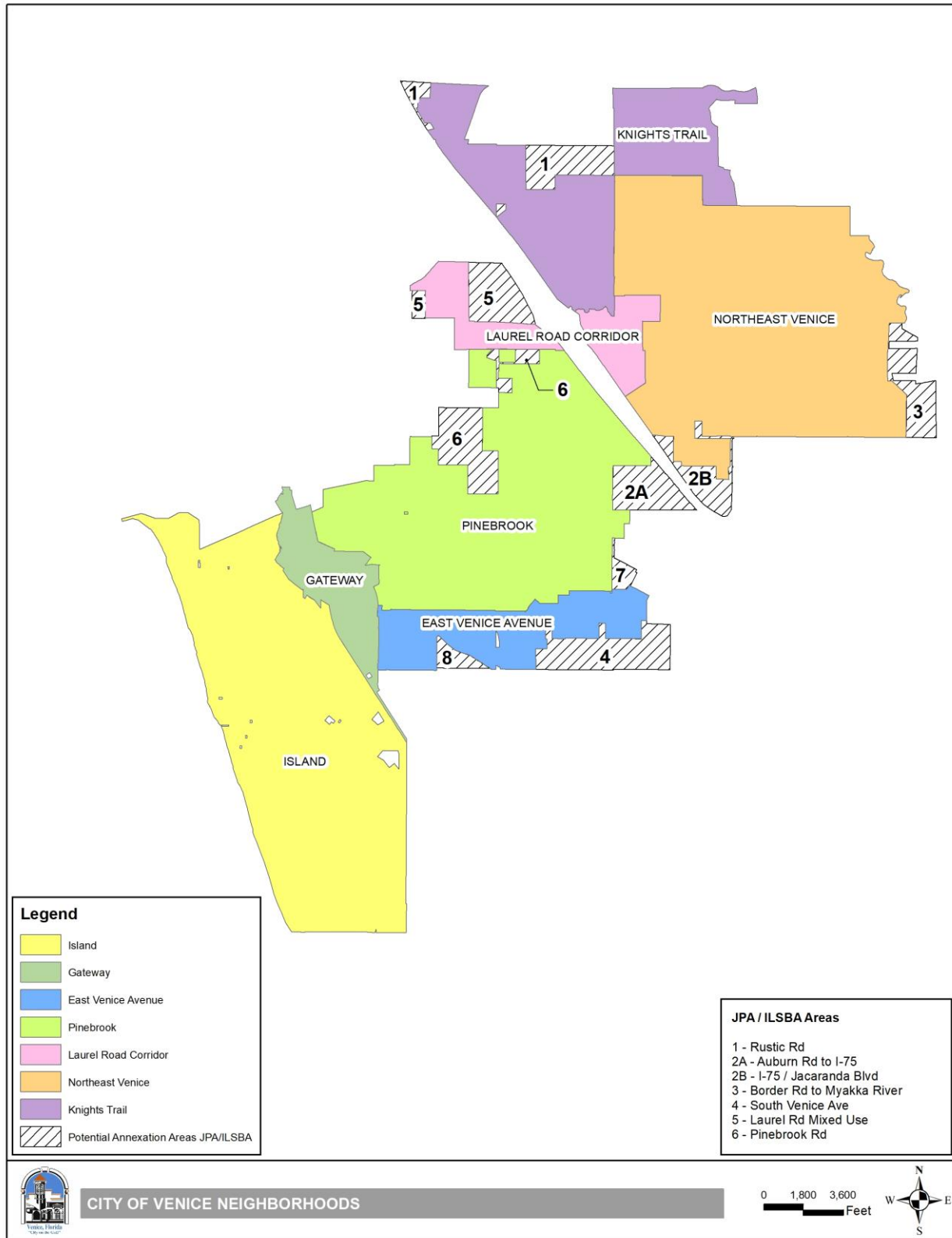




Figure (Map) LU-2: Future Land Use Map (see full size map for additional detail and information)

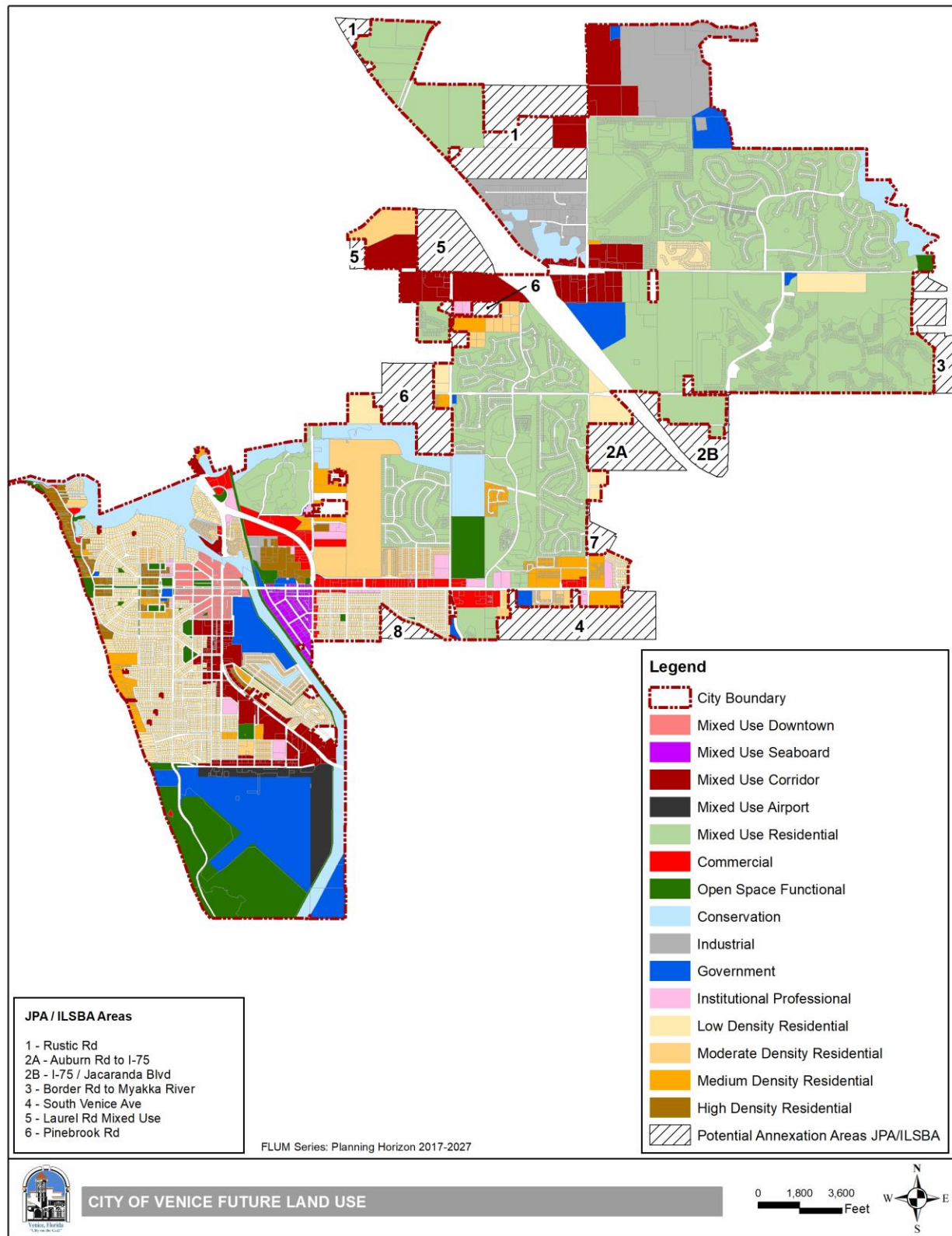


Figure (Map) LU-11: Coastal High Hazard Area Identified

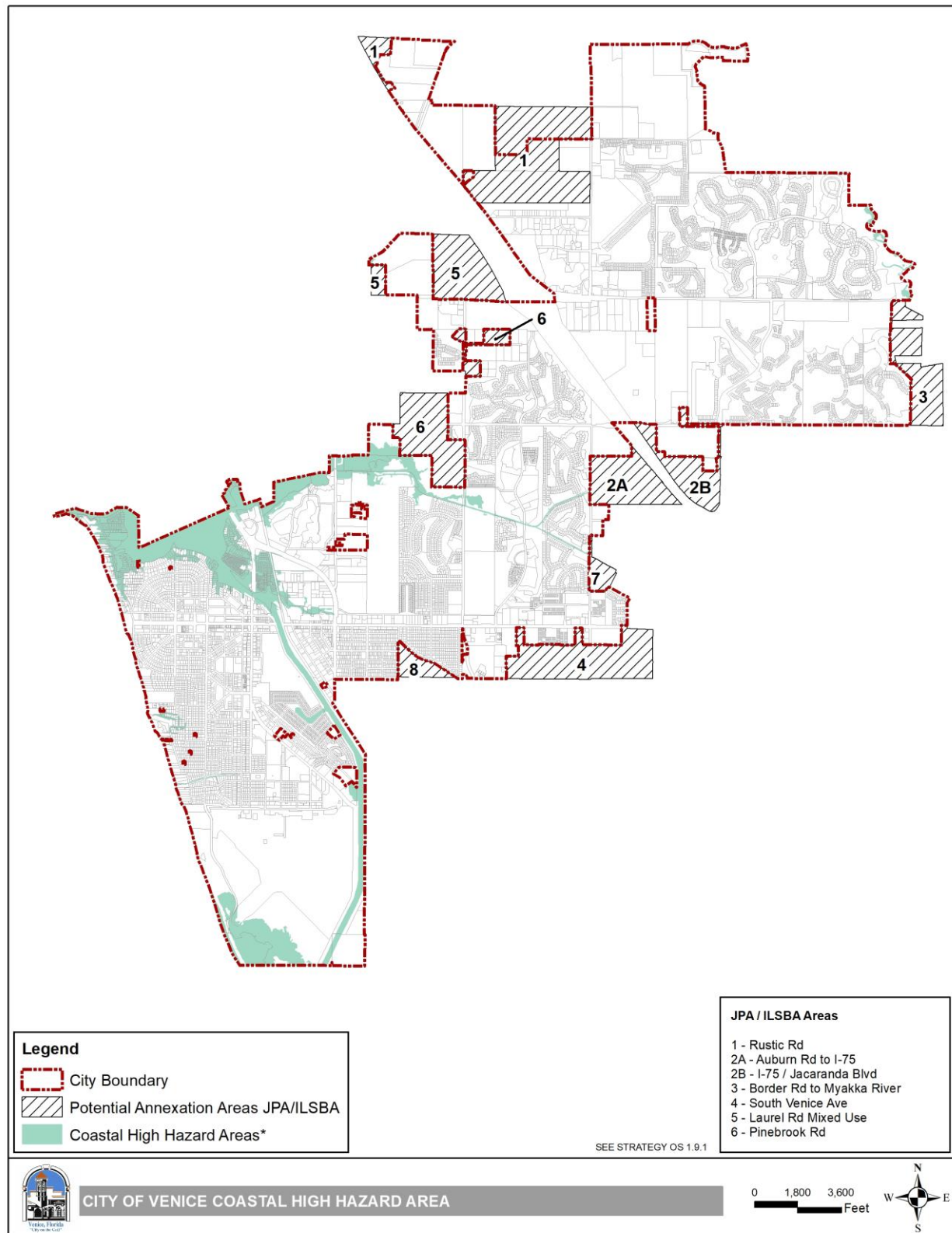


Figure (Map) LU-12: Coastal High Hazard Area FLU

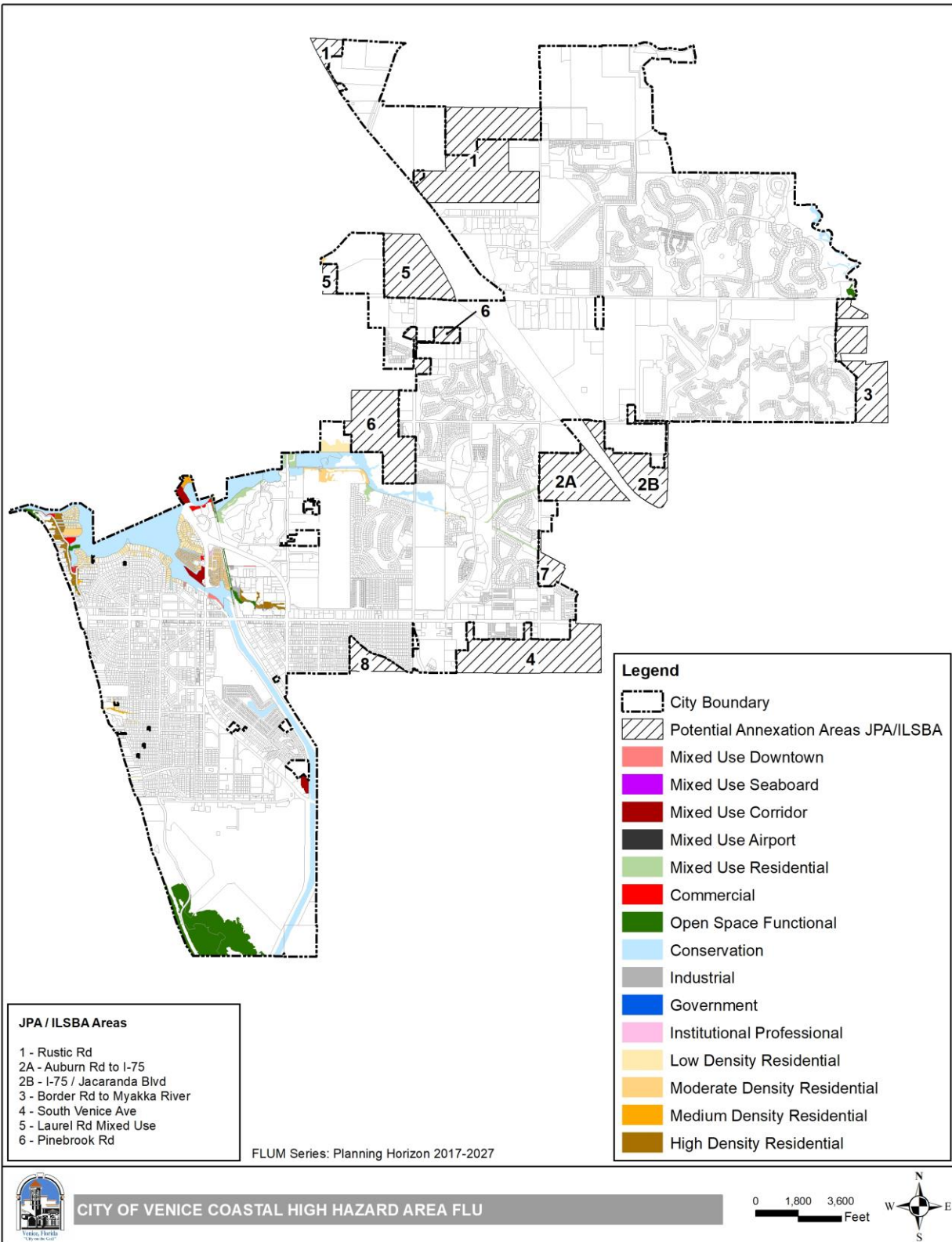




Figure (Map) TR-1: Functional Classification

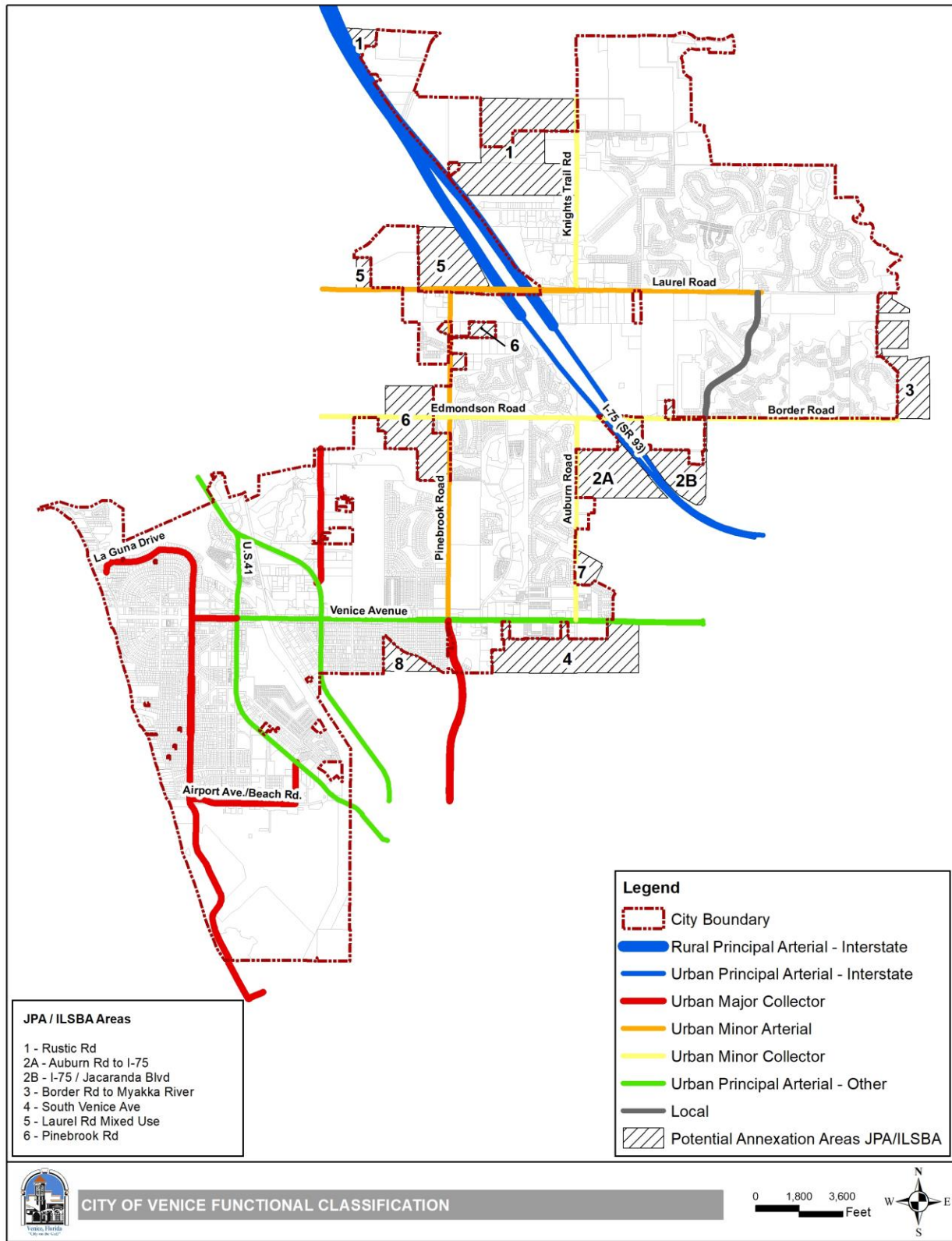


Figure (Map) TR-2: Existing (2015) Roadway Level of Service

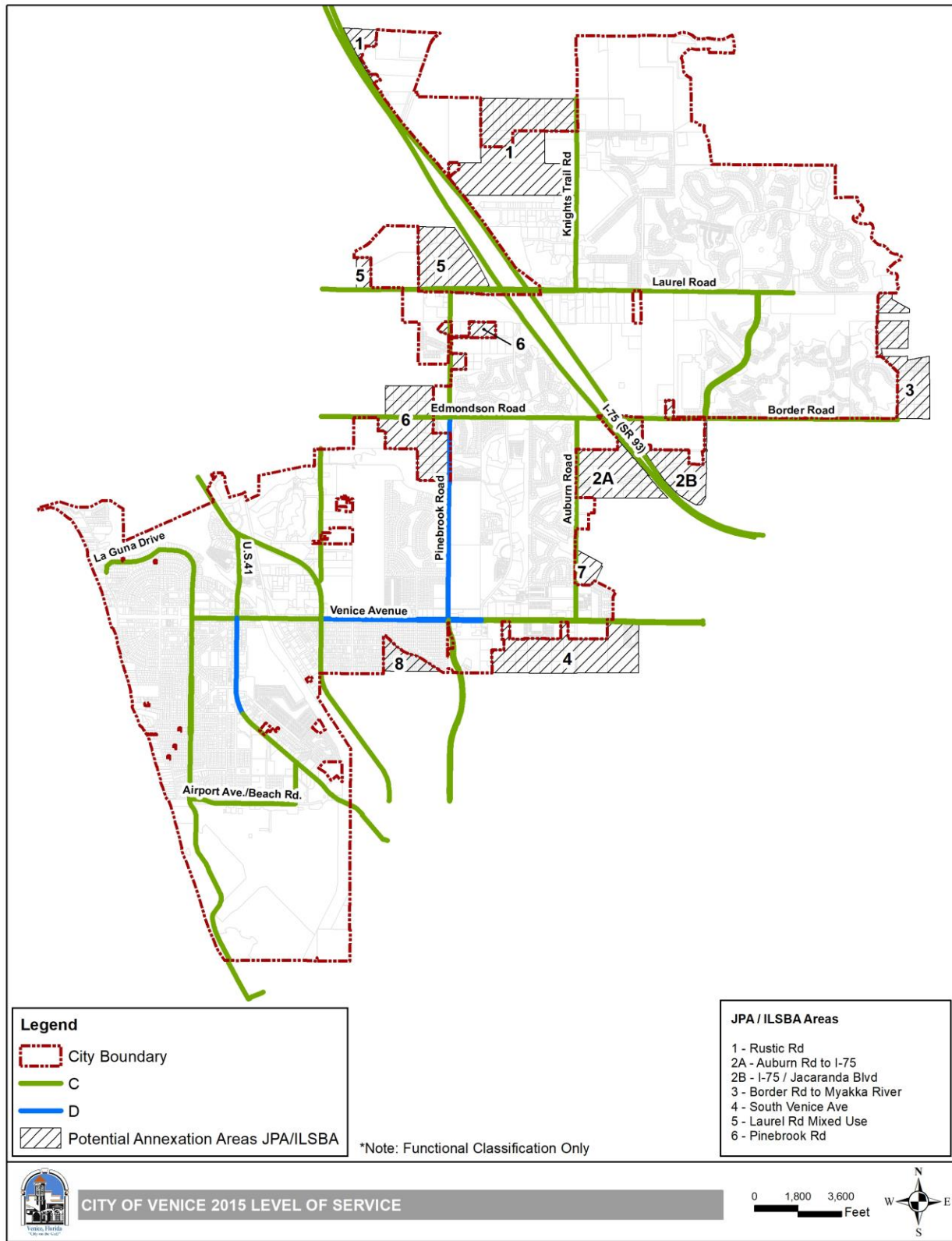


Figure (Map) TR-3: Existing Pedestrian Level of Service

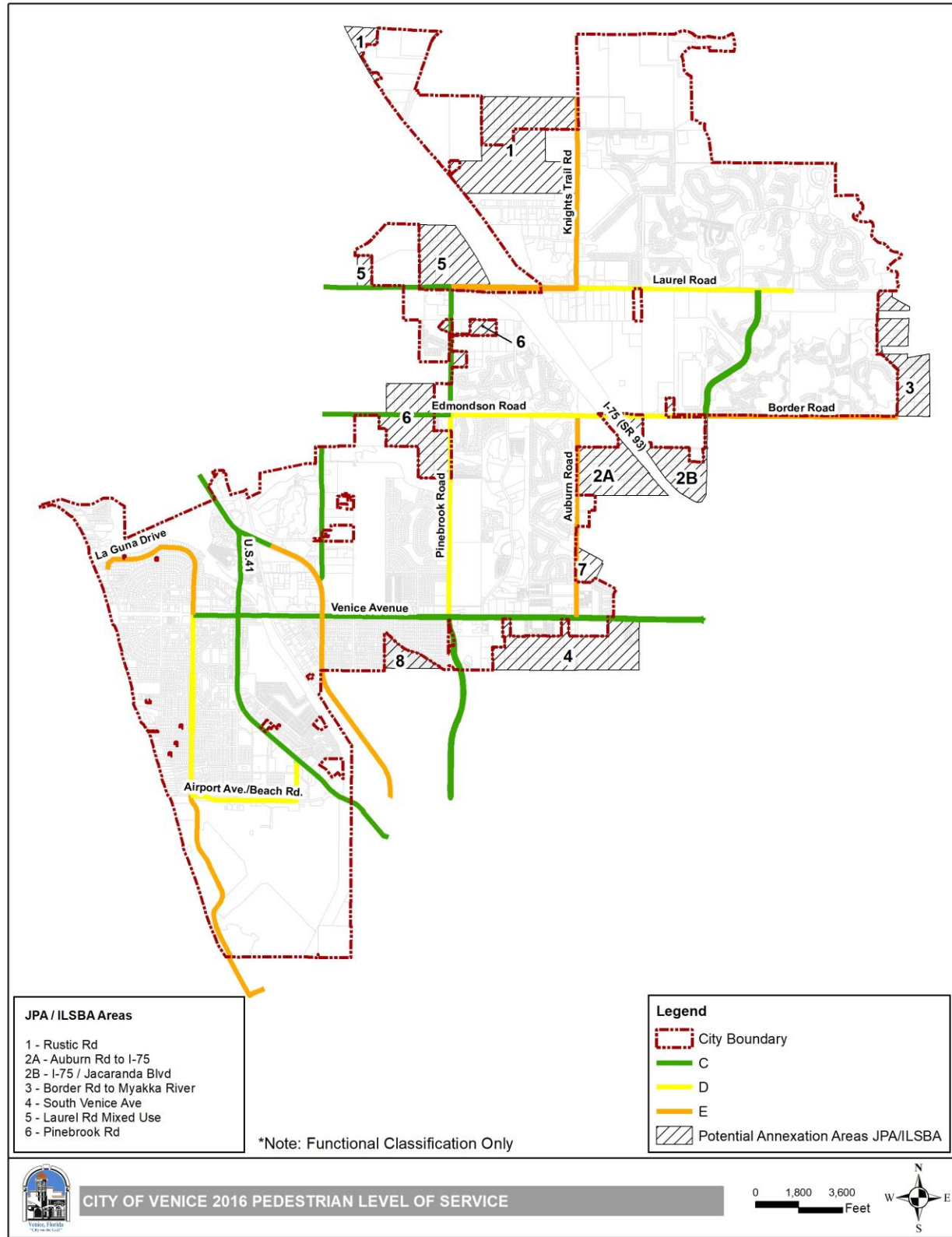




Figure (Map) TR-4: Existing Bicycle Level of Service

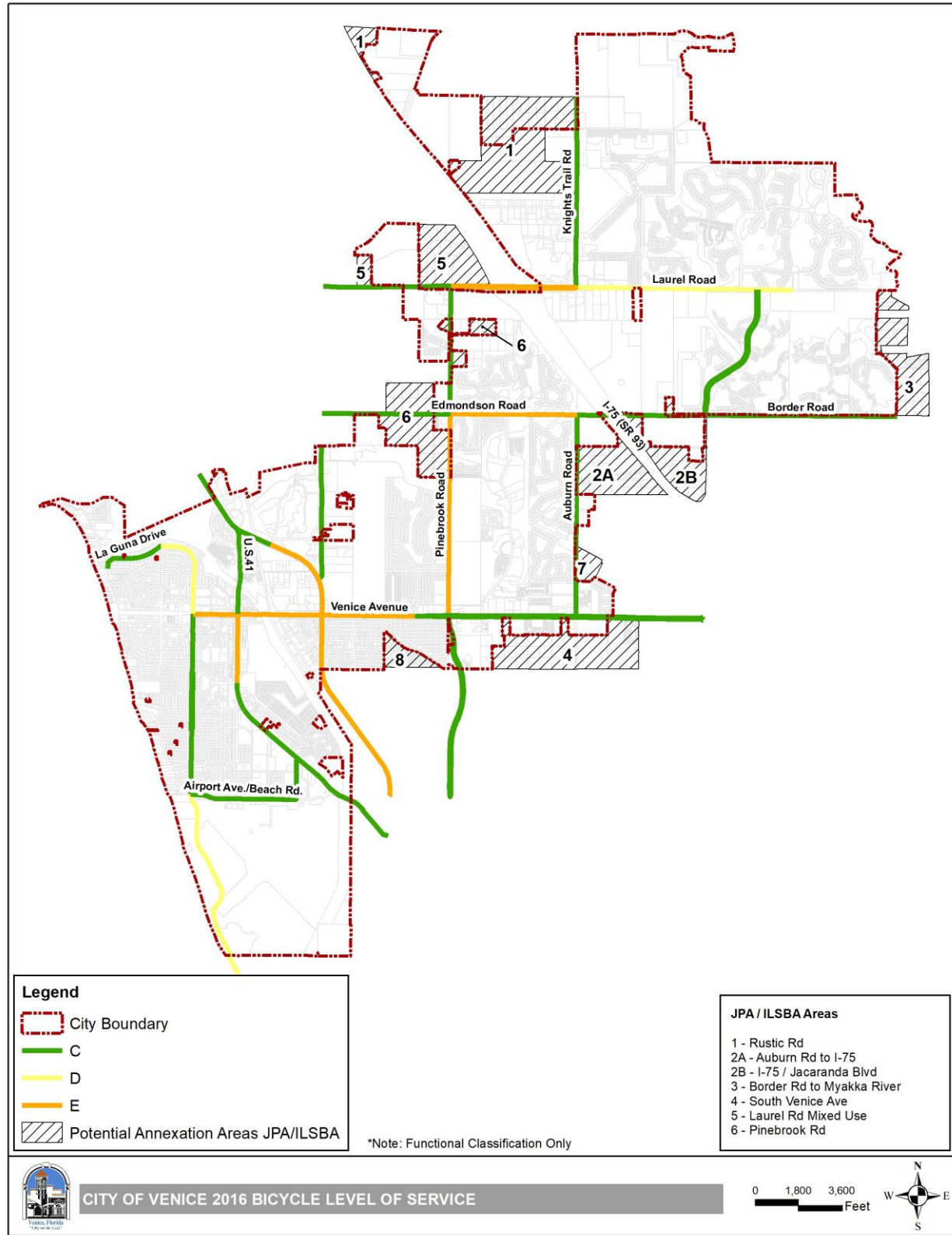


Figure (Map) TR-5: Existing Transit Level of Service

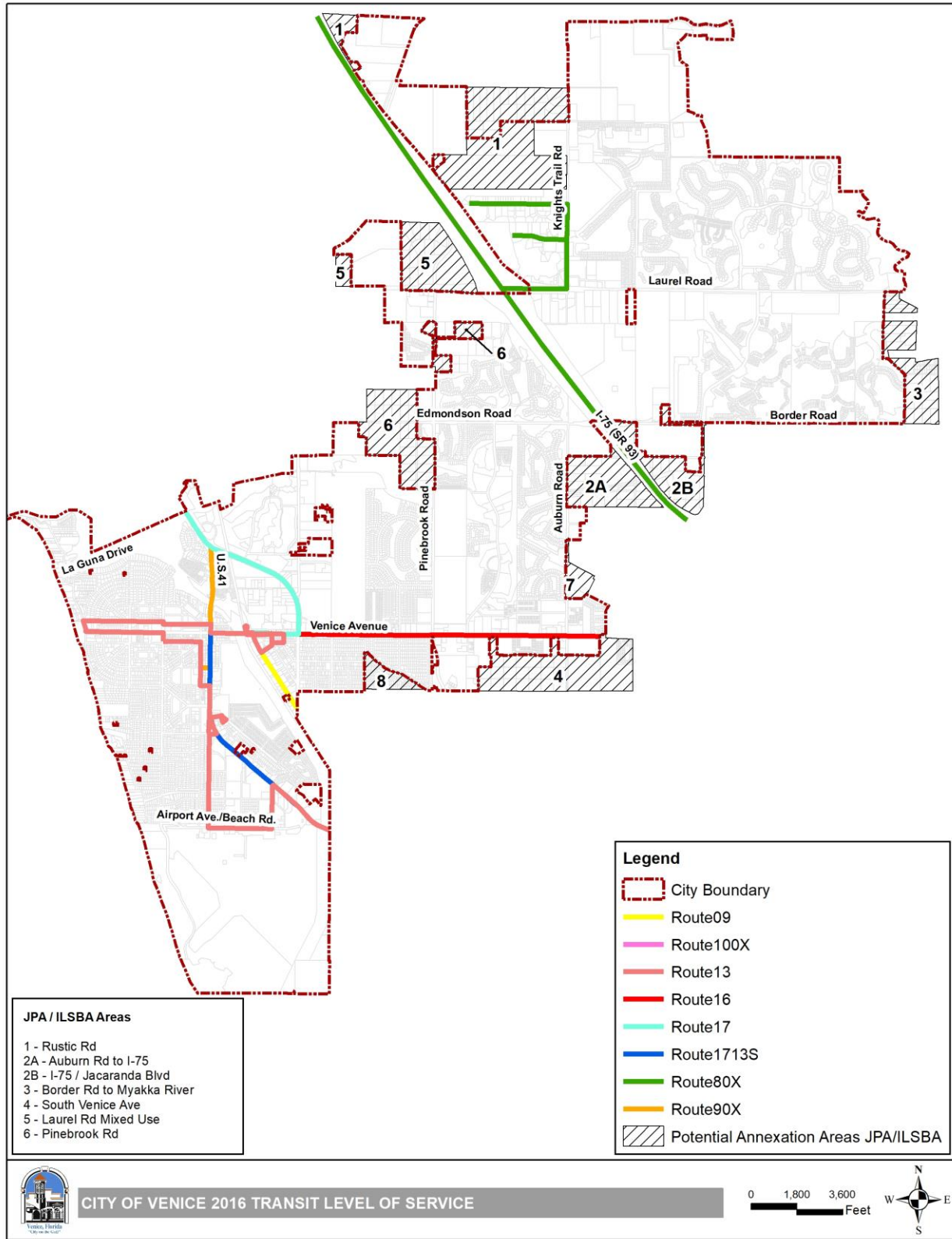




Figure (Map) TR-8: Possible Complete Street Map

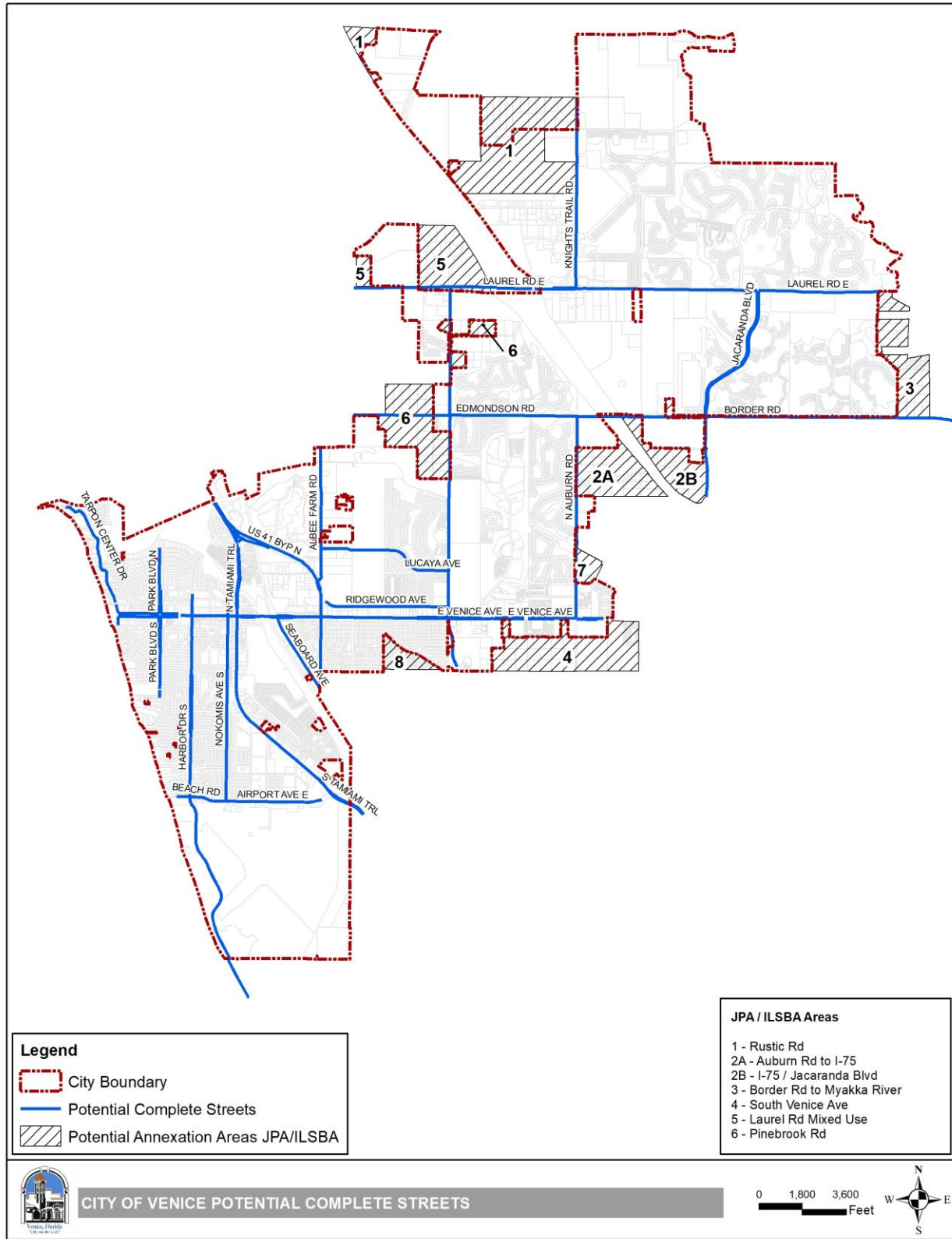


Figure (Map) OS-1: Coastal High Hazard Area (CHHA)

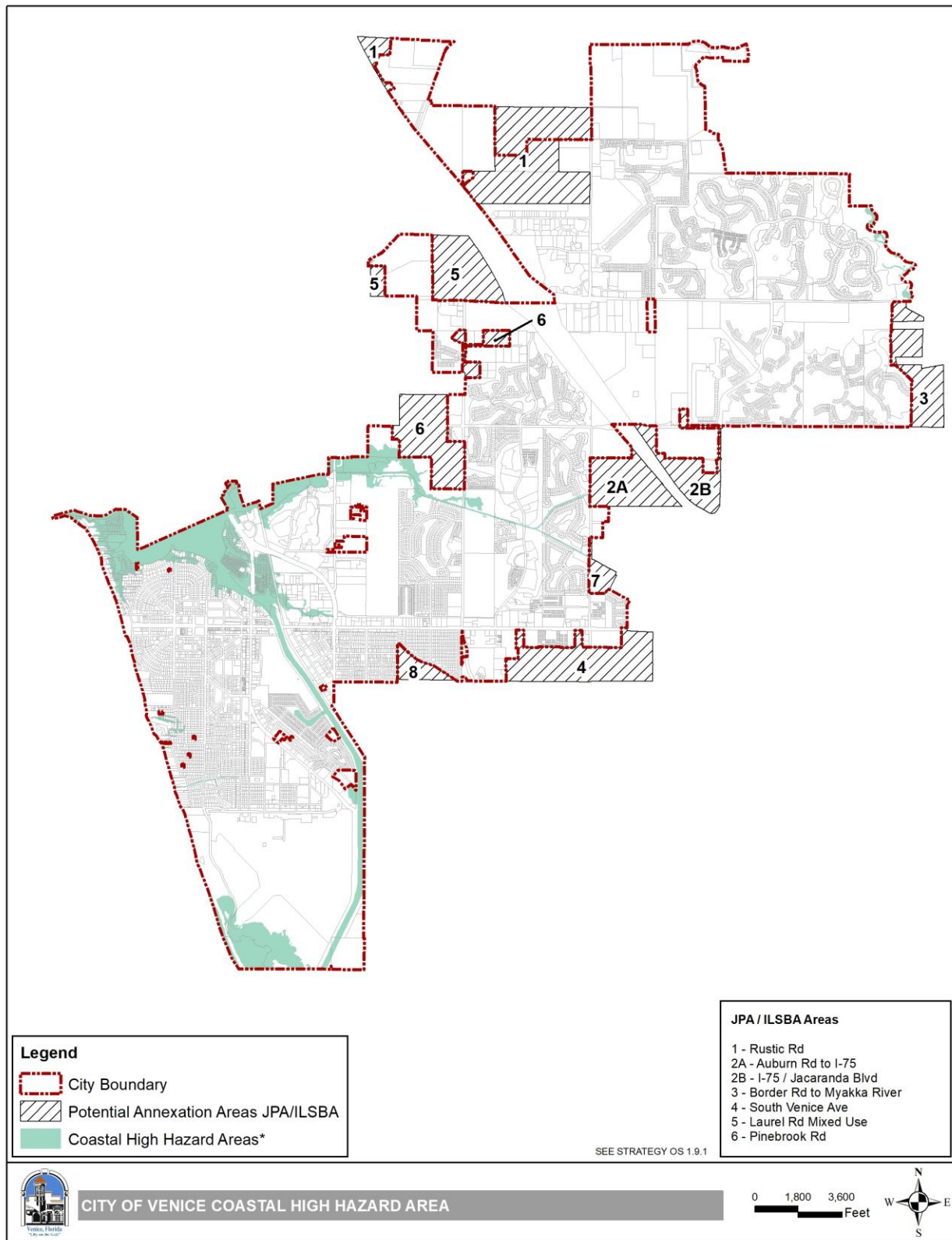
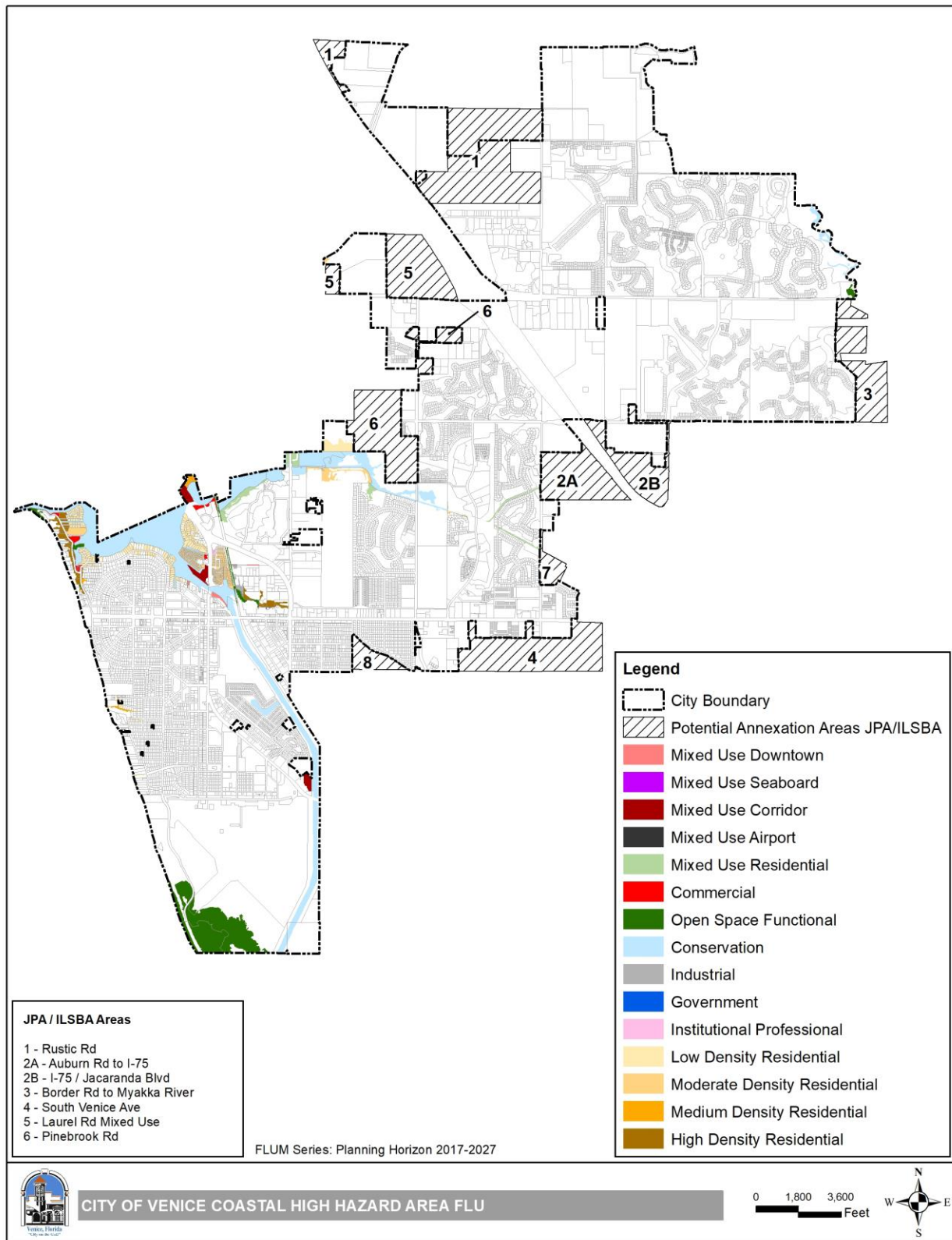


Figure (Map) OS-2: Coastal High Hazard Area with Future Land Use



## 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	106	2,308,680	0
LOW DENSITY RESIDENTIAL	579	0	2,895	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	73	0	949	<del>244</del> 264	0	<del>3,472</del> 3,432
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	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	4,307	3,544,477	21,169
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>9,820</del> 9,840	76,435,821	<del>41,359</del> 41,658
ROW	362			887		
Total City Boundary	2,817			<del>10,707</del> 10,727		

## 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



- 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	106	2,308,680	0
LOW DENSITY RESIDENTIAL	25	0	125	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	10	0	130	244-264	0	3,172 3,432
MIXED USE CORRIDOR	13	254,826	127	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	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	4,307	3,544,477	21,169
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	9,820 9,840	76,435,821	41,359 41,658
ROW	74			887		
Total City Boundary	440			10,707 10,727		

### 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

## 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	106	2,308,680	0
LOW DENSITY RESIDENTIAL	167	0	835	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	92	0	1,196	<del>244</del> 264	0	<del>3,472</del> 3,432
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
Areas of Unique Concern				49	0	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	4,307	3,544,477	21,169
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>9,820</del> 9,840	76,435,821	<del>41,359</del> 41,658
ROW	61			887		
Total City Boundary	558			<del>10,707</del> 10,727		

## 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:

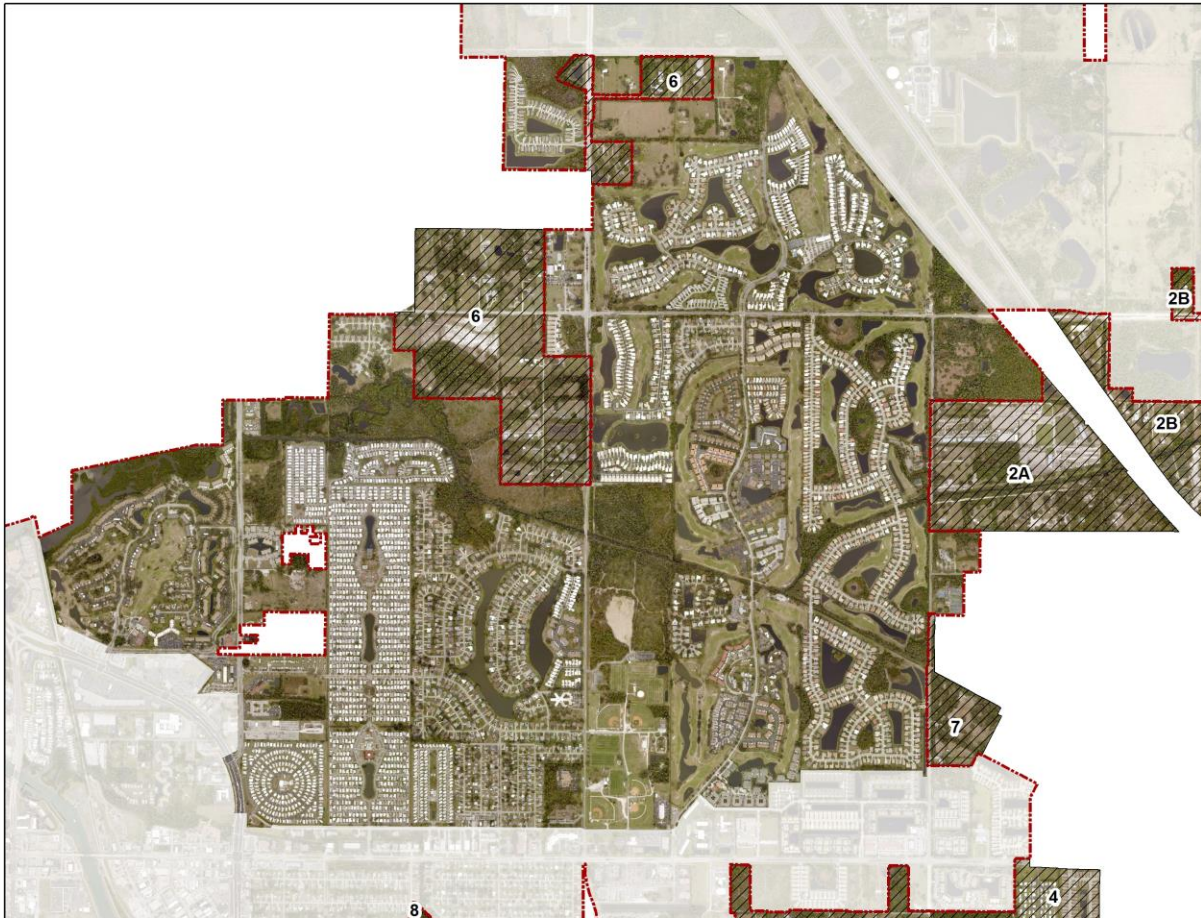
#### Strategy LU-EV 1.1.1 - Redevelopment

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~~ **2,386** acres (gross acreage) or approximately ~~22.1~~ **22.2** 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 (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)

City of Venice

Comprehensive Plan 2017-2027

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## 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	42	914,760	0	106	2,308,680	0
LOW DENSITY RESIDENTIAL	119	0	595	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	<del>67</del> 87	0	<del>871</del> 1,131	<del>244</del> 264	0	<del>3,172</del> 3,432
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
Areas of Unique Concern				49	0	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	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	334	0	3,006	543	0	4,887
OPEN SPACE FUNCTIONAL	79	0	0	568	0	0
	<del>2,149</del> 2,169	2,497,730	<del>10,879</del> 11,139	<del>9,820</del> 9,840	76,435,821	<del>41,359</del> 41,658
ROW	227			887		
Total City Boundary	<del>2,376</del> 2,396			<del>10,707</del> 10,727		

## 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 negatively affect their use. Reduction and or elimination of open spaces developed consistent with the underlying PUD zoning shall not be supported by the City.



Figure (Map) LU-PB-1: Aerial

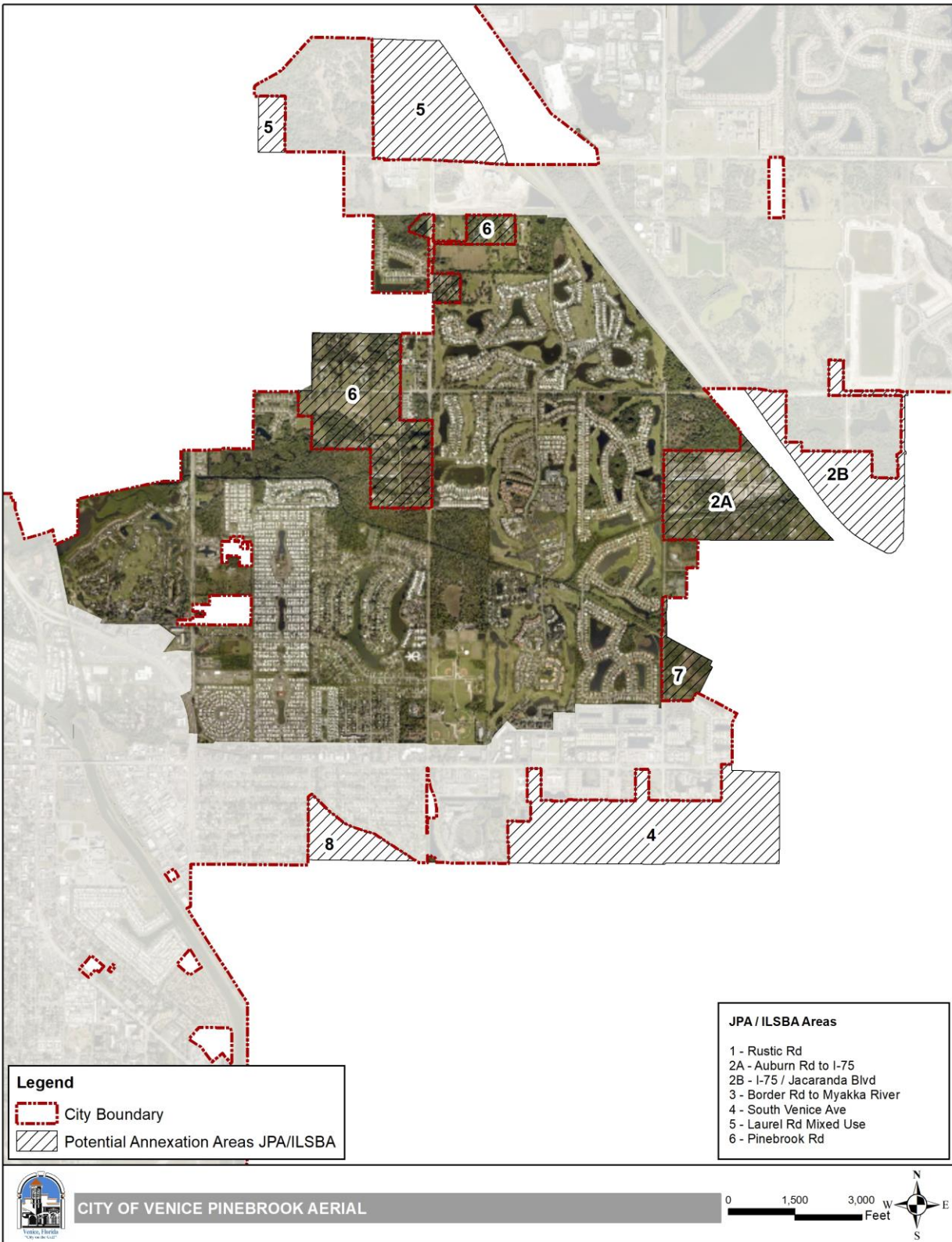


Figure (Map) LU-PB-2: Future Land Use Map

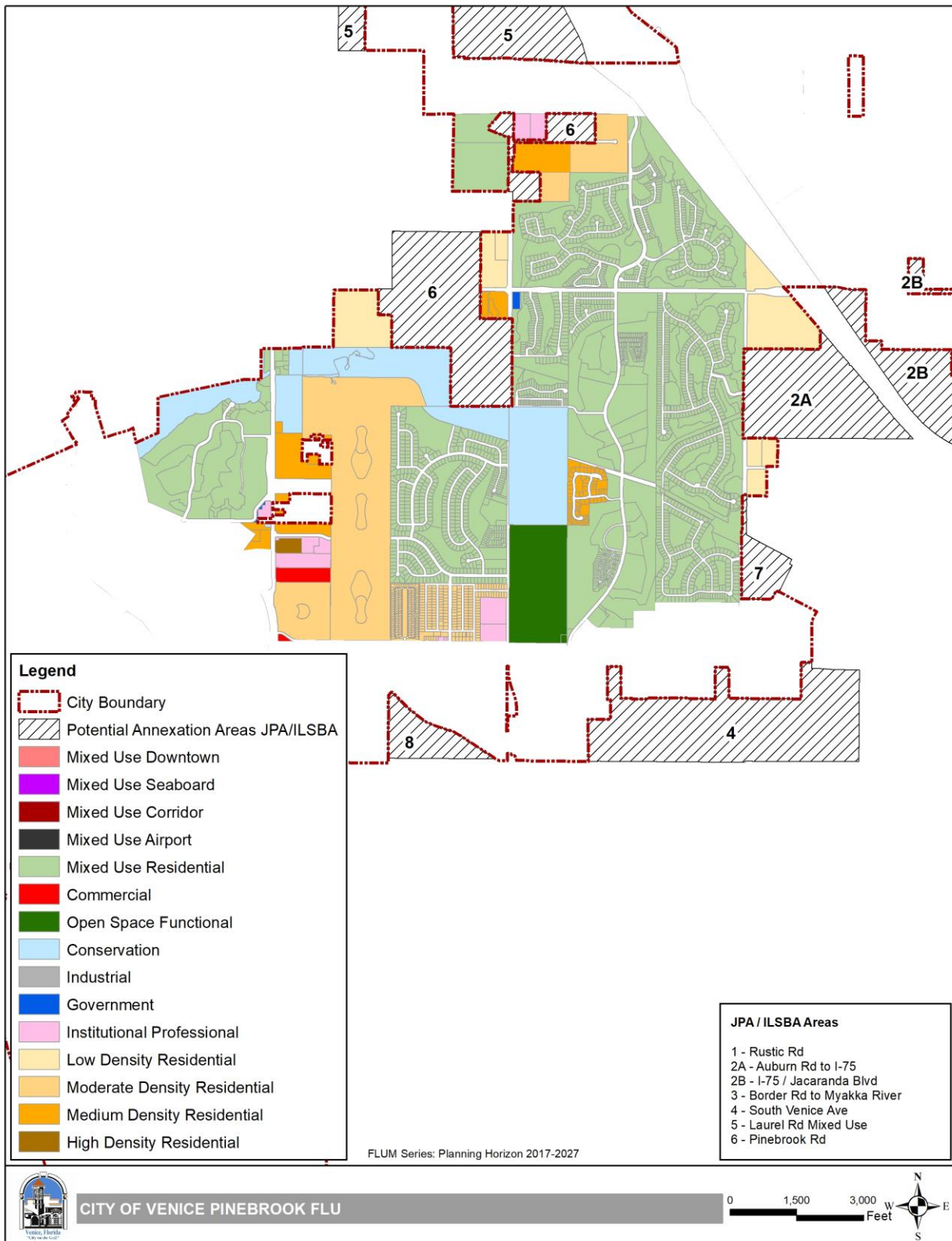


Figure (Map) LU-PB-3: Coastal High Hazard

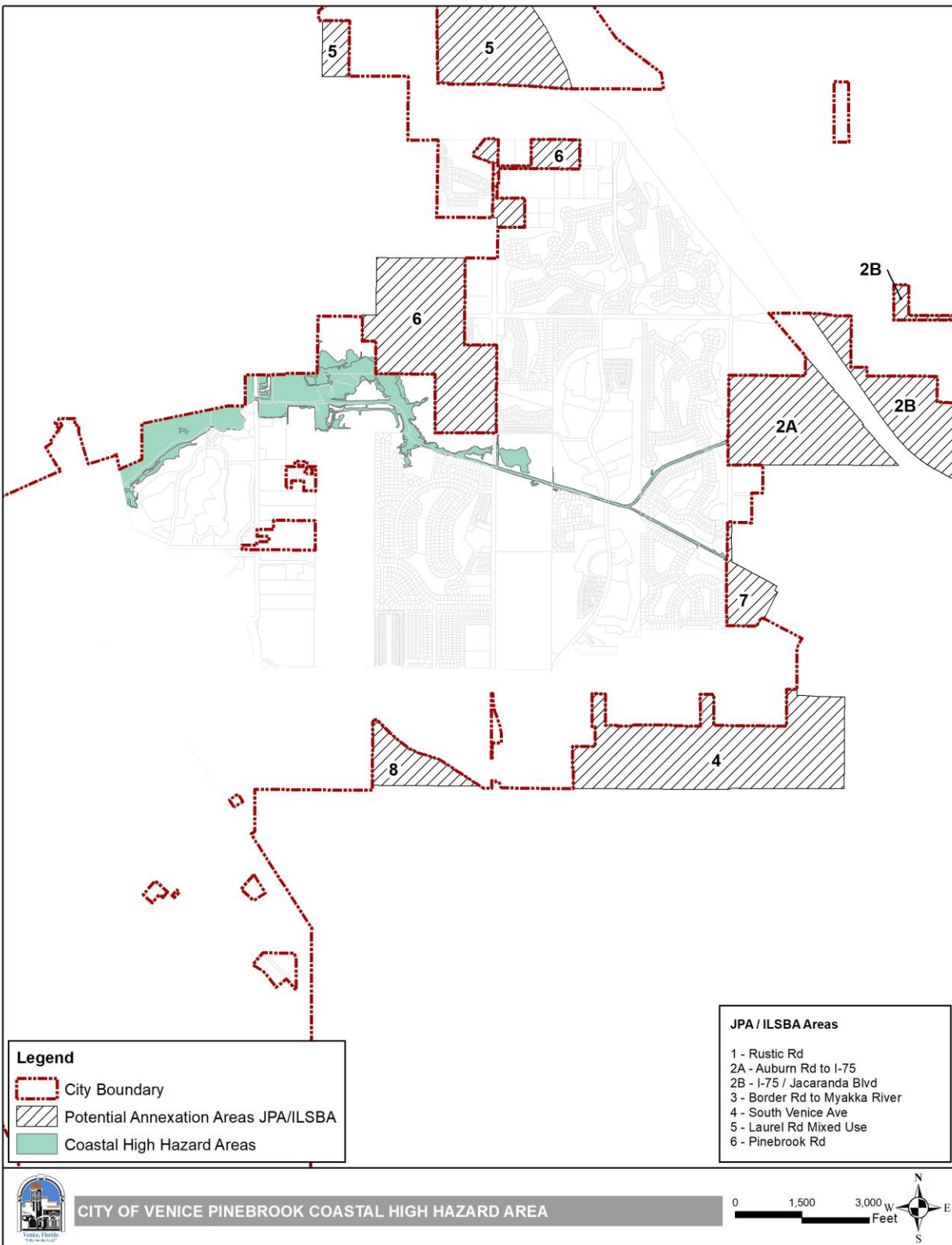
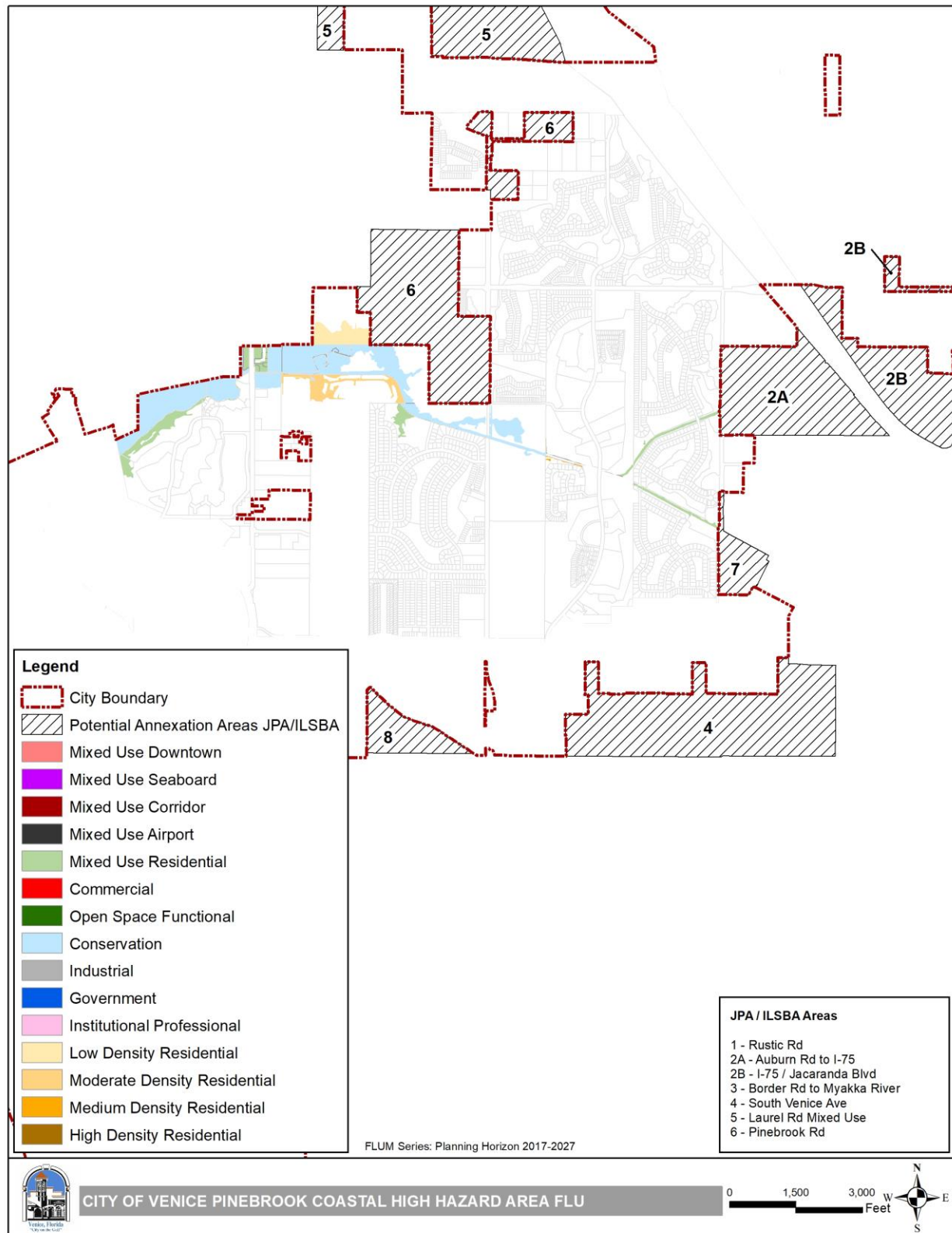




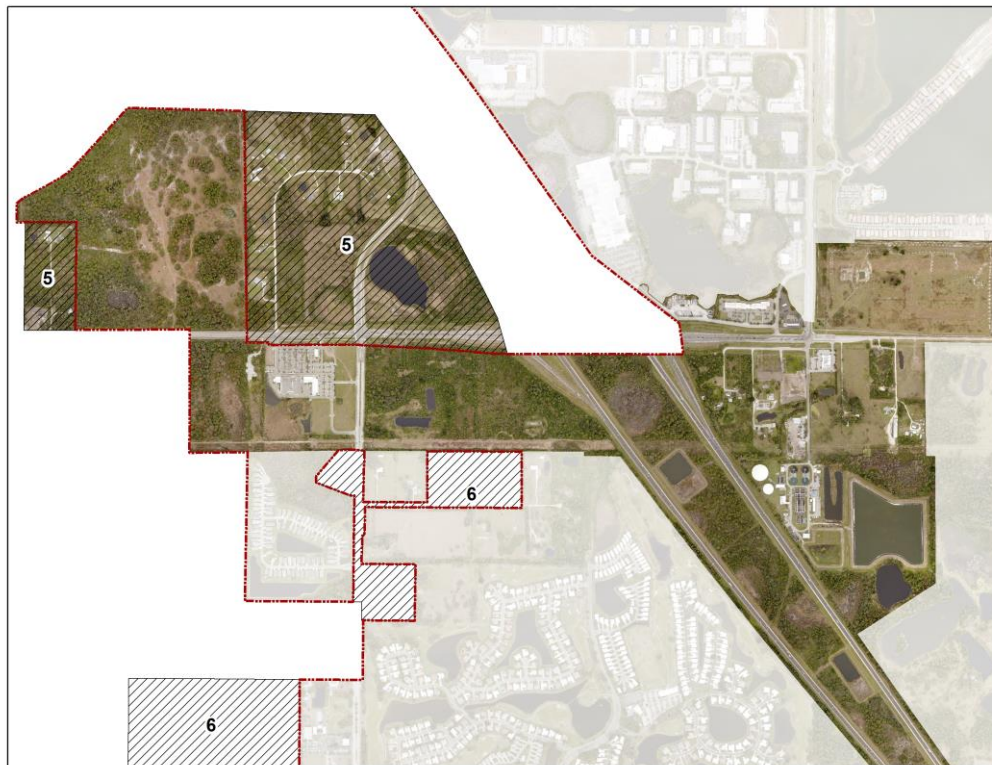
Figure (Map) LU-PB-4: Coastal High Hazard Area identified (w/ FLU)



### 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 4.4% 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	106	2,308,680	0
LOW DENSITY RESIDENTIAL	0	0	0	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	0	0	0	<del>244</del> 264	0	<del>3,172</del> 3,432
MIXED USE CORRIDOR	299	5,860,998	972	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	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	4,307	3,544,477	21,169
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>9,820</del> 9,840	76,435,821	<del>41,359</del> 41,658
ROW	31			887		
Total City Boundary	473			<del>10,707</del> 10,727		

## 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



Figure (Map) LU-LR-1: Aerial

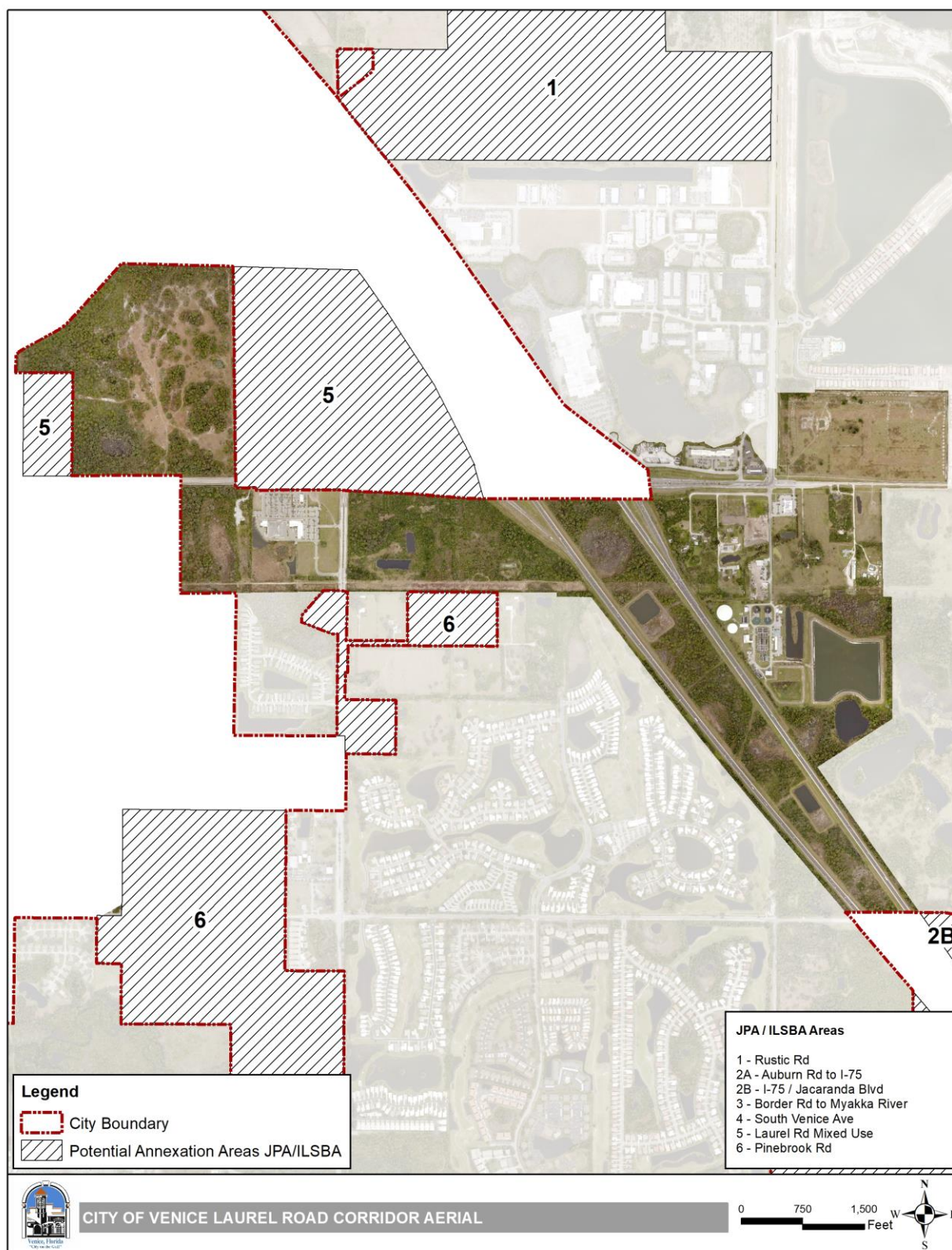


Figure (Map) LU-LR-2: Future Land Use Map

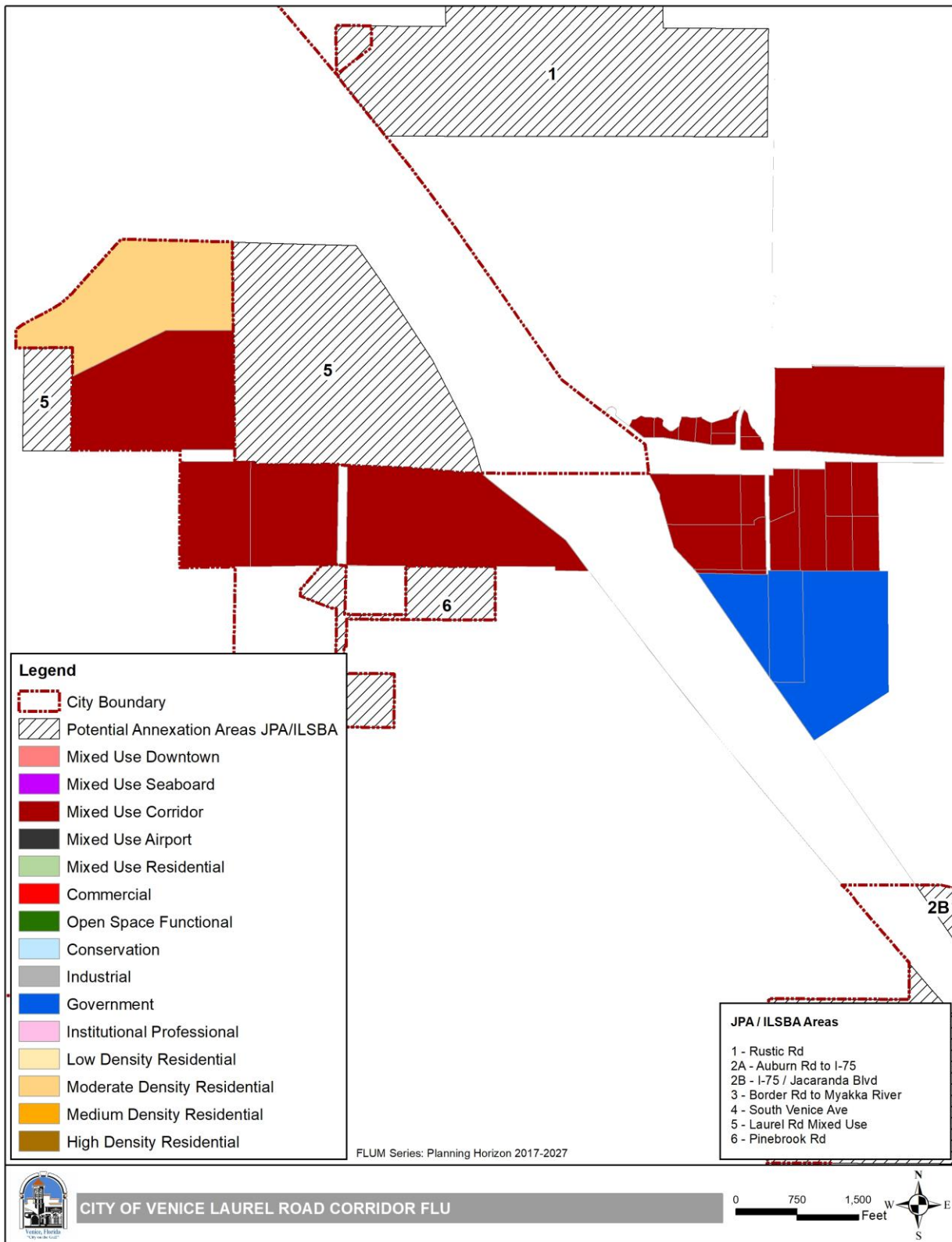




Figure (Map) LU-LR-3: Coastal High Hazard Area

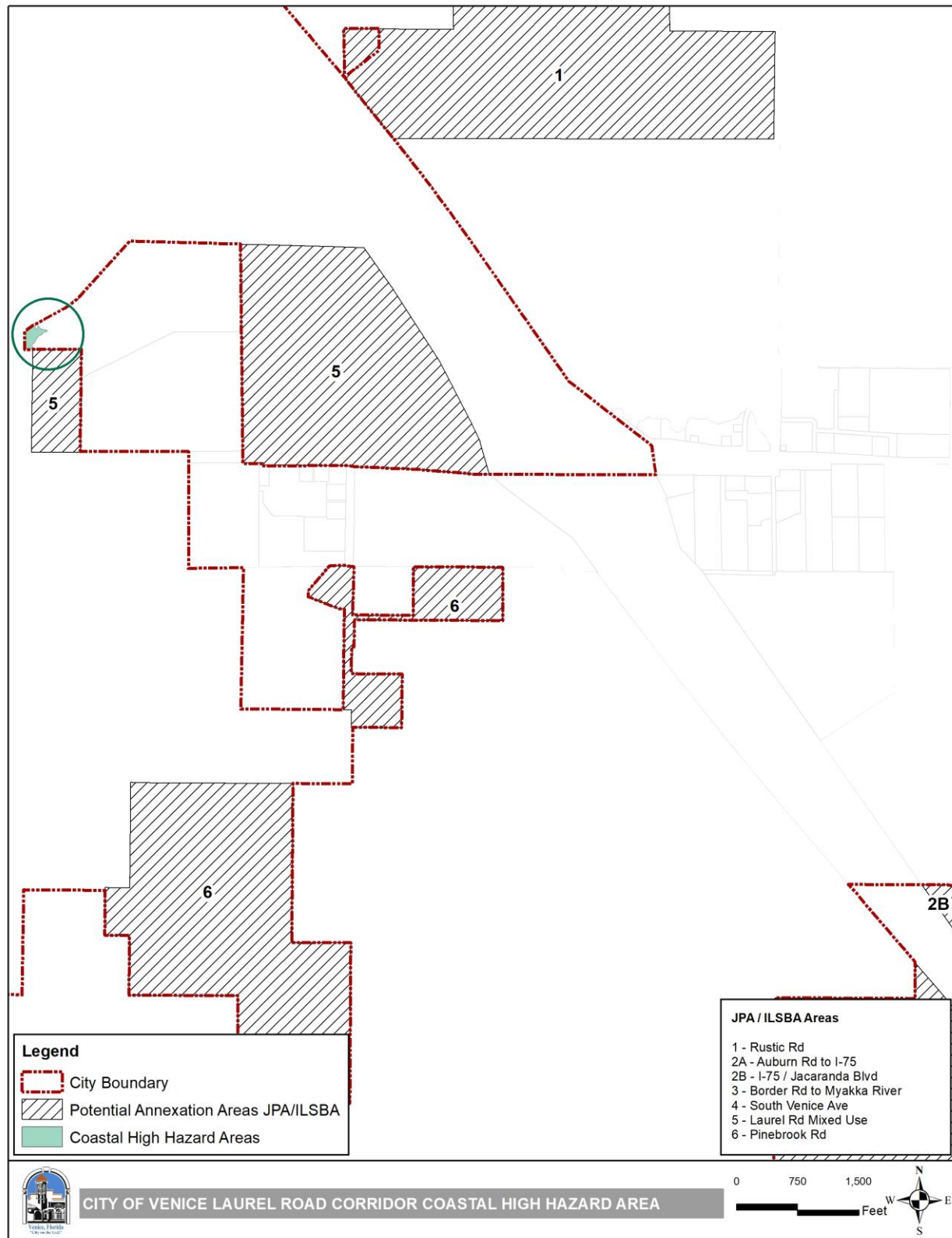
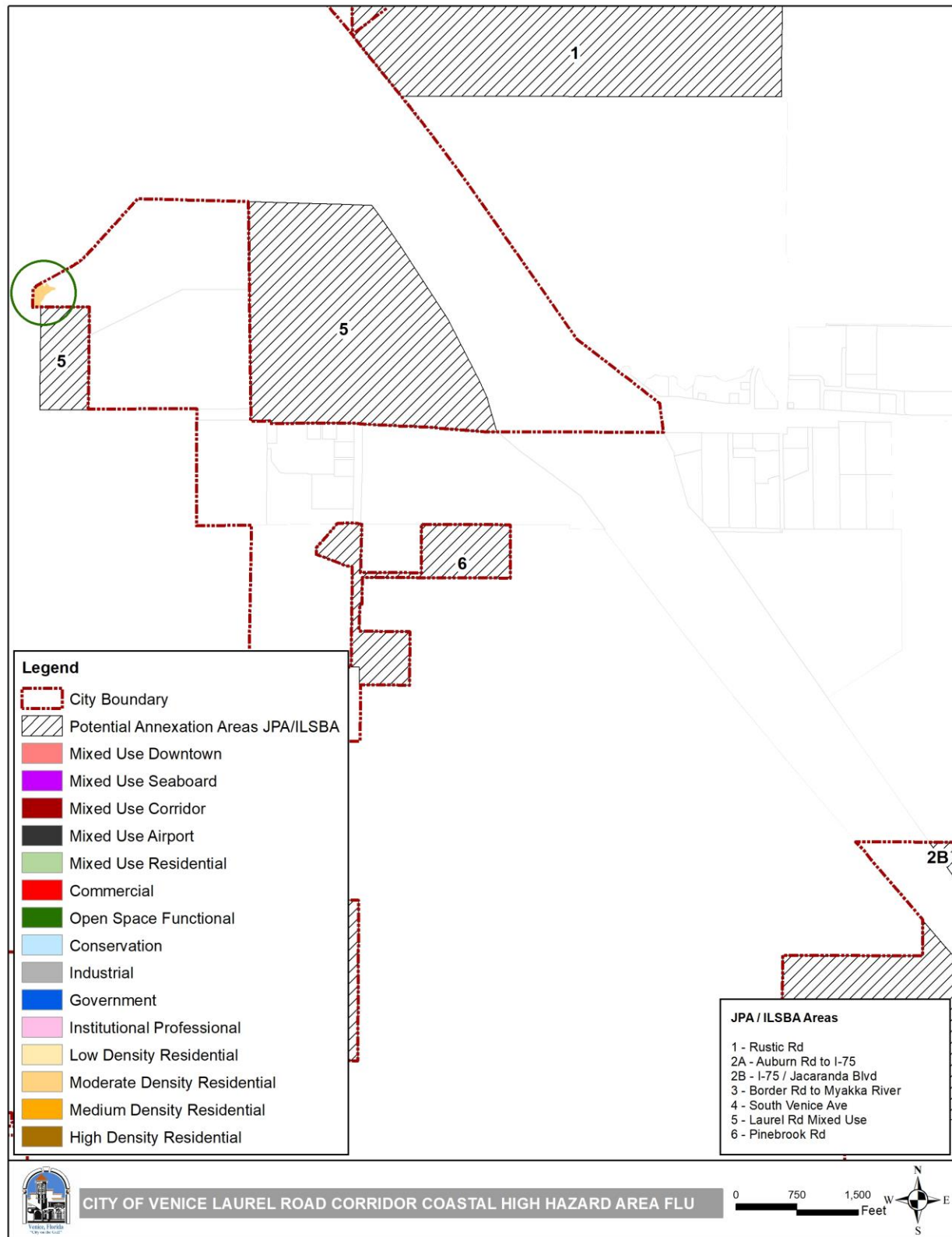


Figure (Map) LU-LR-4: Coastal High Hazard Area identified (w/ FLU)



### 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 2,907 acres (gross acreage) or approximately [27.2](#) [27.1](#) 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:

- 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	106	2,308,680	0
LOW DENSITY RESIDENTIAL	131	0	655	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	2	0	26	<del>244</del> 264	0	<del>3,172</del> 3,432
MIXED USE CORRIDOR	0	0	0	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	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	2,659	2,316,521	13,295	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	0	0	0	543	0	4,887
OPEN SPACE FUNCTIONAL	10	0	0	568	0	0
	2,806	2,316,521	13,976	<del>9,820</del> 9,840	76,435,821	<del>41,359</del> 41,658
ROW	101			887		
Total City Boundary	2,907			<del>10,707</del> 10,727		

## 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.

## 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	106	2,308,680	0
LOW DENSITY RESIDENTIAL	0	0	0	1,021	0	5,105
MEDIUM DENSITY RESIDENTIAL	0	0	0	<del>244</del> 264	0	<del>3,172</del> 3,432
MIXED USE CORRIDOR	169	2,944,656	1,099	621	11,194,920	3,475
<i>Areas of Unique Concern</i>				49	0	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	318	69,260	1,224	4,307	3,544,477	21,169
MODERATE DENSITY RESIDENTIAL	0	0	0	543	0	4,887
OPEN SPACE FUNCTIONAL	0	0	0	568	0	0
	1,105	47,357,996	2,232	<del>9,820</del> 9,840	76,435,821	<del>41,359</del> 41,658
ROW	31			887		
Total City Boundary	1,136			<del>10,707</del> 10,727		

## 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:



Figure (Map) LU-KT-1: Aerial

