

# Importance of Providing Future Employment Areas

City of Venice

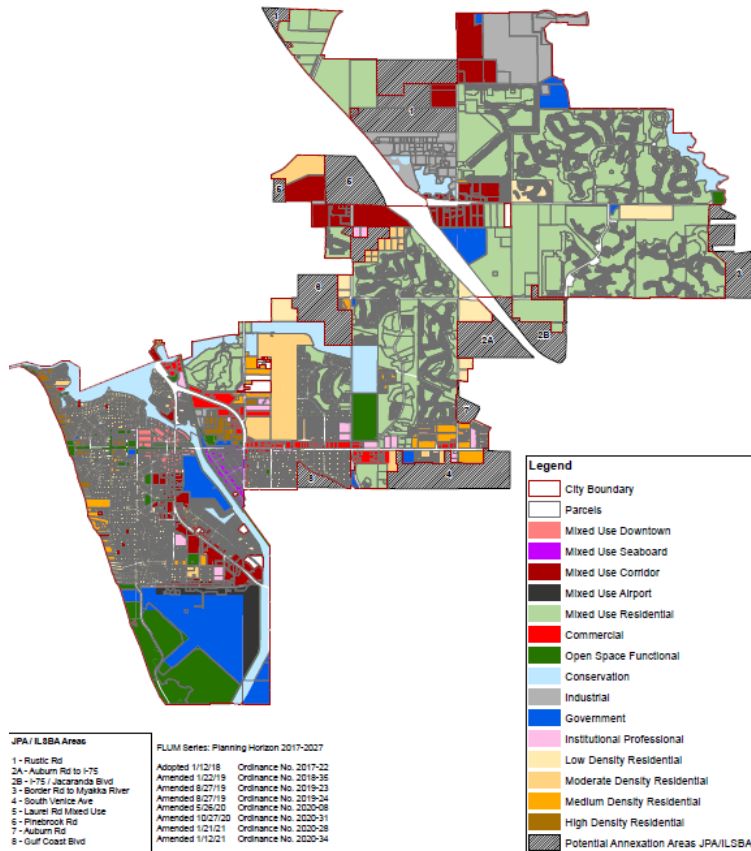
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To grow, diversify and sustain the economy of Sarasota County while enhancing our unique natural and cultural environment.



# 20-50 Years Ahead



# Real Estate Constraints

Lack of land and buildings for employment areas.

RFPs declined since 2018

11 projects

1,515+ jobs

\$418 million capital investment

What happens when available land for employment centers  
(business parks) is gone?

Residents leave the city every day to work.

Commute times increase.

# What does a modern business park look like?



# Market Realities

Value of residential development far outweighs Business Park uses.

Why would a landowner/developer want to have their land zoned for a business park?

What tools could be available for landowners/developers to agree to hold land in a business park type zoning?

# Possible Tools

Transfer of residential units from business parks to other properties in exchange for maintaining business park land use.

Extend infrastructure to these areas as an incentive to landowners/developers to hold some land in business park uses.

Designate a portion of infrastructure surtax to fund extension of roads, stormwater, water/sewer.

Acquire land.



# Recommendations

**Consult with landowners/developers for their input.**

Review allowed land uses in zoning categories that permit business parks.  
If residential use is allowed land will most likely default to homes.

Consider policies that provide transfer of densities or density bonuses  
if land remains in business park use.

Investigate other areas facing the same pressures:  
Sarasota, Pasco, Pinellas Counties.

# Summary

A healthy city is where residents can live, work and play.

City of Venice has a history of providing employment centers.

Please continue to look for ways to provide new employment centers for residents for many years into the future.

# Questions?

