

**City-Initiated Comprehensive Plan Land Use Map Amendments,
Base Analysis for the following sites:**

Island Village Montessori School, Jewish Community Center of Venice, Venice Church of the Nazarene, Unitarian Universalist Congregation of Venice, Student Leadership Academy, and SHYD

The City of Venice seeks to resolve a situation where several parcels within the City have a Future Land Use designation that is inappropriate for the existing uses on the properties. Five of these sites are institutional uses for schools and houses of worship. The sixth site involved in this request was approved by the City Council but it missed out on being updated due to the 2017-2027 Comprehensive Plan undergoing approval through the state of Florida at that time.

None of the Comprehensive Plan neighborhoods will face an impact from these amendments, as the parcels under consideration have been in existence in their current states for many years. These changes will allow the parcels to better align with the Comprehensive Plan goals and objectives. The following analysis provides additional information, with the subject parcels grouped according to their Comprehensive Plan neighborhoods.

COMPREHENSIVE PLAN NEIGHBORHOODS

Island Neighborhood:

- Student Leadership Academy
Amending to Institutional Professional

The Island Neighborhood “includes the most diverse range of land use and activities within the City”, with a well-connected street network. Considering its historic nature, the Island Neighborhood is mostly developed and few vacant parcels of land remain. Several educational facilities exist in this area. One of these is the Student Leadership Academy. The current land use for this parcel is Moderate Density Residential, which is not conducive to the existing land use. An amendment to Institutional Professional, more suited to the existing land use, is the amendment request.

East Venice Avenue Neighborhood:

- Venice Church of the Nazarene
Amending to Institutional Professional

The East Venice Avenue Neighborhood is a residential area with commercial uses heavily mixed in along Venice Avenue, serving the surrounding residential and the City overall. Much like the Island Neighborhood, East Venice Avenue has low opportunities for new development and will rely on redevelopment instead. Non-residential uses are encouraged to serve the area’s existing residential development. One of these facilities is the Venice Church of the Nazarene. The parcel’s current land use is Moderate Density Residential, not supported by the existing institution’s use of the land. Amending the parcel to Institutional Professional is more appropriate. This site is divided by Ramsey and Kunze Roads, providing the visual impact of three separate parcels. The church itself sits on lot 2 of the Kent Acres plat. This is the portion requested for change to Institutional Professional, while the remainder of the property will retain the existing land uses of Moderate Density Residential and Commercial.

Pinebrook Neighborhood:

- Island Village Montessori Charter School, Inc.
Amending to Institutional Professional

- Unitarian Universalist Congregation of Venice, Inc.
Amending to Institutional Professional
- Jewish Community Center of Venice, Inc.
Amending to Institutional Professional
- SHYD, LLC
Amending to Medium Density Residential

The Pinebrook Neighborhood lies between I-75, the US 41 Bypass, East Venice Avenue, and Laurel Road. This large area includes parkland and both residential and non-residential uses. While much of the land has already been developed, tracts of vacant land still exist, allowing the potential for future development. Four of the six requests for Comprehensive Plan Amendments come from this neighborhood. Three of those four are: Island Village Montessori Charter School, Inc., the Unitarian Universalist Congregation of Venice, Inc., and the Jewish Community Center of Venice, Inc., which are two religious institutions and a school. Each carries the land use designation of Low Density Residential. They would all be better served by a Future Land Use of Institutional Professional, a request in keeping with their existing land uses.

The fourth site in this neighborhood is owned by SHYD, LLC, and is composed of two parcels, currently holding a future land use of undesignated. A land use designation is a requirement for use of these currently vacant parcels. Considering their surroundings, a Future Land Use of Medium Density Residential would be appropriate. This designation was also previously approved by the City Council. Due to an issue with timing, the parcels did not receive their designation change on the Future Land Use Map, as the Comprehensive Plan was in the approval process with the state.

COMPREHENSIVE PLAN STRATEGIES

Strategy LU 1.2.3.c – Medium Density Residential

Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development. The SHYD parcels fit under this land use, lending flexibility in future residential development suited to the area.

Strategy LU 1.2.8 – Compatibility Between Land Uses

The land uses in this petition have been in place for many years. This is a request to amend the land use on the Future Land Use Map to more closely align with the actual uses on the properties at this time.

Strategy LU 1.2.4.b – Institutional Professional

Provides areas within the City for professional offices, educational, healthcare, religious or similar uses. With one exception, the request is to amend the Comprehensive Plan to better-equip the parcels to continue their current land uses.

Strategy LU 1.3.1 – Mix of Uses

This strategy indicates the City's desire to see a mix of uses. These sites, with the exception of SHYD, LLC, are already contributing to the mix, bringing schools and religious institutions within easy reach of area residents.

Strategy HG 1.1 – Housing Options

This strategy applies to The SHYD, LLC parcels, which are in the City Limits of Venice and need to be assigned a land use designation. The designation sought will add to the residential offerings in the Pinebrook Neighborhood.

UTILITIES

There are no anticipated changes to utilities. These sites are already served by utilities and no new

development, additions, or redevelopment is anticipated at this time.

TRANSPORTATION

There is no anticipated impact to the existing transportation network at this time. The current uses have been in place for many years.

ENVIRONMENTAL

There will be no potential for environmental impacts to any of the sites proposed to be amended without development or redevelopment of these sites.

OPEN SPACE

No impacts to the existing open space are expected. Changes in the current condition will come with future additions, development, or redevelopment.