

ORDINANCE NO. 2021-21

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. 19-01CP TO CHANGE THE FUTURE LAND USE DESIGNATION OF SPECIFIC REAL PROPERTIES COMMONLY KNOWN AS 600 N. AUBURN ROAD (10.08± ACRES); 2341 KILPATRICK ROAD (11.9± ACRES); AND 1971 PINEBROOK ROAD (5.5± ACRES) FROM CITY OF VENICE LOW DENSITY RESIDENTIAL TO CITY OF VENICE INSTITUTIONAL PROFESSIONAL; AND TO CHANGE THE FUTURE LAND USE DESIGNATION OF SPECIFIC REAL PROPERTIES COMMONLY KNOWN AS 1535 E. VENICE AVENUE (5.06± ACRES) AND 200 FIELD AVENUE (1.9 ± ACRES) FROM CITY OF VENICE MODERATE DENSITY RESIDENTIAL TO CITY OF VENICE INSTITUTIONAL PROFESSIONAL; AND TO PROVIDE THE FUTURE LAND USE DESIGNATION OF CITY OF VENICE MEDIUM DENSITY RESIDENTIAL TO PARCEL ID NOS. 0404-12-0002 AND 0404-05-0002 LOCATED ON ALBEE FARM ROAD (10.16 ± ACRES); 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, City-initiated Petition No. 19-01CP requests that the 2017-2027 Comprehensive Plan be amended by changing the future land use designation for the properties located at 600 N. Auburn Road (Parcel Identification No. 0400-05-0001), 2341 Kilpatrick Road (Parcel Identification No. 0386-09-0002) and 1971 Pinebrook Road (Parcel Identification No. 0386-16-0002) from City of Venice Low Density Residential to City of Venice Institutional Professional; and

WHEREAS, City-initiated Petition No. 19-01CP also requests that the 2017-2027 Comprehensive Plan be amended by changing the future land use designation for the properties located at 1535 E. Venice Avenue (Parcel Identification No. 0412-06-0002) and 200 Field Avenue (Parcel Identification No. 0430-10-0027) from City of Venice Moderate Density Residential to City of Venice Institutional Professional; and

WHEREAS, City-initiated Petition No. 19-01CP also requests that the 2017-2027 Comprehensive Plan be amended by establishing the future land use designation for the property located at Albee Farm Road (Parcel Identification Nos. 0404-12-0002 and 0404-05-0002) as City of Venice Medium Density 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 May 18, 2021, to review the proposed comprehensive plan amendments, and recommended that city council approve Petition 19-01CP; and

WHEREAS, on July 13, 2021, the City Council, after due public notice, held a public hearing on Petition 19-01CP and approved, on first reading, the transmittal of the comprehensive plan amendments 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 amendments are adopted; and

WHEREAS, on _____, the Venice City Council, after due public notice, held a second public hearing on Petition 19-01CP and determined it complies with the requirements of the Act.

WHEREAS, the city council hereby finds approval of Petition 19-01CP 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 following:

1. The future land use designation for the properties located at 600 N. Auburn Road (Parcel Identification No. 0400-05-0001), 2341 Kilpatrick Road (Parcel Identification No. 0386-09-0002) and 1971 Pinebrook Road (Parcel Identification No. 0386-16-0002) from City of Venice Low Density Residential to City of Venice Institutional Professional.
2. The future land use designation for the properties located at 1535 E. Venice Avenue (Parcel Identification No. 0412-06-0002) and 200 Field Avenue (Parcel Identification No. 0430-10-0027) from City of Venice Moderate Density Residential to City of Venice Institutional Professional.
3. Establishing the future land use designation for the properties located at Albee Farm Road (Parcel Identification Nos. 0404-12-0002 and 0404-05-0002) as City of Venice Medium Density Residential;

The table of city-initiated comprehensive plan amendments is attached hereto as Exhibit "A".

The revised Comprehensive Plan pages are attached hereto as Exhibit "B" and incorporated herein by reference.

The proposed future land use maps are attached hereto as Exhibit "C".

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: July 13, 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:

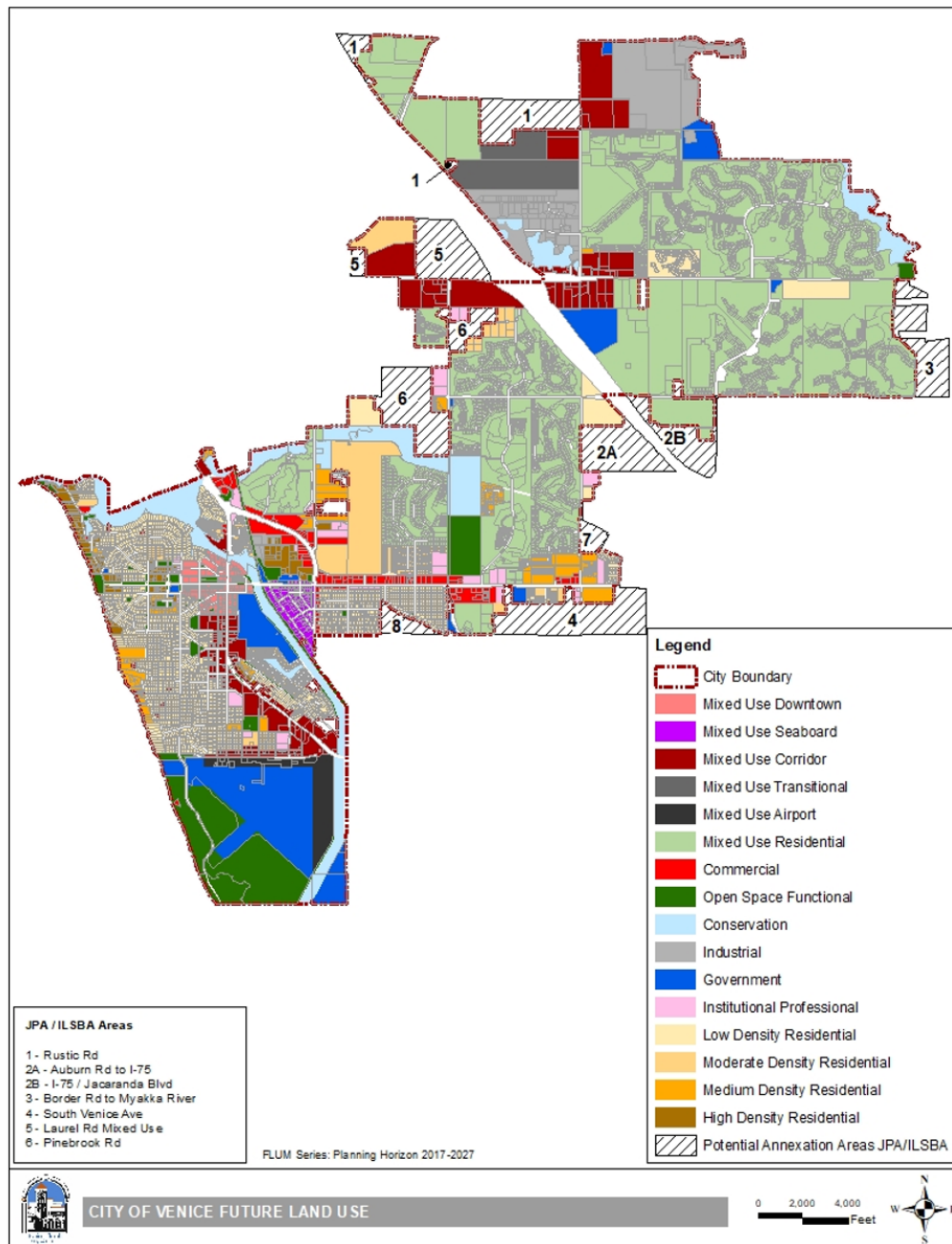
Kelly Fernandez, City Attorney

Exhibit “A” – Proposed Land Use Designation Changes

CITY INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS				
Subject Properties	Property Details			
	Situs Address	PID	Current Land Use Designation	New Land Use Designation
Jewish Community Center of Venice	600 N. Auburn Rd., 34292	400050001	Low Density Residential	Institutional Professional
Island Village Montessori Charter School	2341 Kilpatrick Rd., 34275	386090002	Low Density Residential	Institutional Professional
Unitarian Universalist Congregation of Venice	1971 Pinebrook Rd., 34275	386160002	Low Density Residential	Institutional Professional
Venice Church of the Nazarene	1535 E. Venice Ave., 34292	412060002	Moderate Density Residential	Institutional Professional
Student Leadership Academy	200 Field Ave., 34285	430100027	Moderate Density Residential	Institutional Professional
SHYD, LLC	Albee Farm Rd., 34285	404120002, 404050002	N/A	Medium Density Residential

Exhibit “B”

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



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	24	505,839	0	108	2,335,359	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	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
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	72	0	648	541	0	4,869
OPEN SPACE FUNCTIONAL	436	0	0	568	0	0
	2,455	6,740,582	8,052	10,034	80,657,328	42,728
ROW	362			887		
Total City Boundary	2,817			10,921		

Key Thoroughfares

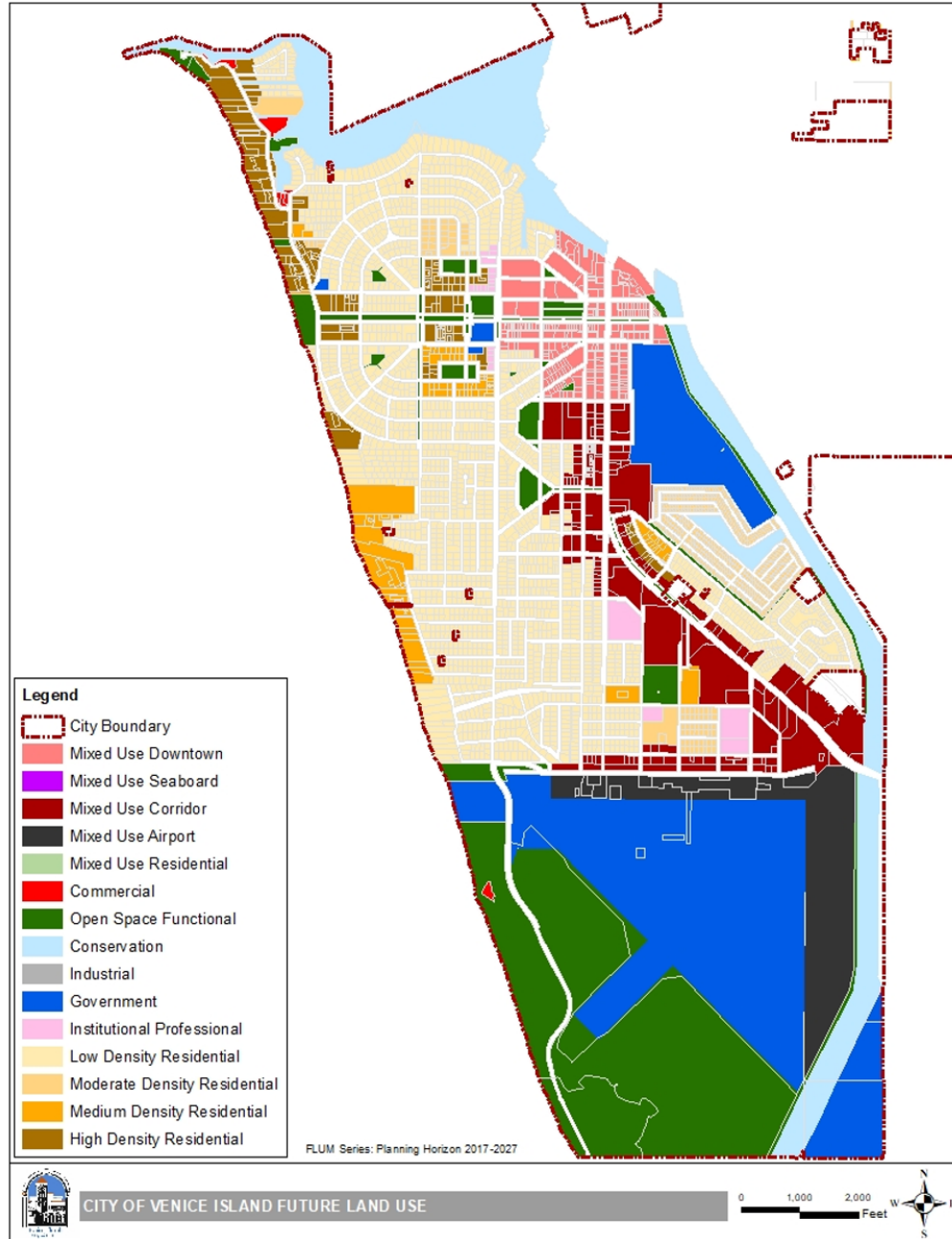
The Island is developed around a highly connected (“grid-style”) roadway network linking the Neighborhood’s “downtown” and commercial corridors, parks, community services, public facilities, and residential neighborhoods. The primary roadways (thoroughfares) include:

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

120 November 28, 2017

Page Amended with Ordinances 2018-35, 2019-23, 2020-08, 2020-28, 2020-37, and 2021-21

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



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	37	728,358	0	111	2,340,078	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	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
MIXED USE TRANSITIONAL	0	0	0	214	4,194,828	1,348
MODERATE DENSITY RESIDENTIAL	27	0	283	538	0	4,862
OPEN SPACE FUNCTIONAL	2	0	0	568	0	0
	497	4,877,884	2,629	10,034	80,662,047	42,741
ROW	61			887		
Total City Boundary	558			10,921		

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

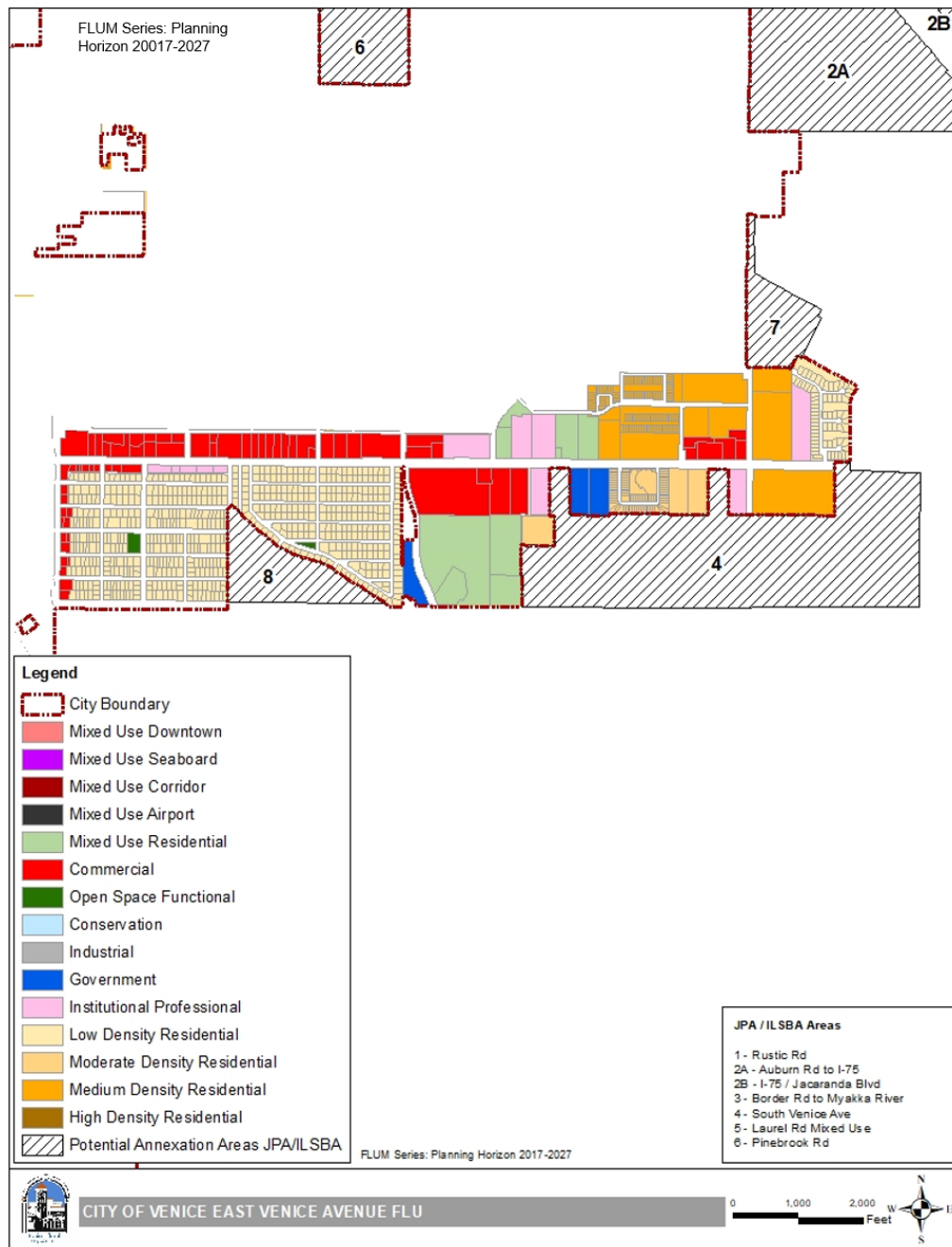
Unique Neighborhood Strategies

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

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



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	70	982,472	0	134	2,376,392	0
LOW DENSITY RESIDENTIAL	91	0	595	735	0	5,245
MEDIUM DENSITY RESIDENTIAL	78	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	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	214	4,194,828	1,348
MIXED USE TRANSITIONAL	0	0	0	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
	2,160	2,565,442	11,030	10,045	80,698,361	42,897
ROW	227			887		
Total City Boundary	2,387			10,932		

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-2: Future Land Use Map

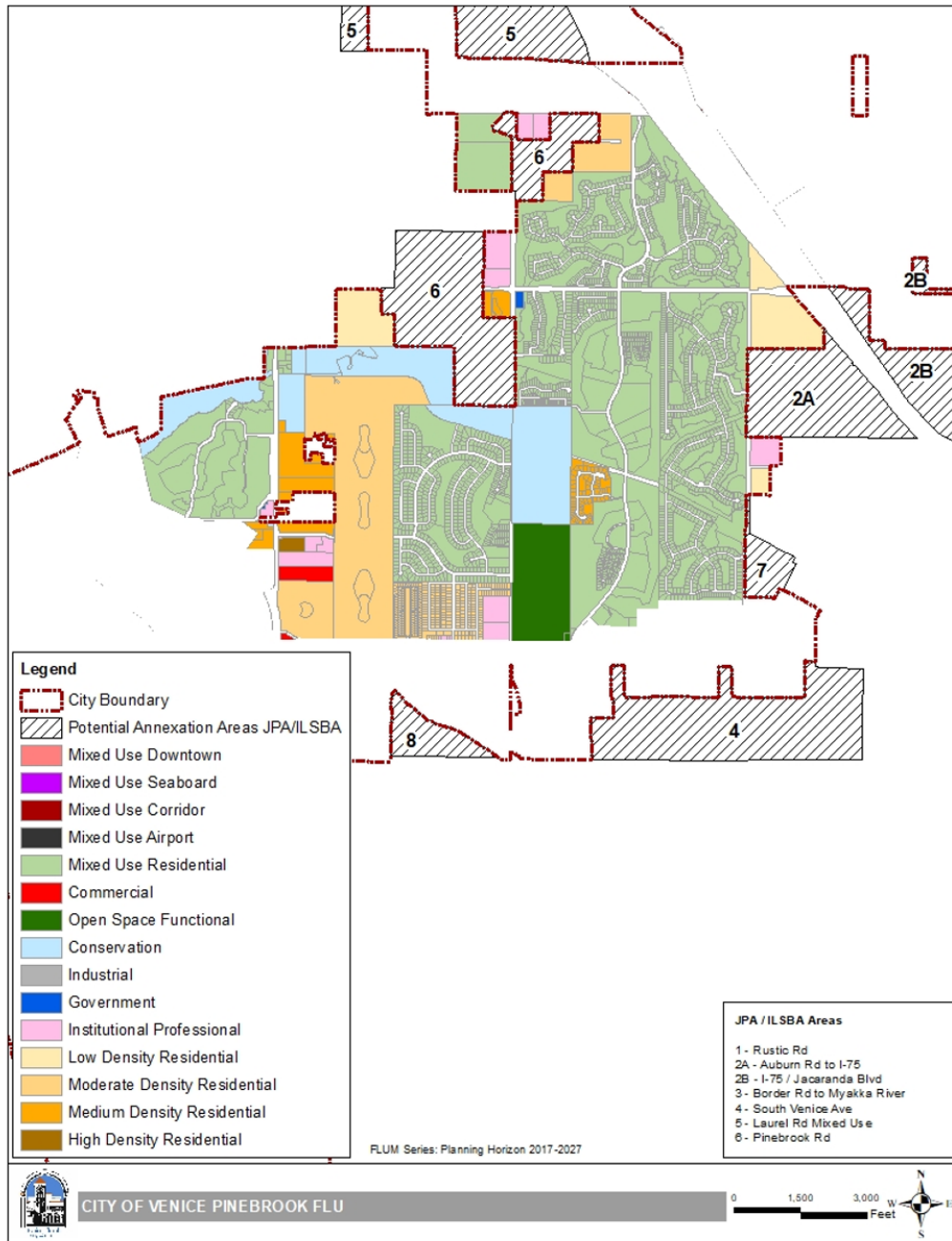
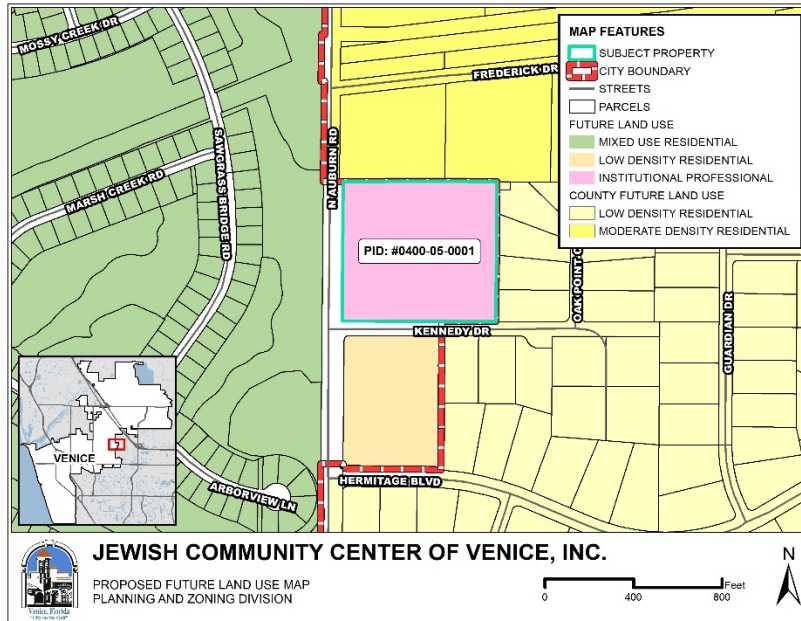
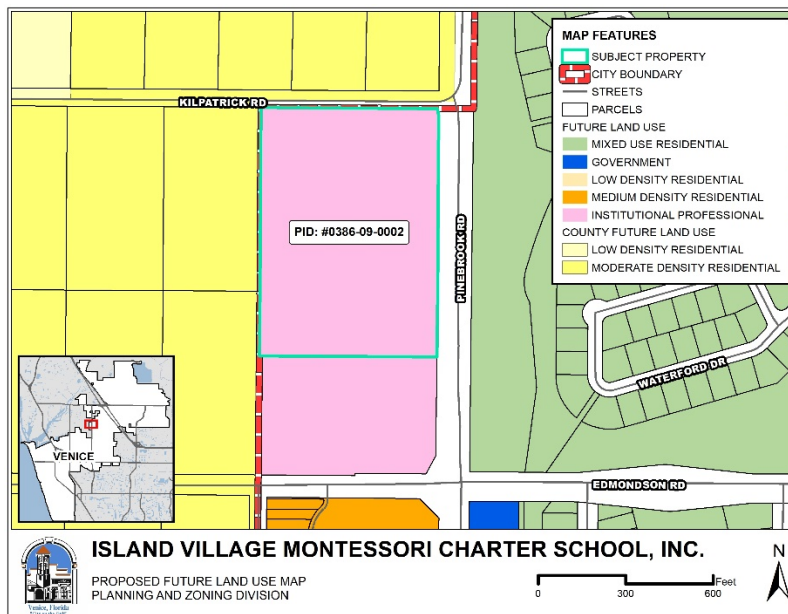


Exhibit "C"

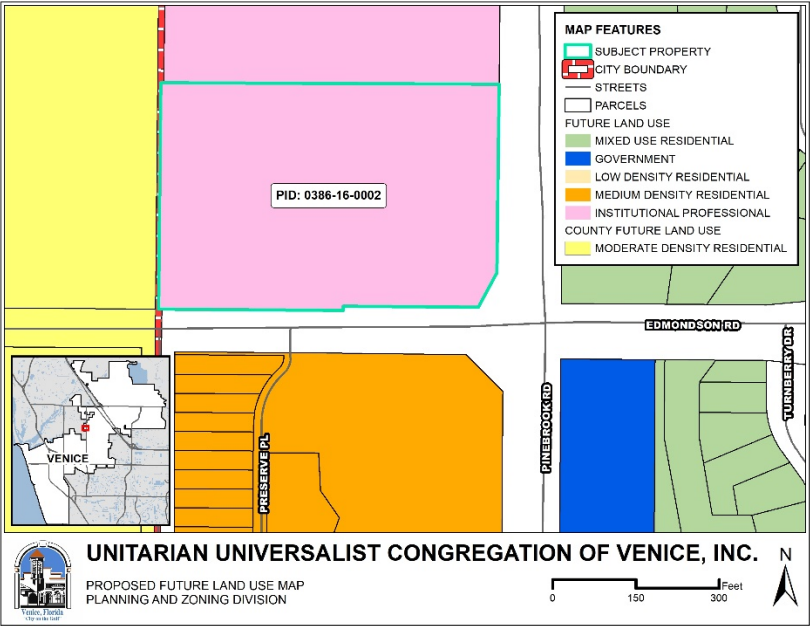
Parcel ID: 0400-05-0001
Address: 600 N. Auburn Road



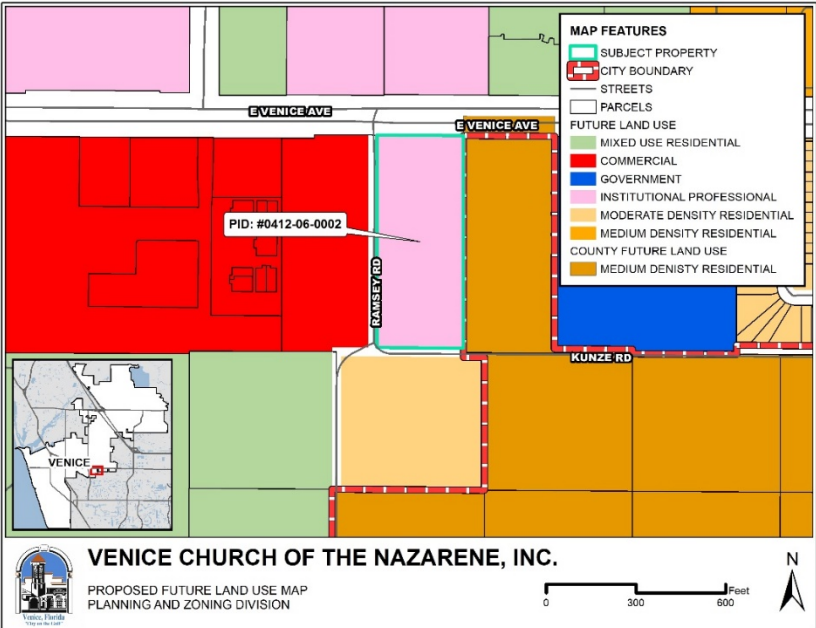
Parcel ID: 0386-09-0002
Address: 2341 Kilpatrick Road



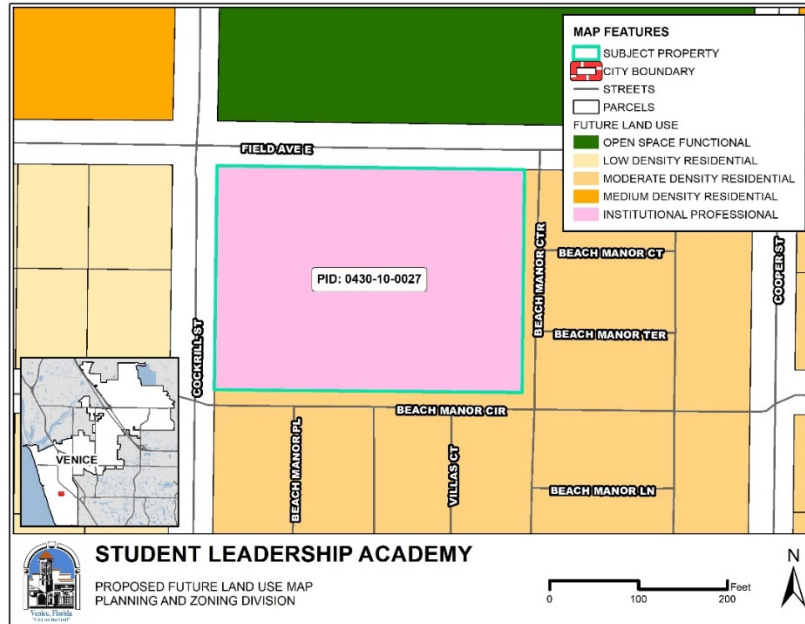
Parcel ID: 0386-16-0002
1971 Pinebrook Road



Parcel ID: 0412-06-0002
1535 E. Venice Avenue



Parcel ID: 0430-10-0027
200 Field Avenue



Parcel IDs: 0404-12-0002
0404-05-0002
Albee Farm Road

