



Housing & Neighborhood Development Element

GOAL MEET THE COMMUNITY'S DIVERSE RESIDENTIAL, ECONOMIC, AND SOCIAL NEEDS BY PROVIDING AN ARRAY OF HOUSING OPTIONS.

Objective 1 Housing and Neighborhood Development Practices. Enhance Venice's sustainability as a community by encouraging the development of affordable, safe, and sanitary housing with variety in type, density, size, tenure (rental and ownership), cost, and locations to accommodate the needs and income capabilities of current and future residents.

Policy 1.1 Definitions. The following definitions apply to housing within the Housing and Neighborhood Development Element:

Affordable Housing: Housing that is affordable to extremely low income, very low income, low income, moderate income, and special needs households, as defined herein.

Extremely Low Income Household: A household with an annual income that does not exceed 30% of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

Very Low Income Household: A household with an annual income that does not exceed 50% of the median family income of the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

Low Income Household: A household with an annual income that does not exceed 80% of the median family income of the area as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

Moderate Income Household: For the State Housing Programs, a household that does not exceed 120% of the median income of the area, as determined by current Florida Statutes.



City of Venice

Comprehensive Plan

Special Needs Housing: Housing designed for special groups such as the frail elderly, physically disabled, homeless or at-risk of homelessness, and/or those with extremely low incomes. These special needs populations may include more specifically defined subgroups such as youth aging out of foster care, survivors of domestic violence, persons with severe and persistent mental illness, farmworkers, persons with service animals, or persons with developmental disabilities.

Workforce Housing: Housing that is affordable to a household that earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For purposes of this definition, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

Residential: A place of temporary or permanent habitation. Residential does not include transient or resort rentals defined for this section as rentals of any residential units for a period of less than three (3) months. Residential areas are distributed throughout the City and are further described in Policy 12.1 of the Future Land Use and Design Element.

Transient: Units rented, leased, or otherwise made available to the public for periods of more than thirty (30) calendar days and less than three (3) months. All residential units rented, leased, or otherwise made available to the public for periods of less than thirty (30) calendar days, other than a fully licensed and locally approved "Bed and Breakfast" facility, are declared to be a hotel use, commercial in nature and further deemed to be incompatible with single-family residential activities. Such commercial rental uses shall be confined to commercial areas in which hotel and motel uses are expressly permitted.

"Bed and Breakfast" uses are also deemed to be transient uses, even if offering rentals for less than thirty (30) days. "Bed and Breakfast" uses are deemed to be incompatible with single-family residential activities, with the exception of historic structures that have been converted to "Bed and Breakfast" facilities to support architectural preservation. "Bed and Breakfast" uses are allowed in multi-family residential areas so long as the owner/operator of the facility is a full-time resident of that facility, the



City of Venice

Comprehensive Plan

facility is fully licensed and approved in accordance with the Land Development Regulations, and a determination has been made that all performance standards necessary to insure compatibility with adjoining and proximate uses have been met.

- Policy 1.2 Diverse Housing Opportunities. Utilize the land use process to ensure that diverse housing opportunities are available to meet the community's residential and economic needs. A diverse housing stock includes:
- Single-family and multi-family.
 - Ownership and rental.
 - Permanent, seasonal, and vacationer.
 - Multi-generational housing.
 - Housing for all income levels, especially low to moderate income households.
 - Special needs housing
- Policy 1.3 Housing and Public Service Coordination. Coordinate the development and maintenance of housing stock with the delivery of public services and infrastructure including:
- Transportation.
 - Schools.
 - Parks.
 - Emergency services.
 - Hurricane evacuation/shelters.
 - Utilities.
 - Civic Resources.
- Policy 1.4 Land Development Procedures. Annually review the City's development order processes to ensure they are effective and efficient.
- Policy 1.5 Universal Design. The City shall continue to support universal design strategies which include barrier-free and/or accessible design and assistive technology that provides a level of visibility for people with disabilities.
- Policy 1.6 Sustainable Development Practices. Utilize the long-range planning and development review processes to implement the following sustainable housing practices:
- Smart growth.
 - Traditional neighborhood design.
 - Transportation-oriented design.
 - Compact development.
 - Green building.



City of Venice

Comprehensive Plan

- F. Native habitat preservation and wildlife corridor conservation.
- G. Conservation and energy efficiency.
- H. Resource efficient building practices.
- I. Discourage urban sprawl.

- Policy 1.7 Mixed Use Developments. Increase housing options and community livability by establishing mixed-use development and design standards through which residential dwelling units, commercial services, and office space are intermixed with public amenities based upon demand.
- Policy 1.8 Zoning Code Compliance and Housing Rehabilitation. Facilitate the maintenance, redevelopment, and high quality of the City's housing units and neighborhoods through education, compliance, and enforcement of zoning regulations and building code standards.
- Policy 1.9 Substandard Housing. Maintain a high quality housing stock by utilizing building codes and code compliance to upgrade substandard housing units.
- Policy 1.10 Manufactured Housing Development. Encourage the replacement of older existing manufactured or mobile homes with new manufactured homes that meet or exceed hurricane requirements.
- Policy 1.11 Historically Significant Housing. Identify, preserve, and retain historically significant housing and neighborhoods.
- Policy 1.12 Conversion Factor for Special Needs Housing. By March 2012, the City shall develop a conversion factor for special needs housing and associated standards that provide criteria for the determination of where and under what circumstances such factor shall be applied during the update of the City's Land Development Regulations.

Objective 2 Neighborhood Development and Planning. Support the City's diverse neighborhoods by implementing targeted development and planning strategies for neighborhoods.

- Policy 2.1 City's Planning Areas. In conjunction with the master planning efforts for the applicable planning areas, an inventory of current conditions, character, housing style, and type should be completed.
- Policy 2.2 Neighborhood Diversity. Utilize the site and development process to promote neighborhood diversity by ensuring new developments consider the following issues:



City of Venice

Comprehensive Plan

- A. Neighborhood identity and character.
- B. Housing style and ownership.
- C. Housing type (multi-family and single-family).
- D. Community population (income and age).
- E. Housing affordability
- F. Protection of single-family neighborhoods from the intrusion of incompatible uses and activities.

Policy 2.3 Neighborhood Development and the Comprehensive Plan. Ensure the City's strategies for neighborhoods are coordinated with the City's Comprehensive Plan for the development of:

- A. Parks and public spaces.
- B. Infrastructure and public facilities.
- C. Transportation network (i.e. multi-modal).
- D. Natural and open spaces.
- E. Historic preservation.
- F. Land development.

Policy 2.4 Diverse Neighborhood Preservation. Encourage flexible design and construction standards that allow existing neighborhoods to be redeveloped and updated consistent with the original design character of that neighborhood, while protecting that neighborhood from incompatible uses and activities.

Policy 2.5 Neighborhood Connectivity. Utilize the City's site and development process to require development to provide connectivity between adjacent neighborhoods. Such connectivity may be achieved via the following transportation alternatives:

- A. Roadways.
- B. Urban trails.
- C. Sidewalks.
- D. Bikeways.
- E. Vistas / view corridors.

Policy 2.6 Gated Communities. The City shall only permit gated communities, characterized by physical barriers to automotive and pedestrian circulation, by conditional use or through the zoning process.

Policy 2.7 Livable Communities and Traditional Neighborhood Design Practices. Utilize the site and development process to encourage the implementation of established design practices for livable communities and traditional neighborhoods:



- A. Mixed-use developments that include residential, commercial, and office uses.
- B. Minimized setbacks and build-to lines.
- C. Design standards.
- D. “Human Scale” streetscape.
- E. Walkability and connectivity to parks, civic areas, business districts, and employment centers.
- F. Integrated public spaces.
- G. Interconnected roads, urban trails, sidewalks, and bikeways.
- H. Parking standards (off-street, on-street, garage, behind buildings).

Objective 3 Affordable and Workforce Housing. Ensure that an array of affordable and workforce housing alternatives are available to address the Venice community’s employment demands and workforce needs.

- Policy 3.1 Housing for All. Meet the community’s affordable and workforce housing needs by ensuring that housing alternatives meet the diverse needs of the community. Special attention should be provided to the needs of the following groups:
- A. Fixed-income seniors.
 - B. Working families.
 - C. Entry level workforce.
 - D. Very Low to Moderate Income families
 - E. Special needs groups (elderly, physically disabled, homeless, etc.)
- Policy 3.2 Affordable Housing Funding Partnerships. Strategies to fund and develop affordable housing initiatives shall be coordinated with local, regional, and state non-profit and public organizations. These organizations shall include the Sarasota Consortium and its lead agency, the Sarasota Office of Housing and Community Development. Options to consider shall include:
- A. Development contributions.
 - B. State Housing Initiatives Partnership (SHIP) funds.
 - C. Grants.
 - D. Community Development Block Grant (CDBG) funds.
 - E. Partnerships with non-profit organizations.
- Policy 3.3 Management and Oversight of Housing Programs. The City shall pursue involvement and representation in the Sarasota Consortium to administer applicable housing programs within the City.



City of Venice

Comprehensive Plan

- Policy 3.4 Affordable Housing Ownership. Coordinate with Sarasota County on the creation of an affordable housing program that provides long-term and in-perpetuity affordability through the use of the following ownership mechanisms:
- A. Land trusts.
 - B. Nonprofit ownership.
 - C. Resident-owned cooperatives.
 - D. Employer assistance programs.
 - E. Low cost financing assisted programs.
- Policy 3.5 Affordable and Workforce Housing Density Bonus. The City shall provide an affordable housing density bonus for the development of affordable and workforce housing units. The bonus shall allow an increase of residential density in the High Density Residential and Mixed-Use Residential land use categories, and in any Planning Area which permits a density of up to 18 units per gross acre. Such bonus shall not exceed an additional 7 units per gross acre with resulting density not to exceed 25 units per gross acre. This bonus shall not be allowed by right, but rather, must be permitted through conditional use requiring review and approval by City Council.
- Policy 3.6 Affordable and Workforce Housing Density Review Criteria. In reviewing the affordable and workforce housing density bonus, the following criteria shall be considered:
- A. A minimum of 30 percent of the project's total number of units must qualify as affordable or workforce housing targeted to specific income thresholds, and no less than 10 percent of the project's total number of units must be affordable to low income households making less than 80 percent of area median income.
 - B. Target income thresholds for affordable and workforce housing units shall be as defined in Policy 1.1 of this Element.
 - C. Market price range.
 - D. General compatibility with adjacent properties and other properties in the area.
 - E. Scale of development in terms of size, height, bulk, massing, intensity, and aesthetics.
 - F. Required yards, public space, and open space.
 - G. Screening and buffering with reference to type, dimensions, and character of area.
 - H. Transportation access and interconnectivity with reference to automobile, mass transit, pedestrian, and bike access.
 - I. Transportation infrastructure with reference to parking, transit shelters,



City of Venice

Comprehensive Plan

- pedestrian/bike trails, and bike racks.
 - J. Value added considerations including economic value to community, tax base diversification, and employment workforce need.
 - K. System used to ensure units remain affordable in perpetuity.
- Policy 3.7 Live-Near-Work Housing. Collaborate with major employers and developers to identify and implement live-near-work housing strategies that enable the City's workforce to walk to work including:
- A. Residential dwelling units in commercial or institutional land use categories or near major employment centers.
 - B. Mixed uses in High Density Residential and MixedUse Residential land use categories.
 - C. Mixeduse planning areas which unite residential, commercial, park, and civic uses together.
 - D. Affordable and workforce housing density bonus in the High Density Residential and Mixed-Use Residential land use categories, and in any Planning Area which permits a density of up to 18 units per gross acre.
- Policy 3.8 Streamlined Affordable Housing Development Reviews. Reduce financial costs for affordable housing developments by streamlining the development approval process through organizational and computer enhancements.
- Policy 3.9 Development Assistance. Promote the development of affordable housing opportunities by providing financial incentives to offset the cost of constructing new residential units. Incentives may include:
- A. Reduced permit fees.
 - B. Streamlined site and development review process.
 - C. Streamlined permit process.
 - D. Reduced impact fees.
 - E. Infrastructure provision assistance.
- Policy 3.10 Development Assistance Criteria. The City shall utilize the following criteria to determine the type and level of development assistance provided to an affordable housing project.
- A. Size, type, and nature of project.
 - B. Target audience and income thresholds.
 - C. Market price range.
 - D. System used to ensure units remain affordable in perpetuity.
 - E. Community need and benefit.



City of Venice

Comprehensive Plan

Policy 3.11 Housing Rentals. Recognize the need for rental housing options in order to provide alternatives to home ownership for the City’s residents. Coordinate with Sarasota County to identify opportunities for the development of rental housing units. This policy nevertheless recognizes that the rental of residential units in single-family neighborhoods for periods of less than thirty (30) days is a commercial use (with the exception of fully licensed and locally approved “Bed and Breakfast” uses), and restricted to those areas designated for commercial use on the Future Land Use Map. Further, uses rented for more than thirty (30) days, but less than three (3) months, are deemed to be transient uses and may be subject to additional regulation pursuant to the applicable provisions of the Land Development Regulations.

Policy 3.12 Targeted Affordable and Workforce Housing Locations. Utilize the Affordable and Workforce Housing Study to maximize affordable and workforce housing opportunities for the City’s workforce, families, and seniors by identifying appropriate sites for higher densities, greater heights, and infill development by evaluating sites based on the proximity to:

- A. Major employment centers.
- B. Transit corridors.
- C. Urban trail systems.
- D. Road systems.
- E. Schools.
- F. Hospitals.
- G. Shops and services.
- H. Civic buildings.
- I. Parks and public spaces.
- J. Recreation centers.

Objective 4 Mobile Home/Manufactured Home Communities. The City of Venice supports the retention of viable mobile home/manufactured home communities, and supports modern manufactured home/modular homes, as a form of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options.

Policy 4.1 Mobile Home/Manufactured Home Communities and Affordable Housing. The City shall support decisions and actions that encourage mobile home and manufactured home communities where they provide a viable option for low and moderate income households. These mobile home/manufactured home communities help provide housing that is



City of Venice

Comprehensive Plan

affordable to income groups that are needed to support the local economy.

- Policy 4.2 Mobile Home/Manufactured Home Communities and Ownership. The City supports legislation to assist residents of viable mobile home/manufactured home communities in purchasing their parks.
- Policy 4.3 Mobile Home/Manufactured Home Communities and Conversion to Different Land Use. By 2013, the City shall review its Land Development Regulations to ensure there are adequate provisions that support modern manufactured housing, ensuring compatibility with surrounding land uses consistent with the desired community character. This review shall also address the appropriate requirements regarding the conversion of mobile home/manufactured home communities to a different land use where deemed appropriate.
- Policy 4.4 Mobile Home/Manufactured Home Zoning Regulation. The City shall utilize the Land Development Code update to permit master redevelopment planning and redesign of individual mobile home/manufactured home communities while maintaining existing residential density allowances. Redesign standards shall be developed on a case by case basis consistent with functional and locational criteria unique to the mobile home/manufactured home community.

Objective 5 Special Needs Housing. Make housing accessible for all city residents by providing for the development of special needs housing and delivery of necessary services.

- Policy 5.1 Special Needs Partnerships. Partner with Sarasota County, other local governments, and regional non-profit organizations to address the Venice community and Sarasota County region's special housing needs for:
- A. Assisted living.
 - B. Foster care.
 - C. Displaced persons.
 - D. Homeless persons.
 - E. Low-Income households.
 - F. Mental health care.
 - G. Physical disability care.
 - H. Replacement housing
 - I. Senior assistance.



City of Venice Comprehensive Plan

- Policy 5.2 Community Based Residential Alternatives. Collaborate with Sarasota County and the Department of Children and Family Services on the provision of community residential alternatives for children and adults needing special care and services by ensuring:
- A. Land area is available for the development of such housing opportunities.
 - B. Needed public infrastructure and facilities are located within the vicinity designated for special needs housing.
 - C. Federal and state equal housing opportunity requirements are met.
- Policy 5.3 Safe and Accessible Housing Opportunities. Utilize the site and development process to promote safe and accessible housing options for residents with special needs.
- Policy 5.4 Special Needs Housing. Ensure the zoning code maintains sufficient lands to provide for special needs housing.
- Policy 5.5 Relocation/Replacement Housing. Ensure City residents forced to relocate due to an act of government or nature are provided safe and affordable replacement housing options. Such options shall be coordinated with Sarasota County, state, and federal government and non-profit emergency services.

Objective 6 Regional Housing Coordination. Participate in coordination of regional housing strategies by coordinating with local, regional, state, and federal housing agencies and non-profit organizations.

- Policy 6.1 Coordinate Housing Solutions. Coordinate with Sarasota County and other local municipalities on the development of regional housing committee focused on resolving the complex economic, social, and development issues related to the region's housing needs.
- Policy 6.2 Housing Collaborations. Participate in regional housing initiatives to inventory, monitor, and maintain the quality and quantity of the region's housing supply.
- Policy 6.3 Public-Private Affordable and Workforce Housing Partnerships. In coordination with Sarasota County, local municipalities, and other regional housing organizations, collaborate with private developments to provide affordable housing options to the community's workforce and senior populations.



City of Venice

Comprehensive Plan

- Policy 6.4 Public Housing Programs. Coordinate with Sarasota County on the implementation and delivery of state and federal public housing programs, grants, and other initiatives within the City of Venice.
- Policy 6.5 Housing Assistance. Coordinate with Sarasota County on the provision of housing related services that meet the community’s diverse needs:
- A. Rental Housing Assistance.
 - B. Homebuyer Assistance.
 - C. Foreclosure Prevention Assistance.
 - D. Rehabilitation Housing Assistance.
 - E. Private Sector Homebuyer Assistance.
 - F. Housing Fund.
- Policy 6.6 Housing Education and Awareness Partnerships. Inform the community about available housing programs and initiatives in coordination with Sarasota County and other local, regional, and state government and non-profit organizations.