

Section IV – NEIGHBORHOODS: Gateway/Waterway

General

The “Gateway/Waterway” Neighborhood (“Gateway”) encompasses the northern portions of the City including the City’s original business and industrial area (Seaboard) and the “split” of US 41 (Business and Bypass). This neighborhood serves as the northern gateway for a number of areas including the Gateway, Pinebrook and also the East Venice Avenue neighborhoods. This Neighborhood is the combination of two previous Comprehensive Plan Planning Areas – Northern Gateway and Seaboard.

Portions of this neighborhood (i.e., Seaboard) are included within the Nolen Plan (generally south of E. Venice Avenue) and reflect a more traditional grid-style roadway network. The Gateway includes some limited City functions including the Venice Utilities Department and Venice Fire Station No. 2/Administration along with a broad mix of commercial, industrial and limited residential uses. This area also includes the historic Venice Train Depot and Venetian Waterway Park which also serves as a trailhead for the Legacy Trail, a regional rails-to-trail park connecting the City of Venice to the City of Sarasota.

The Gateway encompasses is generally bounded by the Intercoastal Waterway to the west, U.S. 41 Bypass to the east and the City limits to the north/Curry Creek.



Existing Land Use

The Gateway is the smallest of the Neighborhoods including approximately 412 acres or approximately 3.5 percent of the total City size (area) including roads/rights-of-way, or approximately 332 acres (net developable acreage). Based on information obtained from the Sarasota County Property Appraiser's Office, there are approximately:

- 892 residential units (single family detached, single family attached, multifamily/ condominium)
- 1,901,343 square feet of non-residential uses (commercial, office, civic, professional).

These numbers represent approximately 3.5 percent of the City's residential units; however, represents over 22 percent of the non-residential development.

Key Thoroughfares

The Gateway 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. These roadways include:

- Tamiami Trail/ U.S. 41
 - Bypass
 - Business
- E. Venice Avenue

2010 Comprehensive Plan – Planning Intent

The 2010 Comprehensive Plan identified two (2) Planning Areas in the Gateway with only limited areas designated by conventional land use designations. The Planning Areas, per Objective 15 of the Comprehensive Plan, were intended to, *"Foster the City's unique character and sense of place by designating specific planning areas that represent the City's neighborhoods, sectors and corridors and by developing standards for their future development and/or redevelopment."* The Planning Areas were developed to provide, *"a unified planning intent established through the Future Land Use and Design Element."*

The Planning Areas located on the Gateway include the following:

- Planning Area F: Northern Gateway
- Planning Area G: Seaboard

The respective Planning Areas are further defined (Intent) as follows:

Northern Gateway Corridor.

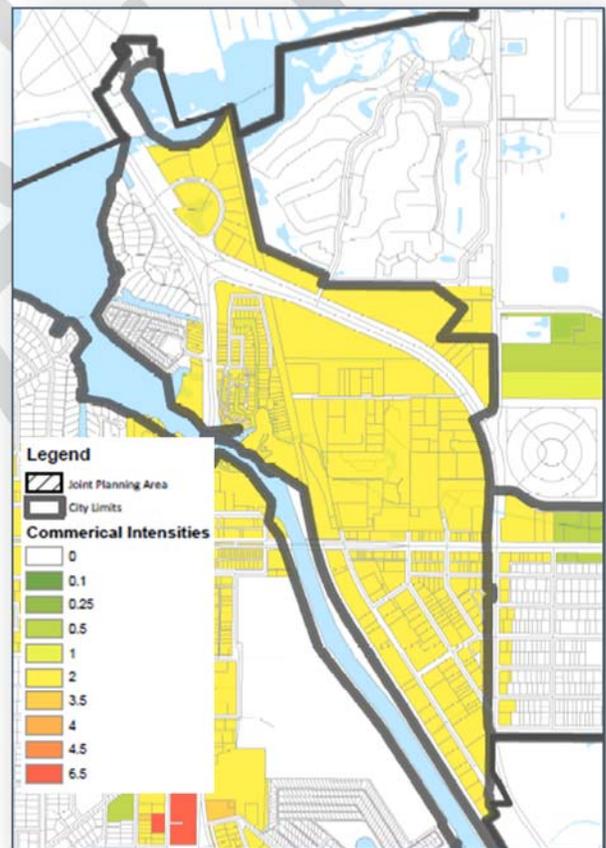
Planning Intent: Redevelop the corridor into an integrated neo-traditional mixed use corridor. The concept is to integrate single and multi-family residential dwelling units with restaurants, shops, professional offices, schools, parks, and civic spaces. This mixed use planning strategy supports the City's efforts to redevelop areas located along the Intracoastal Waterway and provide a better linkage to the residential uses surrounding the area. Heritage Park Neighborhood.

Seaboard Sector.

Planning Intent: Make the best use of the central location, water-oriented resources, and grid-pattern street network by establishing a walkable mixed use community sector. The plan will build upon the traditional planning practices established by John Nolen in the 1926 Venice Plan. The intent of this planning concept is to foster an integrated sector that includes housing opportunities, professional businesses and offices, service businesses, recreational and service resources, restaurants, water-oriented activities, and parks and public spaces. Gateway Professional Neighborhood.

Future Land Use

In addition to the two (2) Planning Areas identified above, five (5) conventional Future Land Use designations are found within this Neighborhood; Medium Density Residential, Recreation & Open Space,



Waterways, Conservation and Marine Park. Note: Conservation and Marine Park account for approximately 0.5 acres of the total area. Based on the maximum development allowed per the Future Land Use designations, including the development totals (allowances) permitted by the respective Planning Areas, the

Gateway Neighborhood could realize approximately 5,600 residential dwelling units and over 18,500,000 million square feet of non-residential development.

The Planning Areas identify maximum residential density (average) as well as non-residential development intensity (floor-area-ratio) across the area calculated on a gross acre basis. As identified in the table below, the Northern Gateway and Seaboard Planning Areas provide for increased densities (18 dwelling units per acre) and intensities (2.0 FAR).

Table 1 – 2010 Future Land Use Designations

Future Land Use Designation¹	Acreage²	Residential Density (gross acreage)	Non-Residential Intensity (FAR)
Airport Operations	0	--	--
Commercial	0	--	--
Conservation	0.2	0	0
Government	0	--	--
Industrial	0	--	--
Industrial Commercial	0	--	--
Institutional-Professional	0	--	--
Gateway Professional	0	--	--
Low Density Residential	0	--	--
Marine Park	0.35	0	0
Medium Density Residential	46.24	--	--
High Density Residential	0	--	--
Northern Gateway	32.96	18	2.0 (80% of the total area)
Public Buildings & Facilities	0	0	0
Recreation & Open Space	14.59	0	0
Seaboard	232.04	18	2.0 (80% of the total area)
Transition	0	--	--
Waterways	6.33	0	0

¹ = not all FLU designations and/or Planning Areas are listed above

² = acreages are rounded to the nearest tenth

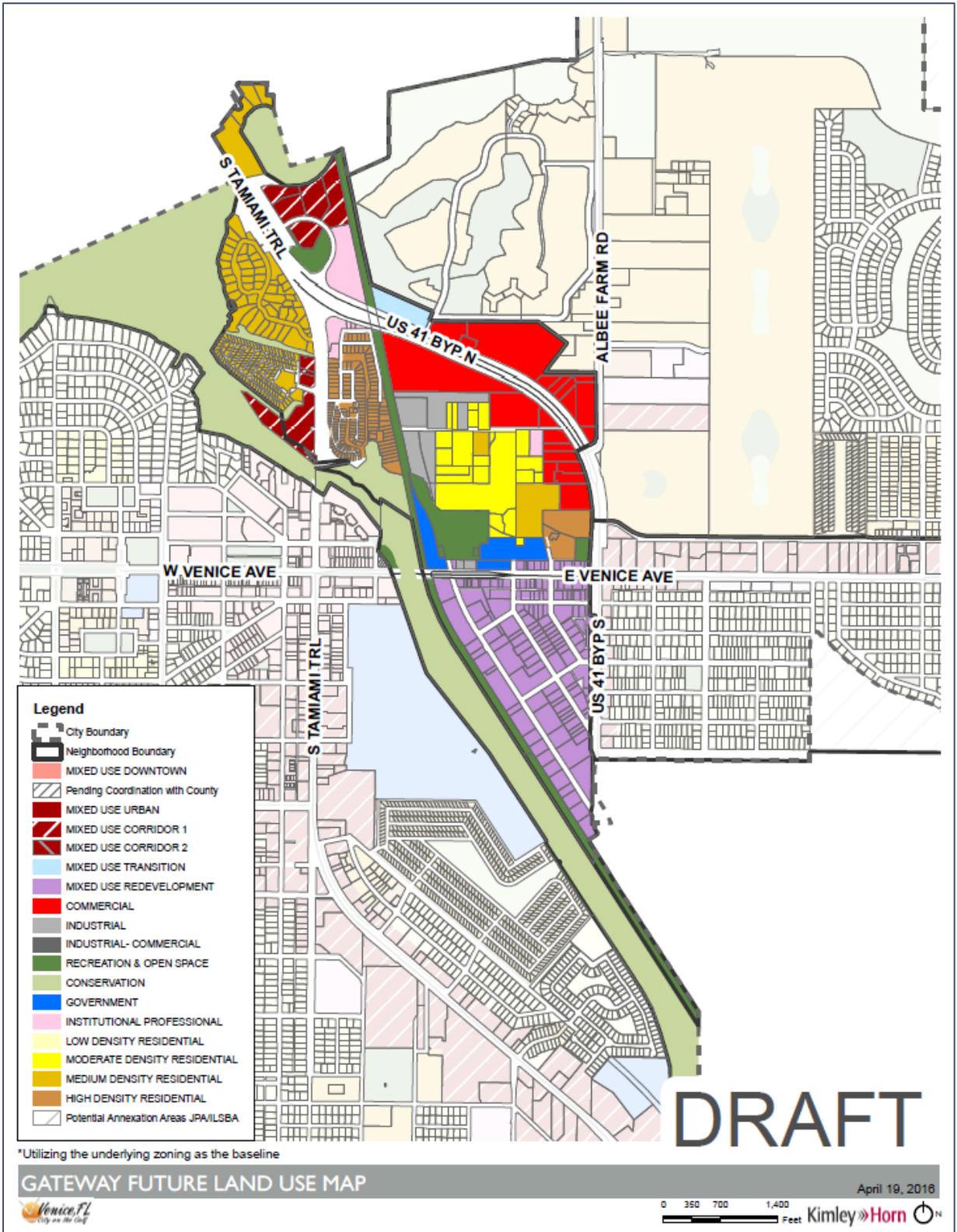
Table 2 – 2016 Future Land Use Designations (proposed)

Future Land Use Designation (2016)	Acreage ¹	Residential Density (gross acreage)	Non-Residential Intensity (FAR)
Mixed Use-Downtown	0	5.1 up to 18	2.5
Mixed Use-Corridor 1	19.3	5.1 up to 9.0	1.0; 1.25 for vertical mixed use
Mixed Use-Corridor 2	0	5.1 up to 13	1.0; 1.5 for vertical mixed use
Mixed Use-Urban	0	5.1 up to 9.0	1.5
Mixed Use-Redevelopment	64.8	9.0 up to 18	1.5; 2.0 for vertical mixed use
Mixed Use-Transition	4.3	3.0 – 5.0	0.5 (limited sq.ft.)
Commercial	54.6	13 (18 by CU)	1.0
Conservation	10.7	--	--
Government	9.5	--	--
Industrial	14.5	--	2.0
Industrial Commercial	0	--	2.0
Institutional-Professional	10.0	9 (13 by CU)	0.5
Low Density Residential	0	Up to 5.0	--
Moderate Density Residential	30.2	5.1 – 9.0	--
Medium Density Residential	53.1	9.1 – 13	--
High Density Residential	26.1	13.1 - 18	--
Public Buildings & Facilities	0	--	--
Recreation & Open Space	40.3	--	--
Carrying Capacity		du's	sq.ft.

To be inserted

DRAFT

Proposed Comprehensive Plan – Future Land Use Map



Community Comments

The following represent a summary of the top and most received comments during the neighborhood workshop and also the online survey. Many more were received.

Community Kickoff (November 24, 2015)

- *Seaboard to remain industrial/cleaned up and modernized*
- *Small Businesses*
- *Apartments*

Online Survey:

- *Expand commercial uses (options)*
- *Retain existing businesses in Seaboard*
- *Encourage redevelopment along the bypass*
- *Provide for workforce housing*
- *Provide mixed use development*

Neighborhood Workshop (December 14, 2015):

- *Develop more sidewalks and bike lanes*
- *Provide/allow hotels/motels*
- *Provide for mixed use development*
- *Retain existing business*
- *Need for rental housing*

Community Meeting (January 11, 2016)

- *Parks, Restaurants, Shops east of ICW*
- *Boat ramp access to ICW*

Other:

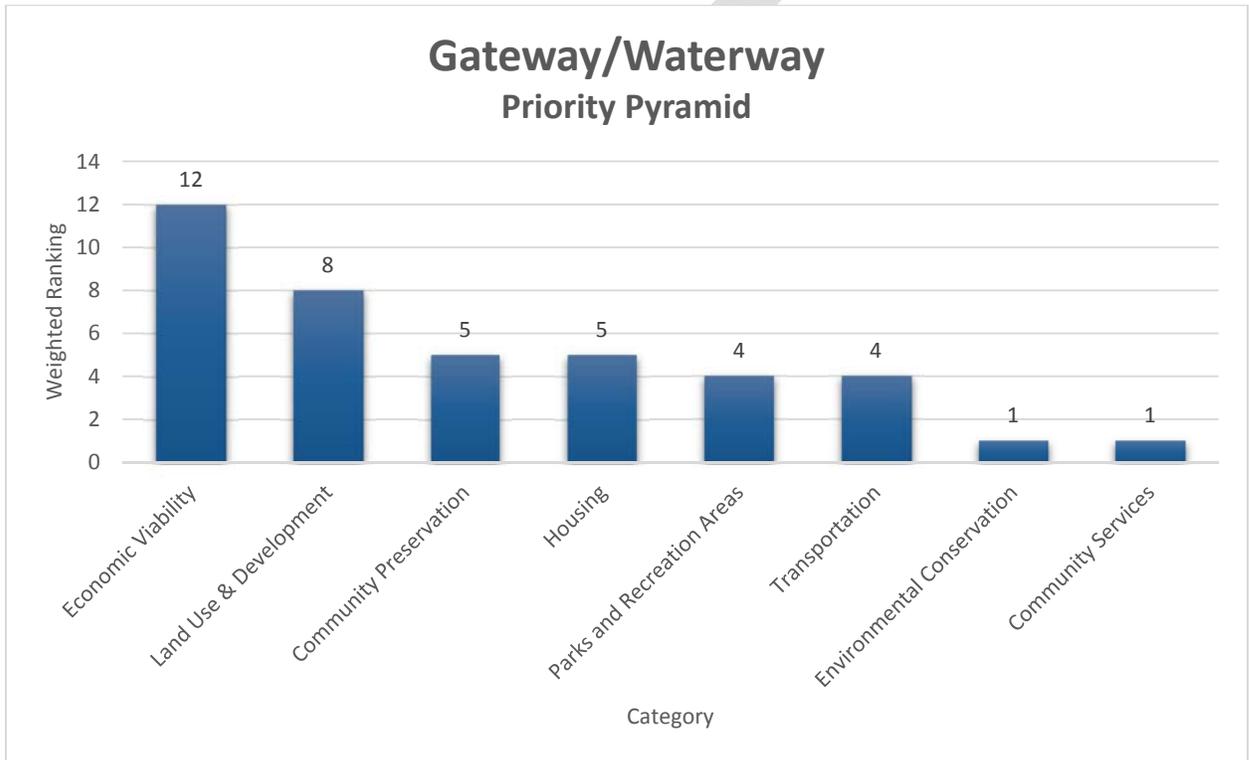
- *Develop Mixed Use area (Seaboard)*
- *Infill/Redevelopment focus*
- *Location for workforce housing*
- *Enhance parks/waterway trail*
- *Additional retail opportunities*

Workshop Exercises

Priority Pyramid:

Top 3 Rankings from the Priority Pyramid were as follows:

- *Economic Viability*
- *Land Use & Development*
- *Tie*
 - *Community Preservation*
 - *Housing*



One Word:

Top One Word rankings from the Neighborhood Workshop were as follows. Note: due to the proximity of this Neighborhood and the E. Venice Avenue Neighborhood including overlapping comments provided from meeting attendees, comments from these two workshops have been combined:

TODAY	VISION
-Blighted	-Vibrant
-Business	-Fair
-Tired	-Opportunity
-Needy	-Renewal
-Mishmash	-Controlled Growth
-Country	-Planned
-Friendly	-Wild
-Home	-Intimate
-Traffic	-Tranquil
-Livable	-Traffic
-Paradise	-Homey
-Enough	-Paradise
-Hodgepodge	-Preserve
-Stable	-Stable
-Developer Influenced	-Preserve Nolen Plan
-Growing	-Homey
-Friendly	
-Home	

Gateway/Waterway – Today



