

Section IV – NEIGHBORHOODS: East Venice

General

The East Venice Ave Neighborhood is a predominately residential area with significant commercial activity along Venice Avenue and serves as an eastern gateway into the City. This Neighborhood is bordered along its northern boundary by the Pinebrook Neighborhood, and the Gateway/Waterway Neighborhood to the west. This Neighborhood is the combination of portions of a previous Comprehensive Plan Planning Area – Eastern Gateway and two Joint Planning Areas (JPA)/Interlocal Service Boundary Agreement (ILSBA) – South Venice Ave Mixed Use and Gulf Coast Boulevard Area. In 1987, the City amended the zoning code to include the Venetian Gateway (VG) district. The VG is an overlay district designed to protect the eastern entrance to the City. One purpose of the VG is to protect adjacent properties from adverse impacts of intensive activities along a typical four-lane corridor. The most visible feature of the VG is the Northern Italian Renaissance architectural style which is visible in many of the newly constructed buildings within the area.



Existing Land Use

The East Venice Ave Neighborhood accounts for almost 8 percent of the total City/study area of the Comprehensive Plan including approximately 903 acres including roads/rights-of-way. Approximately 639 acres of this are within the City of Venice, with the remaining 264 acres included in the JPA/ILSBA areas.

The majority of the Neighborhood is currently residential; however, no less than eight (8) residential communities (existing, under construction or planned) are located within this Neighborhood. Based on information obtained from the Sarasota County Property Appraiser's Office, there are approximately:

- 2,461 residential units (single family detached, single family attached, multifamily/ condominium)
- 949,771 square feet of non-residential uses (commercial, office, civic, professional).

Key Thoroughfares

The East Venice Neighborhood is generally developed along three main thoroughfares as follows:

- East Venice Ave
- East of US 41 Bypass

Both Laurel Road and Jacaranda Boulevard provide access to Interstate 75. Additional, roadways serve the Neighborhood including Knights Trail and Jackson Road.

2010 Comprehensive Plan – Planning Intent

The 2010 Comprehensive Plan identified one (1) Planning Area in East Venice Ave Neighborhood and 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 JPA/ILSBA, per Objective 18 of the Comprehensive Plan, *"Guide the growth and development of the City's future annexations as established through the adopted Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City of Venice and Sarasota County by establishing planning concepts that address the area's specific needs and conditions."*

The Planning Areas and JPA/ILSBA areas located within the East Venice Ave Neighborhood include the following:

- Planning Area H: Eastern Gateway
- JPA/ILSBA: (4) South Venice Avenue Mixed Use
- JPA/ILSBA: (8) Gulf Coast Boulevard Area

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

Eastern Gateway Neighborhood.

Planning Intent: East Venice Avenue functions as the "front door" to the City and whatever occurs along this gateway will establish an initial and lasting impression of the City. The planning intent for

the Eastern Gateway Corridor is to create a mixed use business corridor that promotes community connectivity, provides critical commercial shops and services, and supports the City's architectural character. The Planning Area also permits up to 75% of the acreage in this corridor will be allowable for commercial (retail and office space) uses. The total square footage of commercial uses allowed in this corridor shall not exceed a floor area ratio (FAR) of 0.5.

South Venice Avenue Neighborhood JPA/ILSBA Area No. 4

Development Policy: Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the South Venice Avenue Neighborhood, an area of approximately 239 acres.

For the detailed map sheet that depicts this planning area, see Map FLUM-19.

Policy 18.10 South Venice Avenue Neighborhood Standards. Development in the South Venice Avenue Neighborhood shall reflect the following development scenario:

- A. The maximum residential density in this neighborhood shall not exceed 7 units per acre, calculated on a gross acreage basis.
- B. Up to 33% of the acreage in this neighborhood will be allowable for non-residential (retail, office, and commercial) uses. The square footage of non-residential uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 1.5.

Gulf Coast Boulevard Neighborhood JPA/ILSBA Area No. 8

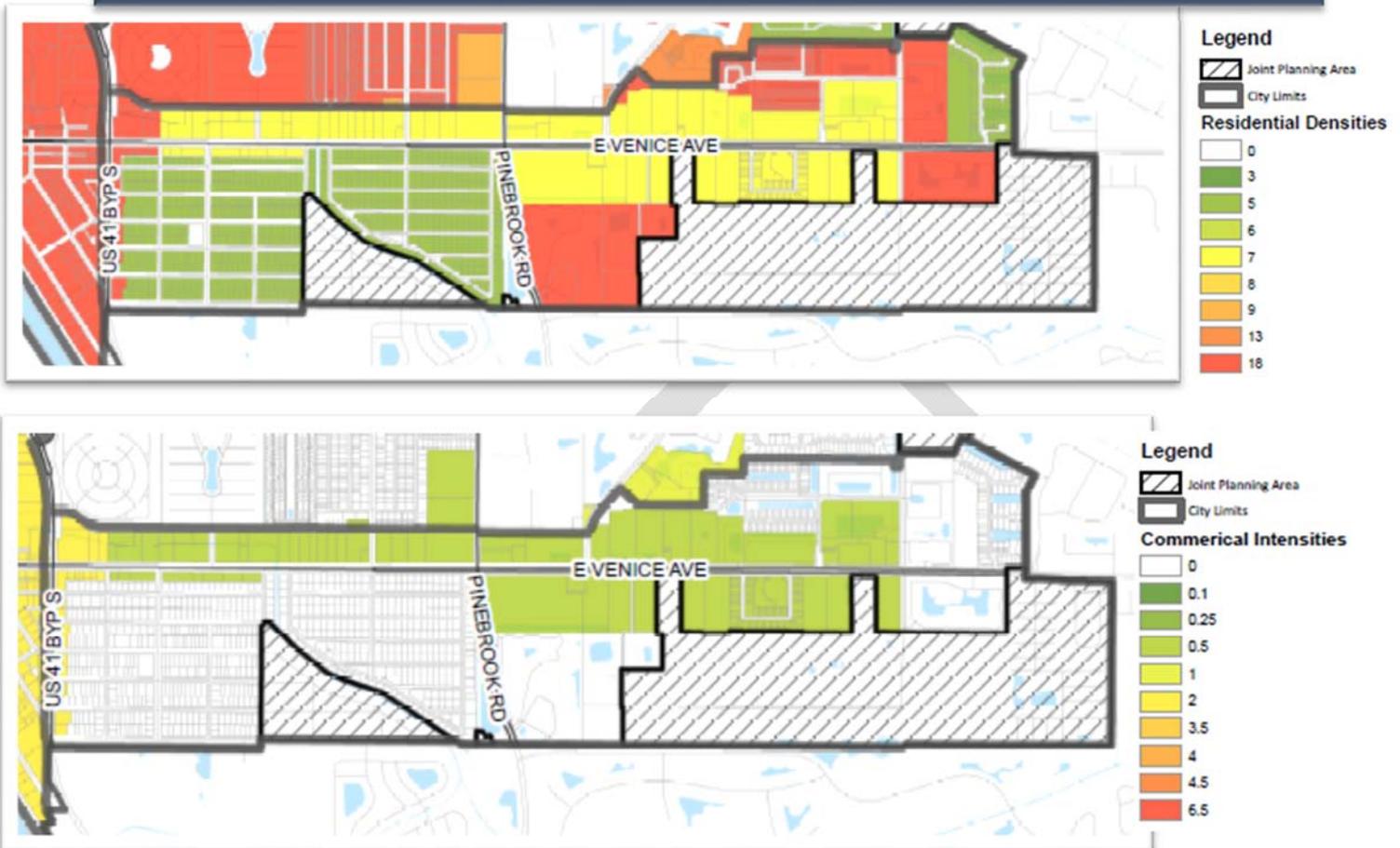
Development Policy: To ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the Gulf Coast Boulevard Neighborhood, an area of approximately 33 acres.

For the detailed map sheet that depicts this planning area, see Map FLUM-23.

Policy 18.18 Gulf Coast Boulevard Neighborhood Standards. Development in the Gulf Coast Boulevard Neighborhood shall reflect the following development scenario:

- A. The maximum residential density in this neighborhood shall not exceed 3.5 units per acre, calculated on a gross acreage basis.
- B. Building envelope:
 - 1. Maximum height shall be limited to 2 stories, up to 35' including parking.

Future Land Use



Based on the maximum development allowed per the Future Land Use designations, including the development totals (allowances) permitted by the respective Planning Areas, the East Venice Ave Neighborhood could realize approximately 4,700 residential dwelling units and almost 4.5 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 allowable densities and intensities vary between the Planning Areas and JPA/ILSBA Areas. Densities within the Eastern Gateway Planning Area allows for up to 7 dwelling units per acre, whereas the JPA/ILSBA provide for up to 7 and 3.5 dwelling units per acre respectively. Furthermore, as noted within the Planning Area, *"For areas zoned to a City of Venice zoning designation prior to May 1, 2009 with densities greater than 6 units per acre, density will not exceed the said density previously approved through such rezoning."*

Non-residential uses, specifically identified as commercial (retail and office) is permitted for up to 35 percent to the Planning Area with FARs not to exceed 0.5 (source: South Laurel Planning Area, Policy 16.18).

Future Land Use Designation ^{*1}	Acreage ^{*2}	Residential Density (gross acreage)	Non-Residential Intensity (FAR)
Airport Operations	0	--	--
Commercial	0	13	1.0 (75% of the total area)
Conservation	0	--	--
Eastern Gateway	178.8		
Gene Green	0	0	0.10
Greenway/River Buffer	0	0	0
Government	0	--	--
Industrial	0	0	2.0
Industrial Commercial	0	--	--
Institutional-Professional	0	--	--
Gateway Professional	0	--	--
Knights Trail 2	0	8	0.5 (35% of the total area)
Knights Trail 3	0	18	2.0 (35% of the total area)
Knights Trail 4	0	13	1.0 (75% of the total area)
Low Density Residential	174.2	Up to 5	0
Marine Park	0	0	0
Medium Density Residential	124.2	--	--
High Density Residential	0	18	--
Public Buildings & Facilities	7.6	0	0
Recreation & Open Space	2.8	0	0
Seaboard	14.9	18	2.0 (80% of the total area)
South Laurel	0	6	0.5 (35% of the total area)
Transition	0	--	--
Waterways	0	--	--

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

*2 = acreages are rounded to the nearest tenth

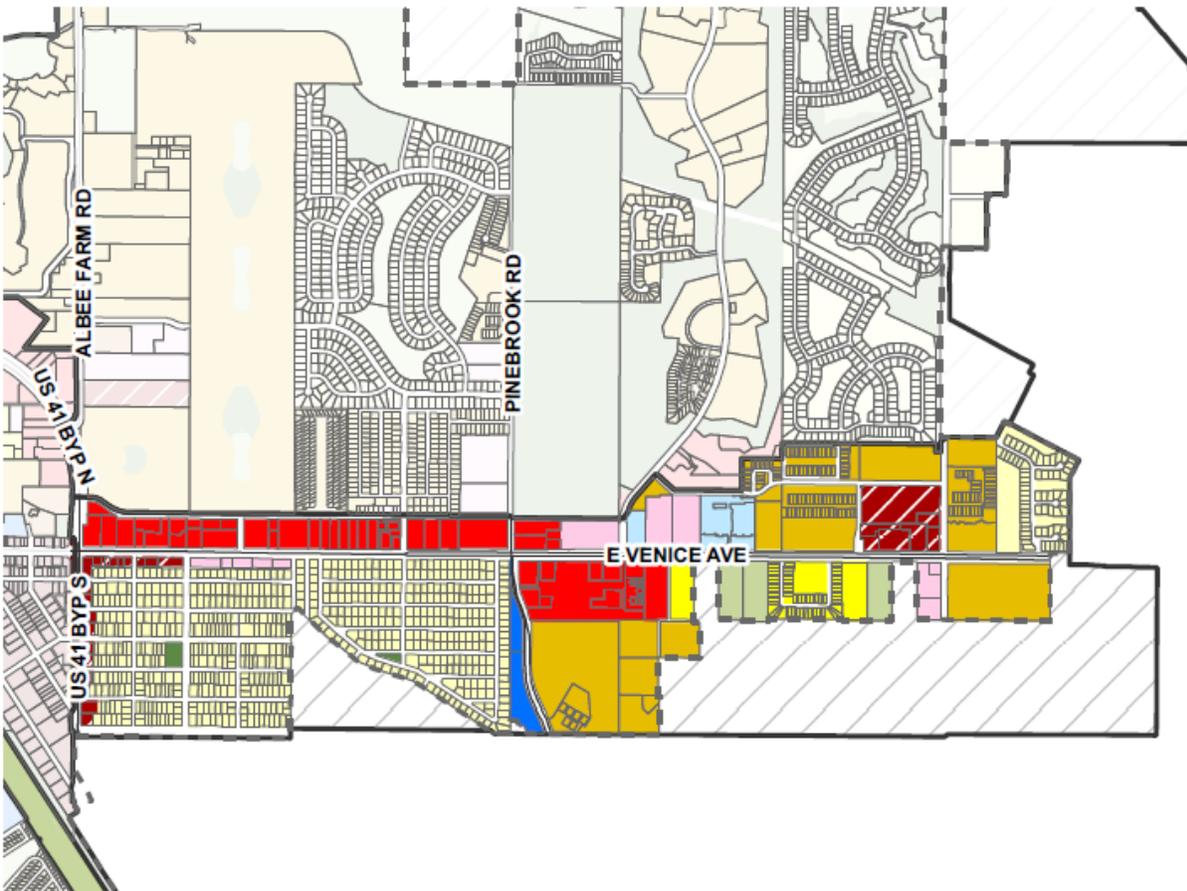
Table 2 – 2016 Future Land Use Designations (proposed) NOTE: Acreages are in progress and subject to change based on revised Land Use / Property designations

Future Land Use Designation (2016)	Acreage ^{*1}	Residential Density (gross acreage)	Non-Residential Intensity (FAR)
Mixed Use-Downtown		Up to 18	2.5
Mixed Use-Corridor		Up to 9.0	0.75
Mixed Use-Transition		Up to 5.0	0.25
Mixed Use-Seaboard		Up to 18	1.0
Commercial		--	1.0
Conservation		--	--
Government		--	--
Industrial		--	2.0
Institutional-Professional		--	0.5
Low Density Residential		1.0 to 5.0	--
Moderate Density Residential		5.1 up to 9.0	--
Medium Density Residential		9.1 up to 13	--
High Density Residential		13.1 up to 18	--
Open Space (Functional)		--	--
Carrying Capacity		du's	sq.ft.

2016 Comprehensive Plan – Planning Intent

To be inserted

Proposed Comprehensive Plan – Future Land Use Map



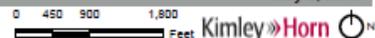
*Utilizing the underlying zoning as the baseline

EAST VENICE AVE FUTURE LAND USE MAP



DRAFT

May 6, 2016



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)

- *Redevelopment on East Venice Ave*
- *Improvements to existing parks*
- *Improved st*

Online Survey:

- *Limit development; no additional development*
- *Need more retail development*
- *Need a library*
- *Create a gateway along Laurel Road; increase setbacks to create a corridor*
- *Preserve green spaces*

Neighborhood Workshop (December 10, 2015):

Other Comments Received:

- *Better Transportation – public transportation/transportation to Downtown, connecting roads*
- *Parks – More/better maintenance of existing*
- *Better infrastructure to support new development*
- *Water and wildlife preservation*
- *Business – more locally owned, more professional and entry level jobs*
- *Less residential development, more affordable housing*

Community Meeting (January 11, 2016)

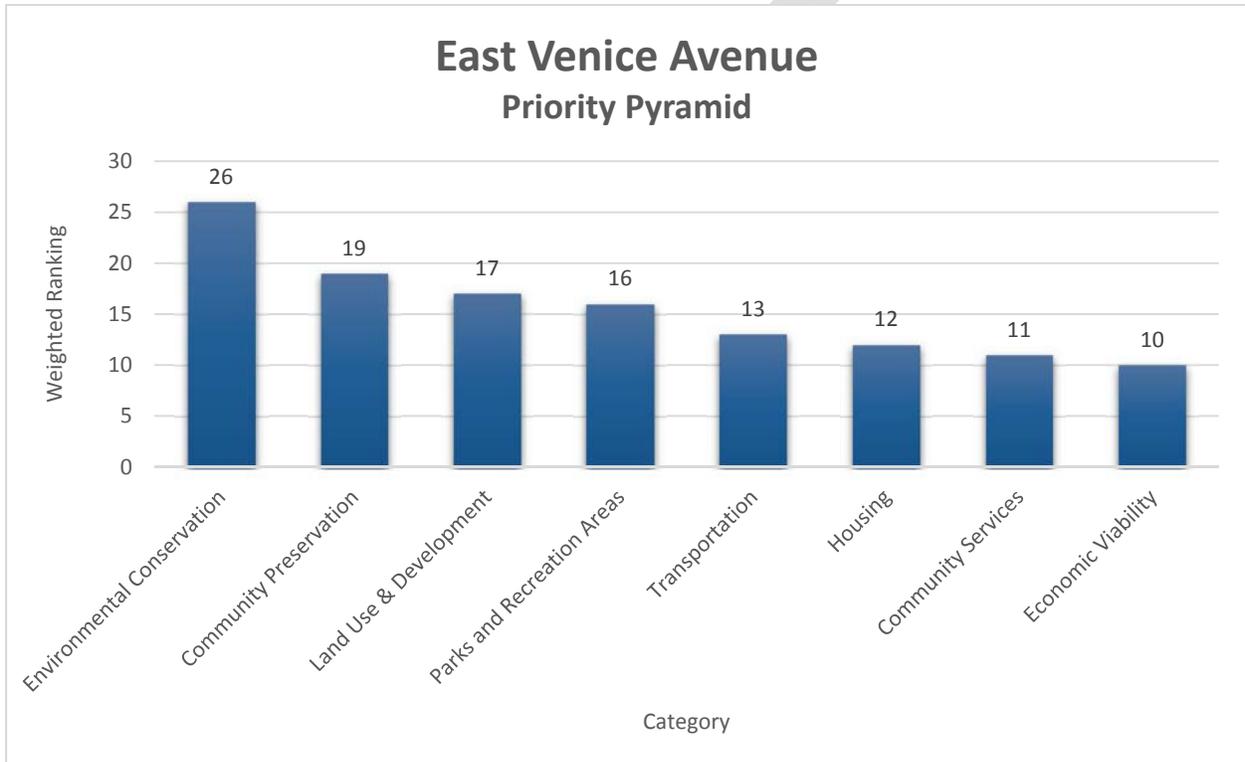
No comments received specific to this Neighborhood

Workshop Exercises

Priority Pyramid:

Top 3 Rankings from the Priority Pyramid were as follows:

- *Environmental Conservation*
- *Community Preservation*
- *Land Use & Development*



One Word:

Top One Word rankings from the Neighborhood Workshop and other Stakeholder meetings were as follows:

TODAY	VISION
<i>Mishmash</i>	<i>Controlled Growth</i>
<i>Country</i>	<i>Planned</i>
<i>Friendly</i>	<i>Wild</i>
<i>Home</i>	<i>Intimate</i>
<i>Traffic</i>	<i>Tranquil</i>
<i>Livable</i>	<i>Traffic</i>
<i>Paradise</i>	<i>Homey</i>
<i>Enough</i>	<i>Paradise</i>
<i>Hodgepodge</i>	<i>Preserve</i>

<i>Stable</i>	<i>Stable</i>
<i>Developer Influenced</i>	<i>Preserve Nolen Plan</i>
<i>Growing</i>	<i>Homey</i>
<i>Home</i>	<i>Preserve</i>
<i>Friendly</i>	

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East Venice - Today



East Venice - Vision

