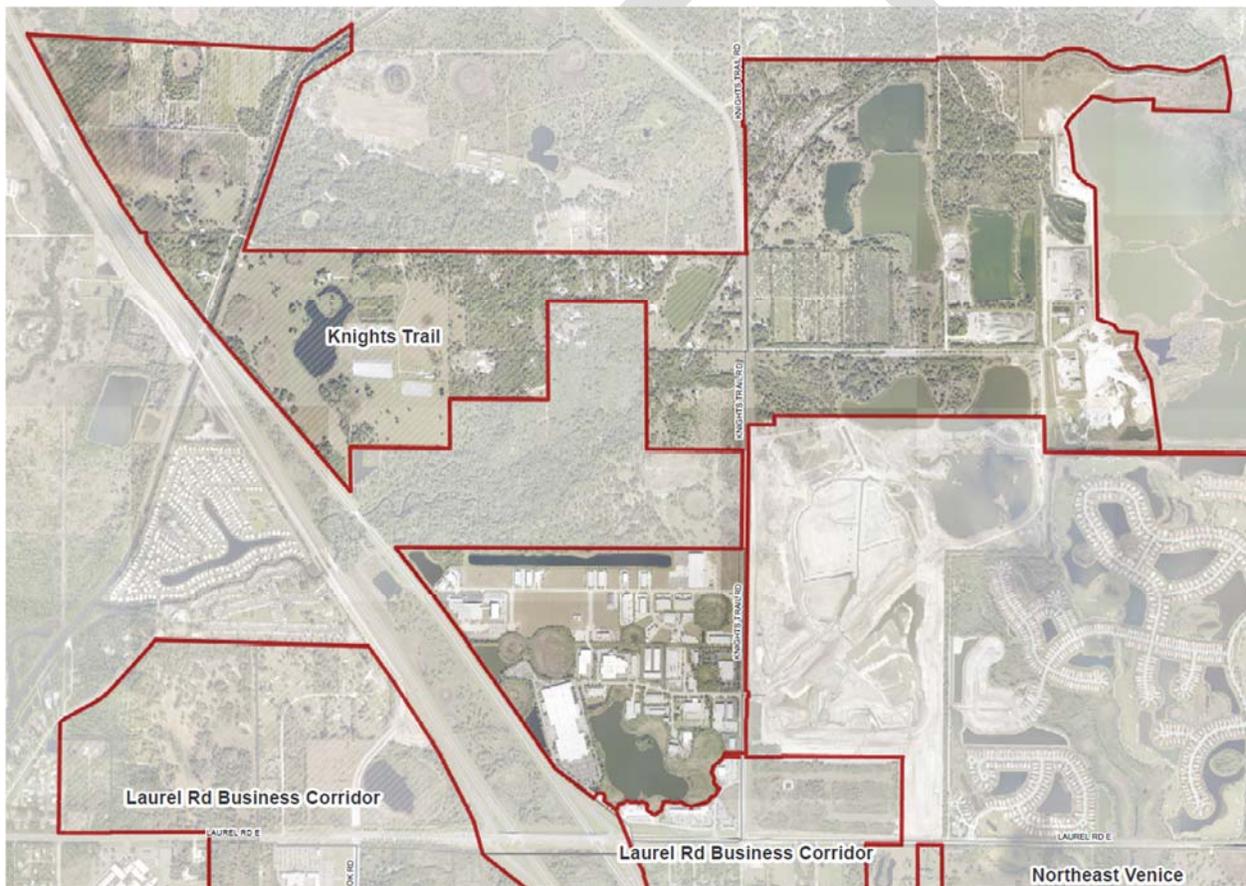


Section IV – NEIGHBORHOODS: Knights Trail

General

The Knights Trail Neighborhood is a predominately industrial, situated East of I-75 and along Knights Trail Rd. This Neighborhood is bordered along its southern boundary by the Northeast Venice Neighborhood and the Laurel Rd Business Corridor Neighborhood. This Neighborhood is the combination of portions of three (3) previous Comprehensive Plan Planning Area – Shakett Creek, Knights Trail, Gene Green and one (1) Joint Planning Areas (JPA)/Interlocal Service Boundary Agreement (ILSBA) – Rustic Rd.



Existing Land Use

The East Venice Ave Neighborhood accounts for almost 12 percent of the total City/study area of the Comprehensive Plan including approximately 1,372 acres including roads/rights-of-way. Approximately 891 acres of this are within the City of Venice, with the remaining 481 acres included in the JPA/ILSBA areas.

Based on information obtained from the Sarasota County Property Appraiser's Office, there are approximately:

- 23 residential units (single family detached, single family attached, multifamily/ condominium)
- 1,283,295 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:

- Knights Trail Rd
- East of I - 75

Laurel Road provides access to Interstate 75.

2010 Comprehensive Plan – Planning Intent

The 2010 Comprehensive Plan identified three (3) Planning Areas in the Knights Trail 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 Knights Trail Neighborhood include the following:

- Planning Area J: Shakett Creek
- Planning Area K: Knights Trail
- Planning Area L: Gene Green
- JPA/ILSBA: (1) Rustic Road

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

Shakett Creek Neighborhood.

Planning Intent: The Shakett Creek Neighborhood is designed to accommodate industrial-commercial; office and low intensity retail space; multi-family residential properties; and conservation/open space. The Neighborhood will be connected via a diverse transportation system that connects existing and new roadways, bikeways, sidewalks, and urban trails. The result is an industrial/commercial based, mixed use neighborhood that interconnects with the surrounding Venice community.

Knights Trail Neighborhood.

Planning Intent: The Knights Trail Neighborhood is designed to accommodate industrial-commercial; office and low intensity retail space; multi-family residential properties; and conservation/open space. The Neighborhood will be connected via a diverse transportation system that connects existing and new roadways, bikeways, sidewalks, and urban trails. The result is an industrial/commercial based, mixed use neighborhood that interconnects with the surrounding Venice community. For planning purposes, this neighborhood shall be divided into two subareas:

- A. Subarea No. 1: The area north of Gene Green Road.
- B. Subarea No. 2: The area south of Gene Green Road, excluding Subarea No. 3.
- C. Subarea No. 3: The area consisting of approximately two acres fronting Knights Trail Road, located approximately 0.2 miles north of Laurel Road.
- D. Subarea No. 4: The area consisting of approximately 72 acres fronting Laurel Road, located south of Subarea No. 2 and southeast of Subarea No. 3.

Gene Green Sector.

Planning Intent: Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the Gene Green Sector, an area of 285 acres located east of I-75 at Gene Green Road, on the Future Land Use Map series of the Future Land Use Element.

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 Knights Trail Neighborhood could realize approximately 3493 residential dwelling units and over 23 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 Planning Areas range between 8 to 13 dwelling units per acre, whereas the JPA/ILSBA provide for up to 5 to 9 dwelling units per acre. 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 for Shakett Creek, specifically identified as industrial and commercial are permitted for up to 60 percent to the Planning Area with FARs not to exceed 2.0 (source: Shakett Creek Neighborhood, Policy 16.20).

Non-residential uses for Knights Trail, specifically identified as retail, office and commercial are permitted for up to 35 percent to the Planning Area with FARs not exceed as follows:

Subarea No 1 - 1.0

Subarea No 2 – 2.0

Subarea No 3 – 2.0

(source: Knights Trail Neighborhood, Policy 16.22).

Non-residential uses for Gene Green, specifically identified commercial office space are permitted FAR of 0.10 (source: Gene Green Neighborhood, Policy 16.24).

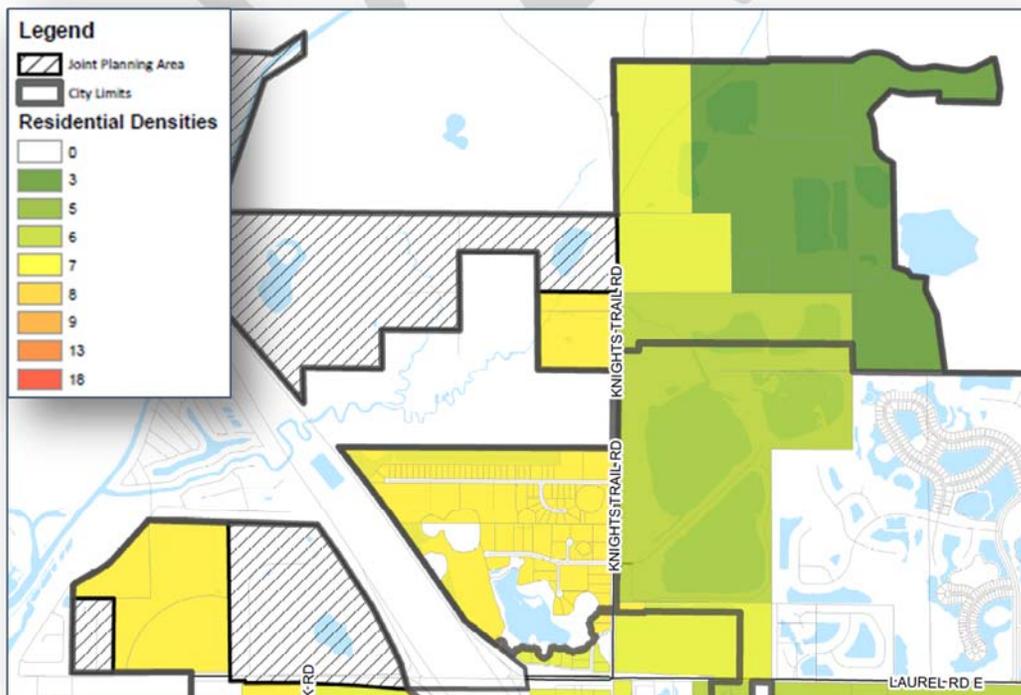
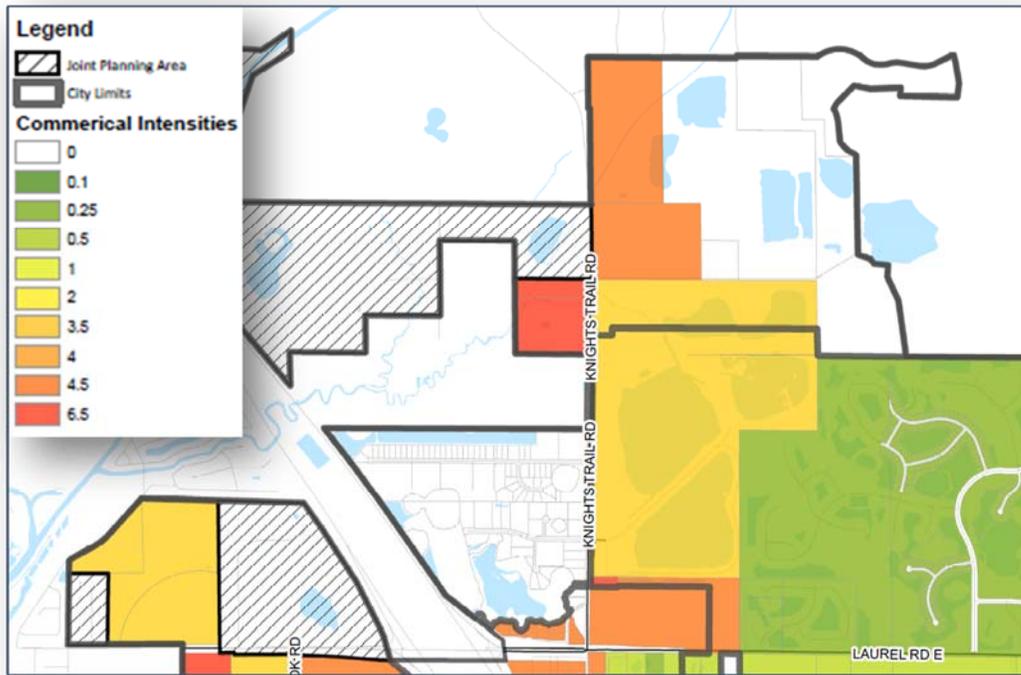


Table 1 – 2010 Future Land Use Designations

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	--	--
Gene Green	359.9	0	0.10
Greenway/River Buffer	0	0	0
Government	0	--	--
Industrial	66.5	0	2.0
Industrial Commercial	121.8	0	2.0
Institutional-Professional	0	--	--
Gateway Professional	0	--	--
Knights Trail 1	139.1	13	1.0 (35% of the total area)
Knights Trail 2	120.5	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	0	Up to 5	0
Marine Park	0	0	0
Medium Density Residential	0	--	--
High Density Residential	124.2	--	--
Public Buildings & Facilities	7.6	0	0
Recreation & Open Space	28.2	0	0
Seaboard	0	--	2.0 (80% of the total area)
Shakett Creek	40.0		
South Laurel	0	--	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

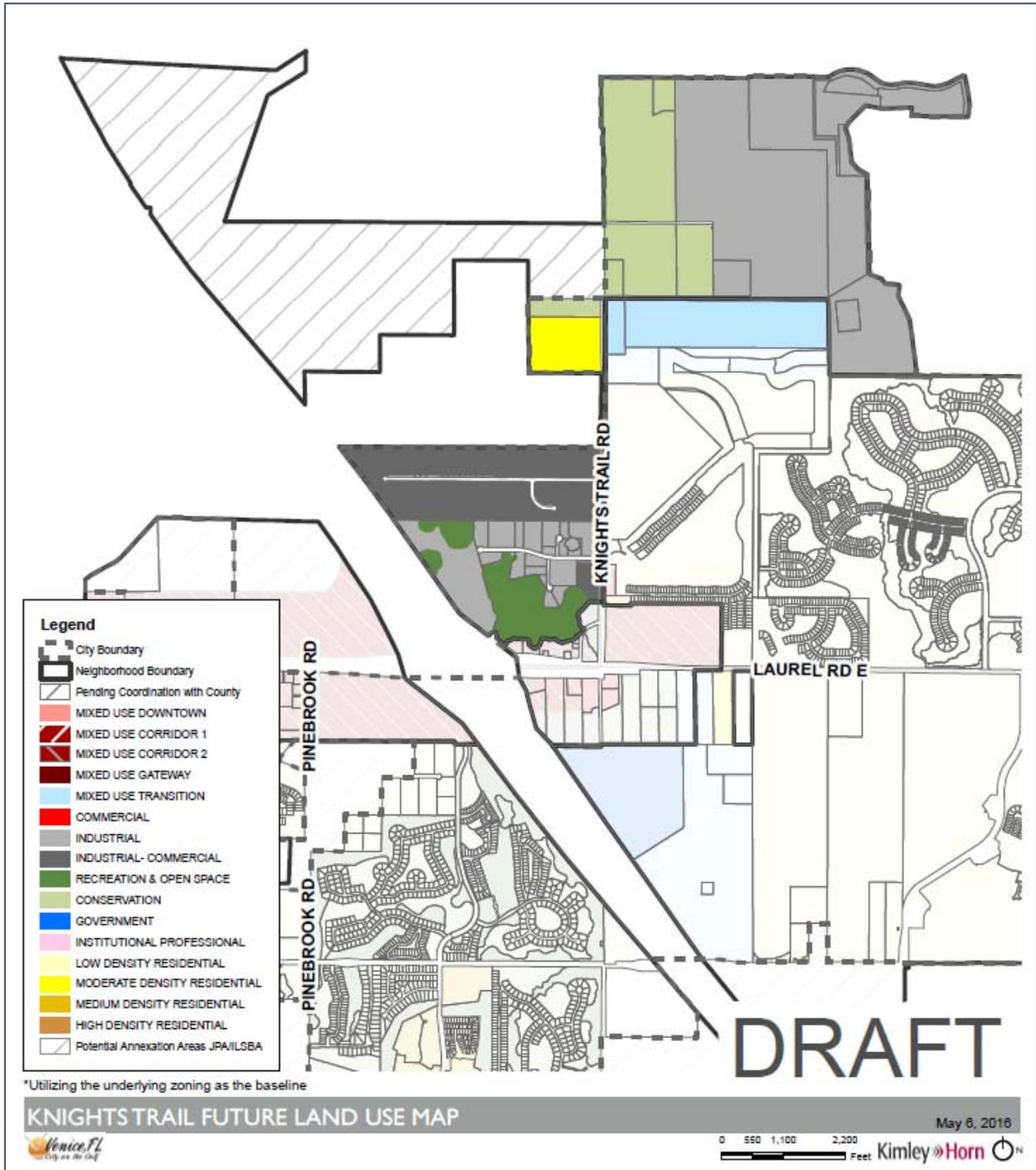
Table 2 – 2016 Future Land Use Designations (proposed) NOTE: Acreages are in progress and subject to change based on revised Land Use / Property designations

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



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)

- *Diversity in housing needed*
- *More recreation in the Knights Trail area*
- *Need to attract new businesses*

Online Survey:

- *A long term plan which balances commercial, industrial and residential development is needed.*
- *Extending Knights Trail to form another egress route is advantageous to all Venice residents as we in NE Venice wouldn't be competing as much with other Venetians and would have our own exit. Also, this would give the trash haulers another way to access the landfill on Knights Trail.*

Neighborhood Workshop (December 10, 2015):

Other Comments Received:

- *More retail, mixed use, and industrial*
- *Knights Trail Extension to Clark Rd/681*
- *Adult recreation*
- *Preserve open space as much as possible*
- *More police presence/rapid response/EMT*
- *Public Transportation*

Neighborhood Meeting (January 11, 2016)

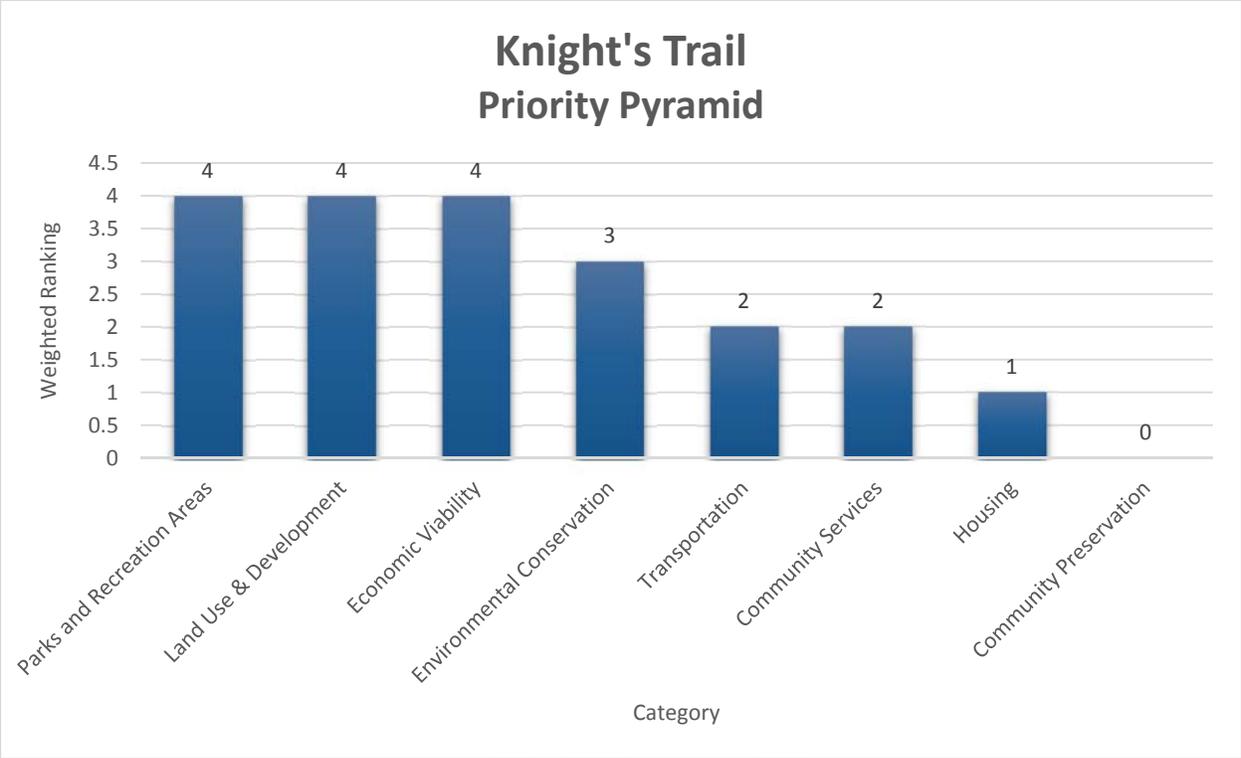
- *Higher paying non seasonal jobs*
- *Better Transportation – Bike lanes, road improvements, Public Transportation*
- *Industrial manufacturing jobs proximate to I-75*

Workshop Exercises

Priority Pyramid:

Top 3 Rankings from the Priority Pyramid were as follows:

- *Parks and Recreation*
- *Land Use & Development*
- *Economic Viability*



One Word:

Top One Word rankings from the Neighborhood Workshop and other Stakeholder meetings were as follows (*Note, due to the number of responses received, Knights Trail and Laurel Road Business Corridor responses have been consolidated below*):

TODAY	VISION
<i>Scrubby</i>	<i>Luxury</i>
<i>Industrial</i>	<i>Retail/Industry Blend</i>
<i>Recreation</i>	<i>Neighborhoods</i>
<i>Variety</i>	<i>Developed</i>
<i>Empty</i>	<i>Gateway</i>
<i>Enjoyable</i>	<i>Community Needs</i>
<i>Blighted</i>	<i>Vibrant</i>
<i>Business</i>	<i>Fair</i>
<i>Tired</i>	<i>Opportunity</i>
<i>Needy</i>	<i>Renewal</i>
<i>Variety</i>	<i>Developed</i>
<i>Empty</i>	<i>Gateway</i>
<i>Enjoyable</i>	<i>Community Needs</i>

Knights Trail - *Today*



Knights Trail - *Vision*

