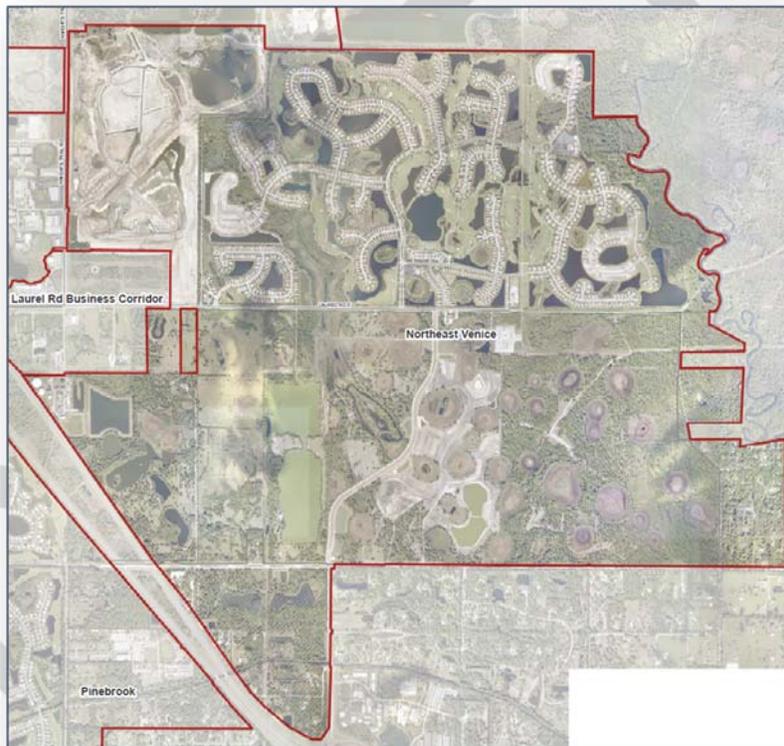


Section IV – NEIGHBORHOODS: Northeast Venice

General

The Northeast Venice Neighborhood is the largest of the neighborhoods (land area) and generally includes all of the residential areas east of Interstate 75 extending to the Myakka River. This Neighborhood is bordered along its western boundary by both the Laurel Road Business Corridor and the Knights Trail Neighborhoods. This Neighborhood is the combination of portions of two previous Comprehensive Plan Planning Areas – South Laurel and Knight's Trail along with two Joint Planning Areas (JPA)/Interlocal Service Boundary Agreement (ILSBA) – I-75/Jacaranda Boulevard and Border Road to Myakka River.



This Neighborhood has been witnessing the majority of the City's residential growth in the approval and ongoing development of several residential communities. This Neighborhood includes the following residential communities (developed and/or approved for development):

- Venetian Golf and River Club
- Willow Chase
- Toscana Isles
- The Woods at Venice
- Portofino

- Vica/Villages of Milano
- Laurel Lakes
- Villa Paradiso
- The Bridges

This Neighborhood also includes the City of Venice Fire Station No. 3, City of Venice Wastewater Treatment Plant, Venice Myakka River Park, and the Jacaranda Boulevard connector.

Existing Land Use

As previously noted, the Northeast Venice Neighborhood is the largest of the seven neighborhoods identified as part of the 2016 Comprehensive Plan review and update. This Neighborhood accounts for over 27 percent of the total City/study area of the Comprehensive Plan including approximately 3,208 acres or including roads/rights-of-way. Approximately 2,886 acres of this are within the City of Venice, with the remaining 321 acres included in the JPA/ILSBA areas. The majority of the Neighborhood is currently undeveloped; 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:

- 1,503 residential units (single family detached, single family attached, multifamily/ condominium)
- 137,982 square feet of non-residential uses (commercial, office, civic, professional).

The Venetian Golf and River Club includes approximately 1,377 total residential units (at build-out); the remaining residential developments previously approved and noted above account for an additional (approximately) 6,078 residential units potential within this Neighborhood.

Key Thoroughfares

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

- Laurel Road
- Border Road
- Jacaranda Boulevard

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 two (2) Planning Areas in Northeast Venice 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 Northeast Venice Neighborhood include the following:

- Planning Area I: South Laurel
- Planning Area K: Knight’s Trail (portion)
 - Subarea 2, 3, and 4 are included within this Neighborhood
- JPA/ILSBA Area 2B: I-75/Jacaranda Boulevard
- JPA/ILSBA Area 3: Border Road to Myakka River

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

South Laurel Neighborhood.

Planning Intent: The South Laurel Neighborhood is a mixed use development area located east of I-75 which borders the south side of Laurel Road. The South Laurel Neighborhood intent is to develop an integrated mixed use neighborhood comprised of single-family and multi-family residential properties; commercial office and retail space; and conservation/open space. The planning area will be connected via a diverse transportation system that connects existing and new roadways, bikeways, sidewalks, and urban trails.

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.

I-75 / Jacaranda Boulevard Sector (JPA/ILSBA Area No. 2b).

Development Policy: Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the I-75 / Jacaranda Boulevard Sector, an area of approximately 175 acres. For planning purposes, this neighborhood shall be divided into three subareas:

- A. Subarea No. 1: The area north of Ewing Drive.

- B. Subarea No. 2: The area south of Ewing Drive and north of Curry Creek.
- C. Subarea No. 3: The area south of Curry Creek.

For the detailed map sheet that depicts this planning area, see Map FLUM-17.

I-75 / Jacaranda Boulevard Sector Standards.

Development in the I-75 / Jacaranda Boulevard Sector shall be built according to the following development scenario:

- A. The maximum residential density in this sector shall not exceed:
 - 1. Subarea No. 1: 9 units per acre, calculated on a gross acreage basis.
 - 2. Subarea No. 2: 13 units per acre, calculated on a gross acreage basis.
 - 3. Subarea No. 3: 18 units per acre, calculated on a gross acreage basis.
- B. Up to 50% of the acreage in this sector will be allowable for non-residential (retail, office space, industrial and manufacturing) uses. The total square footage of non-residential uses allowed in this sector shall not exceed a floor area ratio (FAR) of 2.0.
 - 1. Non-residential uses are intended to provide employment opportunities in the greater Venice area and to expand economic opportunities within Venice and Sarasota County.
 - 2. Residential and non-residential uses may be adjusted according to the needs of the community.
 - 3. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet non-residential space, gross acreage. Non-residential uses shall be concentrated in Subarea No. 3.
- C. Building envelope:
 - 1. Maximum height shall be limited to 3 stories, up to 42' including parking.
 - 2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.
- D. Conservation and open space shall be at least 4.6 gross acres.
 - 1. The total amount of conservation and open space area will be determined upon submittal of an application for development and an evaluation of the value and function of site specific environmental features.
 - 2. Every effort shall be made to conserve existing environmental features, including functioning wetland or upland habitat, and to buffer the Curry Creek watershed from adjacent uses with native vegetation.
 - 3. A public greenway along Curry Creek shall be considered as a means of providing open space.
- E. Construction of a collector and arterial roadway system through the sector which provides for the widening of Jacaranda Boulevard between the I-75 Interchange and Border Road as depicted on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards Element.

Border Road to Myakka River Neighborhood (JPA/ILSBA Area No. 3).

Development Policy: Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the Border Road to

Myakka River Neighborhood, an area of approximately 629 acres. For planning purposes, this neighborhood shall be divided into two subareas:

- A. Subarea No. 1: The area west of North Jackson Road.
- B. Subarea No. 2: The area east of North Jackson Road.

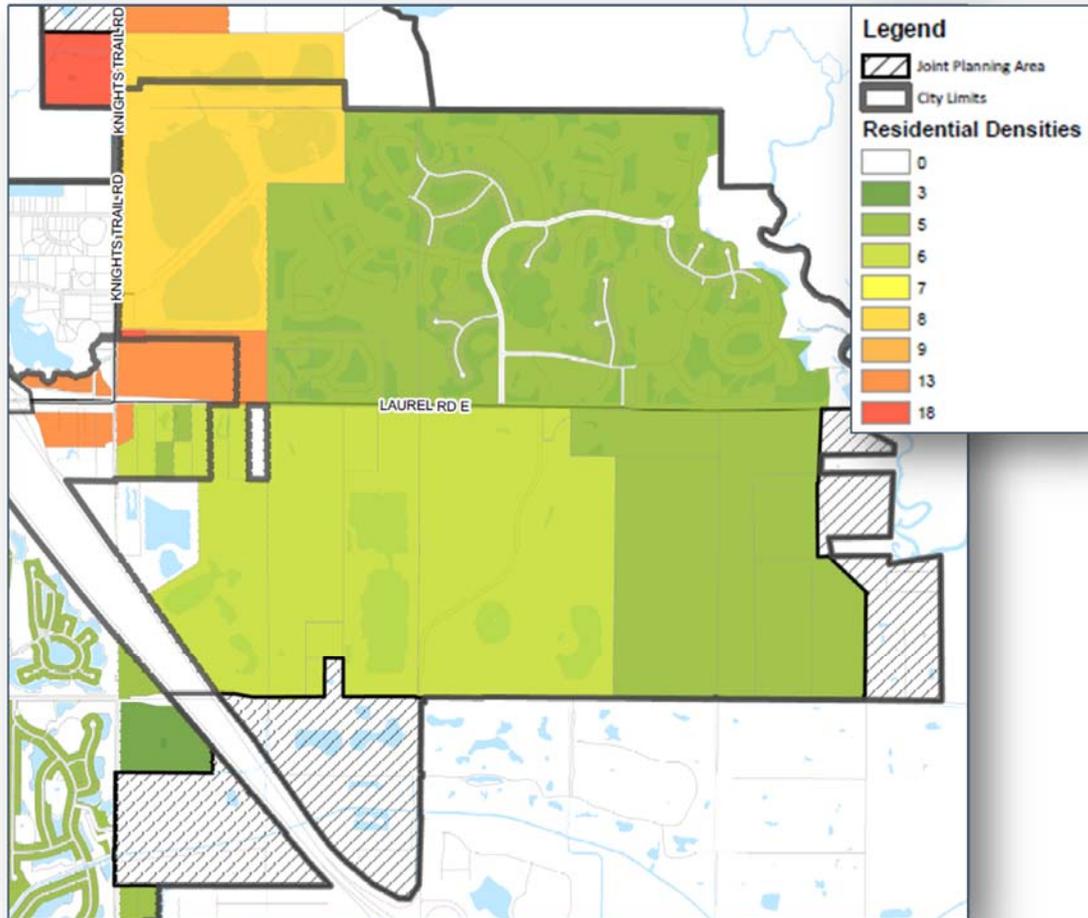
For the detailed map sheet that depicts this planning area, see Map FLUM-18.

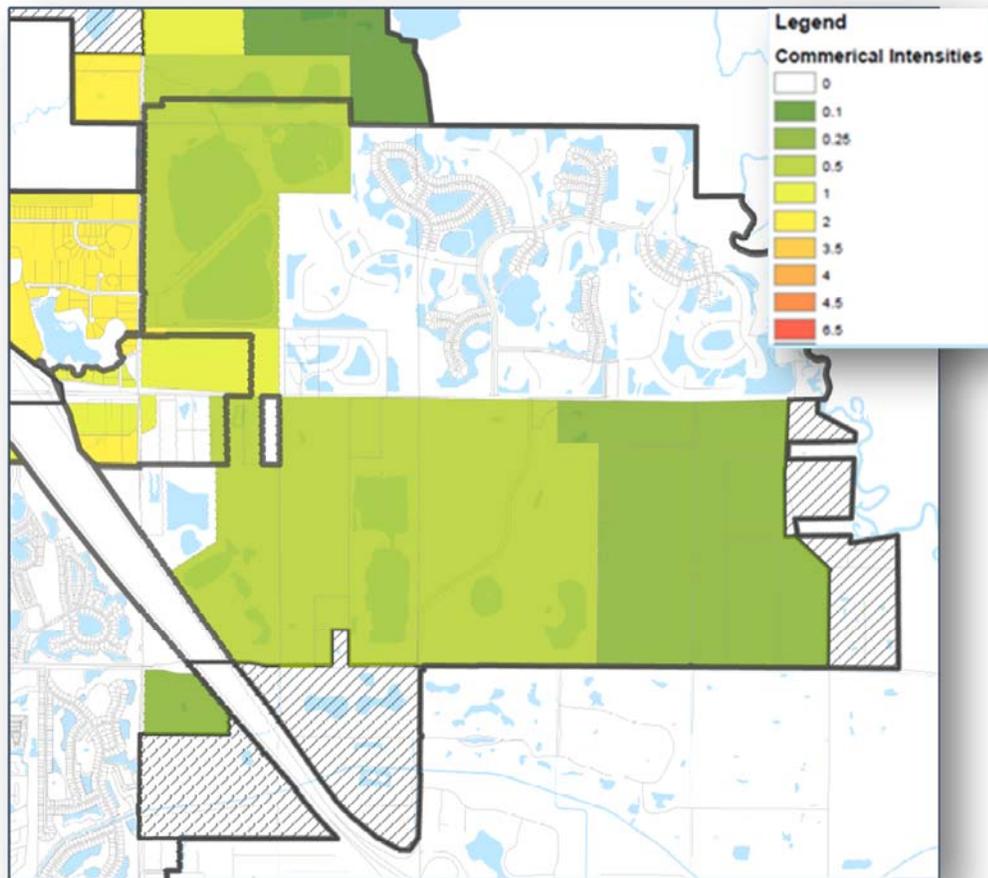
Border Road to Myakka River Neighborhood Standards. Development in the Border Road to Myakka River Neighborhood shall reflect the following development scenario:

- A. The maximum residential density in this neighborhood shall be:
 - 1. Subarea No. 1: Up to 5 units per acre, calculated on a gross area basis.
 - 2. Subarea No. 2: Up to 3 units per acre, calculated on a gross area basis.
- B. Up to 5% of the acreage in this neighborhood will be allowable for accessory non-residential (retail, office, and commercial) uses. The square footage of accessory non-residential uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 0.25.
 - 1. The accessory non-residential uses are intended to provide convenient access and walk/bikeability for residents of the area to these services.
 - 2. Residential and non-residential use may be adjusted according to the needs of the community.
 - 3. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet non-residential space, gross acreage.
- C. Building envelope:
 - 1. Maximum height shall be limited to 2 stories, up to 35' including parking.
 - 2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.
- D. Conservation and open space shall be at least 57 acres.
 - 1. The total amount of conservation and open space area will be determined upon submittal of an application for development and an evaluation of the value and function of site specific environmental features.
 - 2. Every effort shall be made to conserve existing environmental features, including functioning wetland or upland habitat, and to buffer the Myakka River watershed from adjacent uses with native vegetation.
 - 3. A public greenway along the Myakka River shall be considered as a means of providing open space.
- E. Construction of a collector roadway system through the community neighborhood which provides for the interconnection of Jackson Road from Border Road to Laurel Road as a two-lane collector facility as depicted on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards 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 Northeast Venice Neighborhood could realize approximately 13,000 residential dwelling units and almost 10 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 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, 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).

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	--	--
Conservation	0	--	--
Gene Green	0.01	0	0.10
Greenway/River Buffer	80.09	0	0
Government	0	--	--
Industrial	0.01	0	2.0
Industrial Commercial	0	--	--
Institutional-Professional	0	--	--
Gateway Professional	0	--	--
Knights Trail 2	281.14	8	0.5 (35% of the total area)
Knights Trail 3	2.01	18	2.0 (35% of the total area)
Knights Trail 4	35	13	1.0 (75% of the total area)
Low Density Residential	1013.5	Up to 5	0
Marine Park	0	0	0
Medium Density Residential	0	--	--
High Density Residential	0	--	--
Public Buildings & Facilities	71.25	0	0
Recreation & Open Space	10.35	0	0
South Laurel	864.64	6	0.5 (35% of the total area)
Transition	0	--	--
Waterways	0	--	--
JPA 3 (sub 1)	490.8		

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

*2 = acreages are rounded to the nearest tenth

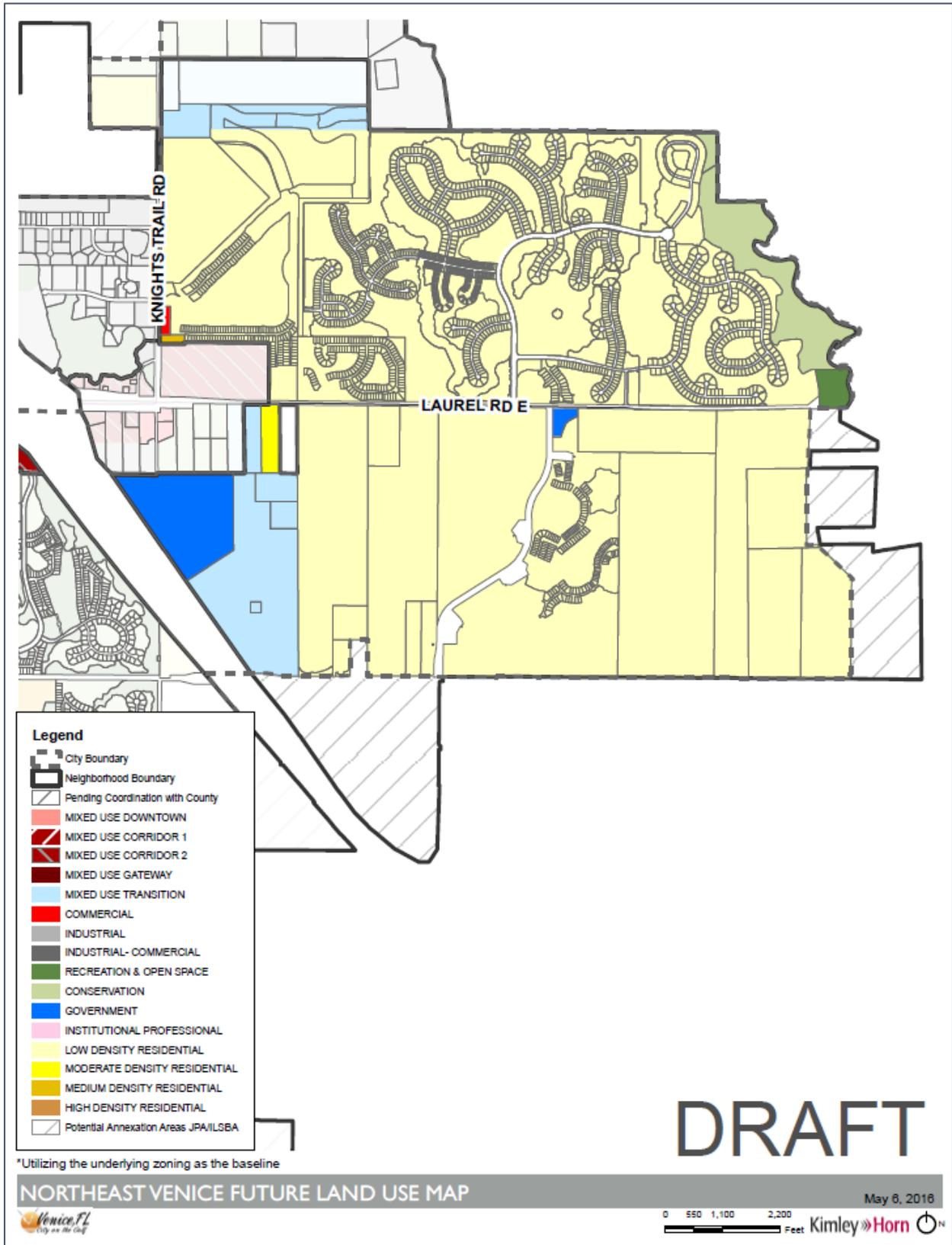
Table 2 – 2016 Future Land Use Designations (proposed) NOTE: Acreages are in progress and subject to change based on revised Land Use / Property designations

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

NORTHEAST VENICE FUTURE LAND USE MAP



Community Comments

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

Community Kickoff (November 24, 2015)

- *Roadway improvements along Pinebrook Rd (widened, added bike lanes)*

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 7, 2015):

Other Comments Received:

- *Widen/improve Laurel Road*
- *Extend Knights Trail*
- *Less dense residential development*
- *No multifamily*
- *Need new parks*
- *Need community services (library, hospital, etc)*
- *Preserve (more) open space and conservation*

Community Meeting (January 11, 2016)

- *Slow, planned growth*

Other:

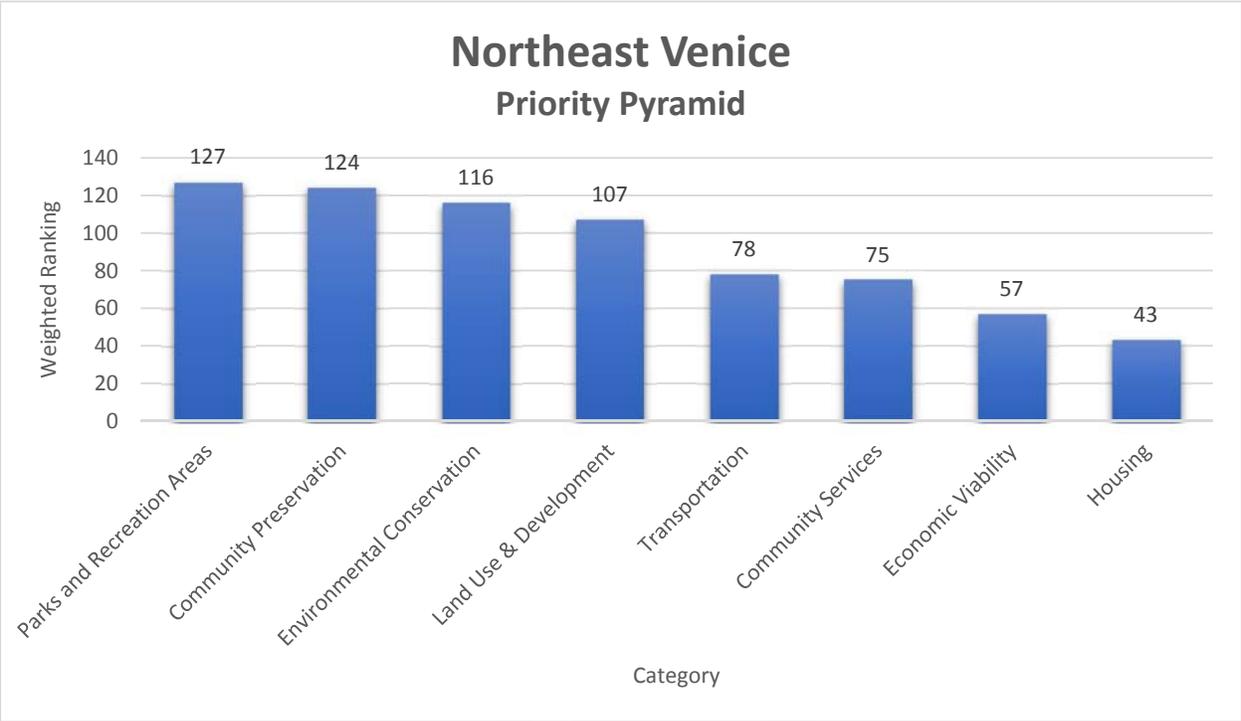
- *Less dense housing*
- *More retail services*
- *More parks and open spaces*
- *More bike lanes*
- *More public services (library, police)*

Workshop Exercises

Priority Pyramid:

Top 3 Rankings from the Priority Pyramid were as follows:

- *Parks and Recreation*
- *Community Preservation*
- *Environmental Conservation*



One Word:

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

TODAY	VISION
<i>Quiet</i>	<i>Safe</i>
<i>Rural</i>	<i>Nature Friendly</i>
<i>Rural</i>	<i>Scenic</i>
<i>Paradise</i>	<i>Uncrowded</i>
<i>Peaceful</i>	<i>Uncrowded</i>
<i>Peaceful</i>	<i>Uncrowded</i>
<i>Peaceful</i>	<i>Quiet</i>
<i>Peaceful</i>	<i>Paradise</i>

<i>Uncrowded</i>	<i>Green</i>
<i>Beautiful</i>	<i>Charming</i>
<i>Growing</i>	<i>Rural</i>
<i>Developing</i>	<i>Beautiful</i>
<i>Homogeneous</i>	<i>Secure</i>
<i>Peaceful</i>	<i>Planned</i>
<i>Changing</i>	<i>Uncongested</i>
<i>Safe</i>	<i>Homogeneity</i>
<i>Building</i>	<i>Vibrant</i>
<i>Scenic</i>	<i>Thriving</i>
<i>Senior</i>	<i>Denser</i>
<i>Quiet Hideaway</i>	<i>Slow Growth</i>
<i>Charming</i>	<i>Desirable</i>
<i>Traffic</i>	<i>Parks and Bike Paths</i>
<i>Comfortable</i>	<i>Harmonious</i>
<i>Great</i>	<i>Not Overdeveloped</i>
<i>Quaint</i>	<i>Serene</i>
<i>Incomplete</i>	<i>Planned growth with appropriate infrastructure</i>
<i>Not Commercialized</i>	<i>Heaven</i>
<i>Haphazard</i>	<i>Cottage</i>
<i>Industrial</i>	<i>Preserved</i>
<i>Cottage</i>	<i>Building</i>
<i>Historic</i>	<i>Peaceful</i>
<i>Inviting</i>	<i>Open Community</i>
<i>Mixed Use</i>	<i>Livable</i>
<i>Evolving</i>	<i>Low Heights</i>
<i>Unstructured</i>	<i>Downtown</i>
<i>Undeserved</i>	<i>Self-Sustaining</i>
<i>Green</i>	<i>Neal's water filled Jacaranda Grand Canyon</i>
<i>Vibrant</i>	<i>Multiple Uses</i>
<i>Danger</i>	<i>Parklike</i>
<i>Traffic</i>	<i>Keep it short no high rise</i>
<i>Mayberry</i>	<i>Diverse</i>
<i>Venice Stepchild</i>	<i>Parkland</i>
<i>Uncrowded</i>	<i>Modern</i>
<i>Busy</i>	<i>Comfortable</i>
<i>Undervalued</i>	<i>Environmentally Friendly</i>
<i>Over industrialized</i>	<i>Residential</i>
<i>Uncongested</i>	<i>Desirable</i>
<i>Comfortable</i>	<i>Creatively Quiet</i>
<i>Natural</i>	<i>Natural</i>
<i>Charming</i>	<i>Maintain (Paradise)</i>
<i>Wonderful</i>	<i>Continue (Wonderful)</i>
<i>Uncrowded</i>	<i>Palm trees</i>
<i>Beautiful</i>	<i>Quiet</i>
<i>Growing</i>	<i>Paradise</i>
<i>Developing</i>	<i>Green</i>

<i>Homogeneous</i>	<i>Charming</i>
<i>Peaceful</i>	<i>Rural</i>
<i>Changing</i>	<i>Beautiful</i>
<i>Safe</i>	<i>Secure</i>
<i>Building</i>	<i>Planned</i>
<i>Scenic</i>	<i>Uncongested</i>
<i>Uncrowded</i>	<i>Homogeneity</i>
<i>Beautiful</i>	<i>Quiet</i>
<i>Growing</i>	<i>Paradise</i>
<i>Developing</i>	
<i>Homogeneous</i>	

Northeast Venice - Today



Northeast Venice – Vision



DRAFT