

Section II – VISION – City Wide

Introduction

The City of Venice recognizes effective planning and service delivery are necessary to support its Vision. This Vision is based on the tenets of *Efficient and Effective Public Services*, *Responsible Growth and Development*, *Economic Development*, and *Quality of Life*. More specifically these tenets are described as follows

Efficient and Effective Public Services -

The City is committed to providing programs and services to the community in the most efficient and cost-effective manner possible without sacrificing responsiveness and quality.

Responsible Growth Management and Development -

The City is committed to maintaining and developing healthy communities and sustainable neighborhoods to foster economic and social stability, provide for the safety and welfare of residents, provide affordable housing, and ensure access to employment, education, recreation and public services.

Economic Development -

The City supports efforts to develop effective economic development strategies that will position the city to take advantage of current and future economic conditions by identifying key opportunities for recruitment of businesses, industries, and services that provide jobs and meet the needs of the community.

Quality of Life-

The City recognizes that an enhanced quality of life is essential to attract visitors and residents to Venice. To that end, the City supports programs, services and activities that enhance recreation facilities and amenities and provide the community with a sense of place that define Venice as a great place to live, work, and play.

Building Blocks-

The City of Venice Comprehensive Plan creates the building blocks for achieving the overall City-Wide and Neighborhood Visions established herein. The Building Blocks of the City include its Neighborhoods, Transportation resources, environmental systems, historical attributes, coastal areas, employment and service centers, and housing for all ages.



City of Venice – City-Wide Elements - Land Use



Land Use defines a community's physical form and function and provides a framework for all infrastructure related decisions, including transportation, economic development, public utilities, community facilities, parks, and environmental protection. Land Use is the generalized term used to include information including Vision, Intent and Strategies addressing the types of development, identification of the Neighborhoods (on the larger scale), residential densities, and non-residential intensities envisioned to be developed within the City. Land Use also includes the

City's strategies regarding Historic Preservation, development design and strategies that link development with the built environment components.

LU-V X - The City recognizes [KK1] that an enhanced quality of life is essential to attract visitors and residents to Venice. To that end, the City supports programs, services and activities that enhance recreation facilities and amenities and provide the community with a sense of place that define Venice as a great place to live, work, and play. (New)

LU-V X - The City recognizes [KK2] that an enhanced quality of life is essential to attract visitors and residents to Venice. To that end, the City supports programs, services and activities that enhance recreation facilities and amenities and provide the community with a sense of place that define Venice as a great place to live, work, and play. (New)

LU-V 1 – The City of Venice envisions a development pattern that balances the economic, social, and environmental needs of the community and that preserves the high quality-of-life for all residents. (New)

LU-I 1.X – Neighborhoods. preserve the City's historic design and community character while at the same time effectively managing the City's growth and redevelopment by utilizing Neighborhoods as the building block of the City. (New)

LU-I 1.1 – Neighborhoods [KK3]. To utilize a Neighborhood planning approach in establishing the future land use designations of the City and to recognize the different development and redevelopment aspects each entails. (New)

LU-S 1.1.1 – Neighborhoods Established. The City shall create seven (7) separate and distinct "Neighborhoods" which facilitate area specific development and redevelopment strategies. (New [KK4])

LU-S 1.1.2 – Planning Areas, Repealed. In support of LU-S 1.1.1, the Planning Areas previously identified in the Land Use and Urban Design Element are eliminated. (New)



LU-I 1.2 - _____. The Plan shall preserve [KK6][KK7] and support Venice's small town character, provide a variety of transportation options, and ensure that development is supported by an efficient and effective system of utility infrastructure. The Plan promotes a place that preserves its historic and iconic areas and provides opportunities for cultural enrichment. *(New)*

LU-I 1.3 – **Land Use Designations.** The City shall redefine existing land use categories to provide a variety of densities and intensities appropriate to the different neighborhoods, and link these land uses to implementing zoning districts. *(New)*

LU-I 1.3 – **Land Use _____.** The City shall develop a land use pattern which promotes the well-being of the City, specifically its Neighborhoods, in regard to compatibility of adjacent uses, building types and residential densities, efficiency of utilities and roadways, natural environment and protection from natural hazards; Designations are depicted on the Future Land Use Map. *(New)*

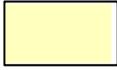
LU-S 1.3.1 - **Land Use Designations.** The City's Land Use Designations, general description and implementing Zoning Districts are provided in Figure 6 below. The Designations are grouped by the overarching Planning Categories of conventional designation of *Residential, Non-Residential, and Open Space* as well as area specific designations included within *Mixed Use*. *(New)*

Land Uses are identified as follows:

- Residential
 - Low Density
 - Moderate Density
 - Medium Density
 - High Density
- Commercial
 - Commercial
 - Institutional-Professional
- Industrial
- Government
- Open Space
 - Functional
 - Conservation
- Mixed Use
 - Downtown
 - Seaboard
 - Corridor
 - *Airport*
- Residential



LU-S 1.3.1.a – Residential Land Use Category.

| Category | Land Use Designation | Description | FAR (max) | Density (per gross acre) | Implementing Zoning District(s) |
|--|---|---|-----------|--------------------------|---------------------------------|
| Residential <i>(Note: the following applies to all Residential Categories: Except where currently existing, residential uses are prohibited. Projects including employment center housing shall be eligible for a density bonus defined in LU-S X.X.7)</i> | Low Density  | <ul style="list-style-type: none"> Supports single family detached residential and limited attached residential [KK9] Establishes and maintains single family areas within the neighborhoods Multifamily uses may be incorporated as part of a PUD | NA | 1.0 – 5.0 | RE RSF1 RSF2 RSF3 |
| | Moderate Density  | <ul style="list-style-type: none"> Supports single family detached and attached residential, with a focus on attached residential; multifamily uses are also supported Serves as a transition to Medium and High Density Residential or Institutional-Professional Land Use Designations Recognizes existing mobile home parks | NA | 5.1 – 9.0 | RSF4 RMF1 RMF2 RMH |
| | Medium Density  | <ul style="list-style-type: none"> Supports a variety of residential types – single family attached and multifamily; supports mixed use residential development May be used as a transition from Low-Moderate Density Residential, and Mixed Use and Commercial Land Use Designations | NA | 9.1 – 13.0 | RMF3 |
| | High Density | <ul style="list-style-type: none"> Intended to More May be used as a transition from Low-Moderate Density Residential, | NA | 13.1 – 18.0 | RMF4 |



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| |  and Mixed Use and Commercial Land Use Designations | | | |
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LU-S 1.3.1.a – Density Defined. Dwelling Units Per Acre (DU/AC): Residential Development (“Density”) is measured in dwelling units per (gross) acre.

Low Density: typically single family detached residences; one house per lot with densities between 1.0 unit (house) per acre up to 5.0 units (houses) per acre.

Figure 1: Low Density Residential Example



Moderate Density: typically single family attached residences (townhouses), may be detached residences on small lots, and some limited multifamily buildings with densities between 5.1 unit (house) per acre up to 9.0 units (houses) per acre.

Figure 2: Moderate Density Residential Example



Medium Density: typically attached residences (townhouses) and multifamily buildings with densities between 9.1 units per acre up to 13.0 units per acre.

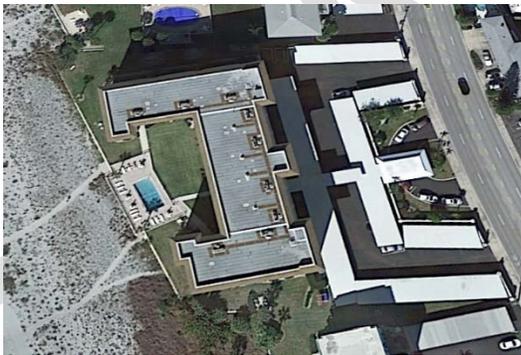


Figure 3: Medium Density Residential Example



High Density: typically multifamily buildings with densities between 13.1 units per acre up to 18.0 units per acre.

Figure 4: High Density Residential Example



LU-S 1.3.2 – Non-Residential Land Use Category.

| Category | Land Use Designation | Description | FAR (max) | Density (per gross acre) | Implementing Zoning District(s) |
|--------------------------------------|---|---|-----------|--------------------------|---------------------------------|
| Non-Residential <i>(Note: the</i> | Commercial  | <ul style="list-style-type: none"> Reflects more conventional commercial uses and development patterns Typical uses may include retail, | 1.0 | NA | CN CG CI CBD |



| | | | | | |
|--|---|---|----------|----|----------------------------|
| <p><i>following applies to all Non-Residential Categories: Except where currently existing, non-residential uses are prohibited)</i></p> | | <p>service, financial, automotive convenience centers and service, and similar; Lodging/transient lodging may be provided consistent with the underlying zoning district</p> <ul style="list-style-type: none"> • May be used as a transition from Institutional-Professional and Medium/High Residential to Industrial and Government Land Use Designations | | | <p>CHI CSC PCD</p> |
| | <p>Institutional Professional</p>  | <ul style="list-style-type: none"> • Provides areas within the City for professional offices, educational, healthcare, religious or similar uses • May be used as a transition from Low/Moderate Residential to Commercial and Mixed Use Land Use Designations | 0.5 | NA | <p>OPI OMI</p> |
| | <p>Industrial</p>  | <ul style="list-style-type: none"> • Supports industrial uses located within the City either on individual lots or part of an industrial park • Typical uses may include manufacturing, wholesaling, storage and warehouse/distribution uses including those with outdoor storage • Except where adjacent to other Industrial Land Use Designations, buffers (landscape and/or setbacks) shall be provided between Industrial and all other Land Use Designations as defined within the Land Development Regulations | 2.0 | NA | <p>ILW PID</p> |
| | <p>Government</p> | <ul style="list-style-type: none"> • Property owned by the City of Venice, Sarasota County, Sarasota | No maxi- | | <p>GU</p> |



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| | | <p>County School Board, State of Florida, or United States Government.</p> <ul style="list-style-type: none"> • Typical government uses include educational facilities, cultural, social services, transportation facilities including aviation functions, which support the City and its residents • Depending on the nature of certain intensive governmental uses such as water and wastewater treatment plants, solid waste facilities including transfer facilities, buffers (landscape and/or setbacks) shall be provided | mum | | |
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LU-S 1.3.2.a – Non-Residential Intensity Defined.

Strategy 1.4.1 Floor Area Ratio and Density Calculations; explained

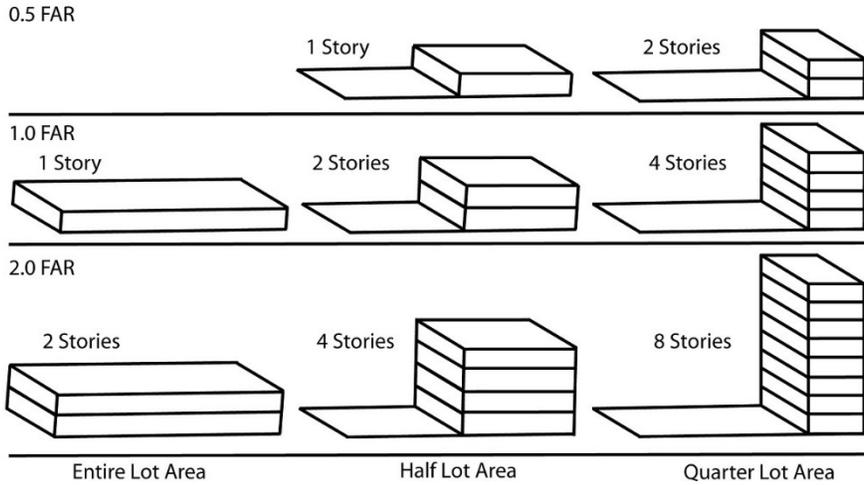
Floor Area Ratio (FAR): Non-Residential Development (“Intensity”) is measured in Floor Area Ratio (FAR). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located. *(New)*

EXAMPLE

A 10,000 square foot lot with a 5,000 square foot building equals an FAR of 0.5. See also Figure X.Xa

Figure 5: FAR Example





LU-S 1.3.3 – Open Space Land Use Category.

| Category | Land Use Designation | Description | FAR (max) | Density (per gross acre) | Implementing Zoning District(s) |
|------------|--|---|-----------|--|---------------------------------|
| Open Space | Open Space (Functional)  | <ul style="list-style-type: none"> Identifies public parks, trails, natural systems (not including those provided or required as part of a conservation easement), publicly accessible lands for either active or passive recreation May include community amenities, focal points comprised of publicly accessible outdoor gathering spaces (great lawn, shade structures/trellis, or similar as determined by the Planning Director), golf courses, sports fields, playgrounds, public beaches, stormwater facilities as identified below, marinas, | ** | ** = FAR is not required for publicly owned / operated buildings or facilities located within this Designation | |



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| | lakes or similar | | | |
| Conservation | <ul style="list-style-type: none"> Identifies those areas including but not limited to protected open spaces (wetland, wetland buffers, coastal and riverine habitats), preserves, native habitats including those of endangered or threatened species or species of special concern, wildlife corridors; natural lands owned and managed by the City, Sarasota County, State (i.e., FDEP, SWFWMD) or Federal Agency that do not qualify as Open Space (Functional) defined above; watercourses, other surface waters, aquifer recharge areas, or other areas as identified within the Environmental _____ of this Plan. | 0 | 0 | |
| | | | | |

Ed Note: will need to confirm with Sarasota County's definition for consistency especially within JPA areas

LU-S 1.3.4 – Mixed Use Category. The City shall develop new mixed-use future land use land use categories and provide minimum and maximum targeted land uses, densities, and intensities identified below. *(New)*

| Category | Land Use Designation | Description | FAR (max) | Density (per gross acre) | Implementing Zoning District(s) |
|------------------|----------------------|--|----------------|--------------------------|---------------------------------|
| | | Pursuant to Strategy X.X.X.c, development and or redevelopment projects within the Mixed Use designations shall not be denied if the minimum threshold (percentage) of the category is not achieved. | | | |
| Mixed Use | Downtown | <ul style="list-style-type: none"> Limited to the Island Neighborhood, specifically | 0.65 (average) | 9.1 - 18.0 | CBD <i>(Note:</i> |



| | | | | | |
|---|---|---|--|-------------------|--|
| <p><i>(Note: the following applies to all Mixed Use Categories:</i></p> <p><i>Supports an integration of employment center (workforce and affordable) housing. Projects including employment center housing shall be eligible for a density bonus defined in LU-S X.X.7</i></p> |  | <p>along Venice Avenue and Tamiami Trail</p> <ul style="list-style-type: none"> • Supports mixed use (horizontal and vertical) • Medium and High Residential Designation uses are envisioned • Commercial/Office are envisioned on the ground floor; however, not required • Single family (Low Density and Moderate Density Residential) Industrial uses are not permitted • Designation Total Acreages (Min/Max Percentages) as follows: <ul style="list-style-type: none"> ○ Residential: 20 / 50 ○ Non-Residential: 50 / 80 • Typically walkable in nature; developed utilizing form based code concepts and standards for building placement, design, and parking | <p><i>Designation-Wide;</i> 3.0 maximum per individual property</p> | | <p><i>requires expansion of the current CBD)</i></p> |
| | <p>Seaboard</p>  | <ul style="list-style-type: none"> • Limited to the Gateway/Waterway Neighborhood, specifically along Venice Avenue (generally south side) and Tamiami Trail (bypass) (west side) • Supports mixed use (horizontal and vertical) • All Non-Residential Uses are envisioned; however, new | <p>0.75 (average) <i>Designation-Wide;</i> 1.5 maximum per individual property</p> | <p>9.1 - 18.0</p> | <p>RMF3 RMF4 CN CG CI CSC PCD ILW PID CMU XXX (Ed Note: new zoning)</p> |



| | | | | |
|--|---|--|---------------|--|
| | <ul style="list-style-type: none"> Industrial Uses are prohibited • Medium and High Residential Designation uses are envisioned • Designation Total Acreages (Min/Max Percentages) as follows: <ul style="list-style-type: none"> ○ Residential: 10 / 35 ○ Non-Residential: 65 / 90 • Supports redevelopment and adaptive reuse of existing buildings • Developed utilizing form based code concepts and standards for building placement, design, and parking | | | <i>district recommended)</i> |
| <p>Corridor</p>  | <ul style="list-style-type: none"> • Envisioned to be located and support the Island Neighborhood, Laurel Road Business Corridor and limited portions of the Northeast Venice Neighborhood • Includes those properties identified (included) in the Venice Regional Airport – Airport Master Plan. • Supports mixed use (horizontal and vertical) • Moderate to Medium Density Residential Designation uses are envisioned; no low density/single family uses are permitted. • Non-Residential uses are limited to Commercial and Institutional-Professional not limited to governmental and | 0.75; 1.0 within the Venice Regional Airport sub-district based on the non-aeronautical use areas (i.e., excluding airport operations, runways, taxiways and similar) | 5.1 - to 13.0 | RMF3 RMF4 PUD CN CG OPI OMI PCD ILW CMU <i>ED Note: PUD would need to be amended to support this Designation</i> |



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|--|--|---|--|-----------|-----|
| | | <p>medical facilities/hospitals.</p> <ul style="list-style-type: none"> • Industrial Uses are not permitted except as noted below. • Min/Max Percentages as follows: <ul style="list-style-type: none"> ○ Residential: 10 / 50 ○ Non-Residential: 50 / 90 • Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design is envisioned • Except for MU-C located within the Laurel Road Commercial Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation. • Within the Laurel Road Commercial Corridor existing ILW Zoned properties shall be permitted to remain as "grandfathered". • Within the Venice Airport sub-district, uses per the Airport Master Plan shall be permitted. | | | |
| | <p>Residential</p>  | <ul style="list-style-type: none"> • Limited to existing and proposed properties zoned PUD. • Consistent with the PUD Zoning, conservation and functional open spaces are required. | 0.25 for qualifying Non-Residential Uses | 1.0 - 5.0 | PUD |



| | | | | |
|--|---|--|--|--|
| | <ul style="list-style-type: none"> • Development standards including bulk development standards and housing types are designated at the PUD Zoning level. • Low to Medium Residential Designation uses are envisioned providing the overall density does not exceed 5.0 dwelling units per acre for the subject property. • Previously approved PUD developments exceeding 5.0 shall be permitted / retain their currently approved density. • Min/Max Percentages as follows: <ul style="list-style-type: none"> ○ Residential: 45 / 50 ○ Non-Residential: 0 / 5 ○ Open Space, including both Functional and Conservation: 45 / 55 | | | |
|--|---|--|--|--|

LU-S 1.4.4 - Essential services. Essential Services as defined by the City's Land Development Code Section 86-111 shall be permitted in all Land Use Designations. *(New)*

(ED Note: 86-111: Essential services include water, sewer, gas, telephone and electrical systems including sub-stations, lift stations and subinstallations)

ED Note: discuss if ES are permitted in Conservation Areas

LU-S 1.3.4.a – Mixed Use Category, Monitoring and Reporting. The City Planning and Development Services staff shall provide the Planning Commission with an annual update on development activity within the City as a whole, Neighborhoods and the mixed use land use designations.

- a. Staff shall develop a tracking matrix and include the percent development in conjunction with the thresholds of development established within the mixed use land use designations. *(New)*



LU-S 1.3.4.b Mixed Use Designation – Land Use Mix

A mix of residential and non-residential uses is allowed only within the Mixed Use Land Use designations denoted below (LU-S 1.X.X). Such mix is denoted as an allocation ratio based on gross acreage within the Designation by Neighborhood. This allocation ratio is to be applied using the allowable density for the designation and a conversion factor for determination of allowable non-residential square footage providing the allocation does not exceed 100 percent of the total; and the maximum residential density shall not be exceeded. Residential units and non-residential square footage may be mixed within the same structure so long as the allowable number of residential units and non-residential square footage is not exceeded. The conversion rate shall be one (1) dwelling (unit) is equal to 2,500 square feet of non-residential development (gross). *(New)*

EXAMPLE:

1. Determine maximum allowable number of units.

Example:

$10 \text{ (gross acreage)} \times 18 \text{ (maximum number of units per acre)} = 180 \text{ (maximum allowable number of units)}$

2. Apply allocation ratio to maximum allowable number of units.

Example:

Allocation ratio = 50 : 50 (residential to non-residential)

$0.50 \times 180 = 90 \text{ (units allowable for residential use)}$

$0.50 \times 180 = 90 \text{ (units allowable for conversion to non-residential use)}$

3. Apply conversion factor to determine maximum non-residential square footage to be added.

Example:

$2,500 \text{ (conversion factor, square footage per unit)} \times 90 = 225,000 \text{ square feet (maximum non-residential square footage)}$

- a. Government uses shall be permitted within the Mixed Use Designations.
- b. Development and or redevelopment projects within the Mixed Use designations shall not be denied solely on the basis of the minimum threshold (percentage) of the category is not being achieved.

EXAMPLE: If a commercial project is proposed within the MU-D designation and currently only 8 percent of the designation is residential and the total non-residential percent does not exceed the maximum percentage allowed, the project shall be deemed to be consistent with regard to the percentage of development



- c. Development and or redevelopment within the Mixed Use designations shall not exceed the maximum threshold (percentage) without receiving an amendment to this Comprehensive Plan.
- d. The minimum and maximum thresholds shall be applied on a per Neighborhood basis and not applied on a City-wide basis.

LU-S X.1.1 Planning^[KK13] and Design Principles. The City's Neighborhoods shall be designed, and where required, to meet the demands of the economy and environment. Auto-oriented suburbs without sidewalks or access to transit are lifestyle choices that the City must discourage, focusing instead on housing and transportation choices that promote sustainability. Venice's neighborhoods, prior to the easy availability of the automobile, provided urban design features that were sustainable, such as street trees, wide sidewalks, smaller buildings, and shared public spaces. *(New)*

LU-S X.1.2 Context-Sensitive Design. Context-Sensitive Design within the Neighborhoods should create or enhance a distinctive character that relates well to the surrounding area. *(New)*

LU-S X.1.3 Mixed Use Development Principles. Mixed-use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form. *(New)*

LU-S 3.1.4 Mixed Use Development Transitions. Within the mixed-use areas, buildings that are adjacent to established, lower density neighborhoods shall transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing. *(New)*

LU-S 3.1.5 Mixed Use Development Connectivity. A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major street, where feasible. *(New)*



LU-S 3.1.6 Mixed Use Development Connectivity. Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors. *(New)*

LU-S 3.1.7 Mixed Use Development-Employment Center Housing. A residential density bonus up to 7.0 du/ac may be applied to qualified Employment Center Housing (workforce and/or affordable housing) initiatives. *(New)*

LU-S 3.1.8 Urban Design. A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared-use. Streets within the Mixed Use Districts should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property. *(New)*

LU-S 1.3.5 – Compatibility Between Land Uses. All proposed General Commercial, Neighborhood Commercial and Residential Office uses must be compatible with existing surrounding development. Neighborhood Commercial and Residential Office uses that would have a negative or blighting influence on adjacent residences shall not be permitted. The viability of neighborhoods and the character (residential or commercial) of the surrounding area will also be reviewed. Land Use designations not deemed to be compatible by this Strategy shall provide buffering between adjacent land uses as established in the Land Development Code. *(New)*

LU-S 1.3.6 – Future Land Use Map.

LU-I 1.4 Planning and Design Principles. To guide future development and redevelopment through planning and design principles that foster successful urban communities. The City's Future Land Use designations are intended to establish the following planning and design principles to guide the growth, development and redevelopment efforts within the City:

- *A Mix of Uses* including a mixture of residential and non-residential uses (where desired by the



Community) of varying densities, non-residential intensities, and uses designed to encourage multiple modes of travel such as pedestrian activities, bicycles, transit, low-emission vehicles/golf carts and automobiles;

- *Functional Neighborhoods* defined at the Planning Level which include neighborhood centers, a variety of housing types, public/civic space designed for the context of the Neighborhood and a variety of open space amenities;
- *Walkable Streets* integrated within and between neighborhoods that designs a community based on reasonable walking distances, enhanced landscape design, the location of parking, and the design of streetlights, signs and sidewalks;
- *Interconnected Circulation Network* that prioritizes pedestrians and bicycles; linking individual neighborhoods to retail (shopping) areas, parks and other recreational features and civic spaces;
- *Respect for Natural Features* through designs that recognize the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource to the Neighborhood as a whole. *(New)*

LU-I 1.5 – Coordination with Public Infrastructure. The City shall ensure that future development practices are sustainable and pay for the impact they cause; provide for the needs of current and future populations; coordinate with the City infrastructure systems and public services; and protect natural habitats and species. *(Relocated)*

LU-V 2 – Coastal Management

Coastal Management is an integral component of the City of Venice and the City's coastal areas are viewed as an asset within the community. Planning for the coastal areas provides the opportunity to coordinate development and redevelopment activities which may otherwise diminish these

LU-I 2.1 Coastal Management Directives. The City shall, within the Open Space Element define, identify and provide Strategies for the protection of coastal planning areas and to maintain and enhance the environmental quality for its residents. *(New)*

LU-S 2.1.1 – The City shall direct future population concentrations away from the Coastal High Hazard Area (CHHA) so as to achieve a no net increase in overall residential density within the CHHA. *(Relocated; New)*

LU-S 2.1.2 –

The boundary of the CHHA is shown on the Future Land Use Map and shall serve as the basis for boundary determinations as called for by strategies in the Comprehensive Plan – Conservation Element. *(New)*



NEIGHBORHOODS

LU-V 3 – Neighborhoods

Neighborhoods form the backbone of the community. Quality neighborhood planning and development identifies and capitalizes on the assets of the neighborhood and the City of Venice as a whole. The Vision of the neighborhood planning approach is to link a variety of efforts to improve the City's neighborhoods in a broad based way respecting and incorporating the different aspects of community life (residential, commercial, public, recreational) and to provide a method for addressing development issues within the City.

LU-I 3.1 – Neighborhoods Established

The City of Venice's Neighborhoods (identified on Map 2.1) have been designated based on their geographic location, character, existing land use(s) and connectivity. Seven (7) Neighborhoods have been identified, each with its own respective Strategies. The Neighborhoods include:

1. The Island
2. Gateway
3. East Venice
4. Pinebrook
5. Northeast Venice
6. Laurel Road Business Corridor
7. Knights Trail

(New)

LU_[KK14]-S 3.1.9 Economic Value of Preservation

Promote the City's cultural and historic identity as an economic asset.

LU-S 3.1.10 Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, streetscapes, view corridors, and archaeological resources.

LU-S 3.1.11 Environmental Preservation

All development shall respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are generally watercourses, identified native habitats and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design. Within the Mixed Use-Residential designation a minimum of 45 percent of the total site, not land use designation wide or in total, shall be designated as Open Space, including both Functional and Conservation.

