Section I – INTRODUCTION

City of Venice Comprehensive Plan 2017-2027

The City of Venice has a history of charting its future through collaboration and hard work. Continued success will be achieved not through the leadership of a specific group or individual but through partnerships, both public and private. While recognizing the success of existing partnerships, we acknowledge new partnerships will play an important role in achieving the Visions of our community. Working together, we can plan for quality growth, enhance what is uniquely Venice, and promote connections between our neighborhoods.

The City of Venice Comprehensive Plan 2017-2027 is a new plan that provides an approach to the City's Vision based on a more realistic analysis of the City's carrying and development capacities while reflecting the City's key neighborhoods.

City of Venice

Mayor and Council

Ed Holic, Mayor
Kit McKeon, Vice-Mayor
Jeanette Gates
Bob Daniels
Richard Cautero
Deborah Anderson
Fred Fraize
Emilio Carlesimo *(past Councilman)*
Jim Bennett *(past Councilman)*

Planning Commission

Barry Snyder, Chair
Shaun Graser, Vice-Chair
John Williams
Thomas Murphy
Shaun Graser, Vice-Chair
Helen Moore
Charles Newsom
Jerry Towery
John Williams *(past Planning Commissioner)*

Planning & Zoning Staff

Jeff Shrum, AICP, Development Services Director
Roger Clark
Scott Pickett, AICP
Jim Koenig, AICP
William Smith
Christina Rimes

City of Venice Advisory Boards

Architectural Review Board
Economic Development Advisory Board
Environmental Advisory Board
Historic Preservation Board
Parks and Recreation Advisory Board
Traffic Advisory Task Force

*The **City of Venice Comprehensive Plan** is the direct result of a collaborative effort between the City of Venice and its residents. We extend our sincere appreciation to the residents, business owners, elected officials, and stakeholders who participated in the planning process and guided the development of this plan. Everyone's time, input, and energy are greatly appreciated.*

■ *Thank You from your Kimley-Horn Team*

Plan Framework

The Venice Comprehensive Plan 2017-2027 was developed through a process that incorporated an assessment of the City's existing Comprehensive Plan, analysis of existing conditions, extensive series of community meetings and community outreach, input from City of Venice Advisory Boards, and work sessions with both the Planning Commission and the City Council.

Comprehensive plans may be perceived as being relatively general in nature; however, they form the legal basis for community development. Comprehensive Plans are complex policy documents that account for the relationships among the various community issues. The City's Comprehensive Plan has been developed in a manner to provide information and analysis on both the City-wide and the Neighborhood levels. Neighborhoods serve as the key components of the City and seven (7) have been identified based on their geography, make-up, and overall common characteristics. Within each Neighborhood, the *Vision, Intent and Strategies* are provided which are specific to that Neighborhood. The broad-based City-wide components are provided in Section II.

Legal Status - The legal status of the Comprehensive Plan requires that all Strategies (Policies) will be considered in making legal determinations of consistency with the Comprehensive Plan, pursuant to State Laws and Statutes.

Vision, Intent and Strategies take the place of the traditional form of Goals, Intents and Policies; however, serve a similar purpose – to identify the broad-based goals of the City (*Vision*), what the City hopes to achieve, (*Intent*) and how the City envisions achieving the Vision (*Strategies*).

The Comprehensive Plan's respective *Vision, Intents and Strategies* are coded by the Element identified below and then by a series of numbers. The first number represents the *Vision* number, the second represents the *Intent* number and the third number represents the *Strategy* number. For Example, LU-S 1.1.1 means that information is the first Strategy under the first Intent within the first Vision.

Example:

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 1.1 – Neighborhoods. To 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-S 1.1.1 - Neighborhoods
Consistent with LU-V X, the City shall create seven (7) separate and distinct "Neighborhoods" which facilitate area specific development and redevelopment strategies. *(New)*

Also, at the end of each statement, one of the following is provided in parenthesis (New), (Relocated) or (Revised).

- *(New)* represents that the statement is new to the Comprehensive Plan and not previously included. This would be the case for changes due to new Growth Management standards at the State Level or new strategies based on community input.
- *(Relocated)* means the statement has been moved from either a different Element or from a different (previous) Policy.
- *(Revised)* means the statement has been edited to some extent; however, portions of the language are consistent with previously adopted language. Again, this may be due to changes (modifications) in State Statutes or revised based on community input.

Organization of the Plan

The Comprehensive Plan has been developed into the following Sections or "Headings". Specifically, there is the Introduction, Background, Elements-City Wide, Elements-Neighborhood and the Appendix. The Appendix includes not only the Data Inventory and Analysis but also the comments and results from each of the public outreach sessions.

Section I – INTRODUCTION

Section I – INTRODUCTION provides an overview of the City as well as how to use this Plan. This Section will provide a generalized overview of the Plan and its components. This Section will also provide an overview of why the 2010 Comprehensive Plan was changed and what this, the 2017 Comprehensive Plan is and what it achieves.

Section II – BACKGROUND

Section II – BACKGROUND provides a brief history of the City, historical and project populations and an overview of the Community Outreach / Neighborhood Workshop meetings. This Section also provides a summary of, "What We Heard".

Section III – ELEMENTS – City Wide

Section III – ELEMENTS – CITY WIDE provide the broad-based vision for the City as a whole. This Section includes all of the Comprehensive Plan's Elements as well as the Future Land Use Map ("FLUM") and any Element specific maps (Transportation, Parks, etc.). ELEMENTS - CITY-WIDE provides the *Vision, Intent and Strategies* that apply on a "City-Wide" basis and may not necessarily be repeated within the respective Neighborhoods.

Section IV – ELEMENTS – Neighborhood

Section IV – ELEMENTS - NEIGHBORHOOD provides the *Vision, Intent and Strategies* that apply to each respective Neighborhood. It is incumbent upon the user to identify the specific Neighborhood and its respective language as strategies may vary between Neighborhoods. The Island Neighborhood includes portions of all Elements; however, other Neighborhoods do not. For example, based on community input and the analysis, the Venice Avenue Neighborhood includes only components of Land Use (Redevelopment) whereas the Pinebrook Neighborhood includes components of Parks and Transportation.

Section V – APPENDIX

Section V – APPENDIX includes the community outreach results, analysis, Plan summaries, and other supporting documents. The Appendix also includes the required Data, Inventory and Analysis, commonly referred to as the "DIA"

The Elements

The Plan's Elements include the following. Note, each of the Elements are identified by a 2-Letter Identifier for easier reference and is provided in parenthesis.

LAND USE: Land Use Definitions, Future Land Use, Historic Preservation (LU)

TRANSPORTATION & MOBILITY (TR)

OPEN SPACE (OS): FUNCTIONAL , Parks, Public Spaces; CONSERVATION, Coastal Management, Environmental

HOUSING (HG): Housing, Affordable Housing

INFRASTRUCTURE (IN): Water, Wastewater, Capital Improvements Plan

COMMUNITY SERVICES (CS): Police, Fire, Hospital, Library

SCHOOLS *(Note: the Sarasota County School Board is currently in-process of revising the County-wide Schools Master Plan including level of service standards. When adopted by the School Board, the Element will be incorporated into the City's Comprehensive Plan.)*

The 2017-2027 Comprehensive Plan…*What it Achieves*

- Creates a community–wide vision to guide growth and development.
- Improves the stability, physical condition, and economic well-being of the city.
- Makes Venice a more livable and sustainable community of choice between now and 2026.
- Emphasizes the importance of not only creating a plan, but translating it into real action and tangible results.
- Adds a strategic perspective to what is otherwise developed as a guide to the City's long-term vision over the next 10 to 20 years.
- Underscores the need to keep the plan relevant through reviews and periodic updates.
- Advocates ongoing community engagement as the Plan is implemented.

So Why Change the City's Comprehensive Plan?

The State of Florida requires municipalities to review and update, where appropriate, their Comprehensive Plan at least every seven (7) years to reflect changes in Growth Management Laws, changing conditions within the community, updates to policies which may no longer be accurate or effective as well as based on where the community thinks the Plan is working or not working.

The City of Venice is scheduled to provide the State Land Planning Agency with its review and direction of the current Comprehensive Plan by June 1, 2017 with adoption of the EAR-Based Amendments (Evaluation and Appraisal Report) within one year of that date. However, municipalities are not limited to this schedule and may undertake a review prior to this date if, in the municipality's opinion, the review and update is warranted.

In early 2015, the City noted that the current comprehensive plan (2010 Adopted Plan) was not adequately providing guidance for a number of reasons including:

- a lack of clear understanding and direction regarding the Planning Areas established in the 2010 Plan,
- an increased number of regulatory policies typically reserved for the City's Zoning Codes/Land Development Codes,
- studies and sub-plans required per the Plan were either not completed (or undertaken by the City based on, but not limited to, extraordinary fiscal / funding requirements to complete the studies identified), no longer relevant or not envisioned to achieve a specific goal of the City,
- allow for a more realistic build out (development) scenario that is sustainable by the City, consistent with community comments,
- changes in the Florida Growth Management Laws which have either rendered certain policies moot or would require an update to existing policies for the Plan to be in compliance. Note: changes to the currently adopted comprehensive plan based on regulatory changes are identified within the Appendix.

The City took this opportunity to redefine its land uses and their related polices, develop a Plan that was based on the City's neighborhoods and more importantly, create a document that is simple yet direct and easy to use.

Comprehensive Plan Review Summary

In addition to the items identified previously in the "Why Change the Plan?" section, the Planning Commission identified several obstacles or challenges which led to inconsistencies in the current plan, changes in state statutes,

included policy language better suited for the City's Land Development Code as well as items that were not defined or provided insufficient guidance to the City. Specifically, the following items were reviewed as part of the initial Comprehensive Plan review:

- Growth Management (GM) Change (changes in Florida Statutes)
- Regulatory (Code related)
- Consistency (with Other Elements and/or Policies)
- Studies/Dates
- Master Plans
- Other/Planning Areas
- Undefined Topics
- Insufficient Guidance

The current Comprehensive Plan includes over 720 Goals, Objectives and Policies within its Elements, the majority of which are included in the Future Land Use & Design Element. Based on analysis and review with the Planning Commission, over 600 items were identified as items of possible concern. These items were further identified (color coded) within the existing Comprehensive Plan based on their recommended disposition (language to remain, language modified, language deleted). The full color coded 2010 Comprehensive Plan and the initial review matrix are retained within the Planning Offices for public review.

Comprehensive Plan Review Summary

(by Element and Category)

	GM Change (changes in Florida Statutes)	Regulatory (Code related)	Inconsistency (with other Elements and/or Policies)	Studies (required by certain date)	Master Plans (Required)
Future Land Use & Design	0	30	57	7	94
Capital Improvements	2	0	10	5	0
Coastal Waterfront Management	8	0	16	4	0
Community Character	1	1	4	1	1
Community Linkage	1	0	17	0	1
Conservation Open Space	0	0	31	5	0
Emergency Management	2	0	5	3	2
Housing	2	3	11	5	1
Parks Public Spaces	3	0	22	1	2
Public Facilities	1	1	8	0	0
Public School Facilities *(to be reviewed with School Board staff)*					
Regional Partnerships	1	0	17	0	2
Transportation	5	0	6	3	0
Utilities	1	0	8	1	0
	27	35	212	35	103

	Planning Areas Referenced (not within FLU&D Objectives 15-16)	Undefined Topics (by definition)	Insufficient Guidance	Total Occurrences (by Element)	Goals, Objectives and Policies (by Element)
Future Land Use & Design	10	79	63	340	*170*
Capital Improvements	0	0	1	18	*65*
Coastal Waterfront Management	0	0	2	81	*51*
Community Character	0	0	5	13	*30*
Community Linkage	1	1	3	24	*22*
Conservation Open Space	1	0	9	46	*62*
Emergency Management	0	1	3	51	*35*
Housing	2	3	13	40	*54*
Parks Public Spaces	1	7	16	92	*40*
Public Facilities	0	1	1	12	*19*
Public School Facilities *(to be reviewed with School Board staff)*					*33*
Regional Partnerships	8	3	1	32	*47*
Transportation	0	0	0	14	*34*
Utilities	0	0	0	10	*59*
	23	95	117	647	*721*