

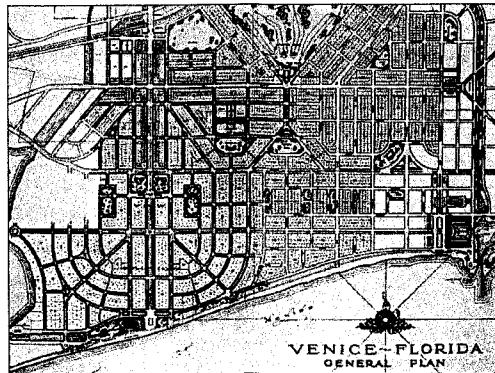
## Comprehensive Planning

Adopted by the 1985 Legislature, Florida's Growth Management Act (Chapter 163, Part II, Florida Statutes, The Local Government Comprehensive Planning and Land Development Regulation Act) requires all of Florida's 67 counties and 410 municipalities to adopt Local Government Comprehensive Plans that guide future growth and development. Comprehensive plans contain chapters or "elements" that address future land use, housing, transportation, infrastructure, coastal management, conservation, recreation and open space, intergovernmental coordination, and capital improvements.

The Future Land Use Element provides direction for managing anticipated growth in the City of Venice in an orderly and balanced manner. The Future Land Use Plan and the Future Land Use Map are designed to ensure that the distribution of land uses will meet the future economic, social, physical, and environmental needs of the community.

### What is the difference between Future Land Use and Zoning?

Future land use designations indicate the intended use and development density for a particular area, while zoning districts specifically define allowable uses and contain the design and development guidelines for those intended uses. The Venice Comprehensive Plan, intended to guide development and redevelopment, may allow various zoning districts within a given future land use designation. If a property owner desires to use or develop property in a manner that does not conform to the current future land use designation, they must apply for a future land use amendment, which may accommodate an application for rezoning.



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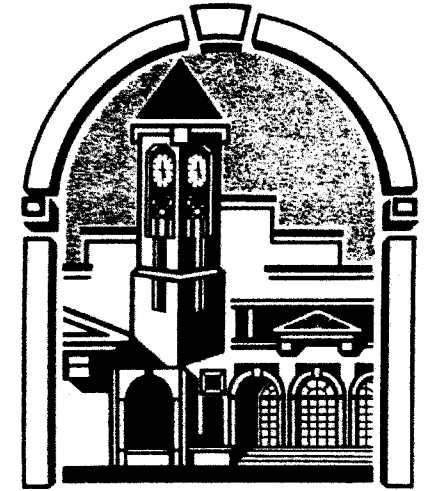
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## CITY OF VENICE, FLORIDA PLANNING & ZONING DEPARTMENT



*"City on the Gulf"*

A CITIZEN'S GUIDE  
TO  
COMPREHENSIVE  
PLANNING  
AND  
FUTURE LAND USE

**The City has established land use designations based on and consistent with the following densities and intensities for residential and non-residential development as depicted on the Future Land Use Map:**

**Low-Density Residential** consists of five dwelling units per acre or less. This includes most individual single-family lots, newer mobile home parks built to current standards, flexible development techniques such as planned unit developments, lower density cluster housing and townhouses and patio (zero lot line) houses. The majority of the residential areas of the city have been developed for low-density uses. In addition, much of the vacant developable land is also intended for this use. These areas will be developed in accordance with zoning controls in a manner compatible with surrounding uses. Larger undeveloped areas within the city should utilize planned unit development techniques to provide flexibility of design while maintaining overall design review by the City. Such flexibility allows for open space, protection of environmentally sensitive areas and the most efficient utilization of public facilities, e.g., roads, water and sewer.

**Moderate-Density Residential** uses range from over five units to thirteen units per acre and include small (5000 square foot) single family lots, older mobile home parks, duplexes, higher density cluster housing and town houses and new multi-family projects. As professional and business offices are generally compatible with multi-family uses, areas of moderate density with good access to collector or arterial streets may incorporate such uses. Transient uses such as hotel/motel and restaurants are also appropriate along arterial streets in this classification.

**Medium-Density Residential** is defined as multi-family use ranging from over thirteen units to eighteen units per acre. Historically, only five select areas of Venice have this classification, and they form a very small percentage of the total land area. As in moderate density areas, offices, transient and restaurant uses may be included where access is sufficient.

**Institutional / Professional** activities include business and professional offices, educational, governmental, religious and health care facilities. While these uses are often appropriate in moderate and medium density residential or commercial areas, lands designated institutional/professional are intended to be used specifically for that purpose and are not to be considered commercial properties. The area so designated in the vicinity of the hospital is intended to be restricted to medical uses. Maximum residential density is nine dwelling units per acre or less. For non-residential developments, maximum lot coverage is 30 percent, and no portion of a structure shall exceed 35 feet in height.

**Commercial** includes all commercial retail and service activities such as the central business district, shopping centers and highway commercial uses plus limited wholesale activities. This category has been generally limited to those areas where commercial uses either exist or are committed. Only major commercial areas are mapped. Neighborhood commercial activities, which contain local retail and service needs for a limited population and geographical area, may be allowed along collector streets wherever the need arises to service neighborhood areas and within residential "planned unit developments" to serve the residents of the PUD. Maximum residential density, where approved within the land development regulations, is eighteen dwelling units per acre or less. For non-residential developments, maximum lot coverage is 30 percent to unrestricted, and no portion of a structure shall exceed 35 feet in height, or 85 feet if approved by the Planning Commission.

**Transition** is defined as an area that is designed for redevelopment due to land use changes that are either occurring within or adjacent to the area. The Venice Central area is part of the "transition" area located between the Intracoastal Waterway and U.S. 41 ByPass. Maximum residential density is eighteen dwelling units per acre or less. For non-residential developments, maximum lot coverage and building height are unrestricted, except as necessary to meet all requirements set forth in the Land Development Regulations.

**Industrial-Commercial** activities include the mixed use of warehousing and light fabrication activities which also include showcasing, shipping and wholesale commercial activities. Maximum lot coverage and building height are unrestricted, except as necessary to meet all requirements set forth in the Land Development Regulations.

**Industrial** uses include light manufacturing, wholesaling, storage and distribution facilities. The area designated as 'Industrial' is restricted to the existing industrial area, plus a 145-acre area for potential future use at the airport. Considering the limited area available for industrial activities, heavy industry is not appropriate within the urban areas of the city. 'Heavy Industry' refers to activities characterized by loud noise, vibration, heavy particulate emissions, and large open outdoor storage yards of raw materials which require large heavy vehicles to bring in the raw materials and transport their final product. These uses should be located in the large planned industrial areas in the eastern part of the city. Maximum lot coverage and building height are unrestricted, except as necessary to meet all requirements set forth in the Land Development Regulations.

