

2.8 AC

Proposed Tim Horton's

1540 E VENICE AVE, VENICE, FL
MIXED-USE, AFFORDABLE & WORKFORCE HOUSING DEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

Address	1540 E. Venice Ave, Venice, FL 34292
Parcel ID	0411150001
County	Sarasota County
Site Size	±2.8 AC (±122,715 SF)
Zoning	Planned Unit Development (PUD)
Future Land Use	Mixed-Use Residential (MUR)

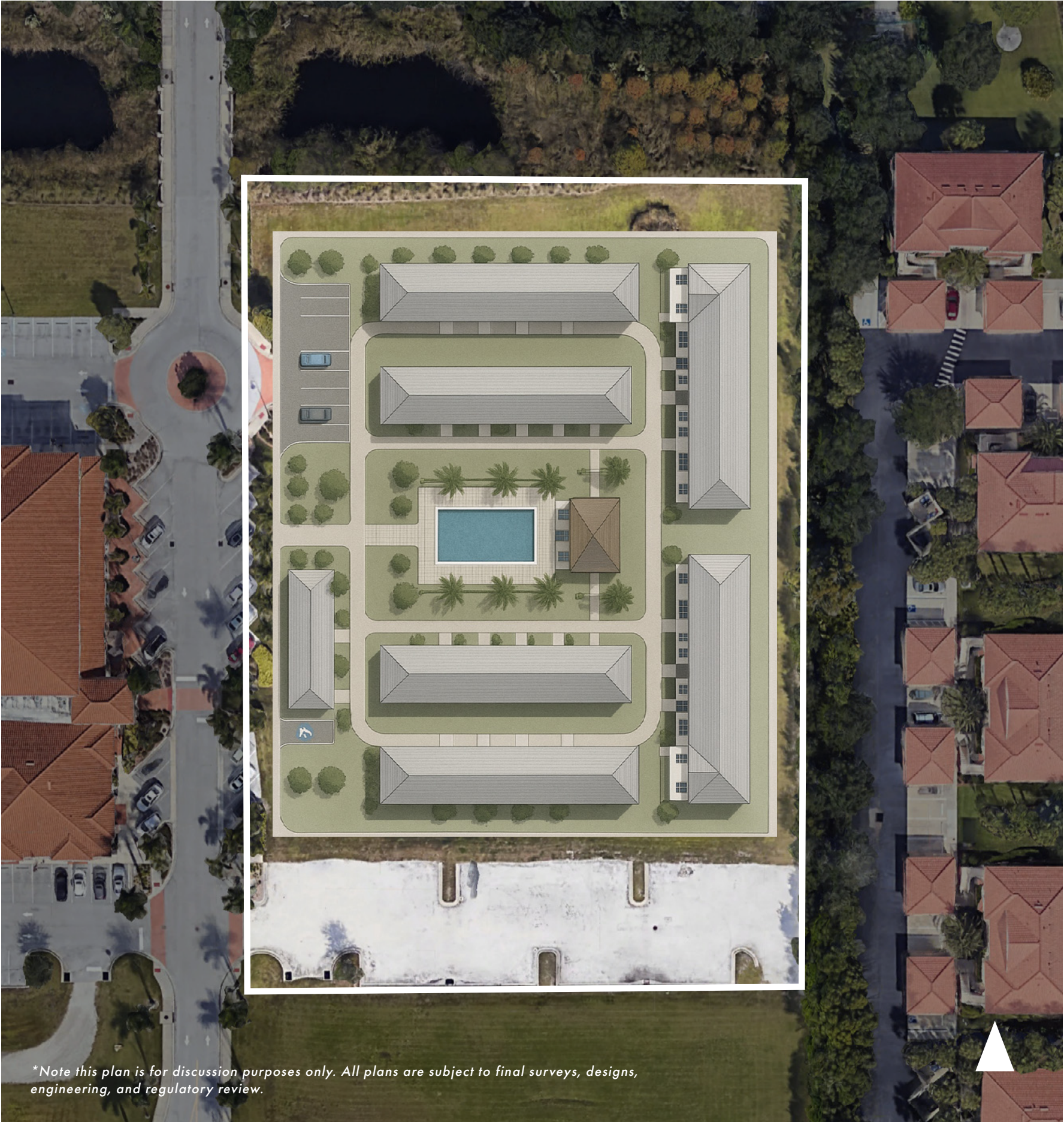
This prime infill site within a nearly complete master-planned corridor offers a rare opportunity to deliver affordable, workforce, or mixed-use development in one of Florida’s fastest-growing coastal markets. Located directly across from the new Venice Police Department and surrounded by civic and retail amenities, the property combines a central location with flexible entitlement pathways under both existing zoning and Florida’s Live Local Act.

LOCATION HIGHLIGHTS

- **Civic:** Directly across from the Venice Police Department
- **Retail:** Proposed Tim Horton’s on adjacent site; near Publix, CVS, and daily-needs retail centers
- **Employment:** Close to Venice Regional Bayfront Health, Sarasota Memorial Health Care System, and major education employers
- **Access:** Immediate proximity to E. Venice Ave, US-41, and I-75
- **Neighborhood:** Surrounded by new residential, commercial, and civic developments

EDUCATION & SCHOOLS			
School	Grades	Distance from Site	Rating
Venice Elementary	PK-5	1.5 miles	9/10
Venice Middle	6-8	1.8 miles	8/10
Venice Senior High	9-12	2.3 miles	7/10

Source: Owner Provided Materials



**Note this plan is for discussion purposes only. All plans are subject to final surveys, designs, engineering, and regulatory review.*

DEVELOPMENT OPPORTUNITIES

The site’s PUD zoning and Mixed-Use Residential (MUR) land use designation allow for a range of development outcomes, providing flexibility to respond to market conditions. Entitlements support residential, commercial, and hospitality uses, including a Live Local–qualified multifamily program of up to 50 units. This flexibility makes the property adaptable for affordable or workforce housing, mixed-use, or other income-generating development concepts.

OPTION 1 | LIVE LOCAL ACT RESIDENTIAL PROGRAM

Up to 50 Units (30 Market Rate / 20 Affordable at ≤120% AMI)

The Live Local Act (Section 166.04151, F.S.) grants administrative approval for multifamily or mixed-use development on commercially zoned property when at least 40% of residential units are affordable to households earning up to 120% of AMI for a minimum of 30 years.

- Density Basis: RMF4 zoning district maximum (18 DU/AC × 2.8 AC = 50.4 DU)
- Confirmed by City of Venice: Density verified via zoning confirmation letter
- Affordability Requirement: 20 affordable units / 30 market-rate units
- Live Local Mixed-Use Option: Allows ≥65% residential floor area and an estimated FAR up to 4.5 Impact and utility fee reductions possible

OPTION 2 | PUD APPROVED COMMERCIAL PROGRAM

Permitted under existing PUD zoning, this site allows for:

- 10,300 SF Office
- 23,015 SF Retail
- 3,650 SF Medical

OPTION 3 | HOTEL DEVELOPMENT

Hotel use is permitted under the PUD, with the MUR future land use designation allowing rezoning for a hospitality concept or a multifamily conversion (approximately 14 dwelling units without Live Local incentives).

KEY INVESTMENT HIGHLIGHTS

- Three development opportunities: commercial, hotel, or residential
- Entitled for up to 50 Live Local residential units (40% affordable)
- Strategically located across from new Venice Police Department and near Publix
- Demonstrated market demand: 4.9% vacancy and stable absorption
- Fee reductions and expedited administrative approvals under Live Local
- Prime infill corridor with strong community amenities and accessibility

SUMMARY

This ±2.8-acre site presents a rare opportunity for developers to pursue multiple, high-impact outcomes within a growing Venice corridor. Fully entitled under the existing PUD zoning and eligible for administrative approval through Florida's Live Local Act, the property supports a range of uses — including affordable or workforce housing, commercial/medical, or hotel development. With flexible entitlements, Live Local incentives, and strong regional demand across all income levels, the site is well-positioned for immediate advancement.



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