

List of Venice Comprehensive Plan Changes Made in Response to Comments

What follows are staff efforts to resolve comments and objections received following the initial submission in the Evaluation and Appraisal process:

- We reviewed and revised the Comprehensive Plan to reflect the 10- and 20-year planning periods (2025-2035 and 2025-2045) as required by state statute, as well as revising or creating new maps where necessary.
- Please note that all new changes to the 2045 Comprehensive Plan were made in **red** and **underlined**, with deleted items crossed out with a ~~red~~ line to make it easier to differentiate original changes from the newest changes staff made in response to the Florida Commerce Objections and FDOT Technical Assistance Comments. You will find these in the revised strikethrough/underline documents. There are also revised clean versions.
- All page numbers noted are from the strikethrough/underline version of the Comprehensive Plan and they are provided for your convenience.

Changes made:

Florida Commerce Objection 1

- Comprehensive Plan Update:
 - RESPONSE: The timeframe for the planning period is no longer 2037; it has been changed throughout Plan to match statutory requirements of a 10-year period and a 20-year period, starting with Plan adoption in 2025, which makes the timeframes 2035 (10 years) and 2045 (20 years);
 - RESPONSE: Global changes were made to footnotes throughout the entire document from 2037 to 2045;
 - RESPONSE: Population estimates and projections have been updated according to the new timeframe;
 - RESPONSE: Public facilities master plans (referenced as supplemental material in the Comprehensive Plan) address current and projected demand on facilities, design capacity, operating levels, and identification and coordination of any improvements that are needed, which appear as capital improvements (these are included in the Comprehensive Plan in the Appendix section);
 - RESPONSE: For water and wastewater, please see the following from the Utilities Department:
(1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections

Current demand is measured daily and documented in monthly reports to the FDEP for the Water and Wastewater Treatment Plants. These flows, which have been recorded since the construction of each plant, are used to project the flows in the respective facility master plans. Likewise, water meter data for both potable water and reclaimed water, is analyzed to determine current levels of service and projection by land use type for hydraulic modeling and Capital Improvement efforts.

(2) current and projected designed capacity of public facilities

The permitted capacity of the Water Treatment Plant is 4.49 Million Gallons Per Day (MGD), Maximum Day Flow. The permitted capacity of the Water Reclamation Facility (WRF) is 8.0 MGD based on a Three Month Average Daily Flow (TMADF). The WRF is currently operating at about 3.6 MGD, Annual Average, but has submitted a Capacity Analysis Report (CAR) to the FDEP per 62-600.405 F.A.C., for reaching over 50% of the TMADF permitted capacity. There are no plans for expansion of the WRF at this time, but we will continue to evaluate the flows and plan for expansion in accordance with regulatory requirements.

The Water Treatment Plant is currently operating at approximately 2.3 MGD, Annual Average, however, the location of the water plant has been under evaluation due to it being in a special flood hazard area and proximity to Curry Creek and the Intracoastal Waterway. Therefore, there are two engineering reports currently being prepared: a Water Plant Master Plan to show what modifications may be required to harden the facility and provide service for up to ten years, and a Water Plant Feasibility study to evaluate relocating the facility.

Similar to the WRF, per 62-555.348, F.A.C., the Water Plant needs to submit a CAR and plan for expansion when it reaches 75% of its permitted capacity at Max Day. While the plant has not reached this requirement yet, Utilities is already designing an addition of reverse osmosis membranes to our existing skids, which is a current project in our Capital Improvement Program. The membrane addition will increase the permitted capacity of the Water Plant to 5.3 MGD. Based on current projections, the plant will not reach this capacity during the 20-year planning period (until after 2045). The Water Plant Master Plan and Feasibility Study will be completed within a year from now and facilitate the City's decision to relocate the Water plant or not.

(3) current and projected operating levels of service of public facilities

Based on the current master plans, the levels of service for water and wastewater use are 90 and 91 gallons per day per capita respectively, which are shown in the revised Infrastructure Element. These per capita contributions have been consistent and conservative for the past 15 years and based on the master plan evaluations, we do not expect them to increase within the planning period. Conversely, with state-mandated water conservation efforts, the per capita flows may lessen in the future.

We will continue to evaluate the level-of-service at least every 5 years based on plant flows and water meter usage.

(4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities

The City of Venice Utilities Department maintains a proactive Capital Improvement Program (CIP) based on the respective master plans and operations and maintenance records. Several projects are currently in progress and in the budget in order to maintain or improve the level of service for new and existing customers. A listing of all of the wastewater projects can be found in the Collection System Master Plan, and for water in the Distribution System Master Plan. The Approved CIP for the next 5 years is also available on the City website, but the master plans include suggested timing for the entire 20-year planning period.

(5) coordination of any needed improvements within the Capital improvements Element

Utilities Services Strategies IN 1.2.2 and IN 1.2.3 specifically allow for capital projects to maintain and improve infrastructure via the Capital Improvements Program described in the Capital Improvements Element. The CIP and CIS are also mentioned in Strategy IN 1.27 with respect to the Utility Inventory.

The City must revise proposed Amendment 25-04ER to be based upon relevant and appropriate data analysis of public facilities for the planning periods

As described above, the Utilities Department updates several Master Plans every 5 years for a 20-year planning period per regulatory requirements. In the master plans, engineers evaluate existing usage, operations, and maintenance data to develop and refine the current level of service and projects to meet associated population projections and City expansion, including any previously committed flows.

Florida Commerce Objection 2

- Mixed Use Corridor Future Land Use Category:
 - RESPONSE: Restored original text in LU 1.2.8.c.4. – Corridor (MUC) “...to Commercial and Institutional-Professional...” (see page Comprehensive Plan, page LU-13)

FDOT Technical Assistance Comment #1

- “Requires map or map series to show the general location of the existing and proposed transportation system features, which must be coordinated with the future land use map or map series”

- RESPONSE: Existing and proposed transportation maps are now shown in the Comprehensive Plan for roadways, bike lanes and trails, and for sidewalks
- RESPONSE: Not requested but we also added: road ownership

FDOT Technical Assistance Comment Resolution #1

- “Summarize what is envisioned on these roadways to meet the “complete streets” goal”
 - RESPONSE: Potential complete streets are now shown on the same map as the city’s neighborhoods as a guide to the location of specific segments of roadways for complete streets improvements, which are listed in greater detail in the “Neighborhoods” section of the Comprehensive Plan

All Comprehensive Plan pages updated as a result of responding to the comments and objections received, listed by chapter/element for changes made to text, tables, and/or maps (page numbers are for the ~~striketrough~~/underline version):

- Global changes to all dates (including footnotes) that used a planning horizon of 2037 are now 2045
- Background
 - Page B-4: Text change (left in the mention of growth from 2020-2024 because of BEBR reference used in calculations), updated numbers to look at 2025-2035 and 2025-2045
 - Pages B-5 & 6: Map crossed out and replaced to reflect the 2045 planning horizon (this table shows data from 2000-2045)
- Land Use
 - Page LU-5 & 6: Land Use Map has been replaced to state the new planning horizon of 2045
 - Page LU-7: Strategy LU 1.2.1, planning horizon updated to 2045
 - Pages LU-10 & 11: Table LU-3: Open Space Land Use Intensity and Implementing Zoning Districts error found and corrected (the implementing districts are incorrect and PUD, PID, and PCD have been deleted from both Functional and Conservation, with the addition of REC to Functional and the deletion of REC in Conservation)
 - Page LU-13: Strategy LU 1.2.8.c.4, restored to original text in response to Objection 2 (Mixed Use Corridor Future Land Use Category)
 - Pages LU-28 & 29: Figure LU-12: Coastal High Hazard with Future Land Use
- Transportation
 - Renumbered figures due to additional maps that were created
 - Page TR-2: text addition on road ownership to accompany map
 - Page TR-5: new map showing road ownership
 - Page TR-7: changed to 2045
 - Page TR-8: added text about roads, sidewalks, and bike lanes to accompany new maps (in response to FDOT Technical Assistance Comments)
 - Page TR-12: new map on proposed future roadway projects
 - Page TR-16: new map on proposed future sidewalk projects
 - Page TR-20: new map on proposed future bike lane projects
 - Page TR-21: minor text addition on transit
 - Page TR-24: minor text addition for clarity
 - Page TR-28: minor text addition on complete streets
 - Page TR-30: minor text addition to header adding neighborhoods to this map
 - Page TR 31 & 32: crossed out original map and replaced with new potential complete streets map with neighborhoods added for clarity on areas for possible complete streets additions
 - Page TR-33: Strategy TR 1.4.3: change of timeframe to 2045
- Open Space
 - Pages OS-16 & 17: Replaced original with new map to reflect the 2025-2045 planning horizon

- Housing
 - No changes made to the Element (as per conversation with Florida Commerce on 6/26/25)
- Infrastructure
 - Page IN-1: Note added on planning periods and capital improvements
 - Page IN-3: Text changes to master plan names and related information in Strategies IN 1.2.3 - Development Expansions, IN 1.2.6 - Utility Master Plans, and IN 1.2.7 - Utility Inventory
- Island Neighborhood
 - Pages IS-18 & 19 and 23 & 24: Maps changed to reflect the 2025-2045 planning horizon
- Gateway Neighborhood
 - Page GW-5: Text changes to reflect adoption of a new Master Plan
 - Pages GW-13 & 14 and 18 & 19: Maps changed to reflect the 2025-2045 planning horizon
- East Venice Avenue Neighborhood
 - Pages EV-10 & 11 and 13 & 14: Maps changed to reflect the 2025-2045 planning horizon
- Pinebrook Neighborhood
 - Pages PB-10 & 11 and 15 & 16: Maps changed to reflect the 2025-2045 planning horizon
- Laurel Road Neighborhood
 - Pages LR-12 & 13 and 17 & 18: Maps changed to reflect the 2025-2045 planning horizon
- Northeast Neighborhood
 - Pages NE-10 & 11 and 15 & 16: Maps changed to reflect the 2025-2045 planning horizon
- Knights Trail Neighborhood
 - Pages KT-12 & 13 and 15 & 16: Maps changed to reflect the 2025-2045 planning horizon