

City of Venice

Request to Speak (print legibly)

Name: Scott Pickett Date: 1/28/14

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Please Check One

☐ Audience Participation

☒ Agenda - Topic: Portofino

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 28 day of Jan 2014 is truthful.

Signature: Scott Pickett

Comments at public hearing and during audience participation are limited to five minutes per speaker unless otherwise noted.



"City on the Gulf"

City of Venice

Request to Speak (print legibly)

Name: Jeffery A. Boone Date: 1/28/14

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Organization (if any): _____

Please Check One

☐ Audience Participation

☐ Agenda - Topic:

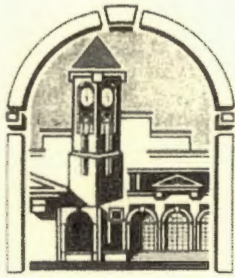
PONTOFINO PERONE

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"City on the Gulf"

City of Venice

Request to Speak (print legibly)

Name: MARTIN BLACK Date: 1/28/14

Address: 129 Valencia Lakes Dr

City: Venice State: FL Zip: 34292

Telephone: _____

Organization (if any): _____

Please Check One

☐ Audience Participation

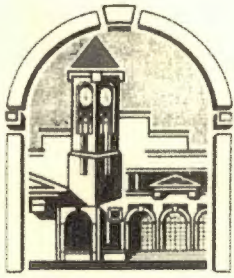
☒ Agenda - Topic: Portofino

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Signature: [Signature]

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City of Venice

Request to Speak (print legibly)

Name: John MOECKEL Date: 1-28-14

Address: 185 TREVISO CT

City: VENICE State: FL Zip: 34271

Telephone: 941-470-0031

Organization (if any): _____

Please Check One

☐ Audience Participation

☒ Agenda - Topic: PORTOFINO

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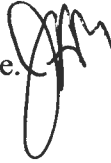
Signature: _____

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January 26, 2014

From: John Moeckel, Citizen of Venice.

Subject: Portofino Rezone



Dear Mayor and City Council,

Up front I would like to say that I support the commercial/retail/residential proposed project known as the Portofino project on Laurel Road and Knights Trail Road. I have met with Mr. Peshkin as a member of the previous advisory committee and have had several meetings with him concerning the development of the property. I found Mr. Peshkin to be open and honest about his plans for this project and have a great deal of respect, trust and confidence in him. At the end of the day I believe his project will add a lot of value to our community.

With that said, I do have a couple of concerns about the project and ask that you consider these in your decision making on Mr. Peshkin's rezone application. Additionally, Mr. Peshkin and I have discussed my concerns on several occasions.

Background: As you know back in 2007 our community had issues concerning this same piece of property known as the Renaissance property. We didn't want the property developed into a "big box" property with a 200,000 square foot Super Walmart. We had several reasons including it being a regional center drawing customers from a large geographic area.

We thought that we were really a part of the small town of Venice and wanted neighborhood style commercial/retail. The new Plaza Venezia shopping center on Laurel Road is a fine example of that style. Another great example is the Lakewood Ranch Town Center.

Shortly after 2007 the new Comprehensive Plan for the City was being developed. I and Members of our community were able to provide input for development of that plan in two key areas.

1. Policy 8.4, Large Scale Retail Structure Standards. In this policy it states: Ensures that large scale retail structures are sized in a manner which is architecturally, aesthetically, and operationally harmonious with the surrounding area. Large, freestanding retail structures **shall be:** A. Designed in individual or small structures generally not to exceed **60,000 square feet per structure.**

2. Policy 16.21, Knights Trail Neighborhood. It states: Planning Intent: The Knights Trail Neighborhood is designed to accommodate industrial-commercial; office and **low intensity retail space**; multi-family residential properties; and conservation/open space.

The intent of these policies was to limit big box stores within Venice and especially on this property. Building a 190,000 square foot store and a 120,000 square store on the same property is a stretch from those two policies and does not comply.

Summary: Members of our community worked hard to have the above wording and intent in Policy 8.4 and Policy 16.21 as part of the new Comprehensive Plan. The policies need to be addressed thoughtfully and very carefully.

We need commercial/retail that fits the needs of our area of Venice. I believe that need can be met with **neighborhood** commercial retail. I know that the development does need one or two anchor stores; however, I believe that need can be met with stores that are not big box stores. If big box stores are allowed then the “Gateway” into North Venice will become regional and not neighborhood and change the character forever.

If the Circus Area on Venice Airport was approved for development, would you approve two big box stores to be built on the southern “Gateway” to our City? The same ideal should apply here.

I would also request that you consider the elements of the 20/50 Plan for Sarasota. Urban sprawl is not good and does not fit the deficiency of retail we need. We need neighborhood self supporting healthy retail that does not take away from retail in the core of the City of Venice. Additionally, there is no Master Plan for North Venice. I would like the City to create an initiative to start working on that Master Plan.

In addition, I believe that the Planning Commission got it right on the land uses being limited to the ones listed within the CMU zoning documentation.

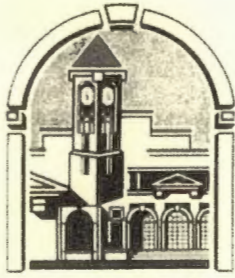
If you approve the rezone as is I would like to see the stipulation in Mr Peshkin’s application for widening Laurel Road to 4 lanes be modified. It is called “Extraordinary Traffic Exaction”. I would like to see an agreement between the City, County and the developer that all three parties can agree to and that the monies be held in escrow for 5 years, instead of 3 years, the same as road impact fees are held.

Requested Action:

- 1. Approve the rezone without the 190,000 square foot and 120,000 square foot big box commercial retail option.**
- 2. Approve the Planning Commission recommendation of limiting the land uses that are listed for CMU zoning.**

Thank you for your kind consideration.

Actually, those are my only concerns about this project and I would echo all of the other positive comments being said about Mr. Peshkin and his Portofino Project and agree with all other comments of the Advisory Committee Members.



City of Venice

Request to Speak (print legibly)

Name: JERRY JASPER Date: 1/28/14

Address: 130 DUEPNO CT.

City: VENICE State: TX Zip: 34275

Telephone: 941-244-2244

Organization (if any): VENETIAN CDD

Please Check One

☐ Audience Participation

☒ Agenda - Topic: PORDFINO

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I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 28 day of Feb 2014 is truthful.

Signature: [Signature]

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My name is Jerry Jasper and I reside at the Venetian Golf and River Club.

I am one of six members on the Advisory Board formed by Mr. John Peshkin for the Portofino project and one of three members representing various Venetian Golf and River Club entities. The following statement is being made on behalf of the Board of Supervisors of the Venetian Community Development District of which I am Vice Chairman. The Venetian CDD is a special purpose unit of local government created under the Statutes of the State of Florida and located within the City of Venice.

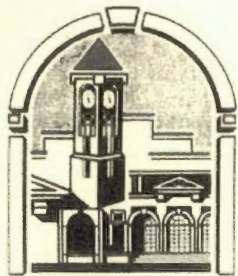
As a member of the Advisory Board, I have followed the Portofino project since its inception, meeting on several occasions with Mr. Peshkin and other Advisory Committee members. During these meetings, the contents of the Application before you were discussed, some sections in considerable detail. Several changes to the Application were suggested by committee members. Some of these revisions were accepted by the Applicant and are reflected in the Portofino Rezoning Application while others, for various reasons, were found unacceptable. In all cases, Mr. Peshkin was very responsive to the committee's questions and comments. Early in the Application process, Mr. Peshkin made a presentation to our Board and freely answered questions asked of him. In addition, the Venetian CDD Board was updated after each Advisory Committee meeting.

After considerable discussion, the Venetian CDD Board has reached the following consensus regarding the Portofino project:

- Commercial development of the 50 +/- acres at the northeast corner of Knights Trail and Laurel roads will be beneficial to the nearby residential areas
- Mr. Peshkin has a special interest in assuring the Portofino project will be compatible with the North Venice residential areas, being that his Toscana Isles residential development borders the proposed project.
- There is no doubt a minimum set of conditions is necessary to make the Portofino project financially viable for the Applicant. Having said that, it is felt that initially granting the considerable number of additional Permitted Uses, over and above those allowed in a Commercial Mixed Use zoning district, all as requested in the Application, may not be in the best interest of the City and residents in our area. It is felt that these additional Permitted Uses should be reserved for Special Exception application at a later date and on a case by case basis. This would in no way prohibit the Applicant for consideration of any of the proposed "Non-CMU" uses in the future, but would only require that he request a Special Exception at such time it becomes apparent that it would be beneficial to do so.

In summary, before you is Proposed Ordinance 2014-04 which in Section 5, contains the Planning Commission's recommendation that Permitted Uses and Structures be only those specified in Section 86-97 (d) of the code of ordinances and that all other structures and uses filed with the Application be considered Special Exception uses.

We respectfully request that this proposed Section 5 be included in any City Council approved ordinance, as recommended by the Planning Commission.



City of Venice

Request to Speak (print legibly)

Name: Richard Barber Date: 1-28-14

Address: 1232 3rd St. Circle E

City: Palmetto State FL Zip 34221

Telephone: 813-376-8917

Organization (if any): WCI Communities, Inc.

Please Check One

☒ Audience Participation

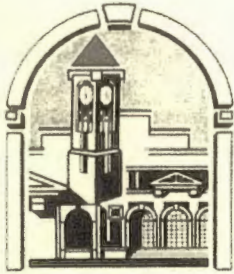
☐ Agenda - Topic: Portofino Project - N. Venice

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Signature: Richard Barber

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City of Venice

Request to Speak (print legibly)

Name: Luddy Wilcox Date: 1/28

Address: Habitat for Humanity

City: Venue State: FL Zip: 34293

Telephone: _____

Please Check One

☐ Audience Participation

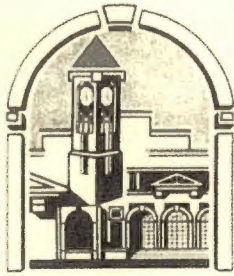
☒ Agenda - Topic: Portofino - Rezore Cmu

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Signature: Judice H Wilcox

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City of Venice

Request to Speak (print legibly)

Name: Raymond LeBlanc Date: 1/28/2014

Address: x 1195 Gable Ct

City: x NO Venice State: FL Zip: x 34275

Telephone: _____

Please Check One

☐ Audience Participation

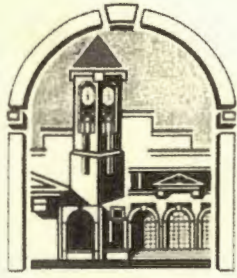
☒ Agenda - Topic: Portofino Rezoning

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Signature: x Raymond H LeBlanc

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City of Venice

Request to Speak (print legibly)

Name: Carol Barbieri Date: 1/28/14
Address: 230 Padova Way
City: North Venice State FL Zip 34275
Telephone: 941-484-2564
Organization (if any): VGRC Community Assoc.

Please Check One

☐ Audience Participation

☒ Agenda - Topic: Portofino

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Signature: Carol J Barbieri

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Mayor John Holic and Members of the City Council

City Hall

Venice, FL 34285

January 28, 2014

Thank you for the opportunity to make a statement today. My name is Carol Barbieri and I am representing the Venetian Golf and River Club Community Association Board. We wish to acknowledge the efforts which John Peshkin has made to provide transparency to the Venetian homeowners through each stage of development of his Portofino Project.

Since June of 2013, Mr. Peshkin has held 15 meetings with a six person Advisory Board, of which I am a member. During these meetings, Mr. Peshkin reviewed the rezoning application details, updated us on the current project status and provided us with opportunities to discuss our concerns. On several occasions, he agreed to make more expensive modifications to the application which had been requested by the Advisory Board.

The Community Association Board has reviewed the Planning Commission's recommendation dated December 17, 2013 to approve Mr. Peshkin's rezoning application and we support it with the limitations placed on the Permitted Land Uses which were included in that recommendation. We believe the Portofino Project, as defined by the Planning Commission, will provide tasteful and appropriate retail resources to our community.

Thank you.

Mayor John Holic and Members of the City Council

January 28, 2014

City Hall

Venice, FL 34285

RECEIVED

JAN 27 2014

PLANNING
& ZONING

Dear Mr. Mayor and Members of the Council:

My name is Peter M. Phillipps, and I am an eight year resident of the Venetian Golf & River Club, where I am in my seventh year as the resident member on the Board of Directors of the Property Owners Association. For the past year, I also have served as a member of the community advisory group for the proposed Portofino mixed use development at the corner of Knights Trail and Laurel Road in North Venice, which is scheduled for review by the Council at its meeting today. Because I am unable to attend today's meeting due to other commitments, I respectfully request that my comments below be read into and made a part of the record of today's proceedings.

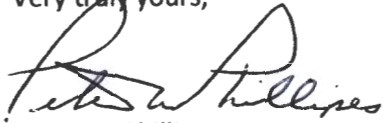
I am familiar with the events surrounding the Renaissance development previously planned on the same site, which initially was met with substantial community opposition and ultimately succumbed to the recent economic recession. Unlike that experience, here the developer and the advisory group have worked together and have met regularly to review plans and agree upon proposed rezoning conditions that will meet the needs of the surrounding community, which currently is commercially underserved.

As someone who previously has been involved in retail developments— before moving to the Venice area, I was Executive Vice President & General Counsel of a very large retail corporation in the northeast—I am well aware that a development of the type being considered must have at least one large anchor store to attract the desired mix of tenants that will insure overall commercial success. One need only look a bit further down Laurel Road to see the result of a multi-unit commercial development with no anchor, which has remained almost completely vacant since it was built a few years ago.

Having reviewed the filings and other descriptive materials prepared by the developer and its counsel, I believe the proposed zoning standards currently before the Council, including architectural elements, buffers, building height limitations, overall signage and the signature monument sign, lighting requirements, and security and traffic standards, will help to insure the creation of the type of high quality development desired by my neighbors and myself, as well as by those in other nearby communities.

Based upon my work with the advisory group and my confidence in the developer's integrity and his commitment to the positive, planned growth of the area surrounding the Venetian Golf & River Club, I urge the Council to approve the rezoning that is being sought and thus expedite the process of attracting future retail tenants for this much needed development.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Peter M. Phillippe". The signature is written in dark ink and is positioned above the printed name.

Peter M. Phillippe

101 Terra Bella Ct.

North Venice, FL 34275

RECEIVED

JAN 27 2014

PLANNING
& ZONING

City Council Members:

My name is Georgette Morano and I have served as a member of the advisory committee for the Portofino proposed rezoning as a Willow Chase resident. I wish I could have been present to express my support in person today; however I am out of the country.

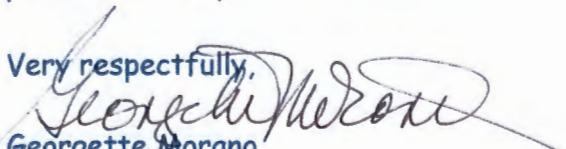
I have worked with John Peshkin and his team on several occasions, including within my own community after the market downturn and during the Toscana Isles PUD rezoning. From my experience, I have been very pleased with Mr. Peshkin's upfront method of conducting business and have the utmost confidence he will perform on this project in a first class manner.

As an advisory committee member, I have diligently worked with Mr. Peshkin over numerous meetings to achieve the proposed rezoning conditions stipulated in front of you today.

In my opinion, the North Venice area is currently commercially underserved. From the beginning, Mr. Peshkin has advised that the flexibility for a large anchor store is important for the success of this project. Based on my observation, the large store would draw the desired mixture of retailers and restaurants, providing residents with a shopping area with a "neighborhood" feel which is needed and they would love. With the potential for a large store, we worked with Mr. Peshkin to ensure the North Venice neighborhood maintained its existing architectural integrity. We negotiated details within this rezoning submission, including building size and geography on the site, buffer designs, architectural elements, height restrictions, signage and security stipulations, to mitigate the impact should a large store select to be located on the property. I have reviewed the proposed uses and find no objection to any of them.

Based on all the meetings and stipulations Mr. Peshkin has agreed to, I am not sure what more could be done by a developer to address resident's concerns on a rezoning. He has been incredibly transparent with what he believes is needed to make this project successful while addressing issues raised by residents. It is my opinion that the Portofino rezoning proposal positively serves our neighborhood and should be approved as is presented today.

Very respectfully,


Georgette Morano

Friday, January 24, 2014

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JAN 27 2014

PLANNING
& ZONING

City Council Members,

My name is Michael Smith and I am a Willow Chase resident. I wish I could be at the hearing, but had scheduled a vacation many months ago.

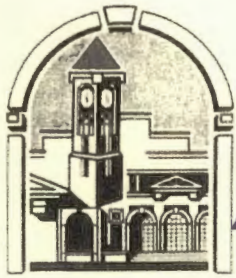
I have served on the Portofino advisory committee, meeting with Mr. Peshkin on well over a dozen occasions to review and work through the proposed rezoning standards.

I am very hopeful that this rezoning will be approved. I think the community in North Venice needs to develop this piece of property as it has been left untouched for so many years. Mr. Peshkin's proposal to make this piece transitional in intensity of uses makes terrific sense – the most intense uses to the west, near the existing industrial, and the least intense uses to the east, near the existing residential uses. With the growth coming to the North Venice area, I think retail is very necessary, especially out-parcels like restaurants, which I believe would serve the community well. I am confident that the agreed standards will ensure a high quality development and look forward to the construction of the project identification monument.

I have worked with Mr. Peshkin before when he purchased all the vacant lots within Willow Chase and have found him to be very honorable and trustworthy. Whatever he said he was going to do, he did. I believe that will be the case on this project as well. Therefore, I would request Council approve this rezoning.

Regards,

Michael Smith
Michael Smith



City of Venice
Request to Speak (print legibly)

Name: MICHAEL ANDERSON Date: 1-28-13
Address: 2637 EAST ADAMIC BLVD #172
City: DAMPADO BEACH State FL Zip 34232
Telephone: 941-320-5299
Organization (if any): DANLING PARTNERS LLC
3590 LAUREL ROAD EAST

Please Check One

☐ Audience Participation

☐ Agenda - Topic: POTDINO REZONE

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