

SUMMARY

The main issue here today as I see it is the property analysis and how it was done. For some reason unwarranted facts and figures were used. RSF 2 and RSF 3 lots sizes were combined to come up with what the zoning is calling average lot size. There was never a need to combine the two together in the first place. When you look at a map of the subdivision in question it is clear to see that it is and should remain RSF 2. The area known as Gulf Shores subdivision was started back in the 1950's and the 2.68 parcel, Gulf Harbor Estates, sits almost in the middle of the Gulf Shores subdivision. To make this very easy and clear the layout of the Gulf Shores subdivision was developed in 4 phases. First phase east side of Harbor Drive smaller lots RSF 3. Second phase west side of Harbor Drive larger lots RSF 2. Third phase west side of Harbor Drive larger lots RSF 2. Phase Four is east of Harbor Drive smaller lots RSF 3.

I have copies of Gulf Shores subdivisions plans no. 1 through no. 4 to substantiate the information here with me today.

To keep with the compatibility and uniformity of this area it is my hope that the planning and zoning department will recognize that RSF 2 and RSF 3 should not have been combined to arrive at an average lot size for this subdivision and will reconsider because of the information brought forward.

The developer bought the 2.68 parcel knowing that it was a RSF 2 Code at time of purchase. I have a copy of the Sarasota County Property Appraiser for property record information for 0178090023 with me today.

I want the parcel to remain a RSF 2 because I want the minimum 80 ft frontage on each lot. Frontage is an important part of the value of any property and I want to maintain our area values.

To restate, all properties located in this area west of Harbor Drive are larger lot sizes and are RSF 2, closer to the Gulf of Mexico. There are properties west of Harbor on Sunset that are RSF 1 adjacent to the Gulf Harbor Estates. These properties should be considered when discussing reducing the density zoning in this area. Properties east of Harbor Drive are smaller lot sizes and are RSF 3 further from the Gulf of Mexico.

Going north to south the streets west of Harbor Drive are Sunset Drive, Gulf Drive, Shore Drive and Beach Drive all zoned RSF 2. The Gulf Harbor Estates are west of Harbor Drive and border Deertown Gully on the north side with Sunset Drive backing onto Deertown Gully on the other side of the Deertown Gully, the next street is Gulf Drive where the Gulf Harbor Estates parcel is located and then Shore Drive and Beach Drive completing the area.

Concern Citizen



Leora Nelson

1104 Sunset Drive

Venice Fl 34285

352 568 5099

6.5.4. *Perimeter Compatibility Required.* All cluster subdivisions shall require perimeter compatibility as follows:

- a. Where perimeter lots are equal to or greater than the minimum single-family detached lot area and width required for the district, no perimeter buffer over and above that required in Section 7.3 shall be required.

COMMENTARY: Lots must match the applicable district's minimum lot area, not necessarily the size of neighboring lots.

- b. Where perimeter lots are not equal to or greater than the minimum single-family detached lot area and width required for the district, a landscaped project boundary buffer with a minimum opacity of 0.5 in accordance with Section 7.3 shall be required. No averaging of the width of this buffer shall be permitted. Where this buffer meets all of the requirements for open space in Section 6.2.7, it may count as open space. Where a lake, a minimum of 120 feet from top of bank to top of bank, is proposed as part of a cluster subdivision's perimeter compatibility buffer, more grouping of vegeta-

tion and a lesser buffer opacity is allowed in order to allow lake views as approved by the County's Landscape Architect.

EXAMPLE: A buffer with an opacity of 0.5 requires a 20 foot wide buffer area with 3 canopy trees, 6 accent trees and 34 shrubs per 100 feet of buffer using Alternative 1 in Section 7.3.8.

COMMENTARY: Any residential development adjacent to a different zoning district requires a project boundary buffer as set forth in Section 7.3.

6.5.5. *Conventional Subdivisions Over 30 Acres.* All conventional subdivisions in the RSF District that exceed 30 acres in size shall incorporate a common neighborhood use and focal point within the development such as a park, play area, plaza, square or other similar facility. The focal point area shall be equal to at least one percent of the gross area of the subdivision. The focal point shall contain at a minimum, a community use facility. The focal point shall be specified at the time of preliminary plan submittal.

6.5.6. *Development in the RSF Districts.* Unless specified elsewhere in these zoning regulations, the following dimensional standards shall apply to all development in the RSF Districts:

	<i>RSF-1</i>	<i>RSF-2</i>	<i>RSF-3</i>	<i>RSF-4</i>
<i>Density</i>				
Open Space (minimum)	20%	20%	20%	20%
<i>Lot Dimensions</i>				
Lot Area (minimum sq. ft.)	15,000	9,600	7,500	6,000
Lot Width (minimum feet)	100	80	70	50
<i>Yards (minimum feet)</i>				
Street Yard	20	20	20	20
Side Yard (single)	8	8	6	6
Side Yard (total)	18	18	15	15
Rear Yard	10	10	10	10
Waterfront Yard* (Nonresidential)	20/30†	20/30†	20/30†	20/30†
Waterfront Yard*** (Residential)	20	20	20	20
<i>Bulk (maximum)</i>				
Height (feet)	35**	35**	35**	35**
Building Coverage	30%	30%	30%	30%

exceed the maximum density allowed by the zoning district or the future land use category, whichever is more restrictive. All conventional subdivisions in the RE and RSF Districts that exceed 30 acres in size shall incorporate a common neighborhood use and focal point within the development such as a park, play area, plaza, square, pavilion or other similar facility that can accommodate such activities as outdoor gatherings, neighborhood events, and picnicking. The focal point size shall be equal to at least one percent of the gross area of the subdivision. The focal point shall contain at a minimum, a community use facility. The focal point shall be specified at the time of preliminary plan submittal.

Conventional Subdivision	RSF-1	RSF-2	RSF-3	RSF-4
Density				
Gross Density (maximum)	2.50	3.50	4.50	5.50
Lot Dimensions (minimum)				
Lot Area (sq. ft.)	15,000	9,600	7,500	6,000
Lot Width (feet)	100	80	70	50
Yards (minimum feet)				
Street Yard	20	20	20	20
Side Yard (single)	8	8	6	6
Side Yard (total)	18	18	15	15
Rear Yard	10	10	10	10
Waterfront Yard*	20	20	20	20
Bulk (maximum)				
Height (feet)	35	35	35	35
Building Coverage	35%	35%	35%	35%

* See also Chapter 54, Article XXII, Section 54-721 through 54-724, Sarasota County Code, Gulf Beach Setback Line.

- c. **Cluster Subdivision.** A cluster subdivision provides a minimum of 30 percent common open space, exclusive of individual lots, and allows those housing types specified in Section 6.5.3. when occupied by a single family. All cluster subdivisions shall incorporate a common neighborhood use and benefit focal point within the development such as a park, play area, plaza, square, pavilion or other similar facility that can accommodate such activities as outdoor gatherings, neighborhood events, and picnicking. The

focal point size shall be equal to at least one percent of the gross area of the subdivision. The focal point shall contain at a minimum, a community use facility. The focal point shall be specified at the time of preliminary plan submittal. Where single-family detached housing occurs within a cluster subdivision, such housing shall meet the standards shown below. NOTE: For density limitations in cluster subdivisions, also see Section 6.2.3.

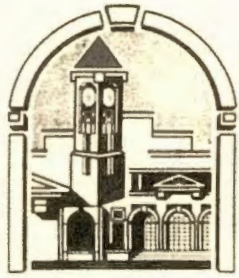
Cluster Subdivision	RSF-1	RSF-2	RSF-3	RSF-4
Density				
Gross Density (maximum)	2.50	3.50	4.50	5.50
Open Space (minimum)	30%	30%	30%	30%
Lot Dimensions (minimum)	None			
Yards (minimum feet)				
Street Yard	20 feet			
Rear Yard	10 feet			
Side Yard	**			
Waterfront Yard*	20 feet			
Bulk (maximum)				
Height (feet)	35			
Building Coverage	-			

* See also Chapter 54, Article XXII, Sections 54-721 through 54-724, Sarasota County Code, Gulf Beach Setback Line.

** Note: A minimum building separation of 12 feet must be met unless an alternative is approved by the Fire Marshal and Building Official.

6.7.3. *Lot Line House.*

- a. **Description.** The lot line house is a single-family dwelling unit positioned on one side lot line without any setback. The house has private yards on three sides of the building, including a wider side yard comprising the equivalent of two side yards for conventional detached housing. Garage access may take place from the front or the rear of the lot.



"City on the Gulf"

City of Venice

Request to Speak (print legibly)

Name: LEORA NELSON Date: _____

Address: 1104 SUNSET DR

City: VENICE State FL Zip 33285

Telephone: 352 568-5099

Organization (if any): _____

Please Check One

Audience Participation

Agenda - Topic: _____

ZONE change - DRAINAGE ISSUES
SIDEWALK SIGN

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 17 day of March 2017 is truthful.

Signature: Leora Nelson

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

1178-09-0023

Petition No 16-124 PP



"City on the Gulf"

City of Venice
Request to Speak (print legibly)

Name: JANICE SICILIANO Date: 3/7/17

Address: 109 HARBOR DR S

City: Venice State: FL Zip: 331235

Telephone: 401-633 2959

Organization (if any): - Environmental Friends

- Please Check One
- Audience Participation
- Agenda - Topic: _____

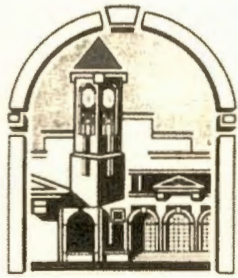
Wild Life Hooping Gully FL-FISH & GAME
W/ 08/17/17

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 7 day of June 2017 is truthful.

Signature: [Handwritten Signature]

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



"City on the Gull"

City of Venice

Request to Speak (print legibly)

Name: James Clinch Date: 3/7/17

Address: 401 W. Venice Ave.

City: Venice State FL Zip 33285

Telephone: (941) 882-7110

Organization (if any): City of Venice

Please Check One

Audience Participation

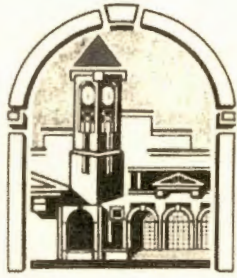
Agenda - Topic: 16-04PP - Gulf Harbor Estates

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 7 day of March 2017 is truthful.

Signature: *J. Clinch*

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: CHUCK MCKERSON Date: 3/7/17

Address: 409 SHORE RD,

City: VENICE State: FL Zip: 34285

Telephone: 612-760-9544

Organization (if any): ✓

Please Check One

Audience Participation.

Agenda - Topic:

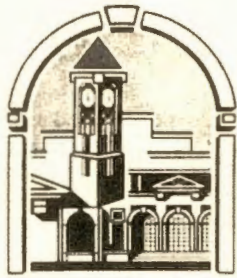
GULF HARBOUR ESTATES

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 7 day of MARCH 2017 is truthful.

Signature: Chuck A. McKerson

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: ARTHUR FOX Date: 3/07/2017
Address: 413 GULF DRIVE
City: Venice State FL Zip 34285
Telephone: 941-484-3819
Organization (if any): _____

Please Check One

Audience Participation

Agenda - Topic: _____

~~THE~~ GULF HARBOR ESTATES

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 ___ day of _____ 20___ is truthful.

Signature: _____

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