

From: RUDOLPH SILVER <paco144@msn.com>
Sent: Friday, July 18, 2014 11:13 AM
To: City Council
Subject: VICAProperty Border Road

Mayor Holic and The Venice City Council
Venice, Florida
July 18,20014

Dear Mayor and Council Members.

We are again writing concerning the VICA Property at Border Road and Jacaranda Blvd.

We are requesting that you do not allow the placement of neither sidewalks nor street lights along Border Road. We are requesting setbacks of at least 100 feet or more along Border Road. This would be at least in keeping with the setbacks of the present properties . We also request that there be a decrease in the density of this project. There seems to be an extreme density plan backing into Border Road. This is not in keeping with the rural ambience of the area.

Border Road is the Gateway to the Reserve and as such we ask you to continue with the preservation of our rural area.

Thank you taking this into consideration. I am sure that you realize the importance of the preservation of our area to the city of Venice and Sarasota County.

Sincerely,

Karen and Rudolph Silver

Sent from Windows Mail

From: pat wayman <pat.wayman@gmail.com>
Sent: Monday, July 21, 2014 11:01 AM
To: City Council
Subject: VICA codes & restrictions
Attachments: VICA-Property Restriction Chart.xls

Dear City Council,

Attached please find a spread sheet regarding the property restrictions on the VICA parcel. My hope is that all codes and restrictions will be addressed at the upcoming hearing. My concern is that the current owner is asking for a lot of waivers. Negotiations are normal; it is common for someone to ask for a lot more than they require.... even more than they think they are entitled to or should be granted. I hope the attached document is useful in your upcoming negotiation process.

Thanks!
Pat Wayman

OWNER - James Ritchey
EXHIBIT D

OWNER - VICA LLC
EXHIBIT F

OWNER - CNL Bank

OWNER - Neal Communities

CITY Involvement

STATUS

Pre-annexation agreement

zoning changed to RMF-1 - deemed consistent with Comp Plan & JPA - Dec 9, 2008 (Ord #2008-23)

(keeps requirements 1-7 of 2008-23); Ord #2012-14 "Amending Ord 2008-23, which rezoned the VICA Property nka CNL Bak Property, by deleting stipulation #8 to facilitate the construction of the N/S connector road (Jacaranda extension)(12-1RZ)// "All other Findings, Restrictions and Stipulations governing permitted uses on the subjeet parcel will

14-1RZ - Request for rezone from RMF-1 to PUD

Rezone request to PUD

This exemption has no opposition from neighbors, but easement should be considered for future use; property easement should match property to the west along Border Rd

#2-subject to all codes, laws, ordinances & regulation in force within the city

additional restrictions added - see below

Owner wants exemption from 86-232(5) sidewalk requirement;

Owner wants exemption from 86-130(q) - setback requirement of 2x ht of structure (wants 1x structure ht) - Owner wants setback cut in half

(p) Lot size; yards. Within the boundaries of the PUD, no minimum lot size or minimum yards shall be required; provided, however, that no structure shall be located closer to any perimeter property line than two times the height of such structure.

neighbors oppose exemption - (see VICA plan for high density along Border Rd)

Owner wants exemption from 86-130(h) - building ht -

(h) Maximum height of structures. No portion of a structure shall exceed 35 feet in a PUD district, except as permissible by conditional use. An additional ten feet for one story devoted primarily to parking within the structure may be added to the limit.

neighbors oppose exemption - see #31

Owner wants exemption from 86-130(d)(1) - sign
Owner shows no respect for existing communities re: adjacent density/lot size; existing lot sizes are 5-10 acres along Border rd

(d) Prohibited uses and structures. Prohibited uses and structures in PUD districts are as follows:
(1) Off-site signs.

neighbors oppose & request no signs on Jacaranda median - follow the PUD code neighbors oppose small lot sizes along Border rd (Gateway to Preserves) neighbors oppose small lot sizes along Border rd (Gateway to Preserves)

RMF1=du min w = 75 ft

Owner wants min w = 36 ft (min w in Windwood = 52 ft) This does not match the existing development along Border Rd.

	RMF1=min sq ft = 7,260 Residential density shall not exceed 5 du/acre	continued from 2008 as #1	Owners wants min sq ft = 4,140 (min sq ft in Windwood = 6,500 sq ft or 0.17 ac) This is grossly different from existing development along Border Rd	neighbors oppose small lot sizes along Border rd (Gateway to Preserves)
#3- determination that adequate public facilities & services are available concurrent with the impacts of any proposed development must be made before any development order is granted		continued from 2005 "In addition, the limitations of residential density was part of the rezoning application associated with Ord #2008-23 to ensure compatibility with surrounding existing & planned neighboring developments. While the RMF-1 zoning district permits up to 6 u/acre, this rezone amendment will	Seemingly with no consideration for the existing neighborhood to the south along Border, Owner plans to construct back sides of extremely dense housing adjacent to Border road.... yet states the project is a reduction in density. While acknowledging less density is wanted, Owner places high density adjacent to lowest density (Border Rd).	to be determined ??? Dropping RMF1 will allow more du on property, since 1/2 property is wetland and smaller lots are allowed in PUD
#4- Owner responsible for all offsite and onsite water lines		continued from 2005		owner will meet
#5- Owner pays all water utility rates, fees & charges, including any capital charges - for improvements re: water utility system		continued from 2005		owner will meet
#6- Owner responsible for all offsite and onsite sewer lines		continued from 2005		owner will meet
#7- Owner & county must agree to sewer utility service		continued from 2005		?
#8-A- Owner pays \$1,695 per equivalent dwelling unit (subject to Consumer Price Index)		continued from 2005		?
#8-B- Owner donates land for Jacaranda extension	Owner donates land for Jacaranda extension Owner builds Jacaranda extension	Done by owner continued from 2008 as #2		already met city did owner will meet
#8-C- Owner donates 80' for Laurel road	Owner donates land for Laurel rd Owner builds up to 2 additional lanes on Laurel	continued from 2008 as #3	continued from 2005	not met
#8-D- Owner provides water well site (land & easements)				?
	Owner donates 7 acres of dedicated parks for each 1,000 functional population (at time of plat approval)	continued from 2008 as #4		not met by Current Owner Current owner will meet
#9- Building style addressed	Building ht within 200' of Laurel and Border limited to 35' with no additional ht for under	continued from 2008 as #5		owner requests exemption
			PUD rules: (j)(2) A maximum of eight percent of the gross project site may be required for dedication to municipal uses for all projects in excess of 25 acres in area, after a determination by city council that a demonstrated public need exists for municipal facilities such as parks, fire stations or other public uses.	

#10- county impact fees	Landscape buffers (Laurel & Border) shall have a minimum width of 30 ft; including a 4' berm; continued from 2008 as #6	continued from 2005	city paid for study	owner requests exemption ? infill was to have been developed first - development here is premature study paid for by city; Owner to pay for improvements
#11 Owner provides City with traffic study & pays for needed improvements	East & West vehicular cross-connectivity (anticipating other development would have already occurred) continued from 2008 as #7			?
#12- Owner pays City Attorney fees				?
#13- Indemnity clause #14- Default clause #15- Attorney fees				neighbors request no signs in Jacaranda median and all signs limited to entrances, only; proposed ordinance addresses only Laurel & Jacaranda.
#16 - Binding on Successors - terms run with the property		special signage exemption request	see PUD signage code language above (#8)	Proposed Ordinance does not address all land restrictions attached to this property in the "whereas" clauses; Insufficient/improper notice posted on property (15 days and beyond (city should know when correct required- assume it is business days)
			Notice of April Planning Commission hearing re-posted on property as of July 2 and beyond (city should know when correct notice was posted)	

SUBJECT: VICA plan Petition #14-IRZ, Ordinance 2014-1

Dear Mayor Holic and City Council Members,

Please do not put high residential density along Border road. Where is the city respect for rural life? Venice should capitalize on their natural areas, not pave or house over them.

Border road is the Gateway to the Preserves. It is one of the few natural areas left in the city. It sets the atmosphere for a nice drive or bike ride to the preserves. The scenic charm of a natural space is beneficial to the bikers who use the Border road bike path and the visitors who go to the preserves and the Carleton Reserve. People visiting Venice whether local visitors or snowbirds with the thought of moving here in the future appreciate the diversity in beach, city, urban and rural lifestyles to chose from.

In keeping with that thought, imagine 10 homes per acre, backyards facing Border road, as representative of city growth, and across the road is 1 home per 5 acres representing county growth. The VICA rezoning is overwhelming the little nature we have left. The current RMF-1 zone will allow both the planned commerce along Laurel road (one of the goals for this area) and the low density homes that identify with nature and co-exist with it (no fertilized, manicured lawns). This type of responsible development more adequately protects our wetlands and serves our community.

Please say no to the rezone. A PUD is not what was planned for in this area.

Venice is more than a beach!

Sincerely,


404 Golden Beach Blvd
Venice, FL 34285

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Sincerely,

Marilyn Evans
1211 Capri Isles Blvd
Venice, FL 34292

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Sincerely,

Elizabeth J. Nelson
1271 Capri Isle Blvd #50 Venice FL 34292

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Sincerely,


417 Shore Rd.
Nolcomi's, FL 34275

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238 TAMPA Ave W.
Venice, FL. 34285.

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Sincerely,

Jeanne Uppilini
254 N. Green Circle
Venice Florida 34288

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*Marilyn Sorenson
City of Venice*

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Sincerely,

Susan Pozza
515 BEACH RK BLVD
Venice, 71 34285

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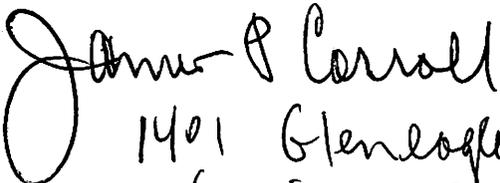
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Sincerely,


1401 Glenloches Dr
Venice FL 34292

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Sincerely,

Nancy McChung
927 Posadas W Venice

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Sincerely,

Bob Kaucher

932 Groveland Ave Venice

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Sincerely,

Larry Snow

138 VENICE EAST BLVD
VENICE 34293

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Danni Snow
138 Venice East Blvd
Venice Fl. 34293

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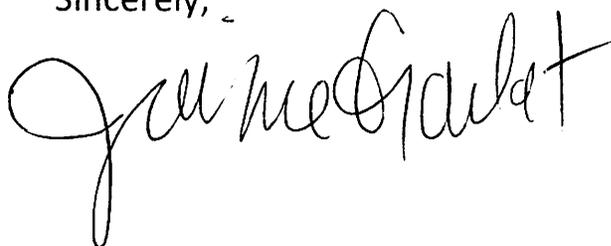
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P.O. Box 272
Nokomis, FL
34274

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Don't mess it up!

Sincerely,


135 W Green St.
Englewood, FL 34223

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Sincerely,

Bette Vilei
5381 Layton Dr
Venice FL

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Sincerely,

Donald Edge
1186 N. Jackson Rd
Venice, FL
34292

SUBJECT: VICA plan Petition #14-IRZ, Ordinance 2014-1

Dear Mayor Holic and City Council Members,

Border road is the Gateway to the Preserves. It is one of the few natural areas left in the city. It sets the atmosphere for a nice drive to the preserves. Please do not put high residential density along Border road. The scenic charm of a natural space is beneficial to the bikers who use the Border road bike path and the visitors who go to the preserves and the Carleton Reserve.

Imagine 10 homes per acre, backyards facing Border road, as representative of city growth, and across the road is 1 home per 5 acres representing county growth. Where is the city respect for rural life?

This area was not planned yet, and the VICA rezoning is overwhelming the little nature we have left. The current RMF-1 zone will allow both the planned commerce along Laurel road (one of the goals for this area) and the low density homes that identify with nature and co-exist with it (no fertilized, manicured lawns) This type of responsible development more adequately protects our wetlands and serves our community.

Please say no to the rezone. A PUD is not what was planned for in this area.

Don't mess it up!

Sincerely,

Mary Bruning
339 Darenana Dr
Venice DE
34293

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Sincerely,

Annette Jarchild
286 N. Havana Rd
Venice, FL 34292

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Sincerely,

Beth S. Braxton
20369 Cavallo Ct.
Venice, FL 34292

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Peter Wessyler

3540 Becker Rd Venice. 34293

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Bob Branson
20369 Cavallo LT Venice 34292

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Sincerely, *Louise Craig*
P.O. Box 108
Laurel, MD
34275

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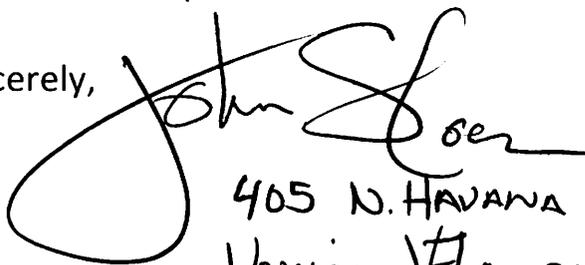
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405 N. HAVANA RD
Venice, Fla 34292

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Sincerely, *KAREN SLONN*
405. N. HAVANA BL
Venice, FL 34292

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Carla Barnett
5299 Cedar Court
North Pot 91 34287

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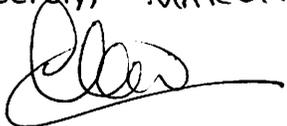
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Sincerely,  MARGARET MCCORMICK-WASSBY
3546 BECKER RD
VENICE FL

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Sincerely,

Angie Untied
1186 N. Jackson Rd
Venice, FL 33429

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Mary Manda
280 N. Hawaiian Rd
Venice, CA 90292