

Statement of Ed Martin to Venice City Council, May 10, 2022

Recommendation: Fully explain to citizens the changes to the LDRs made by the Planning Commission and Attorney Boone through public workshops with discussion of changes.

<https://venice.legistar.com/LegislationDetail.aspx?ID=5556714&GUID=8208E584-A0E2-4C6C-AD9A-CB9830CCB64E>,

This City document shows the post Boone/staff changes, marked.

The current document does not show the adopted changes, only those the PC rejected. Of course, the adopted changes are what Council and the Public should understand, not the rejected ones.

The redraft of LDR after the Planning Director met with Jeffrey Boone, contained 21 changes, (marked in red) in the first section, alone, the Administrative Procedures determining the City's actions. That is a fraction of the document, other very significant changes appear.

In the draft for today's meeting only the changes not accepted by Planning Commission are identified. Those accepted are not identified.

Does Council not need to know what changes in City Administration, prescribed by a Land Use Attorney have been accepted to become an ordinance? Does the public not deserve that information clearly presented? Do developer initiated increases in height not deserve the public and Council's attention?

Other Changes

There are changes in Development Standards. What are those changes and why? Height, etc.

The PC recommended a change in height to three stories, plus extra habitable feet, and 10 feet of roof appurtenances. After much negative response to changing our historic downtown, they retained the 35 feet limit, and dropped the "10 foot exception." It had never been used and one attempt was dropped or rejected, years ago.

In this "post Boone" draft the exception has been returned. Why? I have heard no Citizens, no Historical Board, etc. recommend that. Sounds like money interests, may have. Further, there are increases in height in a number of sections, despite the widespread public opposition.

These LDRs have recommended myriad changes in the laws governing this City. I am concerned that neither this Council or the taxpayers understand clearly what those changes are and why they are in the public interest.

Please have staff prepare a document, identifying each proposed change, with a short explanation for each. I am sure some are justifiable and that assurance would be welcome.

As a former Mayor, The Council and I revised the Comp. Plan. We had, as a Council, dozens of workshops and meetings, identifying and discussing each change. We reviewed each change with the former State Director responsible for Comp. Plans and had her approval for each part.

I appreciate the tremendous amount of work that has gone into this process, but without clear public understanding it is not completed.

Thank you.

Dear Venice City Council Members .

insurrounding PUDs

We are particularly concerned about redrafted articles pertaining to : Land Development Compatibility Regulations , the New PUD Regulations being seriously altered and considered and the New Commercial Deregulation Laws also being considered which all appear to benefit the Developer and his profit margin and NEGATIVELY impact literally THOUSANDS of perimeter residents which are your tax payers with thousands being Florida registered voters. These revisions if permitted in their substantially irrevocable context over the next 1-2 years barring another redraft can RUIN a Standout BEAUTIFUL MODEL town like VENICE .

.. We hope your decision before any final renderings of approval allows the proper time for procedurally permitted public viewing & vetting and receives the proper legally advised public presentation review period . We hope this LDR Document is not adopted without more public hearings and revision work .

We HOPE you had a chance to watch and listen to the resident presenters recorded on video on the Public Planning Commissioner's hearing held last week May 3rd related to their concerns as they mirror ours and countless others as well . The relevant video audio portions occur from 1:30-2:30pm during public commentary time and again later around 4:40 pm following the redrafted edit discussions that ensued between the Commissioners and their professional staffers present . The public commentary is very telling , informative and accurate about present resident perceptions and opinions with valid objections shared related to lost protections being considered .

Concerns,

Some of the Developers in Venice don't see the rational behind honoring the preservation of habitats and tranquil surroundings . Some of the Developers don't live in Venice and / or don't embrace or understand the merits of living here personally so concoct classic "Bait and Switch" methods to build personally profitable but not sustainable or compatible entities that can ruin what now exists within the illustrious Venice .

What kind of environment do you live in , wish to remain in and want to see your children being their children up in ?
You are the Responsible Stewards of Venice and its Future for the now and next generation of contented dwellers

The lawyer for the developer who seeks the changes in Venice's LDR has had more than ample time to speak sharing his clients desired modifications . It is time to back burner the front burner permitted developer speaker agents and listen to the PEOPLE who live in this beautiful town and love the tranquility of what exists .

We watched the May 3 rd at 1:30 -almost 6 pm Venice Planning Commission meeting and heard public commentary prior to decision process consideration proceedings of the discussion of revisions and legal wording considerations in play with the LDR considered in the Zoning laws . Residents were permitted 5 minutes and had to fill out speaker cards and submit presentations prior to sharing . The lawyer representing the developers did not fill out speaker cards sharing which clients he represented stating that he had over 25 clients so with 5 minutes each he would be allowed over an hour . I was impressed with the due diligence of the Commissioners , the few who took on commentary and the speaking role during the world 5 hour proceeding . I was surprised however at the lack of input shared by many of the commissioners .

Unfortunately some developers are less scrupulous than others, they buy lands that are established as residential entities and then decide they want to influence towns during redrafted planning commission work periods so that the intended developer purchase on record conveyed when bought and plans approved years earlier by the town can be switched into a more developer profitable site that is clearly not in the best interest of neighbors and clearly not conducive to neighborhood residential communities on outlying perimeters. *Sam referencing PUDs*

~~What is not presently suitable or compatible should remain as not suitable and what is now not considered a general commercial regional entity should remain as a non touched commercial entity.~~

Under the current LDR Laws commercial establishments within a PUD MUST be located CENTRALLY within the PUD and be NEIGHBORHOOD SIZED and designed to serve ONLY the PUD RESIDENTS. This current law is aligned with the City's Comprehensive Plan which is its essentially its Ten Commandments for VENICE's Bright Future.

The current redrafted but not yet adopted regulations but approved by the Planning Commission last week May 3rd removes many KEY ☐ PROTECTIONS from PUD's. The laws being redrafted are permitting INCOMPATIBLE use and will permit the building of monstrous unneeded and inappropriately zoned commercial entities adjacent to presently tranquil, safe, low trafficked residential communities inviting regional traffic into quiet neighborhoods.

This newly drafted LDR is not considering the needs, desires and rights of adjacent residents and this concern actually relates to many PUD developments already built and that are presently being built. The changes being proposed currently related to PUD's are changing the protections in place and is sending out presently amplified buyer / home owner shock waves to the Laurel Rd and Intersecting Jacaranda Rd Residential Community tax payers. We are concerned.

Please take Notice. We stand resolved together are are Thousands of residents. These residents in the N. Venice corner have signed petitions sharing their dismay at the contempt being exercised by Developer ~~Man~~. Again this shock wave is finding its voice among thousands of residents throughout the N. Venice Residential Communities. All opposed to the intended use of an 11 acre lovely tranquil cornered property bordering both Jacaranda and Laurel Rd. But we also realize the negative implications of these laws if adopted for other PUDS within Venice and ask that you move slowly through this process to consider the residents rights to *live in* ~~leave~~ tranquility in their communities over the financial gains of non resident developers.

When a developer buys a piece of property its use was understood and what was permitted was understood by adjacent residents, the Town who approved plans submitted and by the residents within that PUD. As a Developer you should not be permitted to Buy, Bait Venice and Switch intended land usage decisions.

The big question is this ... When purchased what was permitted? What was understood and conveyed to the Town and approved. Now rather than buying other land that is far more suitable land for a regional project the developer decides he can do whatever the ***** he wants with his land regardless of its merits or compatibility regarding the lands practical, legitimate use and decides to wait out the LDR changes believing they will permit him to build something unsuited but profitable something on the largest scale possible, not wanted by residents but as he stated in public something he wants and he can do what he wants with land he owns and always wins. The Developer stated that it is his constitutional right to do what he wants with the land he owns referencing Madison and Jefferson ☐ the mid-late 1700's colonial era times when Florida was virtually uninhabitable unless you were a native.

The town, VENICE and it's official voter appointed designees need to keep the protections it has had in place. The Developer is not in the drivers seat, the Town Commissioners & Council needs to be always without exception the entity who makes the determination of what is suitable and where it is permitted especially when it is a commercial or industrial entity that is unwarranted.

The developer has to prove that what he wants to do is warranted, ethical, necessary and accommodates the neighbors, the environmental concerns that are within that PUD or RFD's or neighboring affected PUD's because they share adjacent perimeter properties.

Venice is a BEAUTIFUL town and becoming a little city. MORE RESTRICTIONS are needed when the PACE and RACE to build EXCEEDS what can be RESPONSIBLY & EFFECTIVELY managed. WHY CHANGE what has worked for what has been achieved so far? You NEED to KEEP QUALITY CONTROL MEASURES, PROTECTIONS in place to SAFE GUARD Venice's future and build only what truly accommodates the existing status quo and standards of what is considered a lovely model community.

These permissible redrafted PUD laws, Compatibility laws and Commercial laws being considered for ratification feels similar to allowing a fully infected unmasked Covid Agent into a germ free enclosed unprotected unvaccinated room of vulnerable citizens and you are essentially locking the two entities in together without recourse or ventilation. It feels a bit like suffocating the residents while providing the ventilators and inhalers to the developer and his investor interests. These policies have huge ramifications and will negatively impact thousands of residents.

WE... They, the thousands of residents concerned haven't objected to the responsible development that has happened over the past few years and don't object to more residences being built by the influential boasting braggart builder in play that claims publicly that he always gets what he wants and that includes approval on any applications they have ever filed. But these residents are up in arms now and totally not okay with what is transpiring far too quickly related to his desired to bastardize the land with non compatible moon tamed landscapes and monstrously large commercial entities, what prevents him from erecting a regional Walmart in this neighborhood?

Venice a masterfully crafted town.

PLEASE in making your considerations Please bear in mind our now ~~now~~ more far more fragile environment and keep more land buffers / natural habitats, restrict builds incorporating more green space and developers need to be reigned in with more restrictions and more accountability not less.

Please restrict buildings the size of two Wal-marts or 20 Dollar Stores in tranquil neighborhoods that have State Park Lands and preserves close by that are not centrally located with very few certainly NOT numerous intersecting high trafficked roadways.

There is presently a problem hiring enough workers to run the stores that exist and the population is 1/2 to 1/3 of what it is in the late fall, winter and early spring months. PLEASE DON'T ALLOW developers to build what is NOT NEEDED to line their pockets and profit personally. We DON'T NEED MORE EMPTY SHOPPING CENTERS.

This redrafted document before you needs more publicly honored transparent shared and easily viewed presentation time: seed time to germinate and receive the proper vetting period for voter resident impacted citizen consultation. This document needs more transparent shared resident visibility time before approval. The lawyers of developers have had ample time to share their desired changes and financially dictated justifications for the modifications they desire to see within the redrafts. The public / impacted Venice tax payers have not had that same notice and vetting period. What is the rush?

Developers in Venice are being permitted to steal away from its residential communities the Morn and Pop feeling of what exists and create unwanted and unneeded entities that are not compatible with established PUD plans. It appears entirely corrupt to virtually thousands of impacted residents that one developer in particular is attempting to dictate policies and is underhandedly steering the redraft LDR decisions along hurriedly through lawyers representation.

With this in mind, I am proposing a lovely Mon
with a large open space built with a lovely planned
bushes, water, and a small ice cream shop, book
store, baker shop ... the developer intends to

build we were told a 47,000 sq ft Publix (three
others exist within a 3.5 mile radius) and a 12
store entity as well . This is not a neighborhood
entity being considered for the benefit of the
residents nearby but a regional entity . There are
far more suitable properties further down
Jacaranda closer to 75 . Even a 40,000 sq ft
building is NOT needed and should not be
permitted unless it is a Library serving the residents
during daytime hours , or a Park . Who will work in
these stores between mid April and mid November
the stores are virtually quiet with the communities
at 1/2 capacity with snow birds returning to their
northern homes .

Simply ridiculous and clearly incompatible the
concept of a shopping center plus proposed on the
Milano PUD which presently is a non permitted
use but the push seems to be to change these rules
of development to benefit who not the presently
content happy tranquil neighborhoods nearby.
Why are considerations being explored to create
4 lane roadways on previously residential quiet
roadways to accommodate developers who have
conveyed their intentions but not submitted
applications yet because they are waiting for
Venice to adapt the restated changes they are
trying to influence . It is one thing if the traffic from
the homes warrants expanding roadways it is
entirely unacceptable if this is being done to
accommodate a developer who has made his plans
known related to what he wants but hasn't yet
submitted his application because he is waiting for
the City Council to grant him his WISH . The
Venice City Council is not his Genie in the Bottle
He needs to find more suitable land to be
permitted to do what he wants . He doesn't always
win as he boasts publicly to tax paying citizens .

We bought 5 years ago here and ABSOLUTELY LOVE what Venice has become . ITS DOWNTOWN has been
transformed into a Gorgeous Entity that is the ENVY of all of southern Florida . It is a STAND OUT FIRST CLASS
community and we need to keep it that way . BUILD LIBRARIES and more green recreational entities in
neighborhoods . Gardens , parks and learning centers and sanctuaries are needed to preserve what is here . Let's
embrace more eco friendly entities something that is needed . An one level elder care facility or a one level recovery
rehabilitation facility with beautiful grounds surrounding the facility . Wouldn't that be a far more appropriate project
than another shopping center especially since folks utilize Amazon and Prime for purchases now and stores have
difficulty finding hires and sit empty over the summer months ,

Thank you for your time and consideration given to
this email and the proceedings you will be involved
in Tuesday May 10 th and the following weeks .
We truly do appreciate your ability to consider all
the ramifications showed and justifications you are
likely to receive for various viewpoints.

May the Force Be With You

Respectfully ,

Mark & Suzanne Jerry Registered Voter

It would appear that the developer who is in the
midst of the initial phase of building town homes is
presently also creating the perceived need of 4
way roadways and a likely now discussed round
about . He wants to now create more intensity in
traffic a heavily trafficked road with the additional
conveyed intent of an 1- acre shopping center .
Now it is our understanding that the E. Venice and
Jacaranda round about area has contributed to
numerous accidents in fact often weekly during
high peak traffic season . This now quiet N.
Venice corner of Venice does not have alot of
intersecting roadways . It is clearly a neighborhood
and tranquil and in fact presently had the lovely
element of Courtesy Stops where you Wait
Respectfully and Respectively for your turn with
the 4 way intersection traffic based on when you
entered the intersection . This courtesy wait on
roadways is lovely and siesta to what a
neighborhood feels like it is a traffic light roadway .
These roadways presently have a strong
neighborhood feel with bikers on wide sidewalks
and on the current biker roadway tarred paths and
walkers and parents pushing strollers . This
roadway on Jacaranda and Laurel is a two way
roadway with a lovely pond that sits on the corner
That is what it is presently but the Developer said
straight out to the attending residents that the road
would become 4 lanes and there is the green
space in the middle median area to accommodate
more traffic . This is not his backyard it is ours .
our courteous stop , wait and go no light needed
neighborhood .

The proposal by Neal presented to residents is to
dissolve these entities this tranquility and replace it
with WHAT an unneeded tarred moonscape
shopping center even knowing and being told that
there exist 7 grocery shopping centers within a 2.3
- 7 mile radius The developers response was you
can drive your grocery cart to the grocery store . I
don't know anyone who does that do you ? I
know that a golf cart has to be overhauled to be
allowed on roadways

We do appreciate your time and consideration of
the LDR Laws that need modifications . We have
been impressed with the Council the last two years
with

time we spend watching older clips of meetings
and zooming in when we are concerned about
various hearings .

We respectfully request that you not RUSH
through these decisions and consider the real and
negative impact of removing protections now that
require proper application reviews and variance
considerations before proceeding .

A lot is at stake here for hundreds of families who
love where they live and chose and vested in

properties because of the laws in place protecting
lands from overdevelopment by influential arrogant
money driven developers . We hope
you create laws that make the Developers who
want to receive approvals in Venice more
accountable to the people and environmental
concerns .