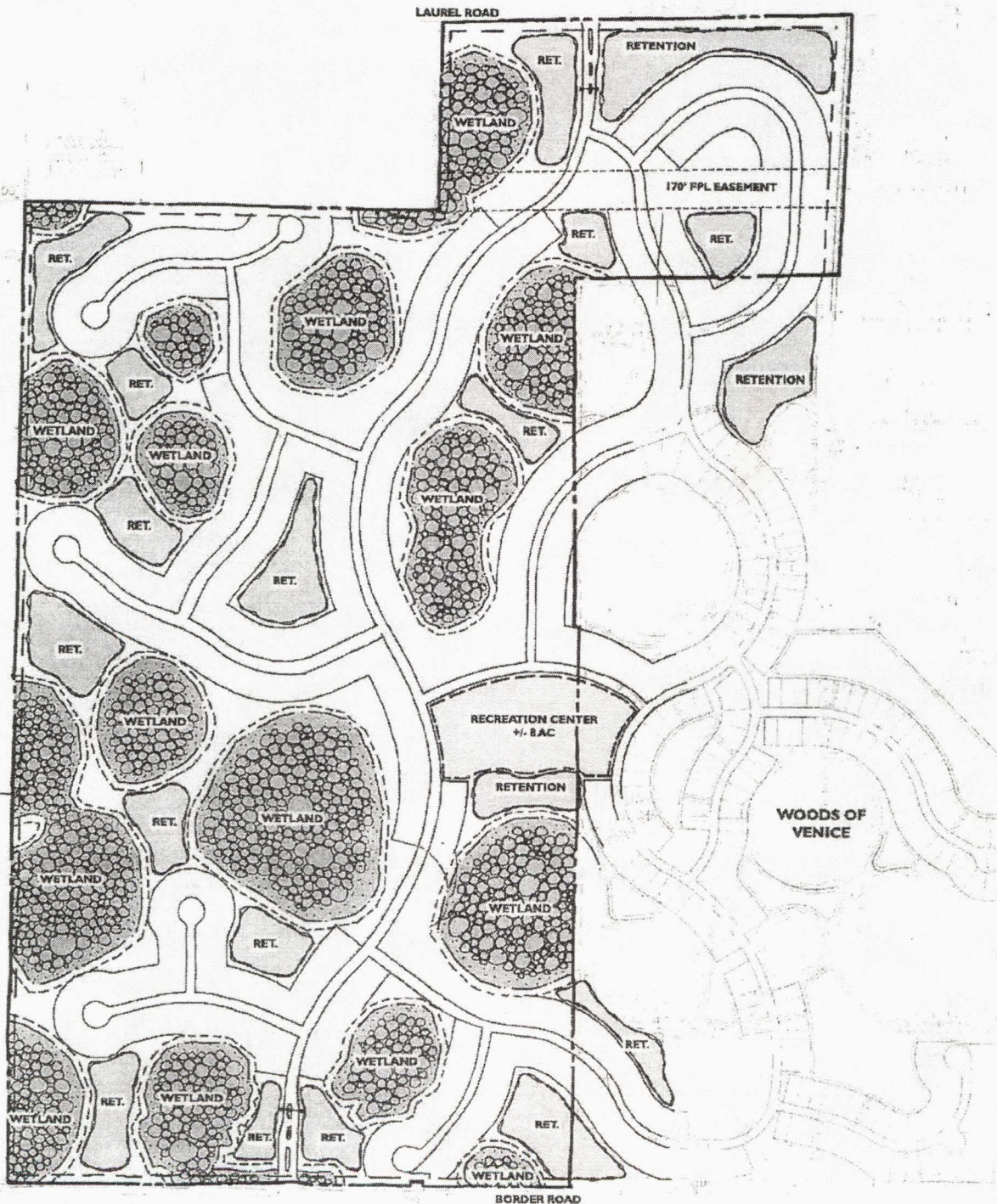


2015

LINEAR LOT FOOTAGE

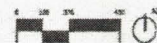
HURT PROPERTY	+/- 25,450
WOODS OF VENICE	+/- 15,400
COMBINED TOTAL	+/- 40,850



HURT PROPERTY

CONCEPTUAL DEVELOPMENT PLAN

09/24/2015 CONTACT: BILL CONERLY PE (941) 877-7600



Kimley-Horn



SARASOTA COUNTY
"Dedicated to Quality Service"

BOARD OF COUNTY COMMISSIONERS
1660 Ringling Boulevard
Sarasota, Florida 34236
Telephone 941-861-5344
Fax 941-861-5987

November 28, 2007

RECEIVED

DEC - 3 2007

PLANNING
& ZONING

Honorable Ed Martin, Mayor
Venice City Council
401 West Venice Avenue
Venice, Florida 34285

Dear Mayor Martin:

Thank you for sending representation from the City of Venice in the persons of Mr. Martin Black and Mr. Robert Anderson to the Joint Planning Agreement mediation session on November 26, 2007. While no agreement was reached with regard to City of Venice Rezone Petition No. 06-5RZ "Bella Citta," it was a productive session and we look forward to a continued conversation about Joint Planning Agreement issues at our joint Commission and Council meeting scheduled for February 2008. As noted above, at the end of the mediation session on November 26, 2007, a settlement was not reached. The parties acknowledged that the mediation efforts were concluded. Please accept this letter as notice under the terms of paragraph 10.D of the Joint Planning Agreement (JPA) that the Board wishes to terminate the settlement discussions as contemplated by the JPA and that the Board reserves its right to challenge a decision on the City of Venice Rezone Petition No. 06-5RZ.

However, the Sarasota County Board of Commissioners continues to have significant concerns about the development proposed in City of Venice Rezone Petition No. 06-5RZ "Bella Citta." Specifically, we find that the compatibility principles contained in Section 11.1 of the Joint Planning Agreement, shown below, have not been reasonably applied in evaluating the impacts of the proposed Bella Citta project.

Paragraph 11.1. of the JPA reads as follows:

The City agrees to use the County land use compatibility principles during the review of each zoning petition for any parcel located within the Joint Planning Areas set forth on Exhibit A and on properties within the City adjoining such areas. With the Coordination and Cooperation Areas set forth on Exhibit A, the County agrees not to revise its future land uses prior to confirmation of compatibility by the City. The land use compatibility reviews referenced above shall include an evaluation of land use density, intensity, character or type of use proposed, and an evaluation of site and architectural mitigation design techniques.

Paul H. Mercier, District 1 • Joseph A. Barbetta, District 2 • Shannon Staub, District 3 • Nora Patterson, District 4 • Jon Thaxton, District 5
pmercier@scgov.net jbarbett@scgov.net cstaub@scgov.net npatters@scgov.net jthaxton@scgov.net



Potential incompatibility shall be mitigated through techniques including, but not limited to: (i) providing open space, perimeter buffers, landscaping and berms; (ii) screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas; (iii) locating road access to minimize adverse impacts, increased building setbacks, step-down in building heights; and (iv) increasing lot sizes and lower density or intensity of land use.

In previous correspondence to your staff, we cited Future Land Use (FLU) Objective 1.2., FLU Policy 1.2.1. and FLU Policy 3.1.1. of the Sarasota County Comprehensive Plan that relate to compatibility with adjacent land uses. Those Policies and Objective, along with Future Land Use Objective 2.1 are applicable and should be considered by the City of Venice when evaluating development proposals under the provisions of Paragraph 11.1. of the Joint Planning Agreement.

FLU Policy 1.2. reads as follows:

Protect the quality and integrity of established residential neighborhoods from adjacent incompatible development.

FLU Policy 1.2.1. reads as follows:

Potential incompatibilities between land uses due to the density, intensity, character or type of use proposed, shall be mitigated through site and architectural design techniques including but not limited to any or all of the following:

- provision and location of open space, perimeter buffers, landscaping and berms;
- the location and screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas;
- the location of road access to minimize adverse impacts, increased building setbacks, step downs in building heights; and
- increased lot sizes; and lower density or intensity of land use.

FLU Objective 2.1 reads as follows:

Coordinate future land designations with soil and topographic characteristics, the protection of historical and natural resources, existing land uses, forms of development and the availability of public facilities.

FLU Policy 3.1.1. reads as follows (*emphasis added*):

Consistent with Policy 2.3.4., residential densities within the Urban Service Areas shall be no greater than the following density ranges as designated on the Future Land Use Map, unless otherwise specifically provided for by policy in this plan.

Barrier Island residential density shall be in accordance with Policy 1.1.2 and 1.1.4 and shall not exceed the maximum gross density zoning requirements existing as of March 13, 1989.

Low Density Residential is defined as development having gross densities less than two dwelling units per acre.

Moderate Density Residential is defined as development having gross densities equal to or greater than two dwelling units per acre and less than five dwelling units per acre.

Medium Density Residential is defined as development having gross densities equal to or greater than five dwelling units per acre and less than or equal to nine dwelling units per acre, except that a duplex on any lot record zoned RMF shall be a lawful density for this designation even if the gross density of the lot would exceed nine dwellings units per acre. This exception shall apply only for development on an entire platted lot as platted and shall not apply with any combination, recombination or assembly of the platted lot with any other land.

High Density Residential is defined as development having gross densities greater than nine dwelling units per acre to thirteen units per acre, except that a duplex on any lot record zoned RMF shall be a lawful density for this designation even if the gross density of the lot would exceed thirteen dwellings units per acre. This exception shall apply only for development on an entire platted lot as platted and shall not apply with any combination, recombination or assembly of the platted lot with any other land.

Appropriate densities within each density range shall be determined, in part, by the land uses and land use designations surrounding the parcel, as well as the suitability of the parcel itself and the form for development. Generally, densities at the higher end of the range will be most appropriate next to residential development or designations of comparable or higher density and intensive non-residential land uses or land use designations such as commercial, office, professional and institutional uses. Densities at the lower end of the range will be more appropriate adjacent to lower density residential uses or designations. All

development proposals will be evaluated for consistency with all applicable policies, including the residential compatibility requirements of Policies 1.2.1., 1.2.2., and 1.2.3., the Principles for Evaluating Development Proposals in Native Habitats in the Environment Chapter and the level of service requirements for public facilities in the Watershed Management and Transportation Chapters.

The proposed Bella Citta project abuts an established residential large lot subdivision in the unincorporated County which is designated Low Density Residential (less than 2 units/acre) on the County Future Land Use Map and is zoned OUE -1 (Open Use Estate, 1 unit/5 acres). In light of the lower density development in the area to the west and to the south, the County Commission requests that the Venice City Council consider modifications to the Bella Citta petition for compatibility. The County considers the Bella Citta project, as currently proposed, to be incompatible with regard to project density, height of structures along the west property boundary and buffering along the west property boundary. A representative of the County will be in attendance at the second reading public hearing on this petition to share County concerns.

Sincerely,



NORA PATTERSON, CHAIR
Sarasota County Commission

- c: Sarasota County Commissioners
 Venice City Council
 Martin Black, City Manager, City of Venice
✓ Tom Slaughter, Planning Director, City of Venice
 Robert Anderson, City Attorney, City of Venice
 James L. Ley, County Administrator
 David R. Bullock, Deputy County Administrator
 Susan M. Scott, Deputy County Administrator
 Stephen E. DeMarsh, County Attorney
 Rob Lewis, Executive Director, PDSBC
 Anne McClung, Planning Director, PDSBC
 Chris Kohatsu, Planner, PDSBC

Myakka River Management Coordinating Council

Jono Miller • 2014 Chair • jonosarasota@gmail.com

22 September 2014

Dear Venice City Manager Lavallee:

I am writing in my capacity as Chair of the Myakka River Management Coordinating Council (MRMCC) which meets three times a year to discuss matters related to management of the Myakka River. As you may know, the MRMCC was created by the Florida Legislature in 1985 (F.S. 258.501), as a unique citizen/agency amalgam, which has worked to provide management guidance regarding the Myakka River in general and the State-designated Wild and Scenic River (existing within Sarasota County) in particular. The Council was charged by the Legislature to provide non-binding advisory opinions. This letter is such an opinion.

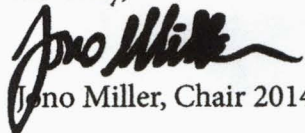
At our August 15th meeting and following presentations and questions and answers from representatives of Neal Communities and Venice Area Citizens for Responsible Development, Becky Ayech made a motion regarding the proposed "the Wood's " project. The motion had three parts:

1. **Send a letter to the City of Venice requesting lower density in the proposed Neal Communities Development known as the "The Woods."**
2. **Request a 75-foot buffer along Border Road.**
3. **Request a 75-foot wildlife buffer corridor be identified from the Myakka River through the proposed properties to be built toward the Jacaranda Extension & the City of Venice (power line easement).**

Bill Byle seconded the Motion. Following discussion Becky Ayech proposed amending the motion in section 3 to read: **Request a 75-foot habitat buffer be identified from the Myakka River through the proposed properties to be built toward the Jacaranda Extension & the City of Venice (power line easement).** Bill Byle seconded that. The Motion passed, with the following Council members (some of whom may have a role in permitting) abstaining: Greg Blanchard, Martin Horowitz, Jeff Shrum, Ashley Ellis, Maya Burke, Jim Beaver, Mike Chouinard and Trisha Neasman.

If I can be of any assistance, do not hesitate to call me at 941-320-3846 or e-mail me at jonosarasota@gmail.com.

Sincerely,

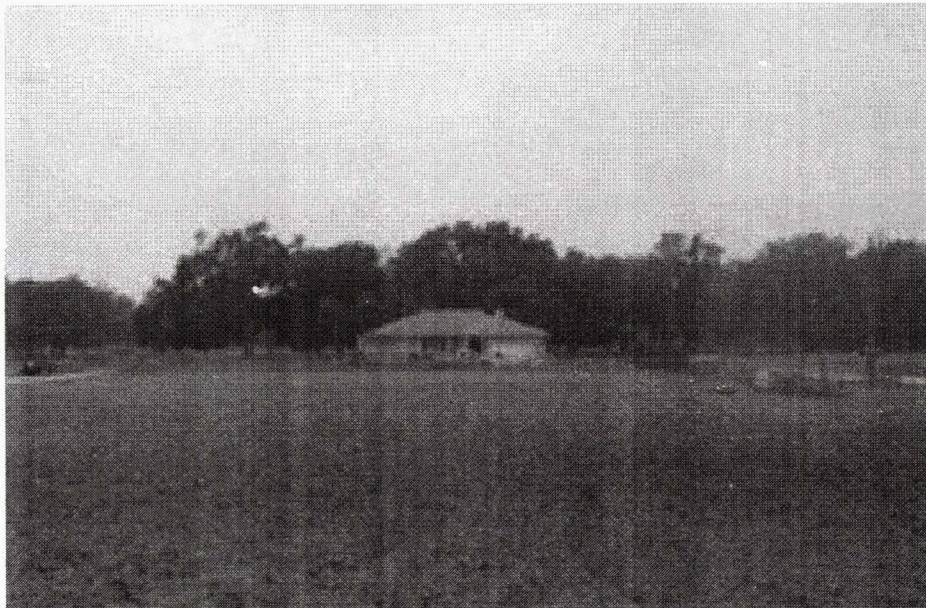


Jono Miller, Chair 2014

Distribution:

Chris Oliver, Environmental Specialist II, Myakka Wild & Scenic River Program
John Neal, Neal Communities
Walter Rossman, VACRD

SPECIFIC LAND COVER: VARIOUS RESIDENTIAL



Low Density Residential (1100):

- Relatively small buildings
- Distinct street patterns
- Large yard and open areas between houses
- Outdoor structures and pools
- Garages and driveways
- Moderate amount of trees and shrubs
- Well-watered or maintained lawns
- Absence of large parking areas and structures
- Often located in newly established urban areas or urban-rural fringe

Medium Density Residential (1200):

- Relatively small buildings
- Distinct street patterns
- Little open area or yard between dwellings
- Limited outdoor structures
- Fences of sidewalks
- Garages and driveways
- Well-watered lawns
- Little or no vegetation – trees and shrubs close to structures and may overhang





Floods
~~The Woods~~ at Venice

