



# MEMO

## City of Venice

### Engineering Department

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**To:** Edward Lavalley, City Manager

**From:** Kathleen J. Weeden, PE, City Engineer

**Date:** 09/21/2016

**Subject:** 09/27/2016 City Council Meeting  
Florida Power & Light (FPL) Solar Array at Venice Community Center  
Second Amendment to Solar Lease and Easement Agreement  
and Amendment to Memorandum of Solar Lease and Easement Agreement

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#### **Background:**

This item was previously presented to City Council for consideration at the September 13, 2016 regular meeting. Based on input received, FPL and staff met with resident Scott Woodman immediately following the meeting to clarify his concerns and to discuss possible solutions. Based on that conversation and City Council direction, FPL has provided the revised Exhibit G that replaces the southern landscape buffer with oak trees to provide screening of the solar array. A follow-up meeting is scheduled with the adjacent residents on-site at 6 p.m. on Monday, September 26, 2016. An update of that discussion will be presented at the September 27, 2016, Council Meeting as part of the staff presentation.

As background for the project, City Council and the Architectural Review Board (ARB) approved installation of a solar canopy shaded parking structure on the south side of the Venice Community Center. Individual Public notifications were sent to the adjacent property owners prior to consideration of the variance to the design standards by ARB. Additionally, public notice was published in the newspaper on numerous occasions during City Council consideration and prior to the ARB meeting. Construction activities were initiated in July 2016. Unfortunately, due to an error on the Site Plan by FPL's subcontractor, the solar array was located approximately 65 feet further south in the southern landscape island. Once the error was discovered, FPL made a good faith effort to attempt to relocate the structure further north. Due to the poured in place foundation and welded galvanized aluminum structure, relocation is not an option and the existing infrastructure would have to be demolished and disposed at an approximate loss of \$160,000. To avoid demolishing and disposing of the equipment and materials already

installed on-site, FPL has proposed to add enhanced landscaping on the south side of the project to screen the structure from the adjacent residences. The request also includes expansion of the location of the lease and access easements to allow the existing solar array to remain in place and the ability to install the remaining 50 kw solar array that is approved in the original lease agreement. The Amendment to the Memorandum of Solar Lease and Easement Agreement combines the modifications for Amendment #1 and Amendment #2 in a recordable document.

**Requested Action:**

Authorization for the Mayor to Execute the 1) Second Amendment to Solar Lease and Easement Agreement and 2) Amendment to Memorandum of Solar Lease and Easement Amendment Documents with Florida Power & Light Company for Solar Array Being Installed at the Venice Community Center

City Attorney:	Reviewed and approved.
Risk Mgmt.:	Reviewed and approved.





Google earth

feet  
meters







Solar Array Under  
Construction

Landscape Buffer  
to be Enhanced





### CERTIFICATION

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that a first class mailing was made to the parties listed herein, being **58** in number, and which envelopes were deposited in the Venice Post Office, Venice, Florida, by the City Clerk or her appointed designee, on this date. This mailing is relative to **Petition No. 16-1320 – 200 Turin Street.**

**WITNESS** my hand and the official seal of said city this **30th day of March, 2016.**

  
\_\_\_\_\_  
Lori Stelzer, MMC, City Clerk

(SEAL)

**CITY OF VENICE  
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN THAT THE CITY OF VENICE ARCHITECTURAL REVIEW BOARD WILL HOLD A PUBLIC HEARING ON **THURSDAY, APRIL 14, 2016 AT 9:00 A.M.** IN CITY HALL COUNCIL CHAMBERS, 401 WEST VENICE AVENUE, VENICE, FLORIDA TO CONSIDER **PETITION NO. 16-1320 FOR INSTALLATION OF A SOLAR PARKING CANOPY.**

THE PROPERTY IS DESCRIBED AS FOLLOWS:

**PARCEL ID: 0408-13-0009**  
**LOCATION: 200 TURIN ST**  
**OWNER: CITY OF VENICE**

Any person who decides to appeal any decision of the Architectural Review Board with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All interested parties are invited to appear and be heard. Written comments filed with the Architectural Review Board (c/o Building Department, 401 W. Venice Ave., Venice, FL 34285) will be heard and considered. More detailed information on this proposal can be obtained by calling the Building Department, City Hall, Venice Florida, 486-2626.

This public hearing may be continued from time to time.

***IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CONTACT THE BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE MEETING. (486-2626, EXT. 22011)***

ACCOUNT	NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STAT	ZIP
0000007622	PENSACOLA ROAD OFFICE CONDO ASSN INC ✓		229 PENSACOLA RD		VENICE	FL	34285
0408120013	JOHN M SULLIVAN REVOCABLE T ✓	GENICE H SULLIVAN REV	258 PENSACOLA RD		VENICE	FL	34285
0408120016	SIENNA VILLAGE OF VENICE LLC ✓		523 BAYPORT WAY		LONGBOAT	FL	34228-2640
0408120018	SANKS DEVELOPMENT LLC ✓		7795 HOLIDAY DR N		SARASOTA	FL	34231-5311
0408120029	WILLIAMS ROBERT L TTEE ✓	PACHUTA NANCY O F/B/	240 NOKOMIS AVE S STE 200		VENICE	FL	34285-2314
0408120030	LINDA L SPARR REVOCABLE TRU ✓	SPARR LINDA L (TTEE)	312 PENSACOLA RD		VENICE	FL	34285-2328
0408120031	BARNETT LOU ANN ✓	HALL LYNN E	4718 W 300 N		ANDERSON	IN	46011-8785
0408120032	WATKINS GREGORY E ✓	THOMPSON NANCY E	324 PEDRO ST		VENICE	FL	34285
0408120033	VALENTE DEAN (TTEE) ✓	VALENTE III MARK (TTEE)	7055 LEESTONE ST		SPRINGFIELD	VA	22151-3520
0408120034	<del>SIENNA VILLAGE OF VENICE LLC</del>		523 BAYPORT WAY		LONGBOAT	FL	34228-2640
0408120035	YINGER MARTHA A ✓		248 PENSACOLA RD		VENICE	FL	34285-2326
0408120036	JOHNSTON JUDITH A ✓		252 PENSACOLA RD		VENICE	FL	34285-2326
0408120037	SULLIVAN JOHN M ✓	SULLIVAN GENICE H	256 PENSACOLA RD		VENICE	FL	34285
0408120038	VAN BUREN ELIZABETH P ✓		244 PENSACOLA RD		VENICE	FL	34285-2326
0408120041	SUNTRUST BANK GULF COAST ✓		ATTN CORP REAL ESTATE	919 E MAIN ST 14TH F	RICHMOND	VA	23219
0408120046	<del>JOHN M SULLIVAN REVOCABLE T</del>	GENICE H SULLIVAN REV	258 PENSACOLA RD		VENICE	FL	34285
0408120047	LOCKE MILDRED C ✓		239 PENSACOLA RD		VENICE	FL	34285-2327
0408120048	CAVALLARO STEPHEN M ✓	CAVALLARO JUDY A	243 PENSACOLA RD		VENICE	FL	34285-2327
0408120049	KENNEDY JACKIE S ✓		247 PENSACOLA RD		VENICE	FL	34285-2327
0408120050	MOORE MARTHA L TTEE ✓	KELLER LILLIAN M F/B/O	251 PENSACOLA RD		VENICE	FL	34285-2327
0408120051	SAGER JAMES H ✓		255 PENSACOLA RD		VENICE	FL	34285-2327
0408120052	FELDMAN STEVEN J ✓	FELDMAN KAREN A	236 MILAN AVE W		VENICE	FL	34285-2414
0408120053	HEARDENT LLC ✓		232 MILAN AVE W		VENICE	FL	34285-2414
0408120055	TURNER PHOTOGRAPHY LLC ✓		224 MILAN AVE W		VENICE	FL	34285-2414
0408120057	BACKMAN KENT R ✓	BACKMAN NANCY S	235 SOUTH AVE		WEBSTER	NY	14580-3533
0408120058	SCLAFANI LOUIS ✓	SERINO RICHARD C	PO BOX 742		VENICE	FL	34284-0742
0408120060	M&M PROPERTY MANAGEMENT LLP ✓		256 NOKOMIS AVE S STE 2		VENICE	FL	34285-2357
0408120062	KERIN C HOUGH REVOCABLE LIVING TRUST ✓		PO BOX 1806		VENICE	FL	34284-1806
0408120064	TIB BANK ✓		C/O CAPITAL BANK	150 ALHAMBRA CIR, S	CORAL GABLE	FL	33134
0408120065	SIENNA VILLAGE OF VENICE LLC ✓		523 BAYPORT WAY		LONGBOAT	FL	34228
0408120066	KAMERICK ANTHONY J ✓	KAMERICK KAREN H	448 PALMETTO CT UNIT A2		VENICE	FL	34285
0408120067	<del>SIENNA VILLAGE OF VENICE LLC</del>		523 BAYPORT WAY		LONGBOAT	FL	34228
0408130007	<u>VENICE CITY OF</u>		401 W VENICE AVE		VENICE	FL	34285-2006



0408130009	<del>VENICE CITY OF</del>		401 W VENICE AVE	VENICE	FL	34285-2006
0408130011	<del>VENICE CITY OF</del>		401 W VENICE AVE	VENICE	FL	34285-2006
0408130012	<del>VENICE CITY OF</del>		401 W VENICE AVE	VENICE	FL	34285-2006
0408130014	COSTA JOHN J ✓	COSTA POLLY A	400 NOKOMIS AVE S	VENICE	FL	34285-2617
0408130015	VEACH MARVIN H (TTEE) ✓	VEACH PATRICIA A	4570 NOCHE LN	RENO	NV	89502-5329
0408130016	WILLIAMS LIBERTY A TTEE ✓	LIBERTY A WILLIAMS TRI	219 TURIN ST	VENICE	FL	34285-2613
0408130018	KIMSON STEPHEN J ✓	KIMSON TERESA E	410 RIVIERA ST	VENICE	FL	34285-2621
0408130019	SHOPA JENNIFER J ✓		2491 BALTIC AVE	PORT CHAF	FL	33952-5631
0408130020	WOODMAN SCOTT D ✓	WOODMAN MELISSA S	229 TURIN ST	VENICE	FL	34285-2634
0408130021	LEWIS MARY ELLEN ✓		1119 KETCH LN	VENICE	FL	34285
0408130022	BELFIORE FAMILY REVOCABLE TRUST ✓		C/O JOHN F BELFIORE CO-TTEE 205 THE CORSO W	VENICE	FL	34285-3438
0408130024	<del>VENICE CITY OF</del>		401 W VENICE AVE	VENICE	FL	34285-2006
0429030040	<del>BELFIORE FAMILY REVOCABLE TRUST</del>		C/O JOHN F BELFIORE CO-TTEE 205 THE CORSO W	VENICE	FL	34285-3438
0429040001	BRADLEY DOROTHY J (LIFE EST) ✓	BUSH NANCY J	409 RIVIERA ST	VENICE	FL	34285-2622
0429040002	SCHMIDT STEVEN C ✓	MITCHELL JO B	417 RIVIERA ST	VENICE	FL	34285-2622
0429040018	WAGNER II EDWARD J ✓	WAGNER ELAINE C	1950 WINDFALL RD	OLEAN	NY	14760-9776
0429040019	LE PORE JAMES ✓	CHANDLER KAREN	412 RIVIERA ST	VENICE	FL	34285-2621
0429040021	BARRICK JON ✓	WOTIPKA KELLY K	409 NASSAU ST S	VENICE	FL	34285-2616
0429040022	EHRlich MARVIN ✓	STONES CYNTHIA A	413 NASSAU ST S	VENICE	FL	34285-2616
0429040031	SHREEVE THOMAS L ✓	SHREEVE PATRICIA D	412 NASSAU ST	VENICE	FL	34285
0429040032	EVERS ROBERT A (CO-TTEE) ✓	EVERS PATRICIA C (CO-T	432 PENSACOLA RD	VENICE	FL	34285-2619
0429040033	PRESTON TOD ✓	HUDAK PATRICK	120 V STREET NW	WASHINGTON	DC	20001
0429040034	ANDERSON DAVID N LIFE EST ✓	ANDERSON TRUDY E LIFI	424 PENSACOLA RD	VENICE	FL	34285-2619
0408121001	CURCIO PROPERTIES LLC ✓		221 PENSACOLA RD	VENICE	FL	34285-2327
0408121002	CLC 2 LLC ✓		2828 S MCCALL RD STE 48	ENGLEWOOD	FL	34224-9518
0408121004	MOWRY WILLIAM R ✓	MOWRY SNOWDEN S	227 PENSACOLA RD	VENICE	FL	34285-2327
0408121005	WILFRED PROPERTIES LLC ✓		229 PENSACOLA RD	VENICE	FL	34285-2327

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Name1	Name2	Name3	Address	City	State	Zip
Venetian Golf & River Club ✓	Community Association	Attn: John Moeckel	185 Treviso Ct	North Venice	FL	34275
Sorrento Ranches ✓	Homeowners Association, Inc	Attn: Gene Hines	PO Box 1601	Venice	FL	34284
Auburn Woods HOA ✓		Attn: Carol Osmond	232 Auburn Woods Cr	Venice	FL	34292
Venetian Golf & River Club ✓	Community Association	Attn: Jerry Jasper	130 Burano CT	North Venice	FL	34275
Willow Chase Community Assoc ✓	Argus Property Management		2477 Stickney Point Rd #118A	Sarasota	FL	34231
WCI Communities, Inc ✓		Attn: Rob King, VP Sales	4700 Tidewater Preserve Blvd	Bradenton	FL	34208
Waterford Master Owners Assoc ✓		Attn: John Tanaka	1631 Ashland Place	Venice	FL	34292

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# VENICE Gondolier Sun

LOCAL NEWS COVER TO COVER • FLORIDA'S NO.1 WEEKLY NEWSPAPER

VENICE GONDOLIER SUN  
COUNTY OF SARASOTA  
STATE OF FLORIDA

Before the undersigned authorized personally appeared **Tara Shea** who on oath says that he is a legal clerk of the Venice Gondolier Sun, a newspaper published in Sarasota County, Florida; that the attached copy of the advertisement, being a legal notice.

In the matter of: **Public Notice**  
In the issue(s) of: **March 30, 2016**

ON BACK

Affiant further says that the said Venice Gondolier Sun is a newspaper published at Venice, in said Sarasota County, Florida, and that the said newspaper has heretofore been continuously published in said Sarasota County, Florida, each W&S and has been entered as Second-Class mail matter at the Post Office in Venice, in said Sarasota County, Florida, for a period of 1-year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Tara Shea

(Signature of Affiant)

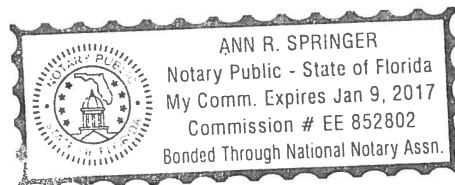
Sworn and subscribed before me this 30<sup>th</sup> day of March, 2016.

Ann R. Springer

(Signature of Notary Public)

ANN R. SPRINGER

(Printed name of Notary Public)



(Name of Notary Public) Personally known ☒ or Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

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(486-2626, EXT. 22011)**

/s/ Lori Stelzer, MMC, City Clerk  
Publish: March 30, 2016

adno=497613