

Written Correspondence

after 2/15/17 until
current date

JoAnne Brewer

From: Mary Ellen Smolinski <pdmesmolinski@hotmail.com>
Sent: Tuesday, February 21, 2017 5:12 PM
To: Planning Commission
Subject: Planning Commission Meeting : February 21,2017

Many thanks for your welcome and consideration of a nature preserve in Pinebrook Park. I'm sure you can tell that this is a subject that brings out strong feelings for the potential we have to protect and preserve this wonderful natural area.

I hope we can count on your continued support and very much appreciate your carrying forward further exploration of this important resource at today's meeting.

Sincerely,
Mary Ellen Smolinski

Sent from [Mail](#) for Windows 10

Dear Jeff:

February 22, 2017

I have reviewed the draft Comprehensive Plan recently posted on the City website. Although I appreciate the "Special Thanks" line mentioning my name, I would like it removed from the second page, since I do not support this draft.

It isn't my intention to list all the problems I have with the draft Plan, but just to highlight what I regard as essential issues. There is no meaningful way to provide a detailed critique of the 427 pages of the draft Plan, or the 227 pages of the comparison with the existing Plan. It is even less meaningful to get public input from this amount of material without a clear summary of how the draft Comprehensive Plan works. The summaries I have seen do not generate that clarity.

The basic data in the introduction to the Plan indicates a Venice population (now approximately 22,000 persons) of more than 75% in the over-age-55 range, and a projection of a 27,000 population by 2030. On the other hand, in the "Existing Land Use" section, it is stated that the 2010 Plan would support a population of over 100,000 people. It would be helpful to show in detail how that could occur, and how it would not be possible under the new draft Plan.

In addition, in explaining "The Public Process" behind the draft Plan development, under "What We Heard," aside from the first two items, it is unlikely many members of the public would have made the statements recited, especially "*Support mixed-use areas and pedestrian-oriented streets that encourage active lifestyles and new urbanism principles.*" I know of few people in the community that have any idea what "new urbanism" is.

These bits and pieces suggest to me that most of the draft Plan is based upon staff preferences rather than public input. Otherwise, the draft would focus on the needs and interests of older retirees with a median age slightly over 68, which it does not.

To jump to my principal problem, nearly all of Venice in the Pinebrook and Northeast Neighborhoods – where potential development will occur – is designated Mixed Use Residential (except for Willow Chase [now RSF-4] – the most dense residential area in Northeast – which is low density residential (along with the FPL property), and Bridle Oaks [now RMF-2] – one of the less dense communities in Pinebrook – which is medium density residential). These exceptions don't make sense, unless related to present non-PUD zoning. If so, Sawgrass should be low density, as an RSF-2 development.

Essentially, under new urbanism and form based zoning principles, this MUR designation would allow nearly unlimited development and redevelopment in these two neighborhoods, notwithstanding the draft's PUD "assurances." Even where communities are built out, many of them have golf courses, and if these courses fail, we could see dense high-rises in their places. This is totally unacceptable to me, and it does not help to say that this will all be taken care of when land development regulations are enacted. With this porous a draft Plan, those regulations can say most anything.

Generally, the strategies for mixed use are likewise porous. This combination yields a draft Plan allowing special interest manipulation, rather than protecting the interests of Venice residents. In particular, Strategy LU 1.2.15 providing for non-residential uses scattered about in residential developments, is contrary to what present developers are

doing to meet the markets they are selling to. The same is true of the references to Nolan “grids.” Buyers are looking for winding streets with cul-de-sacs, not New York City or Celebration look-alikes. In addition, to the extent that commercial and retail clusters are included in future development in the Northeast Neighborhood, they will detract from like development in the Laurel Road corridor.

These factors alone eliminate my support for this draft Plan, and I belong to the many who say that Andrés Duany new urbanism/smart growth planning is the single most important reason for the current debacle in downtown Sarasota. I don’t want this in Venice. However, I next list a number of other problems that you may be interested in correcting, even if you can’t move away from new urbanism form-based zoning.

1. The East Venice Avenue Neighborhood provides for moderate density residential around the existing Auburn Woods development. Placing the police/fire complex there is inconsistent with that future land use. (The draft’s FLUM does better than the present polyglot zoning along this thoroughfare, which has been muddled by scattershot rezone approvals – the public safety use here would be just more of the same.) Although the low-density residential designation West of Pinebrook is a start to protection of the Edgewood historic district, Strategy LU-EV 1.1.1 is totally inadequate to further the need for that protection.

2. The Laurel Road Neighborhood is virtually all mixed-use corridor zoning. This concept would prevent the Northwesterly most property from being developed with a mix of commercial along Laurel Road; mid-density residential North of that; and low density residential North of that. A proposal for just that kind of use, which is compatible with its surroundings, was presented to Council during my term there.

3. The Knight’s Trail Neighborhood neglects to deal with the saw-tooth shaped parcel on the West of Knight’s Trail that is neither within the City boundary or designated for annexation in the JPA/ILSB agreement. This leads to the comment that this neighborhood is primarily industrial. Taken with the JPA/ILSB parcel #1 that is available for annexation, this “empty” land could provide needed, higher density residential use, including affordable or work-force housing. As I understood it during my term on Council, this empty land is somewhere in the process of annexation, which is why it is not part of the JPA/ILSB agreement. It needs to be dealt with. Once again, reference to non-existent LDRs is not adequate.

4. Although I am on record as not favoring wholesale redevelopment of the Seaboard area, even if I were, there is nothing in the Gateway Neighborhood provisions that ties any kind of development in the Seaboard area to protection of what the draft Plan squarely identifies as historic structures there. This needs to be addressed.

I regret that I can’t support this draft Plan, because I know how much work has gone into it. Ever since the adoption of the current Plan in 2010, there has been objection to it because it was developed by a “prior administration.” That posture has been taken by many who favor more intensive development of Venice than I do, and, I believe, than do most of the residents. Unfortunately, it seems to have carried the day. The elimination of detailed compatibility standards, on which we spent so much time, just reinforces that perception.

Regards, Jim Bennett

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PLANNING & ZONING

JoAnne Brewer

From: Jeff Shrum
Sent: Wednesday, February 22, 2017 1:24 PM
To: Ralf@RalfBrookesAttorney.com; info@forgeyurbanplanning.com
Cc: JoAnne Brewer
Subject: City of Venice Comprehensive Plan Update

Mr. Brookes and Mr. Forgey,

As you worked on a project (The Woods of Venice rezoning) that involved application of the City's Comprehensive Plan, I wanted to take the time and offer you the opportunity to view the proposed draft plan which you can view here:

http://venicegov.com/Municipal_links/Plann_zoning/comp_plan_update/Initial_draft/Initial_Draft_Plan01302017.pdf

Further, I wanted to let you know that staff is available to discuss this draft plan should you have questions.

Jeff Shrum, AICP
Development Services Director
City of Venice
(941) 882-7431

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Mr. Jeff Shrum
Development Services Director
Office of Planning and Zoning
City of Venice
401 West Venice Avenue
Venice, Florida 34285

February 17, 2017

Dear Mr. Shrum:

This letter is written as a response to the proposed draft of the 2017 Comprehensive Plan. My compliments to you and the members of the Planning Commission in putting forward a plan to manage the City's growth. Creating such a plan that balances the desires of all constituencies with the best interests of the City is a challenging task at best, but it would appear you have taken a first good step.

While the plan addresses managed growth in Venice, it is the opinion of our organization's board of directors that the proposed document could better outline the objectives affecting the quality of life in our City. More specifically, we would like to see the plan more effectively outline what steps need to be taken to preserve and protect Venice's unique heritage.

- Efforts have been introduced lately, calling for an inter-local agreement between the City of Venice and Sarasota County to encourage the owners of historic homes in Venice to restore and maintain their properties through tax incentives. This recommendation was specifically encouraged in Venice's 2010 Comprehensive Plan, calling for such an incentive to occur by 2014, but the recommendation was never acted upon and has since been dropped altogether from the current proposed plan
- The plan contains references to historic preservation in areas designated for specific districts (i.e. LU-IS 1.1.2). Because historic structures exist beyond any one district, we recommend that the plan address historic preservation together as a city-wide element. Within this new element, historic preservation language can then directly pertain to the identified neighborhoods within the City.
- By comparison, the City of Sarasota's comprehensive plan includes a number of specific objectives that address its historic resources. Included, but not limited, are issues such as the creation of a process for identifying and designating historic structures, preservation partnerships, legislative (governance) matters, economic development programs, and fiscal matters (the City of Venice, for example, currently spends less than 1 percent of its total operating budget on historic resources. This in a state where historic preservation is an annual \$6.3 billion industry!)

- Sarasota's plan also calls for the adoption of a Historic Preservation Plan which was, in fact, adopted on Dec. 1, 2008. While the City of Venice includes in its mission statement its desire to support its unique heritage, no such plan exists for maintaining and/or preserving its historic resources. As a result, several historic resources have been lost in recent years while others barely survived the wrecking ball
- The City last year removed the idea of a new history museum from its wish list while calls for a history museum extension to the proposed new library were quietly ignored. Also, the City continues to defer the decision to build a hardened structure, to be located in a non-flood zone, where the City's archival materials can be safely stored. These are just two of the items that should be addressed in a historic plan. Incidentally, the adoption of such a plan is a criteria that must be addressed in order to become a Certified Local Government, which you call for in this plan (LU-IS 1.1.2)

Preserving our unique heritage is a priority for the citizens of Venice as you learned in your preliminary public workshops and throughout the planning process (see Background page 12). While we respect your interest in keeping this document as concise as possible, we also believe that enhancing our community's quality of life through historic preservation needs to be better represented in this plan.

Thank you for your consideration in addressing these issues as you revise the proposed plan. If you have questions, or if we can provide you with any additional information, please do not hesitate to contact me.

Cordially,



Larry R. Humes,
President

Cc: Mr. Barry Snyder, Chair
Venice Planning Commission

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JoAnne Brewer

From: Jeff Shrum
Sent: Monday, February 27, 2017 7:18 AM
To: JoAnne Brewer
Subject: FW: Presentation on Pinebrook Park
Attachments: filename-1.pdf

JoAnne,

Copy this for the files and record for the comprehensive plan and parks plan update project. Thanks.

-Jeff Shrum

From: Randall [mailto:redrmd@verizon.net]
Sent: Saturday, February 25, 2017 5:52 AM
To: Jeff Shrum <JShrum@Venicegov.com>
Subject: Presentation on Pinebrook Park

Hi Jeff,

Attached is the presentation Mary Ellen Smolinski gave at last weeks planning meeting. Mr. Snyder suggested everyone give you a copy but Mary Ellen didn't. Also, they all were quite taken with her comments, so for your file.

Thanks

Randy D

-----Original Message-----

From: eprintcenter <eprintcenter@hp.com>
To: redrmd <redrmd@VERIZON.net>
Sent: Sat, Feb 25, 2017 5:33 am
Subject: Scanned document from HP ePrint user

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Regards,
HP Team

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JoAnne Brewer

From: Mary Ellen Smolinski <pdmesmolinski@hotmail.com>
Sent: Tuesday, February 21, 2017 5:12 PM
To: Planning Commission
Subject: Planning Commission Meeting : February 21,2017

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I hope we can count on your continued support and very much appreciate your carrying forward further exploration of this important resource at today's meeting.

Sincerely,
Mary Ellen Smolinski

Sent from [Mail](#) for Windows 10

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Good Afternoon, My name is Mary Ellen Smolinski and I'd like to address the importance of park space as your commission reviews the Parks Master Plan for the City of Venice. Specifically, I'm asking you to place a priority on the preservation and protection of a precious resource in Pinebrook Park.

The City Council recently agreed that the acreage in Pinebrook Park, between Curry Creek and Water Street was unsuitable for a public safety facility. Given that this was the second time this parcel was considered for an inappropriate invasion, my hope is to see this natural space taken off the list for ANY development EVER. We know that residents across the City of Venice place a high value and show strong support for creating natural areas and green space. But we must also value the natural beauty of the parkland we already have.

I urge you to reflect the views of our citizens by protecting the piece of land that I believe should be known as the Pinebrook Nature Preserve. A walk through this land is like a walk back in time. It's a habitat for wildlife that is uniquely Florida. It's a refuge for birds .. I've seen flocks of cardinals and robins in huge numbers landing in the trees on their migrations. Eagles and owls are frequent visitors. If you're lucky you may see some of these wonders and I assure you it will bring you to a place of peace and joy; to see nature untouched except for perhaps a kayak or two slowing winding their way down Curry Creek.

Please move to protect this space by designating it as a forever wild natural preserve so that we can pass this special place down for generations to come. So much is on the verge of being lost, we must move to save the extraordinary gifts of nature that we have in hand.

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JoAnne Brewer

From: Jeff Shrum
Sent: Tuesday, February 28, 2017 10:56 AM
To: JoAnne Brewer
Subject: FW: Relating to the Comprehensive Plan Revision
Attachments: SSAR-07839-17022811250.pdf

From: Elliot Rose [<mailto:elliott.rose@cbcworldwide.com>]
Sent: Tuesday, February 28, 2017 10:49 AM
To: Jeff Shrum <JShrum@Venicegov.com>; Scott Pickett <SPickett@Venicegov.com>
Cc: williamrex1 <williamrex1@verizon.net>
Subject: Relating to the Comprehensive Plan Revision

Good Day Gentlemen,

I have attached a communication relating to the Comprehensive Plan draft. I have attended an introductory session and two Planning Commission meetings where the topic was discussed. I know that it is very early in the process. I know that you have been collecting written communication and we want to have ours included as well.

Thank you for your diligent efforts to date, and along with all the stakeholders we look forward to a beneficial new plan later this year. Please acknowledge receipt of this communication.

Thank you,

Elliot Rose
Coldwell Banker Commercial NRT
cell 941-812-5057
Elliot.rose@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
NRT

Elliot S Rose
Broker Associate
100 N. TAMiami TRAIL
SARASOTA, FLORIDA 34236

941-812-5057 (Cell)
941-364-8740 (FAX)

February 27, 2017

Jeff Shrum

Scott Pickett

Development Services Director

Senior Planner

Via: jshrum@venicegov.com

Via: spickett@venicegov.com

Re: Input regarding the upcoming Comprehensive Plan Revision process...

Relating to 1199 Tamiami Trail South Venice, FL 34275 Owner: Chung Land LLC

Gentlemen,

On behalf of the owner Wen Chung, my Coldwell Banker Commercial NRT colleague Bill Rex and I have the above captioned address and an adjacent property 102 E Nippino Trail Nokomis, FL 34275 listed for sale (see attached brochure). My colleague and I only deal with commercial properties. We have had the good fortune of selling and leasing many properties in the City of Venice and surrounding Venice areas over the years and currently have several area properties listed for sale.

During the course of the 6+ months that we have had Mr Chung's property listed there have been over 50 inquiries from prospective buyers. These prospects have included: experienced developers; builders; entrepreneurs; area businesses looking to expand; and investors. By far the most common interest has come from multi-family developers of condominiums, apartments for rent or hotels. At present our most serious prospects are two apartment complex developers...in one case a project for renters age 55+...in the other case non age restricted apartments. Each developer has a robust track record and they are known for their quality existing projects. Each has concluded that there appears to be a shortage of high quality rentals (apartments) with full lifestyle amenities in the Venice area and they would look to help satisfy the demand. In both cases (as with past prospects) they have underscored the importance of density and building height as 'make it or break it' factors in determining whether they will be able to move forward with their projects. Specifically both have been doing very preliminary 'due diligence' on the viability of their projects and are aware of the current zoning of RMF 3 (13 units per acre) on this 6.05 acre combined property. They also realize that there are building height restrictions. Should either move ahead and negotiate a purchase with Mr Chung there is a possibility that they will seek re-zoning to at least RMF 4 (18 units per acre)...or a greater density if possible as part of their formal application to the City of Venice. They may also seek a height variance likely to be at

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least 60 feet over parking. They both understand that they will need to follow the standard protocol of making application to the City of Venice including all required documents, plans, requests for variances with justification and complete exhibits. It is also expected that there will be a request to have 102 E Nippino Trail annexed into the City of Venice.

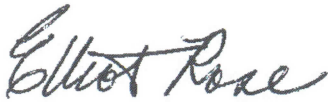
I share the above background in the context of the City of Venice initiating the process of reviewing the Comprehensive Plan with the intent of identifying appropriate revisions. I have attended the initial introduction session on 1/31/17 at the Community Center and two Planning Commission Sessions on 2/7/17 and 2/21/17. At the recent 2/21/17 session I participated in the 'public comment's' segment of the agenda. I plan to attend one or more of the upcoming workshops devoted to discussing the Comprehensive Plan.


As Mr Chung's property is in the Gateway North Neighborhood we wanted to underscore the importance of density and building height along with intended use. As you know this strategically located property is highly visible to traffic in either direction and we all want the ultimate development of the site to make a very positive impression and complement the aesthetics of the City of Venice.

As the Comprehensive Plan revision process continues to closure later this year please remain cognizant of our comments as density and height if done properly will be an enhancement to the Gateway North Neighborhood!

Your feedback is welcomed and Mr Chung, Bill and I would be happy to meet with you to discuss further.

Respectfully submitted,

 2/28/17
Elliot Rose

 2/28/17
Wen Chung

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Outstanding Developer Opportunity!

1199 S Tamiami Trail, North Venice, FL 34275

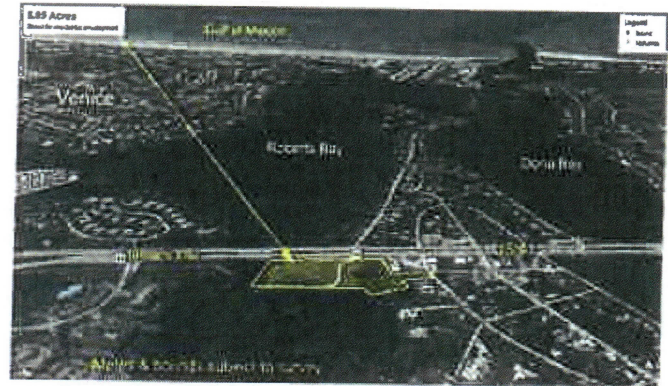
Listing ID: 29966070
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Multi-Family
Gross Land Area: 6.05 Acres
Sale Price: \$3,900,000
Unit Price: \$644,628 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

Venice Gateway location In the Path of Progress! Attention Developers! Fronting on Tamiami Trail...one of the few available sites with multi-family zoning and water views in all of Sarasota County. FDOT avg. daily traffic is 44,500 vehicles.

This Venice, FL site is zoned RMF3 (13 units per acre) and is perfect for condominium or apartment development. Water views to the West and to the East! Other uses possible, but will likely require 'change of use' and re-zoning.

Just minutes to the beach and the very popular Isle of Venice restaurants, shopping and entertainment.



More Information Online

<http://www.mfcree.com/listing/29966070>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Venice and Nokomis	Zoning:	RMF3 (13 UNITS PER ACRE)
Tax ID/APN:	0406040044/0406040038	Sale Terms:	Cash to Seller
Possible Uses:	Multi-Family		

Area & Location

Property Located Between:	Colonia Lane to the North of the property and Venetia Bay Blvd to the South	Highway Access:	Travel North or South on Tamiami Trail (US 41) to the subject property which is on the East side of Tamiami Trail.
Property Visibility:	Excellent	Airports:	45 minutes to SRQ or 25 minutes to Punta Gorda
Legal Description:	1199 Tamiami Trail South PID # 0406040044 102 Nippino Trail East PID # 0406040038	Area Description:	Mixture of a wide variety of service and retail businesses. Residential just minutes away to North and South.
Largest Nearby Street:	South of Colonia Lane		
Feet of Frontage:	657		
Traffic/Vehicle Count:	44,500		

Site Description Flat and open with roughed-in road path. Trees in the Northeast corner of the property. Though a Nokomis zip code the Tamiami Trail frontage property has been annexed into the City of Venice

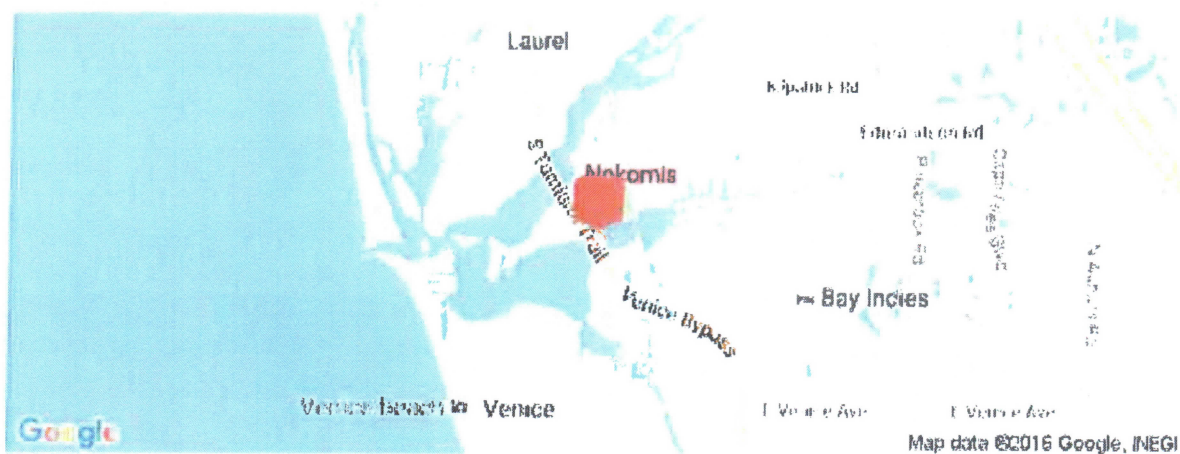
Land Related

Lot Frontage:	657	Easements:	Utilities
Lot Depth:	330 (Irregular average)	Easements Description:	Normal Utility Easements
Topography:	Level	Soil Type:	Mixed

Zoning Description RMF-3 Emphasis on multi-family use. Maximum residential density is 13 dwelling units per acre. PID # 0406040044 has been annexed to the City of Venice. PID # 0406040038 is zoned CG (Commercial General) and is part of Sarasota County

Location

Address:	1199 S Tamiami Trail, North Venice, FL 34275
County:	Sarasota
MSA:	North Port-Sarasota-Bradenton



Property Images



Wen Aerial4A

Property Contacts



Elliot S Rose

COLDWELL BANKER COMMERCIAL NRT

941-812-5057 [M]

941-812-5057 [O]

eroses@comcast.net



William Rex

COLDWELL BANKER COMMERCIAL NRT

941-350-5253 [M]

941-487-2103 [O]

williamrex1@verizon.net

JoAnne Brewer

From: Jeff Shrum
Sent: Tuesday, February 28, 2017 2:34 PM
To: JoAnne Brewer
Subject: FW: Comp Plan Meeting _ VG&RC _ Feb 28
Attachments: Knights Trail Neighborhood.pdf; Laurel Road Neighborhood.pdf; Northeast neighborhood.pdf; Housing.pdf

Subject: Comp Plan Meeting _ VG&RC _ Feb 28

Barry & Jeff,

Unfortunately, due to a previous commitment, I will not be able to attend the Comp Plan session this afternoon at the Venetian River Club. Hopefully, this email will reach you prior to the meeting but if not, by copy of this email, I am asking John Moeckel to provide you with a copy so my concerns outlined below can be discussed with the full group in attendance. I am also copying other potential participants with the pertinent sections of the draft Comp Plan.

My concern is the lack of transition between the present PUD developments (future Mixed Use Residential-MUR) and the properties designated as Mixed Use Corridor (MUC). You have designated MUC areas very close to and in the case of the Knights Trail Neighborhood, directly "across the road" from PUD/MUR areas. I am fully aware these MUR areas have been created to provide for construction of Attainable Housing and particularly, a method to apply a density bonus for "Affordable Housing" and "Community Housing", which covers everything from "Extremely Low Income Housing" (\$324 to \$484 per month rentals) to "Moderate Income Housing" (\$1,083-\$1,548). Note the range of costs is for Family Size of 1 through 4.

Let's use the 30-acre parcel on the west side of Knights Trail, south of Gene Green and directly west of Toscana Isles as an example. There is a Public Workshop scheduled for this property stating they are looking for a rezone of 25 units per acre, which, under the draft Comp Plan, means the "maximum" classification to obtain this density would be "Low Income Housing" with a rental range of \$866 to \$1,238 (for family size of 1 through 4). A well-recognized developer in the area has told me that the apartment buildings would need to be 5 stories in height to accommodate a density of 25 units per acre.

It does not seem reasonable that approximately 680 rental units in 5 story buildings, classified as anything from "Extremely Low Income Housing" to "Low Income Housing", be allowed directly "across the street" from a PID residential development with a density of less than 5 units per acre and over 50% open space. The same could happen on Laurel Road, the difference being the PUD and MUC would be located a few hundred yards from each other rather than "just across the street". It goes without saying that both MUC and MUR zoning is needed within our City. What needs to happen, however, is that they not be located adjacent to or very close to each other. A transitional zone of reasonable size must be created between these two types of incompatible housing. An increase of 5 times in allowable density between adjacent properties or those in close proximity to each other just doesn't make sense.

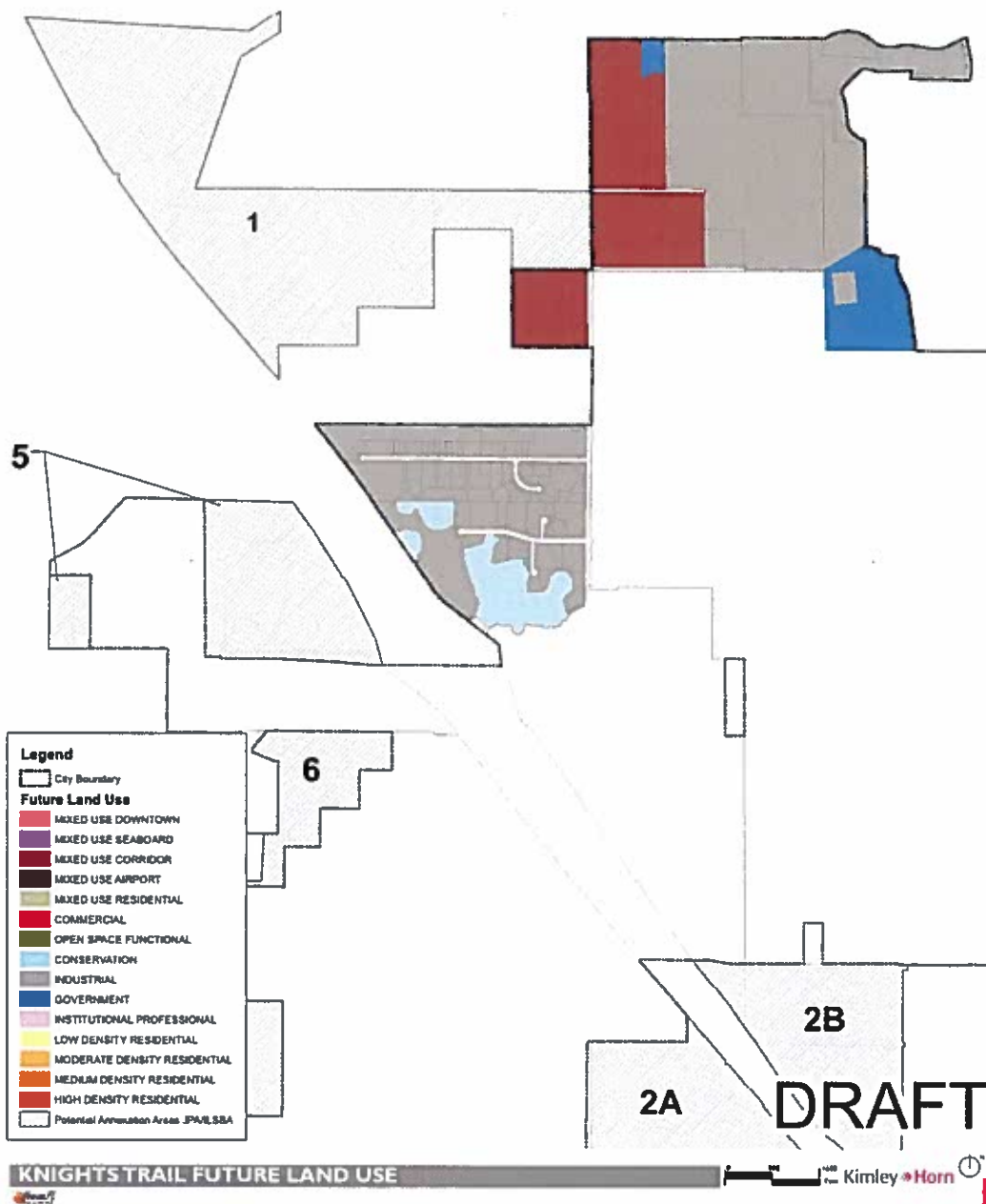
Another point, as it applies to Knights Trail, is with the proposed MUC designation for three properties plus the existing Toscana Isles, you could have, assuming the MUC's took advantage of the density bonus, almost 5,000 housing units within a 2 mile stretch on Knights Trail Road. To make matters worse, these 5,000 families would be faced with the same access problem experienced by the Venetian and Willow Chase up until the Jacaranda Extension was built, that being "only one way in and out". Potentially isolating 5,000 families from fire, police and medical services should not ever be considered, meaning, as a minimum, a northern connection to Knights Trail Road must be in place before any such high-density construction is considered.

I ask that you please take the above points into consideration when establishing MUC Districts in the Knights Trail and Laurel Road Neighborhoods.

Jerry Jasper

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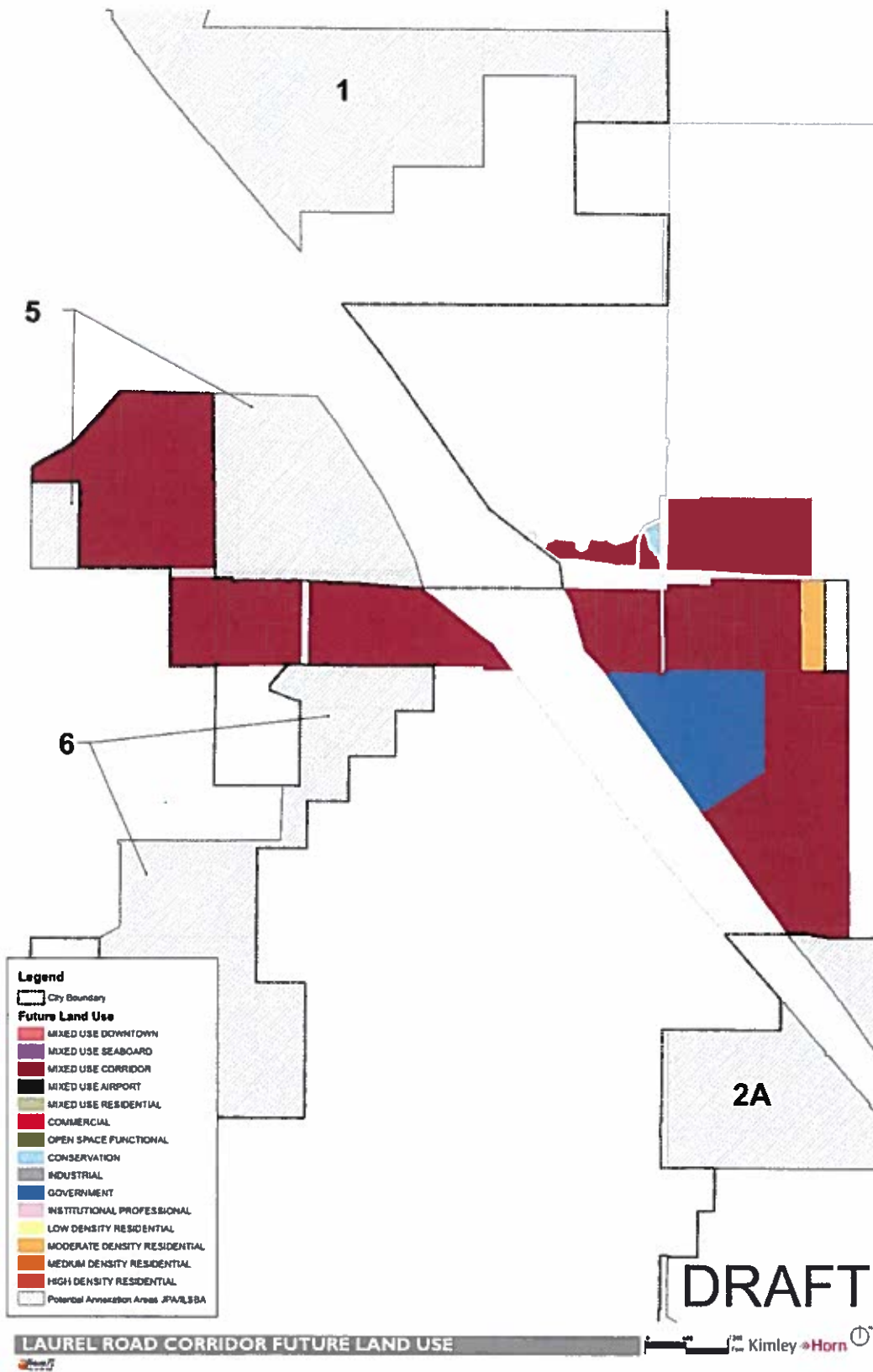
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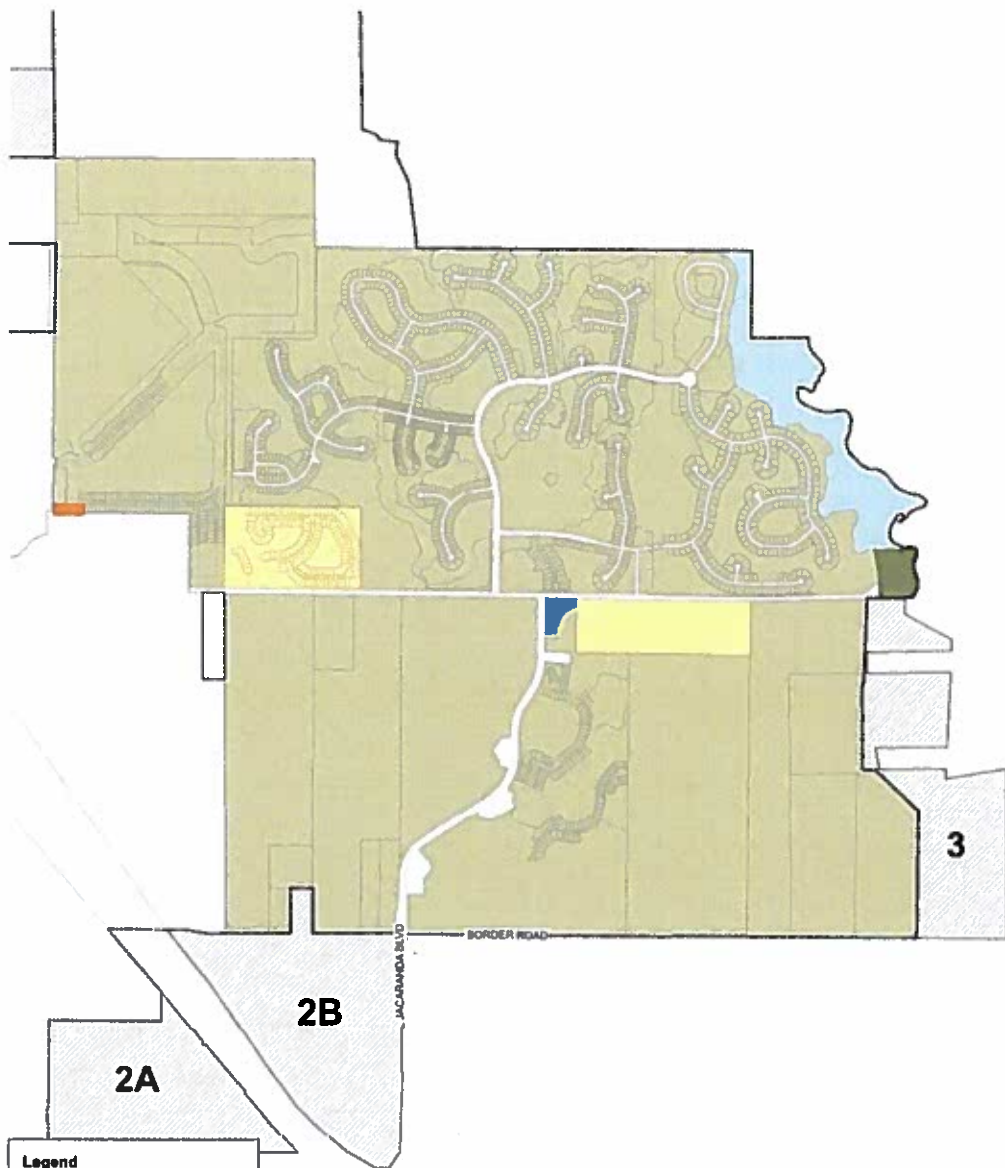


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Legend	
	City Boundary
Future Land Use	
	MIXED USE DOWNTOWN
	MIXED USE SEABOARD
	MIXED USE CORRIDOR
	MIXED USE AIRPORT
	MIXED USE RESIDENTIAL
	COMMERCIAL
	OPEN SPACE FUNCTIONAL
	CONSERVATION
	INDUSTRIAL
	GOVERNMENT
	INSTITUTIONAL/PROFESSIONAL
	LOW DENSITY RESIDENTIAL
	MODERATE DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	Potential Annexation Area (PAVLSBA)

NORTHEAST VENICE FUTURE LAND USE

DRAFT

Kimley-Horn



The housing element is a key component in the City's Comprehensive Plan that helps ensure that the City has a variety of housing types and price ranges to meet the demand for current and anticipated future residents. Areas of special emphasis include special needs housing, alternative construction housing (mobile homes, manufactured homes, modular homes, container homes, non-traditional size homes-tiny houses), and historic housing. A special challenge for the City is to provide housing that addresses the critical need for affordable, community and workforce

housing. This element also provides guidance for handling substandard dwelling conditions, and coordination with Federal, State, and local governments as well as public/private partnerships.

Vision HG- 1 – The City will support opportunities to meet its diverse residential needs by providing a wide array of housing options.

(Revised Housing Goal)

Intent HG 1.1 – Housing Options

The City will promote a range of housing options to ensure that residents and potential residents can select housing that reflects their personal preferences, economic circumstances, seasonal status, and special housing needs. *(New)*

Strategy HG 1.1.1 – Housing Characteristics

The City will utilize the Land Development Code and review processes to promote housing diversity by ensuring new development and redevelopment evaluate the following issues:

- A. Identity and character of the area and surrounding properties.
- B. Housing style and ownership.
- C. Housing type (multi-family and single-family).
- D. Community population (income and age).
- E. Housing pricing.

Strategy HG 1.1.2 – Zoning Code Compliance

The City shall facilitate the maintenance, redevelopment, and quality of housing units within the City through conservation, rehabilitation, education, compliance, and enforcement of zoning regulations and building code standards including the provisions to upgrade substandard housing. *(Revised Housing Policy 1.8)*

Strategy HG 1.1.3 – Housing Rehabilitation and Demolition

The City shall require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community if corrective measures as prescribed in city and state codes and standards are not taken by the property owner. *(New)*

Intent HG 1.2 – Housing in Mixed Use Land Use Districts

The City will utilize the Mixed Use land use designations to promote increased housing options and community livability by intermixing residential and non-residential uses. *(Revised Housing Policy 1.7)*



Strategy HG 1.2.1 – Mixed Use Housing Collaboration

The City will collaborate with major employers and developers to identify and promote live-near-work housing.

(Revised Housing Policy 3.7)

Alternative Construction

Intent HG 1.3 – Alternative Construction

The City of Venice supports the use of mobile, manufactured, modular, and alternative construction homes as a form of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options. *(Housing Objective 4)*

Strategy HG 1.3.1 – Mobile/Manufactured Housing Safety

The City will encourage the replacement of older existing manufactured or mobile homes with new manufactured homes that meet or exceed current hurricane requirements as defined by the City's Land Development Code, Building Codes and applicable ordinances. *(Revised Housing Policy 1.10)*

Strategy HG 1.3.2 – Replacement and Redesign

The City shall utilize the Land Development Code update to establish standards for the replacement and/or redesign of existing mobile home/manufactured home communities while maintaining existing residential density allowances and bulk development standards. *(Revised Housing Policy 4.4)*

Strategy HG 1.3.3 – Conversion to Different Land Use

The City shall review its Land Development Regulations to address the appropriate requirements regarding the conversion of mobile home/manufactured home communities to a different housing type. *(Revised Housing Policy 4.3)*

Special Needs Housing

Intent HG 1.4 – Special Needs Housing.

The City of Venice supports the provision of special needs housing and is committed to providing a range of safe and affordable housing options to address the City's special needs population. *(New)*

Strategy HG 1.4.1 – Partnerships

The City shall partner with Sarasota County, other local governments, regional non-profit organizations, state and federal agencies/programs to address the City's special needs housing for:

- A. Assisted living.
- B. Foster care.
- C. Displaced persons.
- D. Homeless persons.



- E. Mental health care.
- F. Physical disability care.
- G. Senior assistance.
- H. Group Home.

(Revised Housing Policy 5.1)

Strategy HG 1.4.2 – Community Based Residential Alternatives

The City shall collaborate with existing community-based non-profit organizations, Sarasota County and state agencies (i.e., Department of Children and Family Services) on the provision of community residential alternatives for children and adults needing special care and services by ensuring:

- A. Land use districts are available for the development of such housing opportunities.
- B. Needed public infrastructure and facilities are located within the vicinity of lands approved for special needs housing.
- C. Federal and state equal housing opportunity requirements are met.

(Revised Housing Policy 5.2)

Strategy HG 1.4.3 – Safe and Accessible Housing Opportunities

The City shall utilize the Land Development Code and review processes to promote safe and accessible housing options for residents with special needs. *(Housing Policy 5.3)*

Strategy HG 1.4.4 – Displaced Persons

The City shall ensure displaced residents forced to relocate due to an act of government or natural disaster are provided safe and affordable replacement housing options by providing, but not limited to, the following:

- A. Permit the development of temporary, modular housing that meets City codes to serve displaced residents;
- B. Open up public buildings and grounds to provide shelter for the homeless and distribution centers for goods and services;
- C. Suspend local government development review/permitting fees, and implement abbreviated development review procedures to expedite rebuilding in accordance with State law and Florida Building Code;
- D. Permit rebuilding of pre-existing structures back to the original densities/intensities and uses while meeting current FEMA flood damage control regulations and the Florida Building Code.

Attainable Housing

Intent HG 1.5 – Attainable Housing

The City shall meet the community's affordable and workforce housing needs by ensuring that housing alternatives meet the diverse demands of the community. Special attention shall be provided to the needs of the following groups:

- A. Fixed-income seniors and those on limited incomes.
- B. Working families.



- C. Entry level workforce.
- D. Very Low to Moderate Income families
- E. Special needs groups (elderly, physically disabled, homeless, etc.).

(Housing Policy 3.1)

Strategy HG 1.5.1 Attainable Housing – Defined

The Federal Housing and Urban Development Agency (HUD) has developed the following definitions for different housing categories based on an Area Median Income (AMI) and family size. Affordable Housing - serves incomes between 30-80% of AMI. Community Housing - serves incomes less than 120% of AMI. Workforce Housing - serves incomes of less than 140% of AMI.

The City has identified the need to further refine these categories to focus on providing incentives to facilitate housing that is **attainable** – does not exceed 30% of an individual or family annual income.

The table below is based on the 2016 U.S. Housing and Urban Development Area Median Income (AMI) and subject to change on an annual basis. The dollar amounts are shown in shaded rows and represent monthly rental amounts that do not exceed 30% of the income levels above.

Table HG-1: Attainable Housing Monthly Housing Costs (reference only)

Attainable Housing Monthly Housing Costs						
	Family Size				Sub Category	U.S. HUD Category
Income Level	1	2	3	4		
30% of Median	\$12,999	\$14,856	\$16,713	\$18,570	Extremely Low Income Housing	Affordable Housing
Monthly Attainable Housing Costs	\$325	\$371	\$418	\$464		
50% of Median	\$21,700	\$24,800	\$27,900	\$30,950	Very Low Income Housing	
Monthly Attainable Housing Costs	\$543	\$620	\$698	\$774		
80% of Median	\$34,650	\$39,600	\$44,550	\$49,500	Low Income Housing	
Monthly Attainable Housing Costs	\$866	\$990	\$1,114	\$1,238		
100% of Median	\$43,330	\$54,320	\$55,710	\$61,900	Moderate Income Housing	Community Housing
Monthly Attainable Housing Costs	\$1,083	\$1,358	\$1,393	\$1,548		
120% of Median	\$51,996	\$59,424	\$66,852	\$74,280		
Monthly Attainable Housing Costs	\$1,300	\$1,486	\$1,671	\$1,857		
140% of Median	\$60,662	\$70,928	\$77,994	\$86,660		Workforce Housing
Monthly Attainable Housing Costs	\$1,517	\$1,773	\$1,950	\$2,166		



Source: 2016 Housing and Urban Development (HUD)

Note: Graphic is for representative purposes only; please consult the adopted standards for complete family size information and conditions.

Strategy HG 1.5.2 – Targeted Attainable Housing Locations

The City has identified the MUD, MUC, MUS and Medium and High Density future land use districts as appropriate for Attainable Housing development and redevelopment. Sites within these districts shall consider their proximity:

- A. Major employment centers.
- B. Transit corridors.
- C. Urban trail systems.
- D. Arterial and collector roadways.
- E. Schools.
- F. Health care facilities
- G. City owned properties.
- H. Shops and services.
- I. Parks and public spaces including functional open spaces (i.e., recreation and community centers).

(Revised Housing Policy 3.12)

Strategy HG 1.5.3 – Attainable Housing Density Bonus and Other Incentives.

The City has targeted specific land use districts for attainable housing consistent with Strategy LU-S 1.6.2. Table HG 2 below identifies these land use districts and provides for the maximum density with a density bonus by land use category and attainable housing development type. The density bonus shall be applied based on a pro rata share (percentage) of affordable and/or community housing provided within the proposed development. For example, if 50 percent of the housing proposed meets the standards for the categories below, 50 percent of the density bonus could be applied. This Strategy shall not be interpreted to provide the density bonus based on the application or inclusion of market rate housing.

Table HG-2: Attainable Housing – Maximum Density (dwelling units per gross acre) with Density Bonus

Attainable Housing - Maximum Density (du/ac) With Density Bonus					
	Medium Density	High Density	Mixed Use Downtown, MUD	Mixed Use Seaboard, MUS	Mixed Use Corridor, MUC
Maximum Density without bonus (consistent with Strategies LU 1.2.3 and 1.2.9)	13	18	18	18	13
Affordable Housing	26	36	36	36	26



Community Housing	20	27	27	27	20
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The City, through its Land Development Code and review processes, shall develop additional incentives for projects determined to be attainable housing including but not limited to:

- A. Permit fee reductions.
- B. Impact fee waivers/reductions.
- C. Flexible design standards including required Architectural Styles.

(Revised Housing Policy 3.5, 3.6, 3.8, 3.9, 3.10)

Strategy HG 1.5.4 – Maintaining Attainable Housing.

The City shall require a long term (minimum of 10 years) binding recorded commitment to maintain the project as a qualifying attainable housing project consistent with the approval. The City may utilize mechanisms such as the following to facilitate maintaining attainable housing projects:

- A. Land trusts.
- B. Nonprofit ownership.
- C. Resident-owned cooperatives.
- D. Employer assistance programs.
- E. Low cost financing assisted programs.

(Revised Housing Policy 3.4)

Intergovernmental Coordination (the following is provided consistent with Chapter 163.3177(4)(a) and (h)(1))

Consistent with FS 163.3177(6)(h)1, the following intergovernmental coordination strategies are provided specific to Housing.

Intent HG 1.6 – Regional Housing Coordination. The City will continue to participate in the coordination of regional housing strategies with local, regional, state, and federal housing agencies and non-profit organizations. *(Housing Objective 6)*

Strategy HG 1.6.1 – Housing Inventory

The City will continue to participate in regional housing initiatives to inventory, monitor, and maintain the quality and quantity of the region's housing supply. *(Housing Policy 6.2)*

Strategy HG 1.6.2 – Housing Solutions

The City will continue to coordinate with Sarasota County, other local municipalities and private organizations on the development of a regional housing committee focused on resolving the complex economic, social, and development issues related to the region's housing needs. *(Housing Policy 6.1)*

Strategy HG 1.6.3 – Affordable Housing Funding Partnerships

At a minimum the City shall coordinate with the Sarasota Office of Housing and Community



Development, the Venice Housing Authority, and private organizations for cooperative funding partnerships. Options available for consideration shall include:

- A. Development contributions.
- B. State Housing Initiatives Partnership (SHIP) funds.
- C. Grants.
- D. Community Development Block Grant (CDBG) funds.
- E. HOME Investment Partnerships,
- F. Emergency Solutions Grant,
- G. Neighborhood Stabilization Grants
- H. National Housing Trust Fund (HTF)
- I. Public Private Partnerships including opportunities with non-profit organizations.

(revised Housing Policy 3.2; consolidates Policy 6.3 and 6.5 (redundant))

Strategy HG 1.6.4 – Management and Oversight of Housing Programs

The City shall coordinate with Sarasota County / Sarasota County Consortium on the implementation and delivery of state and federal public housing programs, grants, and other initiatives within the City of Venice. As part of this, the City shall pursue involvement and representation in the Sarasota Consortium to administer applicable housing programs within the City. *(Revised Housing Policy 3.3; consolidates 6.5)*

Strategy HG 1.6.5 - Housing Education and Awareness Partnerships

The City shall coordinate with Sarasota County including the Office of Housing and Community Development, Venice Housing Authority, and other local and regional partnerships to inform the community about available housing programs and initiatives available to affordable housing. *(Revised Housing Policy 6.6)*



City of Venice Comprehensive Plan Update 2017-2027

Please share your comments with us

Please do not let Commercial interests
(realtors) persuade the committee and Council
from changing existing language regarding
development of the property on Pinebrook Rd.

A far better use of single story medical services
next to Pinebrook ^{Medical & Housing Center} would be admissable).

The large empty lot on Venice Avenue (near W. 1st St.)
would be a better use and location (less
dangerous) than Pinebrook Road for
multifamily housing.

RECEIVED

MAR 01 2017

PLANNING & ZONING

Mail your comments to: Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice FL, 34285
Email your comments to: jbrewer@venicegov.com

JoAnne Brewer

From: Jeff Shrum
Sent: Thursday, March 02, 2017 9:41 AM
To: Planning Commission
Subject: FW: 1220 Pinebrook Rd

Public comment received on the comprehensive plan.

From: Alan Sorin [mailto:alansorin@gmail.com]
Sent: Thursday, March 02, 2017 9:16 AM
To: Jeff Shrum <JShrum@Venicegov.com>
Subject: 1220 Pinebrook Rd

To Jeff and Barry,

Thank you for taking the time to meet with residents of Pinebrook last night. As it was a general informational meeting, I appreciate the difficult situation you were faced with as most in attendance wanted more specifics about the Pinebrook Park, LLC application and the ramifications of the new comp plan concerning this proposal going forward. And though our attorney made some valid points, I personally feel that he was attempting to make the meeting more into a public hearing and was unnecessarily antagonistic under the circumstances. Your patience is commendable.

A big concern for many is that the applicant will not have to apply for a comprehensive plan amendment if the current draft for the new comp plan is approved. Perhaps that is why he put the application on hold. This is clearly a case where changing a very site specific designation of Institutional/Professional at 1220 Pinebrook Rd. on the current plan to a general MUR designation for a broad area appears to favor the developer.

I brought up the fact that the existing density in the proposed Pinebrook MUR far exceeds the maximum allowed under the new comp plan. You acknowledged this and said that the numbers need to be adjusted. I don't see how the existing number of residential units can be adjusted. In order to bring the numbers more in line, the maximum density would need to be raised to 7%, or the 50% open space requirement would need to be changed, or some combination of the two. Short of that, having a new MUR designation where the existing density greatly exceeds the future vision seems to me to be more a case of wishful thinking rather than a realistic vision for the future. Additional housing units, and especially high density apartments would result in the existing residential units in Pinebrook MUR to get even more out of line with the maximum proposed for the area. Would this fact be considered in approving any application for high density apt. at 1220 Pinebrook Rd., should the applicant decide to wait for the new comp plan to be approved?

Many residents feel that developers have an unfair advantage over residents in the planning and approval process. I try to keep an open mind and believe that most public officials are sincerely dedicated to managing the growth in Venice in a way that preserves the quality of life that so many cherish. It is not an easy task. That being said, the following link to a listing for the property at 1220 Pinebrook Rd. that is dated 4/19/2013 demonstrates why some are more cynical. It could be interpreted as verbal approval being given to a developer before going through the official approval process.

Note that the listing states "conversations with city planners indicate 43 units may be developed on this site".

<http://www.loopnet.com/Listing/18365929/1220-Pinebrook-Rd-Venice-FL/>

RECEIVED

MAR 02 2017

PLANNING & ZONING

Please forward to Barry Snyder. Thanks again for your efforts and community service.

Alan Sorin

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.