



WRITTEN COMMUNICATIONS

**Considerations for rezoning parcel id# 0178-09-0023 also known as Gulf Harbor Estates to
RSF 2 Venice Code**

**FRONTAGE FRONTAGE FRONTAGE
80 FOOT MINIMUM LOT WIDTH**

The City of Venice should consider changing the density requirement of 30 % to 35 % for RSF 2 Venice City code on this preliminary plat for the Gulf Harbor Estates, with the agreement that the developer will redo lots sizes and increase the frontage to the 80 foot minimum requirement. The plat would meet all the requirements of a RSF 2 Venice City code if this is done. Using the 80 foot minimum frontage requirements for this parcel would make 8 lots the maximum total on this parcel. The developer was given a preliminary exception for the required side walk on the west boundary of this parcel so why couldn't this request for an adjustment of the density from 30 % to 35 % be made? This exception could be made in this case only.

Because it has been told that a mistake was made about the correct zoning on this parcel an exception could be made without jeopardizing the standards of our neighborhood.

This parcel has a RSF 2 Sarasota County code at the present time. The difference in the requirements for the RSF 2 Sarasota County code is the density. It is 35% for RSF 2 Sarasota County code and it's 30% for RSF 2 Venice City code. RSF 2 Minimum lot requirements of 10,000 square feet for RSF 2 Sarasota County code and RSF 2 Venice City code were the same until the year 2003. The RSF 2 Sarasota County code reduced its requirement from 10,000 square feet to the current 9,600 square feet in 2003. The minimum width (frontage) of a lot is 80 feet, the same for both RSF 2 Sarasota County code and RSF 2 Venice City code. This parcel 2.68 acre divided into 8 lots more than meets the 10,000 minimum lot size and will meet the 80 foot minimum frontage requirement.

Because the current RSF 2 Sarasota County code is the current situation right now and this code has a density requirement of 35% it should be honored in this case without having to change from the RSF 2 Sarasota County code to the RSF 3 Venice City code to accommodate the developer's proposed preliminary plat for Gulf Harbor Estates for smaller lots sizes and smaller frontages.

The RSF 2 Venice City code is the most compatible zoning code for our neighborhood.

I know that more lots means more money for the developer but the planning and zoning department for the City of Venice needs to put the property owners concerns for maintaining the value of our property as their top priority. Money is just as important to us as it is to the developer. Frontage is not just a minor issue it is the main issue. The main reason for the developer to want a RSF 3 Venice City code is because of the minimum frontage requirement of 75 feet, having the smaller width of 75 feet makes it possible for the parcel to be divided into 9 lots and not the 8 lots that a RSF 2 Venice City code would limit. Requiring the minimum 80 foot frontage in the neighborhood, and the key word here is minimum, must be upheld. Make this subdivision a RSF 2 Venice City code.

If it is a concern to the planning and zoning board that the developer has invested so much money in this project under questionable facts about zoning then by giving the above exception it would make it possible for the developer to add value to each lot and raise the cost per lot. The larger lots with a 35% density would be attractive to buyers wishing to build larger homes. This would be a great solution for all parties.

Concerned Citizen

Leora Nelson 4-13-2017

Leora Nelson

1104 Sunset Dr.

Venice FL 34285

Research provided to support the RSF 2 Venice City Code requirements for the proposed Gulf Harbor Estates

The planning and zoning department of the City of Venice did an analysis of the study area using RSF 2 and RSF 3 zones from both sides of Harbor Drive and excluded the RSF 1 zones on the west side of Harbor Drive. They arrived at an average lot size of 12,639 square feet.

The preliminary plat of the Gulf Harbor Estates shows 9 lots and only 5 lots meet the average lot size as calculated by the planning and zoning department. The following lots do not meet the average lot size as calculated by the planning and zoning department

Lot # 1	10,634 sq. ft.	fails to meet the average lot size of 12,639 sq. ft.	by	2,005 sq. ft.
Lot # 2	11,909 sq. ft.	" " " " " " " " " " " "	"	730 sq. ft.
Lot # 8	10,355 sq. ft.	" " " " " " " " " " " "	"	2,284 sq. ft.
Lot # 9	10,794 sq. ft.	" " " " " " " " " " " "	"	1,845 sq. ft.

Average Lot Size		
Entire Study Area	Study Area Excluding RSF -1 Lots	Proposed Preliminary Plat
16,017 sq. ft.	12,639 sq. ft.	12,991 sq. ft.

If you look at column three in the box titled Average Lot Size on page 8 of 12 of the Staff Report for Petition Number: 16-4PP Gulf Harbor Estates, also shown above, you will find that you could list Lot # 7 as not having the Proposed Preliminary Plat square footage as well.

Lot # 7 12,840 sq. ft. fails to meet the average lot size of 12,991 sq. ft. by 151 sq. ft.

So 4 or 5 lots out of 9 lots do not meet the Average Lot Size Study Area

The 2.68 acre parcel cannot be divided into 9 equal lots because of the shape of the parcel and the necessary frontage requirements to arrive at 12,991 sq. ft. per lot.

The entire area I researched (west side of Harbor Drive) as well as the study area used by the Planning and Zoning department including RSF 3 codes (east of Harbor Drive) shows that very few properties have less than 80 foot minimum frontage. You will find a few 75 foot frontages on Circle Drive. Please consider the citizens of Venice living in the study area and make your decision based on what is currently the standard 80 feet minimum frontage in our area.

I would like to see a maximum of 8 lots or less on this parcel. In keeping with the RSF 2 Venice City code requirements the size of the lots would increase and they would also meet the 80 foot minimum frontages. The increase would make the lots sizes more compatible with the area.

The other main issue is the amount of square footage being used up on each lot for drainage. Drainage at the rear of the properties takes 20 feet across the width of the lot and drainage at the front of the properties takes 15 feet across the width of the lot. Another 15 feet is a swale running the total length between the lots. Having a larger lot size would also benefit the community by reducing the number of 15 foot swales running the full length between each lot to 7 swales instead of 8 swales. So having lots with more square footage makes sense because so much square footage is being used for the drainage system alone. On page C -5 of the preliminary plat for the proposed Gulf Harbor Estates you will find

that the storm water management takes .34 acres. This is 12.6 percent of the total parcel square footage which amounts to 14,732 square feet out of the total of 116,919 square feet for the entire 2.68 acre parcel. The lots as proposed for the Gulf Harbor Estates are not stand alone lots. A home owners association will have to be formed because each lot is dependent on the other to maintain this elaborate drainage system.

SUMMARY

Frontage is a critical concern for maintaining property value. My submitted listing of all the RSF 2 properties on the west side of Harbor Drive show 80 foot minimum frontages on all 41 properties with the exception of one. The average frontage for the entire 41 properties equals 96.5 feet.

It is my request based on the information submitted to this Planning and Zoning board by me, Leora Nelson a resident of this community that the proposed Gulf Harbor Estates is made to comply with the RSF 2 Venice City code and not receive the RSF 3 Venice City code they are requesting.

I offer this solution: The developer accepts the RSF 2 Venice City code. The developer redraws the plat to show 8 lots which would meet the requirements for a RSF 2 Venice City code. This will increase the square footage of each lot and meet the 80 foot minimum frontage requirement for a RSF 2 Venice City code thereby increasing the value of each lot.

Concerned Citizen, property owner and member of the community



Leora Nelson
1104 Sunset Drive
Venice FL 34285

April 11, 2017

Average lot size calculation

This is a listing of all RSF 2 properties of the Gulf Shores Subdivision on the west side of Harbor Drive being in close proximity to the proposed Gulf Harbor Estates. The total of 41 lots were used for this calculation. Properties north of the proposed Gulf Harbor Estates included Sunset Drive properties. The properties south of the proposed Gulf Harbor Estates, include Gulf Drive, Shore Drive , Beach Drive , east side of Sunset Drive and the west side section of Harbor Drive between Gulf Drive and Beach Drive.

	Parcel Number	Address	Lot size in Sq. Ft.	Lot Frontage in feet	Owner
1.	0178160021	939 Sunset Drive	9,136	85	Schwesinger, Henry
2.	0178090020	935 Sunset Drive	9,033	95.51	Peterson, Regina
3.	0178160019	419 Sunset Drive	12,875	85	Downs, William
4.	0178160018	417 Sunset Drive	11,804	85	Dagon, Mary
5.	0178160017	413 Sunset Drive	10,302	85	Sidoli, Christina
6.	0178160016	409 Sunset Drive	9,302	90	Geoffrion, William
7.	0178160015	405 Sunset Drive	8,423	95	Heller, Mark
8.	0178160014	401 Sunset Drive	8,588	113.7	Kaminski, Joseph
9.	0178090007	424 Sunset Drive	12,960	85.6	Brown, Joy
10.	0178090008	420 Sunset Drive	12,473	85	Goldberg, Johan
11.	0178090009	416 Sunset Drive	11,285	85	Cehlarik, Donna
12.	0178090010	412 Sunset Drive	12,224	100	Bunnell, Eugene
13.	0178090011	408 Sunset Drive	10,265	100	Coleman, Ernest
14.	0178090012	404 Sunset Drive	9,037	100	Madden, Sally
15.	0178090013	926 Harbor Drive	9,101	120	Quartier, Sylvia
16.	0178160017	1101 Sunset Drive	12,013	154.22	Vardi, Dan
17.	0178160018	1115 Sunset Drive	11,464	151.5	Oleary-Zwolak, Karen
18.	0178160030	1127 Sunset Drive	12,885	86.57	Riordan, Janice
19.	0178160031	1131 Sunset Drive	11,317	86.5	Brown, B.E.
20.	0178160016	421 Gulf Drive	12,053	80	Kanoski, John
21.	0178160015	417 Gulf Drive	12,053	80	Hightower, James
22.	0178160014	413 Gulf Drive	12,053	80	Fox, Arthur
23.	0178160013	409 Gulf Drive	12,053	80	Hawk, Patricia
24.	0178160012	405 Gulf Drive	12,053	80	Pokorny, Norman
25.	0178160011	1100 Harbor Drive	12,053	150.66	Altieri, Michael

27.	0178160036	1120 Harbor Drive	9,959	99.59	Penovich, Anthony
28.	0178160019	420 Shore Drive	12,053	80	George Hermann
29.	0178160020	416 Shore Drive	12,053	78	Eaton, Jeffery
30.	0178160021	428 Shore Drive	12,053	80	Whittle, Robert
31.	0178160022	408 Shore Drive	12,053	80	Ernest T Gifford
32.	0178160023	404 Shore Drive	12,053	80	Falsani, Robert
33.	0178160029	417 Shore Drive	16,118	188	Shea, Timothy
34.	0178160028	413 Shore Drive	10,417	80.6	Altier, Joseph
35.	0178160027	409 Shore Drive	10,877	80.6	Malkerson, Charles
36.	0178160026	405 Shore Drive	11,771	80.6	Thomas, Clyde
37.	0178160025	401 Shore Drive	9,434	100.64	Vaughan, Joseph
38.	0178160032	412 Beach Drive	11,615	80	Elterman, Deborah
39.	0178160033	408 Beach Drive	11,615	80	1002403 Ontario, Inc
40.	0178160034	404 Beach Drive	11,615	80	Long, Cora
41.	0178160035	400 Beach Drive	10,000	100	Long, Cora

Total square footage of entire 41 properties listed	462,544	Total frontage in feet of entire 41 properties listed	3,957.54
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The average lot size based on the total area RSF 2 code for the streets listed above equals

$$462,544 / 41 = 11,281.56 \text{ square feet}$$

The average frontage for the entire 41 properties listed above equals

$$3957.54 / 41 = 96.5 \text{ feet}$$

Three (3) lots in the proposed Preliminary plat for Gulf Harbor Estates do not meet the Average lot size of 11,281.56 square feet based on the above calculations

Lot Number 1 has a total of 10,634 square feet

Lot Number 8 has a total of 10,355 square feet

Lot Number 9 has a total of 10,794 square feet

Submitted to the Planning and zoning department by:

Leora Nelson 4-13-2017

Leora Nelson

Concerned Citizen and property owner

I am very concerned about this proposed project devaluing my home and others in my neighborhood by reducing the size of the lots and the frontages to accommodate their plan.

Gulf Harbor Estates Petition Number: 16-4PP

1072

COMBINED TOTAL of 41 for both PAGES

GULF SHORES No. 2

PLAT B-017 6, PAGE 88

[illegible]

1781128

DEDICATION

This job is approved for record as shown, and the streets and roads are dedicated for public use.

Witness: James R. Thompson
Witness: J. E. Brown

1. Caracorum
— Translingam

ACKNOWLEDGEMENT

**State of Florida,
County of Sarasota**

Parson appeared before me this 1st day of May A.D. 1863, at
understood authority. *Oak Cagerman*, and *Fred R. Casperson*, his wife, to me,
well known and known to me to be the persons described in and who executed
Tambling Instrument, and acknowledged the execution thereof to be their
voluntary act for the purposes therein expressed.
Witness my hand and official seal at Milwaukee County of Sauk
State of Wisconsin, this date above said.

with the date observed

History Public State of Florida at large.
My commission expires: June 30, 1956

APPROVALS

This plot against the life of _____ first day of _____ May AD 1953 in open meeting by the _____ of _____ of _____ of _____ County, State of Florida. _____ of _____ County, State of Florida. _____ Chairman

County Attorney

I hereby certify that I have been excited by me and my staff to make a complete review of the records of the State of Florida with requirements of the Public Acts of 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601,



~~W. A. Wynn~~
~~Chief of District Court~~

Deputy Clerk

SURVEYOR'S REPORT

I hereby certify that a survey of the above described property was made under my supervision and that the said person is a true and accurate representation thereof to the best of my knowledge and belief and that pertinent reference sheets have been placed as required by Sec 2, Survey Laws of 1925. (Sec 177.07 of Florida Statute)

Marine Engineering Company

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F. A. S.

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