



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
www.venicegov.com

## Meeting Agenda Planning Commission

Monday, March 13, 2017

4:00 PM

Council Chambers

### Workshop

1 ✓ I. Call to Order

2 ✓ II. Roll Call

### III. Workshop

4 1. ✓ [17-2562](#) COMPREHENSIVE PLAN UPDATE - DRAFT PLAN  
Staff: Jeff Shrum, AICP, Development Services Director

Public Comments for Comprehensive Plan Update

Attachments:

[Memo to Planning Commission RE March 13 Public Workshop](#)

[Summary March 6 DU Comparison Current vs Proposed](#)

[Plan comparison Calculations March 8 2017](#)

[Draft Map Nolen Historic District](#)

[Written Correspondence 01-26-17 through 02-15-17](#)

[Comp Plan Resident Input 02-21-17 through 03-02-17](#)

[Written Correspondence 3-3-17 until 3-8-17](#)

[Public Written Correspondence after 3-7-17 until 03-13-17](#)

3 IV. Audience Participation

V. Comments by Planning Division

VI. Comments by Planning Commission Members

VII. Adjournment

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*If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.*

*No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and*

*evidence at this meeting upon which any appeal is based.*

# Written Correspondence

Received after 3/7/17 until 3/13/17

## JoAnne Brewer

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**From:** Jeff Shrum  
**Sent:** Monday, March 13, 2017 2:19 PM  
**To:** JoAnne Brewer  
**Subject:** FW: Questions/Comments On Summary Table and Plan Comparisons dated March 8 2017

**From:** sue Lang [<mailto:suelang99@hotmail.com>]

**Sent:** Friday, March 10, 2017 4:03 PM

**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>; City Council <[CityCouncil@Venicegov.com](mailto:CityCouncil@Venicegov.com)>; Lori Stelzer <[LStelzer@Venicegov.com](mailto:LStelzer@Venicegov.com)>

**Cc:** [executiveteam@heraldtribune.com](mailto:executiveteam@heraldtribune.com); [earle.kimel@heraldtribune.com](mailto:earle.kimel@heraldtribune.com); [harold.bubil@heraldtribune.com](mailto:harold.bubil@heraldtribune.com); Dan Lobeck <[dlobeck@lobeckhanson.com](mailto:dlobeck@lobeckhanson.com)>; Ed Martin <[edwilsonmartin@hotmail.com](mailto:edwilsonmartin@hotmail.com)>; [jimbennettlaw@earthlink.net](mailto:jimbennettlaw@earthlink.net)

**Subject:** Questions/Comments On Summary Table and Plan Comparisons dated March 8 2017

Please distribute to the Planning Commission

Jeff, Again i am requesting the specific locations that correspond to the figures in these attachments most especially for the **3750 newly created Mixed Use Residential Areas** that will replace the Planning Areas in the current plan. i see that **the new Plan has 9488 acres vs 8695 in the current Plan. Where are these additional acres located and what are the planned densities and heights?** I also see that your new March 8th Summary totals about **7000 more units** for the new Plan than previous drafts (38,981 vs 32,000). **Where are these located?**

Per the Draft Plan population in 2015 was 22,000 with an estimate of 25,180 by 2026 which equates to an **average annual population growth rate of 1.44 percent** which is consistent with other statistical references in the Draft Plan and Draft Market Assessment. In recent years growth was averaging 1.5 percent but is on a downward trend with projections of only **1.27 percent by 2040**. As of 2015 there were 12,255 dwelling units in the city. (Average household size in Venice 1.8 persons). Given the growth projections by credible sources quoted in the Draft Plan by 2040 Venice will have approximately 21,500 dwelling units total or 9,245 more units than in 2015. **So why does the new Plan allow/project 26,726 new units instead 9,245?? Please explain.**

It should also be noted that your estimate of 50,566 units in the current Plan does not take into consideration the specific height restrictions we put in this Plan which together with the existing Land use Reg requirements for set backs and open space, etc. significantly control the number of units that could actually be built. **Your new Plan does not contain these controls so in fact the new Plan will allow far more units to be built than the current Plan.** Furthermore as you know your 50,566 units is based on a substantial number of existing buildings which are currently below maximum density being demolished and rebuilt to the maximum density which is **preposterous** given the expected sea level rise, new flood zone restrictions/requirements, coastal setbacks, and the aforementioned height and set back controls, etc. It should also be noted that the difference between your new Mixed Use Areas and the Planning Areas in the current Plan is **only 910 fewer units** than the current Plan and that is **if every Planning area in the current Plan were built to maximum density which we know for certain would not and could not happen.** Again the 50, 566 units is a very bogus number enabling you to claim you are allowing fewer units in the new Plan.

RECEIVED

MAR 13 2017

PLANNING & ZONING



Sent from [Outlook](#)

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](http://www.venicegov.com), or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

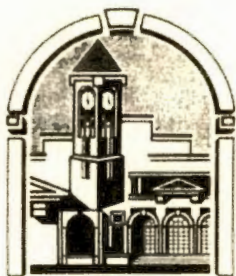
PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and 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.

**PLANNING COMMISSION WORKSHOP  
ORDER OF PROCEDURES  
COMMUNITY HALL**

March 13, 2017

4:00 P.M.

- I. Call to Order**
- II. Roll Call**
- III. Workshop**
  - A. COMPREHENSIVE PLAN UPDATE – Draft Plan
    - Staff: Jeff Shrum, AICP, Development Services Director
    - Public Comments Specific to Comprehensive Plan
- IV. Audience Participation**
- V. Comments by Planning Division Staff**
- VI. Comments by Planning Commission Members**
- VII. Adjournment**



"City on the Gulf"

## City of Venice

Request to Speak (print legibly)

Name: Kathleen Economidis Date: 3/13/17

Address: 1322 Whispering Lane

City: Venice State: FL Zip: 34285

Telephone: 941 445-5146

Organization (if any): Retired Director of Human Resources

Please Check One

☐ Audience Participation

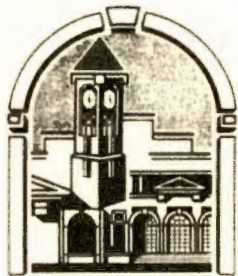
☒ Agenda - Topic: Comp Plan

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ is truthful.

Signature: Kathleen Economidis

Comments at public hearing and during audience participation are limited to five minutes per speaker unless otherwise noted.



"City on the Gulf"

## City of Venice

Request to Speak (print legibly)

Name: JERRY JASPER Date: 3/13/17

Address: 130 Beseno Cr.

City: Venice State: FL Zip: 34225

Telephone: 241-244-2244

Organization (if any): \_\_\_\_\_

Please Check One

☒ Audience Participation

☐ Agenda - Topic: \_\_\_\_\_

Comp Plan

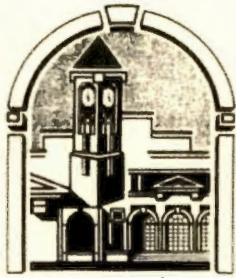
If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 13 day of Mar 20 17 is truthful.

Signature: \_\_\_\_\_

Comments at public hearing and during audience participation are limited to five minutes per speaker unless otherwise noted.





"City on the Gulf"

## City of Venice

Request to Speak (print legibly)

Name: Deborah Anderson Date: 3-13-17

Address: 520 Verdi

City: Venice State: FL Zip: 34285

Telephone: 941 375-8724

Organization (if any): \_\_\_\_\_

Please Check One

☒ Audience Participation

☒ Agenda - Topic: Comp Plan

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 13 day of March 2017 is truthful.

Signature: Deborah Anderson

Comments at public hearing and during audience participation are limited to five minutes per speaker unless otherwise noted.