

4-17-2017

I'M REQUESTING AFFECTED
PARTY STATUS FOR
ZONING AMENDMENT 17-04 RZ
MEETING ON 4-18-17

Jerome J Nelson

4-17-17

gmaretired@
gmail.com
17-04 RZ

RECEIVED

APR 17 2017

PLANNING & ZONING

connected
copy

Written Comments Regarding Petition 16-4 PP Gulf Harbor Estates

By Leora Nelson

March 5, 2017

Property value is all about frontage and lot size square footage. Location is the key also. Properties close to the Gulf have a higher value. My objection is the fact that going from a RSF 2 to a RSF 3 reduces frontage and lot size square footage, where by having an undo impact on our neighborhood property values. RSF 3 is not compatible with the current neighborhood that is RSF 2 and RSF 1. The area west of Harbor Drive includes Sunset Drive, Gulf Drive, Shore Drive and Beach Drive all streets designated RSF 2 with the exception of the RSF 1 which consists of the west side of Sunset Drive (beach front). RSF 2 meets the requirements of our neighborhood and should not be changed.

How and when was the determination made to arbitrarily change from RSF 2 to RSF 3? Was a public hearing made to make the change? If so I would like to have a copy of the meeting public or private and the date and time of said meeting. If a meeting wasn't held is it the practice of the Planning and zoning board to make changes without the input from the neighborhood? The community needs to be heard on this issue.

The analysis done to determine AVERAGE LOT SIZE did not include RSF 1 zoned lots, but did include RSF 3 lots that are located east of Harbor Drive. The RSF 1 lots are adjacent to subject area and the RSF 3 lots used in the analysis are not adjacent to the subject area.

Density is a concern because of the fact that an analysis was made arbitrarily to not use RSF 1 in the analysis but instead used RSF 3 along with RSF 2 to come up with AVERAGE LOT SIZE. Why not use the RSF 2 lot sizes in the immediate area to come up with the AVERAGE LOT SIZE where by not excluding or including RSF 1 or RSF 3. It seems to me the best way to come up with the true AVERAGE LOT SIZE for this development is totally based on the neighboring area. Why would introducing a RSF 3 in the middle of a RSF 2 area be consistent with the surrounding neighborhood. All properties front and back of proposed Gulf Harbor Estates are in RSF 2. It is my request to retain the RSF2 based on the afore mentioned information.

~~Going from a RSF 2 to a RSF 3 means two things. Venice City code and Sarasota County code~~
requirements are different. Under the requirement of the Sarasota County Code RSF 2 designates the minimum lot area to be 9600 sq ft with a minimum lot width of 80 feet. (in 2003 the minimum lot RSF 2 was reduced to 9600 sq ft from 10,000 sq ft)

Venice City Code RSF 2 designation for minimum lot area (sq ft) is 10,000 with a minimum lot width of 80 feet

So the difference between the Sarasota County Code and Venice City Code is 400 sq ft in lot size with the City of Venice requiring the 400 sq ft additional square footage in their Code. The lot width minimum requirement of 80 feet is the same for both Sarasota County and Venice City RSF 2 designation.

RECEIVED
MAR 07 2017
PLANNING & ZONING

So my question is why the need to move to a RSF 3 designation at all. What RSF 3 City of Venice code will do is reduce lot size to 7500 sq ft a total of 2500 sq ft reduction from 10,000 required in a RSF 2 designation and reduce the frontage width of lot minimum to 75 ft making lot width smaller by 5 ft for the RSF 3 designation when the minimum width in RSF 2 is 80 ft.

The 2.68 acre parcel meets the density of 3.5 dwellings per acre for a RSF 2 and that comes out to be 9.38 dwellings. The 2.68 acre parcel changed to a RSF 3 designation would change the density to 4.5 dwellings per acre and that comes out to be 12.06 dwellings

I have looked over the plat plan and it does not meet the requirements (comply with code) for a RSF 2 designation. The lot widths are only 75 ft wide not the minimum width of 80 ft as required I'm requesting that the planning and zoning departments stay with the RSF 2 requirements.

My main issue is why the planning and zoning departments would even choose to use the requirements of a RSF 3 area in their analysis to determine average lot size when this area is east of the proposed development and across Harbor Drive. The properties facing the development on Gulf Drive are all RSF 2 and the properties behind the proposed development across Deertown Gully are also RSF 2 properties. Gulf Drive west of Harbor Drive is zoned RSF2 as well as the next 2 streets going south, Shore Drive and Beach Drive. The proposed Gulf Harbor Estates is located almost in the middle of the Gulf Shores Subdivision, a subdivision started in 1950's. It was developed over 4 phases. The first phase being on the east side of Harbor Drive with smaller lots. Phase 2 moved across Harbor Drive (west side) with increased lot sizes. Phase 3 continued on the west side of Harbor with again even larger lot sizes. Phase 4 returns to the east side of Harbor Drive with smaller lot sizes.

So it is clear from the above information that the west side of Harbor Drive the side closer to the Gulf would warrant larger lot sizes even back then. This is also the location of RSF 1 fronting on Sunset Drive the largest lots in this area.

The development needs to comply with current RSF 2 codes.

I'm asking for your help with keeping with our neighborhood as coded RSF 2 and retaining that designation for future development .I also think the lower density (RSF 2) is the best designation to benefit the ecology of the area. The Deertown Gully is an important concern of mine and others in our area. Plat plan shows two drains going into Deertown Gully where there were not drains before. The zoning department told me that after developing a site it cannot add more water into this Gully than what was going in before the land was developed. Well, it stands to reason that adding 2 drains where there were none before is a sure indicator of more water going into the Gully.

Concerned Citizen



Leora Nelson

1104 Sunset Drive

Venice FL 34285 352 568-5099

Written Comments Regarding Petition 16-4 PP Gulf Harbor Estates

By Leora Nelson

March 5, 2017

Property value is all about frontage and lot size square footage. Location is the key also. Properties closed to the Gulf have a higher value. My objection is the fact that going from a RSF 2 to a RSF 3 reduces frontage and lot size square footage, where by having an undo impact on our neighborhood property values. RSF 3 is not compatible with the current neighborhood that is RSF 2 and RSF 1. The area west of Harbor Drive includes Sunset Drive, Gulf Drive, Shore Drive and Beach Drive all streets designated RSF 2 with the exception of the RSF 1 which consists of the west side of Sunset Drive (beach front) . RSF 2 meets the requirements of our neighborhood and should not be changed.

How and when was the determination made to arbitrarily change from RSF 2 to RSF 3? Was a public hearing made to make the change? If so I would like to have a copy of the meeting public or private and the date and time of said meeting. If a meeting wasn't held is it the practice of the Planning and zoning board to make changes without the input from the neighborhood? The community needs to be heard on this issue.

The analysis done to determine AVERAGE LOT SIZE did not include RSF 1 zoned lots, but did include RSF 3 lots that are located east of Harbor Drive. The RSF 1 lots are adjacent to subject area and the RSF 3 lots used in the analysis are not adjacent to the subject area.

Density is a concern because of the fact that an analysis was made arbitrarily to not use RSF 1 in the analysis but instead used RSF 3 along with RSF 2 to come up with AVERAGE LOT SIZE. Why not use the RSF 2 lot sizes in the immediate area to come up with the AVERAGE LOT SIZE where by not excluding or including RSF 1 or RSF 3 It seems to me the best way to come up with the true AVERAGE LOT SIZE for this development is totally based on the neighboring area. Why would introducing a RSF 3 in the middle of a RSF 2 area be consistent with the surrounding neighborhood. All properties front and back of proposed Gulf Harbor Estates are in RSF 2. It is my request to retain the RSF2 based on the afore mentioned information.

Going from a RSF 2 to a RSF 3 means two things. Venice City code and Sarasota County code requirements are different. Under the requirement of the Sarasota County Code RSF 2 designates the minimum lot area to be 9600 sq ft with a minimum lot width of 80 feet. (in 2003 the minimum lot RSF 2 was reduced to 9600 sq ft from 10,000 sq ft)

Venice City Code RSF 2 designation for minimum lot area (sq ft) is 10,000 with a minimum lot width of 80 feet

RECEIVED
MAR 06 2017
PLANNING & ZONING

147

So the difference between the Sarasota County Code and Venice City Code is 400 sq ft in lot size with the City of Venice requiring the 400 sq ft additional square footage in their Code. The lot width requirement of 80 feet is the same for both Sarasota County and Venice City RSF 2 designation.

So my question is why the need to move to a RSF 3 designation at all. What RSF 3 City of Venice code will do is reduce lot size to 7500 sq ft a total of 2500 sq ft reduction from 10,000 required in a RSF 2 designation and reduce the frontage width of lot minimum to 75 ft making lot width smaller by 5 ft for the RSF 3 designation when the minimum width in RSF 2 is 80 ft.

The 2.68 acre parcel meets the density of 3.5 dwellings per acre for a RSF 2 and that comes out to be 8.75 dwellings, each acre can have 3.5 dwellings for a total of 7 dwellings for 2 acres and the remaining .68 acre can have 1.75 dwellings ($\frac{1}{2}$ acre is .50 with a remainder of .18 acre)

The 2.68 acre parcel changed to a RSF 3 designation would change the density to 4.5 dwellings per acre and that comes out to be 11.25 dwellings, each acre can have 4.5 dwellings for a total of 9 dwelling for the 2 acres and the remaining .68 acre can have 2.25 dwellings ($\frac{1}{2}$ acre is .50 with a remainder of .18 acres)

I have looked over the plat plan and it does not meet the requirements (comply with code) for a RSF 2 designation. The lot widths are only 75 ft wide not 80 ft wide as required and the density is over the limit of 8.75 dwellings

I'm requesting that the planning and zoning departments stay with the RSF 2 requirements.

My main issue is why the planning and zoning departments would even choose to use the requirements of a RSF 3 area in their analysis to determine average lot size when this area is east of the proposed development and across Harbor Drive. The properties facing the development on Gulf Drive are all RSF 2 and the properties behind the proposed development across Deertown Gully are also RSF 2 properties. Gulf Drive west of Harbor Drive is zoned RSF2 as well as the next 2 streets going south, Shore Drive and Beach Drive. The proposed Gulf Harbor Estates is located almost in the middle of the Gulf Shores Subdivision, a subdivision started in 1950's. It was developed over 4 phases. The first phase being on the east side of Harbor Drive with smaller lots. Phase 2 moved across Harbor Drive (west side) with increased lot sizes. Phase 3 continued on the west side of Harbor with again even larger lot sizes. Phase 4 returns to the east side of Harbor Drive with smaller lot sizes.

So it is clear from the above information that the west side of Harbor Drive the side closer to the Gulf would warrant larger lot sizes even back then.

The development needs to comply with current RSF 2 codes.

I'm asking for your help with keeping with our neighborhood as coded RSF 2 and retaining that designation for future development.

RECEIVED
MAR 06 2017
PLANNING & ZONING

2 of 7

I also think the lower density (RSF 2) is the best designation to benefit the ecology of the area. The Deertown Gully is an important concern of mine and others in our area. Plat plan shows two drains going into Deertown Gully where there were not drains before. The zoning department told me that after developing a site it cannot add more water into this Gully than what was going in before the land was developed. Well, it stands to reason that adding 2 drains where there were none before is a sure indicator of more water going into the Gully.

Concerned Citizen

Leora Nelson 3-6-17

Leora Nelson
1104 Sunset Drive
Venice FL 34285
353 568-5099

RECEIVED

MAR 06 2017

PLANNING & ZONING

3 of 7

Written Comments:

Drainage issues

The drainage plan for this subdivision is quite extensive. Is it a tried and true system? Is it currently being used by any other subdivisions and if so how is it operating? What are the maintenance issues associated with this system, and how will they be cared for if problems come up? I'm told that this subdivision will have a home owners association. What kind of a fund will be setup for maintaining this system over the years? Has anyone in the planning and zoning department seen this system in operation?

I called and talked to the Southwest Florida Water management about this project. I was able to discuss many issues with the man looking over this project. The man's name is Quanghee Yi. He was very helpful and spent a lot of time with me going over the proposed drainage chart. Unfortunately my information was more up to date than his. His plat sheets were from December 2016 and mine are dated Jan 17 2017. We discussed at length the proposed swales that he referred to as dry ponds. He told me that this system is uncommon and has potential major problems going forward. Just the sure fact of so many interconnected pipes to each swale has the possibility of numerous problems. He mentioned problems such as clogging of pipes causing backup possibly flooding into other swales. The sheer number of swales with pipes running from one to another is a major concern.. The crushing of the pipes could cause real problems also. Things happen people could run over pipes with a car. He also said the lot size of this subdivision normally would be 1 or 2 swales (dry ponds) not the proposed 15 swales with plastic pipes going from one swale to the other through plastic pipes. Other factors include trees dropping leafs going in any one of the 15 swales causing a clog where by possibly flooding the entire area.

This drainage system as planned for this subdivision must work without fail. I believe it needs additional over sight because of the critical nature of Deertown Gully.

The proximity to Deertown Gully, the northern border of the proposed Gulf Harbor Estates concerns me and others.

Gulf Harbor Estates plat plans show 2 separate drains going into Deertown Gully. Are there any filters to keep out pollutants such as fertilizers and pesticides from entering into the Gully?

Drainage from Deertown Gully into the Gulf of Mexico is not free flowing. It needs to be opened by the City of Venice to unplug the standing water that looks like a pond. Equipment is brought onto the beach to move the sand out of the way for the flow of water out of Deertown Gully to go into the Gulf. On a rare occasion of a storm surge the Deertown Gully will open up to the Gulf on its own. Rain storms do not cause the Deertown Gully to open to the Gulf.

The look of the pond is by my estimate at least 3 feet above the Gulf of Mexico sea level because of sand dunes closing the flow. The water in Deertown Gully travels west from the subdivision onto private property. The south side of Deertown Gully is owned by Farley's and the north side is owned by Manning's. The Deertown Gully portion from the subdivision to the west goes through private property

RECEIVED

MAR 06 2017

PLANNING & ZONING

4 of 7

where it comes to a stop because of sand dunes backing up the free flow into the Gulf of Mexico. Because this is private property the City of Venice does not have control of the flow. When the back up of water gets to be a small lake of standing water adjacent to the beach right of way the City of Venice coming out and uses some form of equipment on the beach to open up the small lake of standing water to let it flow into the Gulf. What quality at this point does the water have? Because it is not done on a regular basis it can become a concern for environmental reasons and could be a health issue as well if water is just left to remain stagnated. This standing water can become a breeding ground for mosquitos. Bacteria's also grow under these conditions. Has there ever been a test for bacteria in the Deertown Gully and especially the backup standing water at the beach?

The zoning department made the statement to me that it is a requirement at the completion of this subdivision that there will be no additional drainage going into the Deertown Gully than there was prior to the subdivision development. It only makes sense to me that adding two drains that were not there before the subdivision development means more water is going into Deertown Gully after the subdivision is complete. How is this in compliance with the requirement as stated by the zoning department.

Concerned Citizen

Leora Nelson 3-6-17

Leora Nelson

1104 Sunset Drive

Venice FL 34285

352 568 5099

RECEIVED

MAR 06 2017

PLANNING & ZONING

5 of 7

Written comments

Sidewalk

If it's a requirement for a subdivision to border its property with sidewalks then I want the sidewalk as required to be up in. The side walk will provide a definite border on the west side of the subdivision. It will give the subdivision a finished look. It will also provide the needed distance for the natural swale on the west border. Without the sidewalk you will not be able to ascertain just where the natural swale falls along this west boundary line.

Concerned Citizen

Leora Nelson 3-6-17

Leora Nelson

1104 Sunset Drive

Venice Fl 34285

352 568 5099

RECEIVED

MAR 06 2017

PLANNING & ZONING

6 of 7

Written Comments

Concerning misleading information on sign at site of Gulf Harbor Estates

The misleading information sign on the site of the proposed Gulf Harbor Estates gives cause to wonder why it was put there in the first place. The sign shows 9 lots . It also shows that 3 lots have already been sold. According to City officials at the zoning department this cannot be. So why would you put up a sign like this? Most people including myself after seeing this sign thought the project was a done deal. So I was very surprised to find out quite the opposite. So people who may have wanted to have some form of input were put off by this misleading sign. Again why bother it's a done deal.

The whole purpose for the scheduled meeting on March 7 is to change the existing RSF 2 code to a RSF 3 code. The total neighborhood needs to be sent the correct information about this subdivision site plat not just the properties that are within the 250 ft limit because of the misleading information conveyed by this sign.

Concern Citizen

Leora Nelson 3-6-17
Leora Nelson

1104 Sunset Drive

Venice Fl 34285

RECEIVED

MAR 06 2017

PLANNING & ZONING

7 of 7



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	Quartler, 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
---	---------	---	----------

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

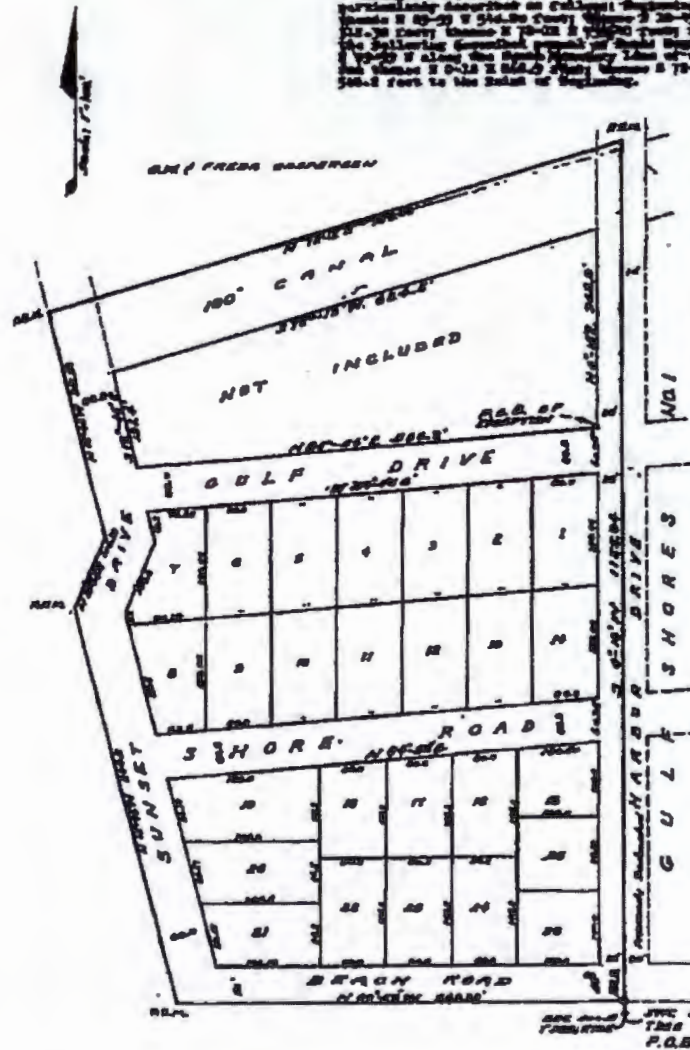
I am very concerned about this proposed project devaluing my home and others in my neighborhood by reducing the size of the lots and the frontages to accommodate their plan.
Gulf Harbor Estates Petition Number: 16-4PP

1982
 PROPERTIES SOUTH OF PROPOSED
 GULF HARBOR ESTATES
 COMBINED TOTAL OF 41 FOR BOTH
 PAGES

GULF SHORES No 2

Being a subdivision of a portion of the SW 1/4 of the SW 1/4 of Section 13, T 39 N, R 26 W, ... and more particularly described as follows: Beginning at the Southeast Corner of Sec. 13, T 39 N, R 26 W, ...

179028



DEDICATION

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

Witness: John W. Casperson
 Witness: Ed. J. Casperson

Ed. J. Casperson
Frederic Ringman

ACKNOWLEDGEMENT

State of Florida,
 County of Sarasota
 Personally appeared before me this 18 day of May A.D. 1953 the undersigned authority, ONE Casperson, and Freda R. Casperson, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged the execution thereof to be their voluntary act for the purposes therein expressed.
 Witness my hand and official seal at Venice, County of Sarasota, State of Florida, the date aforesaid.

Charles B. Thomas
 Notary Public, State of Florida at large.
 My commission expires: June 22 1956

APPROVALS

This plat was approved on the 18 day of May A.D. 1953 in open meeting by the Board of Commissioners of Sarasota County, State of Florida.
Ed. J. Casperson Chairman
John W. Casperson County Attorney

I hereby certify that the foregoing instrument has been examined by me and found to conform with the requirements of the Statutes of Florida, Acts of 1925, ... that said plat was filed in the Public Records of the State of Florida, in Plat Book No. 6, Page No. 88 of the Public Records of the State of Florida.

W. A. WUNNE
 Clerk of Circuit Court

Oliver C. Patten
 Deputy Clerk

SURVEYORS REPORT

I hereby certify that a survey of the above described property was made under my supervision and that the plat herein is a true and accurate representation thereof to the best of my knowledge and belief and that permanent reference markers have been placed as required by Sec 7, Survey Laws of 1925. (See 177.07 of Florida Statutes)

METRON ENGINEERING COMPANY

Date: May 6, 1953

By: [Signature]
 Registered Professional Engineer

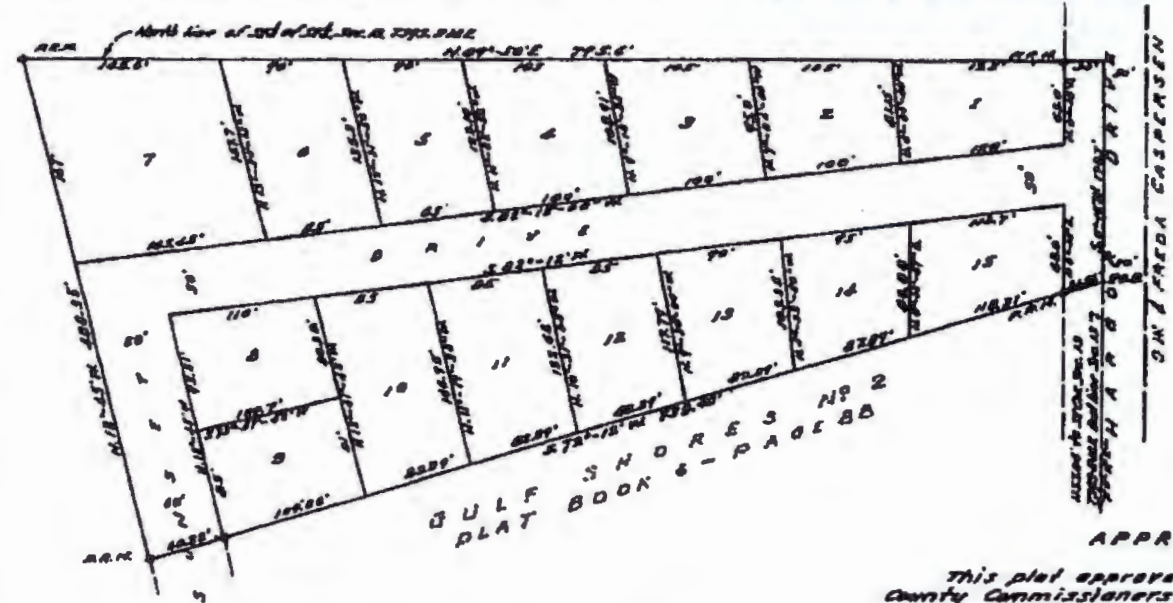
179028

2082
 PROPERTIES NORTH OF PROPOSED
 GULF HARBOR ESTATES

GULF SHORES NO III

PLAT Book 7, Page 37

A subdivision in the N¹ of the S¹ of A.S. Sect. 13- Twp. 39S- Rye. 18E. Sarasota County, Fla. more particularly described as begin at the S.E. Corner of Sec. 13 run thence N 0° 15' E, 1455.04 ft. to the Point of Beginning; thence S 72° 12' W 223.48 ft. thence N 15° 45' W 284.15 ft. thence N 05° 50' E, 795.6 ft. thence S 0° 10' W 172.7 ft. to the Point of Beginning



18E. 18

DEDICATION

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

Witness: [Signature]
 Witness: [Signature]

[Signature]
[Signature]

ACKNOWLEDGEMENT

State of Florida,
 County of Sarasota.

Personally appeared before me this 2nd day of November, 1953 the undersigned authority, O.H. CASPERSON and FREDA R. CASPERSON his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged the execution thereof to be their free and voluntary act for the purposes therein expressed.

Witness my hand and official seal of Justice, County of Sarasota,
 State of Florida this date aforesaid.

[Signature]
 Notary Public, State of Florida at Large
 My commission expires: JULY 10th 1954

APPROVALS

This plat approved for record by the County Commissioners of Sarasota County, Florida at open meeting this 1st day of November, 1953.

[Signature] Chairman [Signature]

I hereby certify that this plat has been examined by me, and find that same complies with the requirements of Chapter 10375, Laws of Florida, Acts of 1925, I further certify that said plat was filed for record at 3:18 P.M. this 1st day of November, 1953 in Plat Book No. 7, Page No. 37 of the records of Sarasota Co. Florida.

W.A. WYNN
 Clerk of Circuit Court

[Signature]
 Sr. Deputy Clerk

SURVEY REPORT

I hereby certify that the survey of the above described lands was made under my supervision, and that the plat herein is a true and accurate representation thereof to the best of my knowledge and belief, and that Permanent Reference Markers have been placed as required by Sec. 7, Survey Laws of 1925, (Sec. 172.07 of Florida Statutes)

Date: October 23, 1953

Martin Engineering Co.

By: [Signature]
 Reg. Surveyor No. 531





WRITTEN COMMUNICATIONS

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
1.	ROBERT W LENTZ	<i>Robert W Lentz</i>	1258 N INDIES CIR VENICE #
2.	NANCY LENTZ	<i>Nancy Lentz</i>	1258 N Indies Cir Venice
	Leanne Rodick	<i>Leanne Rodick</i>	1130 Tuscany Blvd Venice
3.	Betty Ann Rigg	<i>Betty Ann Rigg</i>	7470 Uccopah Ave, Venice
4.	Howard Van Nostrand	<i>Howard Van Nostrand</i>	1130 TUSCANY BLVD VENICE FL.
5.	Gene Raymond	<i>Gene Raymond</i>	7406 Grand Ave Venice 34285
6.	Jim Colony	<i>James Colony</i>	325 + Meadow Run Dr 34293
7.	Russ Cuccia	<i>Russ Cuccia</i>	1227 Sycamore Hill Rd 34295
	Maryanne Cuccia	<i>Maryanne Cuccia</i>	879 E. Venice Isle 34295
8.			
9.	Harry W BROWN	<i>Harry W Brown</i>	1720 Paradise Way, Venice, FL 34285
10.	MARK M. CLIFF	<i>Mark M. Cliff</i>	1520 Jasper Ct. Venice 34292
11.	LEONA NELSON	<i>Leona Nelson</i>	1104 Sunset Dr Venice FL 34285

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
12.	WILLIAM HOFFMAN	Will Hoffman	503 ALBEE FARM RD #28
	DONNA LOFASO	Donna Lofaso	Venice, FL 34285
13.			600 MIRABELLA Cir #101 Venice FL 34292
	Sarah Barber		1696 Lancashire Dr Venice FL 34285
14.	Sarah Barber		
	Virginia Combs	Virginia Combs	411 Bayview Pky Nokomis, FL 34275
15.	John McDermott	John McDermott	211 Vestavia Dr Venice FL 34292
	Beverly McLaughlin		503 Auburn Court Venice 34292
16.	JACQUELYN JONES	Jacquelyn Jones	1626 LISBURY DR VENICE 34292
	ALFRED W JONES	Alfred W Jones	1626 LISBURY DR VENICE FL 34292
17.	Constance Colin		3254 Meadow Run Drive Conterra Colony
18.	NANCY HART	Nancy Hart	740 Groveland Ave, Venice 34285
19.	Marge Howe	M Lane	11067 Camp 220 Dr Venice 34292
20.	Connie Demming	Connie Demming	503 ALBEE FARM RD Venice Fla 34285
21.	Lon Doering		1260 Lakeside Woods, Venice 34285
22.	Elizabeth Doering		1260 Lakeside Woods Venice 34285.

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
23.	DONNA FINLEY	<i>Donna Finley</i>	204 SILVER LAKE DR. #205 Venice, FL 34292
24.	DOUGLAS LEDGETT	<i>Douglas Ledgett</i>	204 SILVER LAKE DR #205, VENICE, FL
25.	FRANK BUZERAK	<i>Frank E. Buzarak</i>	659 LASALA, No. Port, FL 34287
26.	Janet Bryers	<i>Janet C. Bryers</i>	708 Tamiami Trls, 34285
27.	MaryAnn McDermott	<i>MaryAnn McDermott</i>	211 VESTAVIA DR, Venice FL
	Marybeth Cuccia	<i>Marybeth Cuccia</i>	1227 Steepy Hollow Rd. Venice
28.	Hans Peterson	<i>Hans Peterson</i>	12647 Harney St, Venice FL 34293
	Lynne Peterson	<i>Lynne Peterson</i>	12647 HARNEY ST, Venice FL 34293
29.	PATRICIA CRAWFORD	<i>Patricia Crawford</i>	6311 HARBOR RD Apt 60- Venice FL 34285
30.	JENN M. KITONIS	<i>Jenn M. Kitonis</i>	1116 SUNSET DR. VENICE FL 34285
	WALT KITONIS	<i>Walt Kitonis</i>	1116 SUNSET DR. VENICE FL 34285
31.	William Patton	<i>William Patton</i>	1120 SUNSET DR
	JAMES MAGERO	<i>James Magero</i>	1132 SUNSET DR. Venice, FL 34285
32.	Gwen Magero	<i>Gwen Magero</i>	1132 Sunset Dr. Venice FL 34285
33.	Jagice & Kevin Riordan	<i>Jagice & Kevin Riordan</i>	1127 Sunset Dr. Venice FL 34287

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
34.	Karen Parle-Hermann	Karen Parle-Hermann	420 Shore Rd Venice, FL 34285
	SARAH DEANE-GILLET	Barbara Deane-Gillett	1410 NOKOMIS AVE FL 34285
35.	DRUGGILL	" " " " "	" " " " "
	Teresa B. Falsani	Teresa B. Falsani	404 Shore Rd. Venice FL. 34285
36.	Robert C. Falsani	Robert C. Falsani	404 Shore Rd Venice 34285
37.	Wayne Thomas	Wayne Thomas	405 Shore Rd. Venice. 34285.
	Amy Ladehoff	Amy Ladehoff	236 Ciral St, Venice 34285
38.	HWIART GEOFFRION	HWIART GEOFFRION	409 SUNSET DR. HALLAND BEACH
	William Davis	William Davis	419 Sunset Ven 34285
39.	Mary Downs	Mary Downs	419 Sunset Ven. 34285
40.	Mary D. White	Mary D. White	938 Sunset 34285
	GARY & Joanne Cook	GARY & Joanne Cook	301 CIRCLE 34285
41.	Mark Heller	Mark Heller	405 Sunset De Venice
	Shelley Heller	Shelley Heller	405 Sunset De Venice
42.	George Hermann	George Hermann	420 SHORE RD, Venice, FL 34285
	TIMOTHY E SHEA	Timothy E Shea	417 SHORE RD, VENICE FL 34285
43.	Gloria A. Edwards	Gloria A. Edwards	417 SHORE RD - Venice.
	SHIRLEY GEOFFRION	Shirley Geoffrion	409 Sunset Dr Venice 34285
44.	HARRY SIDOLI	HARRY SIDOLI	413 Sunset Blvd
	CHRISTINA SIDOLI	CHRISTINA SIDOLI	413 Sunset Drive

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
45.	Joseph Kaminski	Joseph Kaminski	401 Sunset Dr. Venice, FL 34285
46.	VORN Pokorsky	Vorn Pokorsky	900 DAVIS ST, Venice FL 34285
47.	JOE AUSTIN	Joe Austin	409 GULF DR. Venice, FL 34285
48.	PATRICIA S. HAWK	Patricia S. Hawk	409 GULF DR Venice FL 34285
49.	GARY M. ANDERSON	Gary M. Anderson	1104 Sunset Dr. Venice, FL 34285
50.	Carol Bunnell	Carol Bunnell	412 Sunset Dr, Venice, FL 34285
51.	CYNTHIA SKINNER	Cynthia Skinner	142 Wading Bird Dr Venice FL 34285
52.	LEWIS SKINNER	Lewis Skinner	142 Wading Bird Dr Venice, FL 34285
53.	FLORENCE E. CONNOR	Florence E. Connor	652 Bird Bay Dr. W. Venice FL 34285
54.	CAROL L. REAGAN	Carol Reagan	820 Turf Venice FL 34285

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
56.	ROBERT ROGWIZD	Robert Rogwizd	1059 S. HARBOR DR.
	ELIZABETH ROGWIZD	Elizabeth Rogwizd	1059 S. HARBOR DR.
57.	Thelma A. Smith	Thelma A. Smith	320 GULF DR - Venice
	LES SMITH	Les Smith	320 GULF DR 34285
58.	Jane: A. Higdon	Jane A. Higdon	417 Gulf Dr.
			Venice, FL 34285
59.	LINDA METRO	Linda Metro	120 Houghlass DR. VENICE FL 34285
60.	DENNIS KOZIO	Dennis Kozio	1905 SAN SILVESTRO DR. VENICE FL 34285
61.	COLIN IRWIN	Colin Irwin	600 MIRABELLA CIR. #102 34285
62.	ROBERT O. MAHLMAN	Robert O. Mahlman	919 Pasadena W. Venice, FL 34285
	LINDA CLEMINIAW	Linda Cleminiaw	979 HAITIAVE E, VENICE 34285
63.	DOUGLAS CLEMINIAW	Douglas Cleminiaw	979 HAITIAVE E, VENICE 34285
	MARY ALTIER	Mary Altier	413 SHORE RD Venice 34285
64.	Jane Vaughan	Jane Vaughan	401 Shore Road Venice 34285
	ERNEST GIFFORD	Ernest Gifford	408 Shore Road Venice 34285
65.	George Dagon	George Dagon	417 Sunset Dr Venice 34285
	H. Goetz	H. Goetz	10535 Shorefront Goetz 34285
66.	H. Goetz	H. Goetz	10535 Shorefront Goetz 34285

Petition for Zoning to City of Venice

I want the city of Venice to make the parcel id#: 0178-09-0023 known as Gulf Harbor Estates a RSF2 Venice city code and NOT a RSF3 Venice city code. If this parcel were to be zoned RSF3 It would allow smaller lots in square footage and frontage. Thereby reducing the value of the larger neighboring properties.

No.	PRINT NAME	SIGNATURE	ADDRESS
67.	ELEANOR DOLNEY	Eleanor Dolney	700 Mirabella Cir. Unit 104 Venice, FL 34292
68.	DONNA ASTORINO	Donna Astorino	700 Mirabella Cir #102 Venice FL 34292
69.	CAROL DOLNEY	Carol Dolney	800 MIRABELLA CIRCLE #204 VENICE FL 34292
70.	Donna McCray	Donna McCray	200 Mirabella #201 Venice FL
71.	Ruth Gertsch	Ruth Gertsch	400 Mirabella Circle #104 Venice FL 34292
72.	Palma Mordman	Palma Mordman	600 MIRABELLA Venice FL
73.	Rubal Fargman	"	"
73.	Leonard Robertson	800	"
74.	JOAN K. NOONE	JOAN K. NOONE	516 HARBOUR VENEZ. FL. 34285
75.			
76.			
77.			

Submitted by LEORA NELSON
Leora Nelson
4-16-17

1 of 6

Comparison of Sarasota County Code RSF 2 to Venice City Codes RSF 2 and RSF 3

	Sarasota County Code 2	Venice City Code 2	Venice City Code 3
Gross Density (maximum)	3.5	3.5	4.5
Lot Area (sq. ft.)	9600	10,000	7500
Lot Width (feet)	80	80	75
Street Yard	20	20	20
Side Yard (single)	8	8	6
Side Yard (total)	18	18	15
Rear Yard	10	10	10
Height (feet)	35	35	35
Building Coverage	35	30	35

The only difference between RSF 2 Sarasota County Code and RSF 2 Venice City code is

Lot area (sq. ft.) 9,600 for RSF 2 Sarasota County Code

Lot Area (sq. ft.) 10,000 for RSF 2 Venice City Code this is a plus side difference of 400 sq. ft.

Building Coverage RSF 2 Sarasota County Code is 35 %

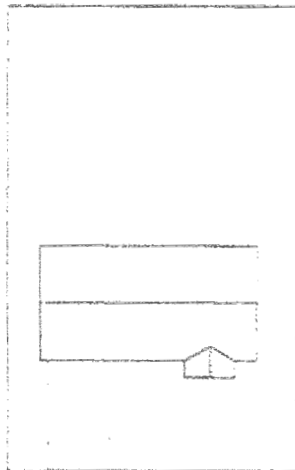
Building Coverage RSF 2 Venice City Code is 30 %

standards are encouraged.

- c. Recreation areas, such as the clubhouse, swimming pool, and tennis, volleyball, or basketball courts, shall be oriented internally or along major roadways, and away from adjacent residential development.
- d. Proposed housing types shall be identified on preliminary and final plats. Any changes to the siting of the house or a change of housing type shall be approved by the Zoning Administrator.
- e. Nonconforming lots of record zoned RMF shall also comply with Section 8.4.5.

6.7.2. *Single-Family Detached House.*

- a. *Description.* A single-family detached house is a dwelling unit normally located on a privately owned lot with private yards on all four sides of the house. Garage access may take place from the front or rear of the lot. Notwithstanding the requirements of Section 5.4.4, a garage with alley access may extend into the rear setback.



↑ Sidewalk

Single-Family Detached House

- b. *Conventional Subdivision.* A conventional subdivision only allows one single-family detached house per platted lot of record occupied by a single family and not to exceed the maximum density allowed by the zoning district or the future land use category, whichever is more restrictive. All conventional subdivisions in the RE and RSF Districts that exceed 30 acres in size shall incorporate a common neighborhood use and focal point within the development such as a park, play area, plaza, square, pavilion or other similar facility that can accommodate such activities as outdoor gatherings, neighborhood events, and picnicking. The focal point size shall be equal to at least one

SARASOTA County Code

30 of 6

percent of the gross area of the subdivision. The focal point shall contain at a minimum, a community use facility. The focal point shall be specified at the time of preliminary plan submittal.

Conventional Subdivision	RSF-1	RSF-2	RSF-3	RSF-4
<i>Density</i>				
Gross Density (maximum)	2.50	3.50	4.50	5.50
<i>Lot Dimensions</i> (minimum)				
Lot Area (sq. ft.)	15,000	9,600	7,500	6,000
Lot Width (feet)	100	80	70	50
Yards (minimum feet)				
Street Yard	20	20	20	20
Side Yard (single)	8	8	6	6

SARASOTA County Code

Y of 6

Side Yard (total)	18	18	15	15
Rear Yard	10	10	10	10
Waterfront Yard*	20	20	20	20
Bulk (maximum)				
Height (feet)	35	35	35	35
Building Coverage	35%	35%	35%	35%



* See also Chapter 54, Article XXII, Section 54-721 through 54-724, Sarasota County Code, Gulf Beach Setback Line.

- c. *Cluster Subdivision.* A cluster subdivision provides a minimum of 30 percent common open space, exclusive of individual lots, and allows those housing types specified in Section 6.5.3. when occupied by a single family. All cluster subdivisions shall incorporate a common neighborhood use and benefit focal point within the development such as a park, play area, plaza, square, pavilion or other similar facility that can accommodate such activities as outdoor gatherings, neighborhood events, and picnicking. The focal point size shall be equal to at least one percent of the gross area of the subdivision. The focal point shall contain at a minimum, a community use facility. The focal point shall be specified at the time of preliminary plan submittal. Where single-family detached housing occurs within a cluster subdivision, such housing shall meet the standards shown below. NOTE: For density limitations in cluster subdivisions, also see Section 6.2.3.

RSF-2

INTENT

The RSF districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all districts. Variation among the RSF-1, RSF-2, RSF-3 and RSF-4 districts is in requirements for lot area, width and certain yards. Certain structures and uses designed to serve governmental, educational, religious, noncommercial recreational and other immediate needs of such areas are permitted or are permissible as special exceptions within such districts. Maximum residential density in the RSF-2 district is 3.5 dwelling units per acre.

LOT REQUIREMENTS

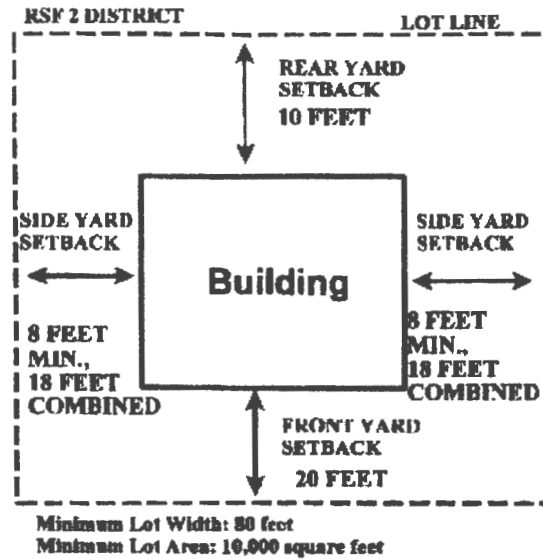
Minimum RSF-2 lot requirements:

- Width: 80 feet.
- Area: 10,000 square feet.

LOT COVERAGE

Maximum lot coverage by all buildings:

- Single-family dwellings and their accessory buildings: 30%.
- Cluster housing or townhouses: 30%.
- Other permitted or permissible buildings in connection with permitted or permissible uses, including accessory buildings: 25%.



YARD REQUIREMENTS

Minimum yard requirements:

Single-family dwellings:

- Front yard: 20 feet.
- Side yard: 8 feet minimum, but in no case less than 18 feet combined side yards.
- Rear: 10 feet

Cluster housing:

As for single-family dwellings, except that internal side yards are subject to the following: No minimum except that adjacent structures shall be separated by at least 20 feet.

Townhouses:

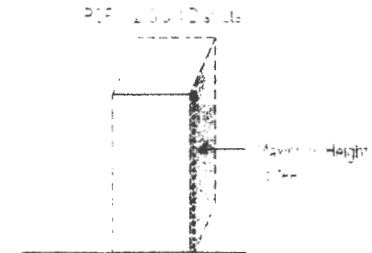
As for single-family dwellings, except that there is no minimum side yard.

Patio houses:

As for single-family dwellings, except for side yards, which must comply with the special exception standards for patio houses

MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed 35 feet in height.



ADDITIONAL INFORMATION

This brochure provides general information concerning the RSF-2 district regulations but may not include all details. For more complete information on the City's zoning districts, refer to the City of Venice Land Development Code, which is available or online at the City's website, www.venicegov.com. Select: Departments / Planning and Zoning / Zoning / Land Development Code

RSF-3

INTENT

The RSF districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all districts. Variation among the RSF-1, RSF-2, RSF-3 and RSF-4 districts is in requirements for lot area, width and certain yards. Certain structures and uses designed to serve governmental, educational, religious, noncommercial recreational and other immediate needs of such areas are permitted or are permissible as special exceptions within such districts. Maximum residential density in the RSF-3 district is 4.5 dwelling units per acre.

LOT REQUIREMENTS

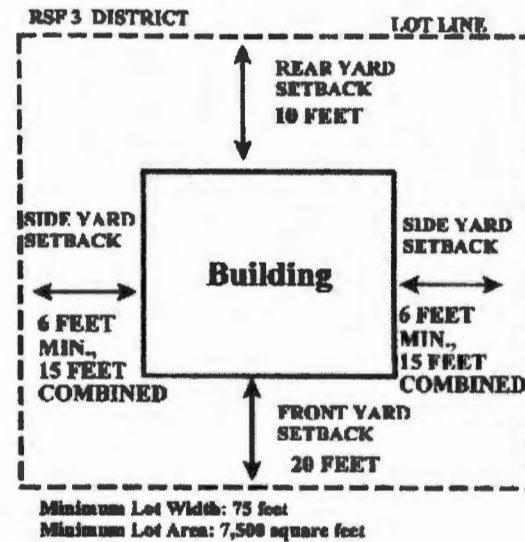
Minimum RSF-3 lot requirements:

- Width: 75 feet.
- Area: 7,500 square feet.

LOT COVERAGE

Maximum lot coverage by all buildings:

- Single-family dwellings and their accessory buildings: 35%.
- Cluster housing or townhouses: 30%.
- Other permitted or permissible buildings in connection with permitted or permissible uses, including accessory buildings: 25%.



YARD REQUIREMENTS

Minimum yard requirements:

Single-family dwellings:

- Front yard: 20 feet.
- Side yard: Six feet minimum, but in no case less than 15 feet combined side yards.
- Rear: 10 feet

Cluster housing:

As for single-family dwellings, except that internal side yards are subject to the following: No minimum except that adjacent structures shall be separated by at least 15 feet.

Townhouses:

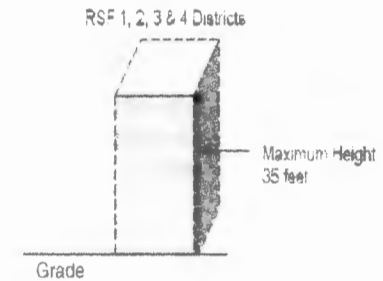
As for single-family dwellings, except that there is no minimum side yard.

Patio houses:

As for single-family dwellings, except for side yards, which must comply with the special exception standards for patio houses.

MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed 35 feet in height.



ADDITIONAL INFORMATION

This brochure provides general information concerning the RSF-3 district regulations but may not include all details. For more complete information on the City's zoning districts, refer to the City of Venice Land Development Code, which is available online at the City's website, www.venicegov.com. Select: Departments / Planning and Zoning / Zoning / Land Development Code.

Planning & Zoning Division

401 W. Venice Ave.

Venice, FL 34285

Phone: 941.486.2626

Fax: 941.480.3031

www.venicegov.com

Drainage issue:

This project has a very involved system for draining the 2.68 acre parcel. The first major issue is the fact that there will be a 15 foot drainage ditch (swale) running between each lot (parcel) . So when you drive down Gulf Drive you will see an indentation covering a width of 15 feet between each property. So because this is such a unique piece of property with such an elaborate system for drainage it becomes even more important for each parcel to be larger in size to accommodate the swales surrounding the entire 2.68 acres. According to the submitted plans the drainage storm water management area covers .34 acres of the size of the total parcel which comes out to be over 12.5 percent of the whole project. What's even more worrisome is the fact that the system will be turned over to a Home Owners Association. The engineer on the project stated that this system is not at all common and will have bunches of swales instead of pond. Why wouldn't the City of Venice require the developer to provide a location that is already using this system before the City of Venice accepts the developer's plan. It looks good on paper but does it do the job. Why would we want the City of Venice to be the first to test this system and especially when you know that the property buyers (Home Owners Association) are going to be responsible for the system.

The second major issue with the drainage system is its proximity to Deertown Gully , the northern boundary of the 2.68 acre parcel. This outfall waterway is not free flowing and could be a real problem in the future because of the additional water coming from the drainage system into Deertown Gully. This waterway is in the high flood zone. So there could be problems with water inflow from the Gulf of Mexico in times of storm surges. Water will enter Deertown Gully from two planned drains. The water in Deertown Gully is supposed to flow into the Gulf of Mexico but backs up due to the buildup of sand dunes on the beach. The backup forms a small lake (pond). This is a serious situation because of stale water just sitting there. It could be a breeding ground for mosquito's and bacteria. The other concern is that in the staff report of March 7 they mentioned that the City of Venice is responsible for the maintenance of Deertown Gully not completely true. The area bordering the northern side of the 2.68 acres is maintained by the City of Venice but the Deertown Gully portion going from the planned Gulf Harbor Estates running westward is not maintain by the City of Venice at all. This portion from the southern boundary of the Gulf Harbor Estates going west is privately owned. The owners of the private properties are Manning to the north and owner Farley to the south.

The 18 interconnected swales around the perimeter of the 2.68 acre parcel pose a problem if the water does not permeate into the ground within the required 72 hour period. Mosquito's hatch within 24 to 48 hours so these swales could pose a health issue for the entire City of Venice. The possibility of pipes being clogged with tree roots is also a concern. Leafs blowing around the 2.68 acre parcel could cause clogging of the Deertown Gully. Leafs falling into Deertown Gully from the proposed Red Maple trees scheduled to be planted right along the top border of Deertown Gully could cause major problems at the western most end of the Gully, right on Venice City Beach . Leafs flowing into this area will cause backups at the beach. Because of shifting sands due to winds, tides and storms the Gully is seldom free flowing.

20/2

What does the developer mean when he says the drainage will be treated? Where and how?

Deertown Gully is the main northern drainage for the Venice City airport. Deertown Gully is also in the high flood zone. I have attached a copy of the flood map I received from the Venice City engineering department. I believe additional research needs to be done before this elaborate drainage system gets the go ahead.

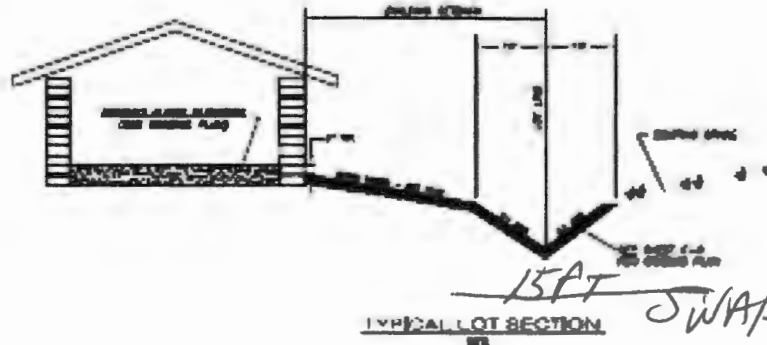
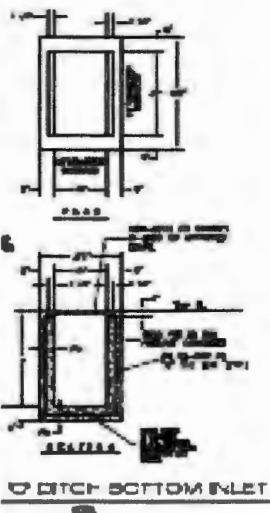
Concerned Citizen


Leora Nelson

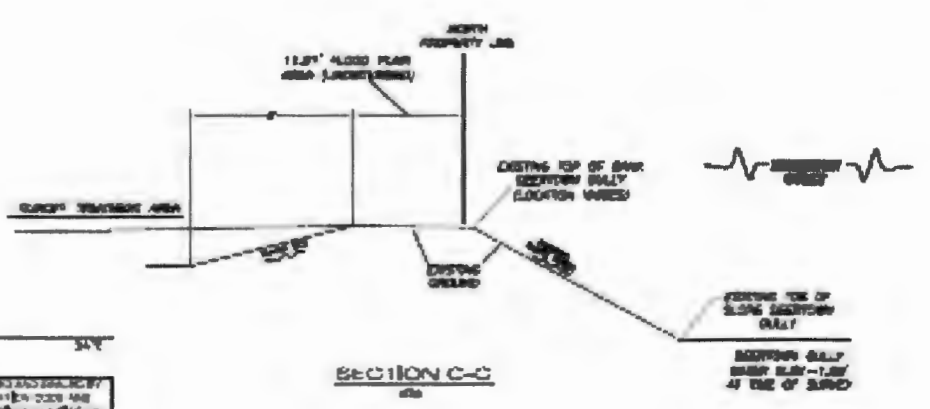
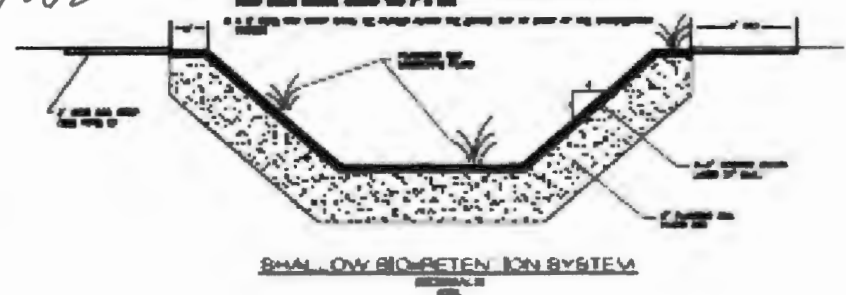
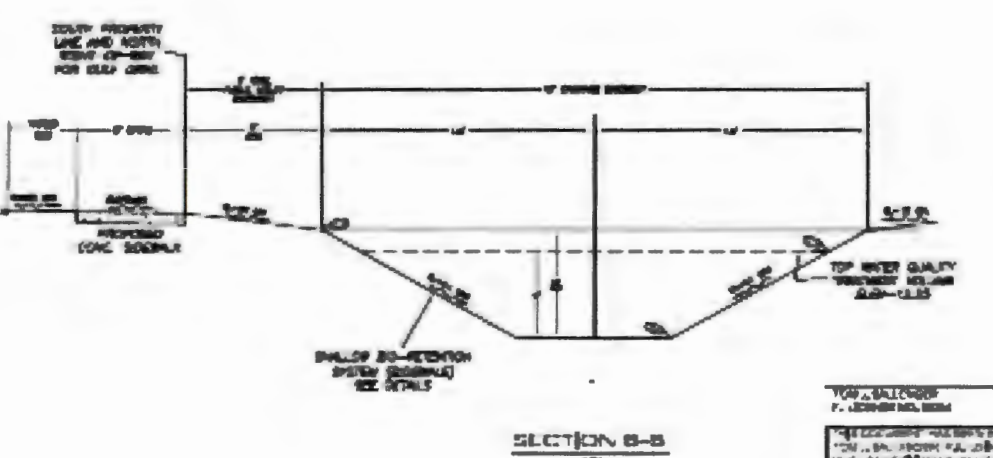
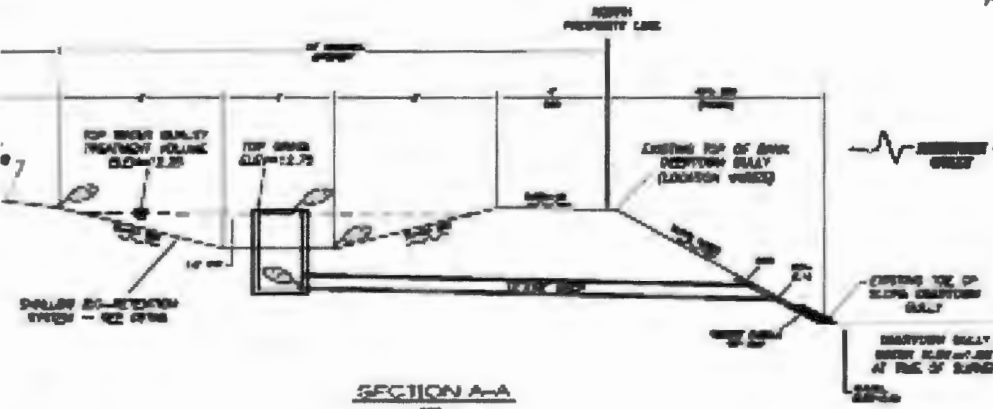
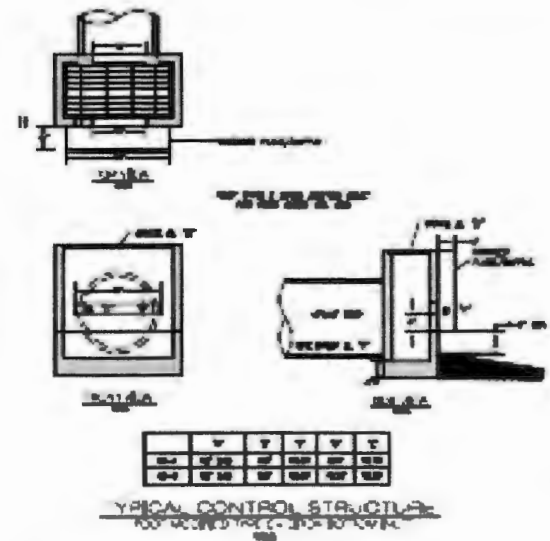
1104 Sunset Drive

Venice FL 34285

THIS IS WHAT YOU WILL
SEE WHEN YOU DRIVE DOWN GULF DR



indentation
Between
EACH LOT
NOT A pretty
picture



NOT TO SCALE
FOR INFORMATION ONLY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

1068.P

JIM TODORA
SARASOTA COUNTY PROPERTY APPRAISER
2001 ADAMS LANE
SARASOTA, FL 34237-7090

(941) 861-8200

THE UNDERSIGNED HEREBY REQUESTS THE PROPERTY APPRAISER TO SPLIT OR COMBINE THE FOLLOWING PARCEL(S) FOR ASSESSMENT PURPOSES.

- ☐ **SPLIT**
- ☒ **COMBINE** (RETAIN PROPERTY ID. NUMBER 0178-09-0001)
- ☐ **OTHER**

PROPERTY ID. NUMBERS:

0178-09-0001

0178-09-0023

PROPERTY DESCRIPTION: (☒ SEE ATTACHED)

REMARKS: (☐ SEE ATTACHED)

Non-Contiguous Right-of-way between parcels
one within city limits & one out of limits

SPLIT OR COMBINATION IS REQUESTED FOR ASSESSMENT YEAR 2004

PLEASE NOTE: REQUESTS FOR PARCEL SPLITS OR COMBINATIONS MUST BE SUBMITTED TO THE PROPERTY APPRAISER'S OFFICE PRIOR TO THE CLOSE OF THE PRELIMINARY ASSESSMENT ROLL.

Rosmary Farley
SIGNATURE OF OWNER OR AGENT

941-488-6546
PHONE NUMBER

J. A. ...
SIGNATURE OF DEPUTY / EMPL. #

1 / 22 / 04
DATE

FOR OFFICE USE ONLY: Processed by: _____ Date: _____ Edited by: _____

Sarasota County Property Appraiser 1068.P

2003 Detail Information for Parcel 0178-09-0001

Parcel**Property Address:** 1100 SUNSET DR**Description:** COM AT NE COR OF S 1/2 OF US LOT 2 SEC 13
TH S-89-50-W**Use Code:** 0100**Incorporation:** City of Venice**Tax District:****Subdivision:** 0000**Sec/Twp/Rge:** 13-39S-18E**New Search****Census Tract, 1990:** 002400**Zoning:** RSF1 (Verify with zoning authority)**Parcel Patch ID:** 0178-09-0001**Ownership**FARLEY TTEE ROSEMARY L
PO BOX 1298
VENICE, FL 34284-1298**Value**

(as of 1/1/2003)

Just (Market) Value: \$1,239,000**Land Value:** \$1,087,200**Improvement Value:** \$151,800**Assessed Value:** \$448,027**Homestead:** Yes**Total Exemptions:** \$25,500**Total Taxable:** \$422,527**Property****Land Area:** 56,628**Total Building Area:** 3,299**Total Living Area:** 2,987**Living Units:** 1**Bed / Bath:** 3 Bed / 2 Bath**Pool:** N**Year Built:** 1956(All Structures)
(Enclosed Only)**Last Sale / Transfer****Sale Price:** \$100**Date Sold:** 6/7/1996**Instrument #:** 2863/2046**Transfer**

Updated: 2/23/2004 1:07:00 AM

The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright © 2001 - 2004 Sarasota County Property Appraiser. All rights reserved.

Sarasota County Property Appraiser 1068.P

2003 Detail Information for Parcel 0178-09-0023

Parcel

Parcel ID:

Property Address: GULF DR

City:

BEG AT SE COR OF SEC 13 RUN TH N -89-59-W
30 FT ALG S B**Use Code:** 0000**Incorporation:** Un-Incorporated

Tax District:

Subdivision: 0000**Sec/Twp/Rge:** 13-39S-18E

New Search

Census Tract, 1990: 002400**Zoning:** RSF2 (Verify with zoning authority)**Ownership**FARLEY ROSEMARY L TTEE
PO BOX 1298
VENICE, FL 34284-1298**Value**

(as of 1/1/2003)

Just (Market) Value: \$642,100**Land Value:** \$642,100**Improvement Value:** \$0**Assessed Value:** \$642,100**Homestead:** No**Total Exemptions:** \$0**Total Taxable:** \$642,100**Property****Land Area:** 108,900**Vacant Lot:** No Building Details**Last Sale / Transfer****Sale Price:** \$100**Date Sold:** 6/7/1996

Transfer

Updated: 2/26/2004 1:24:00 AM

Instrument #: 2863/2046

The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright © 2001 - 2004 Sarasota County Property Appraiser. All rights reserved.

2004-16

1068.P

2003 Full Property Description for 0178-09-0023

BEG AT SE COR OF SEC 13 RUN TH N -89-59-W 30 FT ALG S BDRY LINE OF SEC 13 TH N-0-18-E 771.4 FT PARALLEL TO E BDRY LINE OF SEC MIN E 771.4 FT PARALLEL 13 FOR POB CONT N-0-18-E 268.9 FT TO SLY BANK OF CANAL TH S-72- 12-W ALG SLY BANK OF CANAL 624.5 FT TH S-12-50-E 131.4 FT TH N-84 -56-E 566.2 FT TO POB BEING IN SE 1/4 OF SE 1/4

The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright @ 2001 - 2004 Sarasota County Property Appraiser. All rights reserved.

112
This Instrument Prepared by:
Daniel A. Bechtold, Esq.
KIRK PINKERTON
720 South Orange Avenue
Sarasota, FL 34236
WITHOUT EXAMINATION OF TITLE

Parcel 1: ID #0178 09 0001
Parcel 2: ID #0178 09 0023

Receipt #: 888888433578-81
Doc Stamp-Deed : 8.78
Karen A. Rushing, Sarasota Co
By: K. Rushing D.C.

WARRANTY DEED

THIS WARRANTY DEED made by ROSEMARY FARLEY, individually, and as Trustee under Agreement dated May 21, 1992, herein called Grantor, to ROSEMARY L. FARLEY, as Trustee under the provisions of THE QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT DATED MAY 28, 1996, whose post office address is Box 1292, Venice, FL 33596-1292, herein called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Parcel 1.

Commencing at the Northeast Corner of the South 1/2 of U.S. Govt. Lot 2, Section 13, Township 39 South, Range 18 East, thence S 89°50' W. along the North Boundary line of said South 1/2 of U.S. Govt. Lot 2, 795.6 feet to the Westerly right-of-way line of a 60-foot road; thence S. 12°45' E. along said right-of-way line 617.2 feet to a Point of Beginning; thence S. 89°50' W. 537 feet, more or less, to the waters of the Gulf of Mexico; thence Northwesterly along waters of said Gulf of Mexico to the center line of a 50-foot canal; thence Easterly along center line of said canal to a point on the Westerly right-of-way line of a 60-foot road (said point being N. 12°45' W. 158 feet from the Point of Beginning); thence S. 12°45' E. along the right-of-way line of said road a distance of 158 feet to the Point of Beginning.

Subject to restrictions, reservations and easement of record, if any, governmental regulations and taxes for the current and subsequent years

Parcel 2:

Beginning at the Southeast corner of Section 13, Township 39 South, Range 18 East, run thence N. 89°59' W. 30.0 feet along the South boundary line of said Section 13; thence N. 0°18' E. 771.4 feet parallel to the East boundary line of said Section 13 for a point of beginning; thence continue N. 0°18' E. 268.9 feet to the southerly bank of Canal; thence S. 72°12' W. along said southerly bank of Canal 624.5 feet; thence S 12°50' E. 131.4 feet; thence N. 84°56' E. 306.2 feet to the point of beginning. All lying and being in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 South, Range 18 East, Sarasota County, Florida

Subject to restrictions, reservations and easement of record, if any,
governmental regulations and taxes for the current and subsequent years

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses
and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby
granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise
manage and dispose of said property or any part thereof, all as set forth in Florida Statutes 689.071.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the
Qualified Personal Residence Trust Agreement referred to above, the Grantor has reserved a
beneficial interest in the above real property for a period of seven (7) years from date hereof, and she
is entitled to homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and
196.041.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property
in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that
Grantor hereby fully warrants the title to said property and will defend the same against the lawful
claims of all persons whomsoever and that said property is free of all encumbrances not set forth
herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on
June 7, 1996.

Signed, sealed and delivered
in the presence of:

Judith A. Rens
Sign name of witness JUDITH A. RENS

Rosemary Farley (SEAL)
ROSEMARY FARLEY, individually and
as Trustee aforesaid

Address: 1100 Sanson Rd
Fort Myers, FL 33901

Printed name

NANCY

Sign name of witness

Doris A. Rens

Printed name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 7th day of June,
1996, by ROSEMARY FARLEY, individually, and as Trustee aforesaid, who is personally known
to me or produce _____ as identification and who did not take an oath.

Barbara Ann Kish
(NOTARIAL SEAL)

*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires _____
Commission Number _____
BARBARA ANN KISH
Notary Public, State of Florida
My Comm. Expires Feb. 9, 1998
No. CC 347272
Bonded by the State of Florida

RECORDED IN OFFICIAL
RECORDS
95 JUN 16 PM 2:30
CLERK
COURT
CLERK
CLERK

ANNEXATION CHECK LIST

NAME: Rosemary FarleyDATE RECEIVED: 2/25/04ADDRESS: Valant lot on Subj. DriveFIRST READING: 3/9/04FINAL READING: 3/23/04☒ Prepare Application & submit to Engineering for fee and contiguity.☒ Have customer sign application☒ Request Owner to get O & E (Certificate of Ownership).☒ Prepare an Annexation Fee Schedule. Pay for this with funds available or finance it with the City (6.3%) annually or on monthly utility bill.☒ Obtain check for balance of fees. Make 3 copies of check on the back of fee schedule; 1 file copy, 1 to Bldg.; 1 to customer. Customer to sign application for service & tap order. Make copy of drivers' license for cashier.☒ Enter Annexation information into computer under Planning and Zoning for the parcel.2004-25 PETITION/FILE NO.☒ Prepare Utility Finance Agreement. Take a copy with fee schedule to Gloria in Finance.☒ Petition, ~~Utility Finance~~ Agt. received.☒ Order map from Engineering (Jaime) Date: 2/27/0404-16 ORDINANCE NUMBER☒ Enter First and Final readings in Rita's agenda book.☒ Prepare Ordinance & make 1 copy & submit to Rita, 1 copy for your file.☒ Prepare Public Hearing Notice. Make 4 copies & submit to Rita, 1 for your file.☒ Type information on the Map and make 2 copies for Rita.☒ Obtain estimate from Plumber of Record.☒ Prepare Plumbing Finance Agreement (if needed)☒ Make new tab for File Folder: file #, legal description, ordinance #, names, address, date of annexation. (Labels with coral border)☒ Request check from Finance for recording fee: \$6.00 for first page, \$4.50 for each additional page. 1 pg @ \$6 + # of pgs - 1 4 X \$4.50 = \$24.00 5 pgs.☒ Before final reading, print 3 original Ordinances (1 on

minute book paper and 2 on bond paper).

☒ Documents for recording: type on top: Prepared by: City of Venice, 401W. Venice Ave., Venice, FL Return to: Same - Attn. Deputy City Clerk.☒ Prepare letter to owner notifying of annexation.☒ Prepare letter to Liz Cloud, Department of State and send one of the original ordinances with letter.☒ Prepare Bureau of Economics form (population estimate).☒ Prepare letter to record documents.☒ On map white-out PROPOSED make ~~22~~ ³⁵ copies.☒ Prepare envelopes for map and stuff for mailing.☒ Include in envelopes with map a copy of the signed ordinance to the following 3: Verizon(2) and Governor.☒ Day after meeting: Distribute map in mail room. Mail envelopes with map and letters.☒ Notify Utility Billing (Pam) — if 25% surcharge comes off. (Applies to Annexation Agreements that are being annexed).3/25/04 Mail documents for recording to Karen Rushing.☒ Hold file until recording and letter from Liz Cloud returns.☒ If Utility Finance Agreement: send a recorded copy to Finance and the customer.☒ If Utility Easement: give a copy to Engineering and the customer.☒ Enter information in computer file listing: qpro\annexations and qpro/enclaves.☒ Enter Annexation information in Land Management under misc. address info.☒ Update Survey Spreadsheet. 2.5 AC☒ Color property on map (behind door) Annexations in pink and annexation agreements in green.☒ Give completed file to Records Department.



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004055205 5 PGS
2004 MAR 26 11:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CFOLKINS Receipt#452700

Prepared by: ✓ City of Venice - 401 W. Venice Ave.
Venice, Florida 34285
Return to: Same - Attn. Deputy City Clerk

1068.1P

**PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE
NO. 2004-02**

TO: THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF VENICE, FLORIDA:

COMES NOW, **ROSEMARY L. FARLEY, TTEE**, owner(s) of the herein described real estate, respectfully request that said real estate be annexed to the now existing boundaries of the City of Venice, pursuant to Chapter 171, Florida Statutes, entitled Municipal Annexation or Contraction Act, and the undersigned represents that the following information, including that contained in the attached exhibits, is true and correct to the best of their knowledge and belief.

1. The legal description of the property embraced in this request is:

BEG AT SE COR OF SEC 13 RUN TH N -89-59-W 30 FT ALG S BDRY LINE OF SEC 13 TH N-0-18-E 771.4 FT PARALLEL TO E BDRY LINE OF SEC MIN E 771.4 FT PARALLEL 13 FOR POB CONT N-0-18-E 268.9 FT TO SLY BANK OF CANAL TH S-72- 12-W ALG SLY BANK OF CANAL 624.5 FT TH S-12-50-E 131.4 FT TH N-84 -56-E 566.2 FT TO POB BEING IN SE 1/4 OF SE 1/4

Commonly known as 1100 Sunset Drive, Venice, Florida, as shown on Exhibit A, attached hereto and made a part hereof.

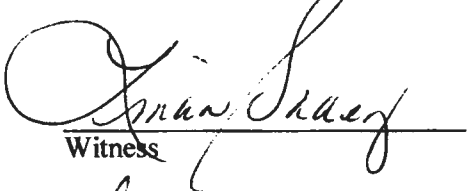
2. Said property is contiguous as provided in Florida Statutes 171.031 (11) to the now existing boundaries of the City of Venice as shown on said Exhibit A.
3. All current and past County real estate taxes, as levied against said property are paid.
4. Title to the said property is vested in the undersigned.
5. The undersigned hereby covenant and agree, for themselves, their heirs, personal representatives, successor and assigns, that if said lands be incorporated within said City, they will abide by all laws and ordinances of the City of Venice that may be applicable thereto and will promptly pay all taxes and liens for special improvements that may be assessed thereon, and in the event sewer services are not available at the time of annexation whenever an approved sanitary sewer is made available, any individual sewage disposal system device or equipment shall be abandoned and the sewage wastes discharged to a sanitary sewer through a properly constructed house sewer within three hundred and sixty-five (365) days thereafter.
6. It is further agreed that if the City shall accept and include the Owner's lands for inclusion within its corporate limits pursuant to the Petition for Annexation, the Owner shall and will indemnify and save the City harmless of and from all costs, including reasonable attorney's fees, that may be incurred by it in defending any and all litigation involving the validity of such annexation proceedings. The Owner further covenants and agrees to and with the City that if the contemplated annexation shall ultimately be held invalid by Court proceedings, or excluded from the City limits by further

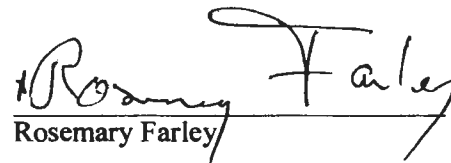
legislation, if and to the extent that the City shall continue to supply water, sewer, and other utility services to the affected area, it shall be entitled to charge therefore at such rates as may be prescribed from time to time by the City Council for comparable services outside the City limits. The Owner further covenants and agrees to waive any claim for refund of taxes levied by and paid to the City of Venice on property contained in the affected area for any period subsequent to the acceptance by the City of the Owner's Petition for Annexation and prior to the establishment of the invalidity thereof in the manner aforesaid.

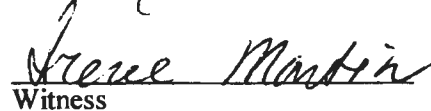
WHEREFORE, the undersigned requests that the City Council accept said proposed addition and annex all such lands and include same within the Corporate limits of the City of Venice, in accordance with the provisions for such action as set forth above.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

OWNER:

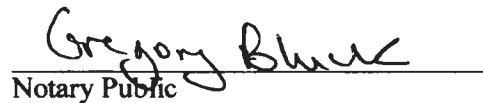

Witness

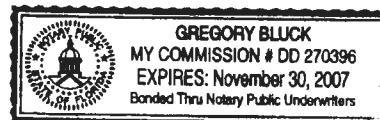

Rosemary Farley

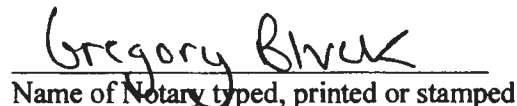

Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

Rosemary L. Farley acknowledged the foregoing instrument before me this 24th day of February, 2004. They are personally known to me or have produced FLDLA F640 732-19-52-0 or is personally known as identification.


Notary Public




Name of Notary typed, printed or stamped

PUBLIC HEARING**NOTICE OF INTENT TO CONSIDER THE ADOPTION OF****CITY OF VENICE ORDINANCE NO. 2004-16**

Please be notified that the City Council of the City of Venice, Florida at its regular meeting on the 23rd day of March, 2004, in City Hall, 401 West Venice Avenue, Venice, Florida at 1:30 p.m. or soon thereafter, will consider and act upon the adoption of the following proposed Ordinance.

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, ANNEXING CERTAIN LANDS LYING CONTIGUOUS TO THE CITY LIMITS, AS PETITIONED BY ROSEMARY FARLEY, AS TRUSTEE INTO THE CORPORATE LIMITS OF THE CITY OF VENICE, FLORIDA, AND REDEFINING THE BOUNDARY LINES OF THE CITY TO INCLUDE SAID ADDITIONS.

Commonly known as vacant parcel on Gulf Drive, Venice, Florida.

This notice is published pursuant to the requirements of Section 171.044 Voluntary Annexation Florida Statutes; accordingly the publication of same must be accomplished once a week for two (2) consecutive weeks prior to the meeting at which the above Ordinance is to be considered and acted upon. The proposed Ordinance is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m. Monday through Friday.

This public hearing may be continued from time to time.

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 to be based.

All interested persons are invited to attend and be heard. Written comment filed with the City Clerk at the above address will be heard and considered.

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

Lori Stelzer, CMC, City Clerk

Publish: March 13 and 20, 2004

Taken to Venice Gondolier: March 10, 2004

PLEASE FURNISH PROOF OF PUBLICATION

PLEASE PUBLISH IN LEGAL SECTION

Prepared by: City of Venice, 401 W. Venice Ave.
Venice, FL 34285
Return to: Same - Attn. Deputy City Clerk

INSTRUMENT # 2004055205
5 PGS

ORDINANCE NO. 2004-16

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, ANNEXING CERTAIN LANDS LYING CONTIGUOUS TO THE CITY LIMITS, AS PETITIONED BY ROSEMARY FARLEY, AS TRUSTEE INTO THE CORPORATE LIMITS OF THE CITY OF VENICE, FLORIDA, AND REDEFINING THE BOUNDARY LINES OF THE CITY TO INCLUDE SAID ADDITIONS.

WHEREAS, The City Council of the city of Venice, Florida received a sworn Petition from Rosemary Farley dated February 24, 2004, requesting the city to annex a certain parcel of real estate herein described, owned by Rosemary Farley into the corporate limits of the city of Venice, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:

SECTION 1. After its evaluation of all evidence presented, and in reliance upon representations made by Rosemary Farley in said petition, the city of Venice, acting by and through its City Council by the authority and under the provisions of the Municipal Charter of the city of Venice, and the laws of Florida, hereby annexes into the corporate limits of the city of Venice, Florida, and redefines the boundary lines of said city so as to include the following described parcel of real property in Sarasota County, Florida:

Beginning at the Southeast corner of Section 13, Township 39 South, Range 18 East, run thence N 89° 59' W 30.0 feet along the South boundary line of said Section 13; thence N 0° 18' E 771.4 feet parallel to the East boundary line of said Section 13 for a point of beginning; thence continue N 0° 18' E 268.9 feet to the southerly bank of Canal; thence S 72° 12' W along said southerly bank of Canal 624.5 feet; thence S 12° 50' E 131.4 feet; thence N 84° 56' E 566.2 feet to the point of beginning. All lying and being in the Southeast ¼ of the Southeast ¼ of Section 13, Township 39 South, Range 18 East, Sarasota County, Florida.

Commonly known as vacant parcel on Gulf Drive, Venice, Florida

SECTION 2. The City Council hereby formally and according to law accepts the dedication of all easements, streets, parks, plazas, rights-of-way and other dedications to the public, which have heretofore been made by plat, deed or user within the area, so annexed.

SECTION 3. That the proper city officials of said city of Venice be, and they hereby are, authorized and directed to file with the Clerk of the Circuit Court of Sarasota County, Florida, a certified copy of this Ordinance, and to do and perform such other acts and things as may be necessary and proper to effectuate the true intent of this Ordinance.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall take effect immediately upon its adoption as provided by law.

INSTRUMENT # 2004055205
5 PGS

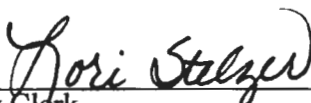
1068.P

PASSED BY THE COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 23RD DAY OF MARCH 2004.

First Reading: March 9, 2004
Final Reading: March 23, 2004
ADOPTION: March 23, 2004


Dean Calamaras, Mayor

ATTEST:



City Clerk

I, LORI STELZER, City Clerk, of the city of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the Venice City Council, at a meeting thereof duly convened and held on the 23rd day of March 2004, a quorum being present.

WITNESS my hand and the official seal of said City this 24th day of March 2004.


Lori Stelzer, CMC, City Clerk

Approved as to form:


City Attorney



ANNEXATION MAP MAILING LIST

FILE NO.: 2004-25 ORDINANCE NO.: 2004-16
 DATE ANNEXED: 3/23/04 PETITION NO.: 2004-25
 MAP OF ANNEXATION OF Vacant lot Gulf Drive
 SENT TO THE FOLLOWING ON: 3/24/04

*Executive Office of the Governor
 Office of Planning & Budgeting
 Attention: Kathy Reeves
 The Capitol, Room 1604
 Tallahassee, FL 32399-0001

*Bureau of Economic & Business Research
 Attention: Scott Cody
 221 Matherly Hall
 University of Florida
 Gainesville, Florida 32611

*State of Florida
 Attention: Liz Cloud
 Department of State
 Chief, Bureau of Administrative Code
 Room 1802, The Capitol
 Tallahassee, FL 32399-0250

Jim Todora
 Sarasota County Property Appraiser
 2001 Adams Lane
 Sarasota, Florida 34236

Sarasota County Transportation Dept.
 Attention: Bill Watts
 Mapping Department
 1301 Cattlemen Road
 Sarasota, Florida 34234

Planning Department
 Sarasota County
 2033 Wood Street, Suite 200
 Sarasota, Florida 34237

Kathy Dent
 Supervisor of Elections
 P.O. Box 4194
 Sarasota, Florida 34230-4194

Robert Joseph Feller, Plans Examiner
 Sarasota County Zoning Department
 1301 Cattlemen Road
 Sarasota, Florida 34234

*Verizon Florida, Inc.
 Government Relations
 P. O. Box 110 Mail Code 840
 Tampa, Florida 33601-0110

Transportation Dept. Room 14B
 South Sarasota County Courthouse
 4000 S. Tamiami Trail
 Venice, Florida 34293

Florida Power & Light
 Attention: George Mass
 P.O. Box 029100
 Miami, Florida 33102-9100

Suburban Propane
 350 S. Seaboard Avenue
 Venice, Florida 34292

Propane L.P. Gas Service
 P.O. Box 278
 Laurel, Florida 34272

Englewood Disposal
 5221 State Road #776
 Venice, Florida 34293

Comcast Cable TV
 214 Miami Avenue West
 Venice, Florida 34285

Nancy Miller
 Sarasota Co. Solid Waste Collection Div.
 2817 Cattlemen Road
 Sarasota, Florida 34232

Ann Watson
 Emergency Management
 1660 Ringling Blvd., 6th Floor
 Sarasota, Florida 34236

Linda Smith
 Sarasota County Fire Department
 1660 Ringling Blvd., Fl. 6
 Sarasota, Florida 34236

*Verizon Telephone Operations
 Attn. Robert Mewes
 6414 14th Street West
 Bradenton, FL 34207

Cliff Jenkins
 Stormwater Utility
 1301 Cattleman Road
 Sarasota, FL 34232

Terrina Powell
 Elections Office
 4000 S. Tamiami Trail, Room 114
 Venice, Florida 34293

Florida Power and Light
 Attn: Meter Reading Supervisor
 P.O. Box 1119
 Sarasota, Florida 34230

Kelly Pluta
 Resource Protection Services
 1301 Cattlemen Road
 Sarasota, Florida 3434

Paul M. Matthews
 Sarasota County Health Department
 4000 S. Tamiami Trail, Room B-27
 Venice, Florida 34293

Fire Chief (3)	Engineering
Police Chief	Building Dept.
Public Works (3)	Utilities
Growth Management	Cashier
Utility Billing (if previous agreement)	

*(Copy Ord. & Map) Exec. Office of Gov.
 *(Orig. Ord. only) State of FL. Dept of St.
 *(Pop. est. only) Bureau of Econ & Bus.
 *(Copy Ord. & Map) to both Verizon's

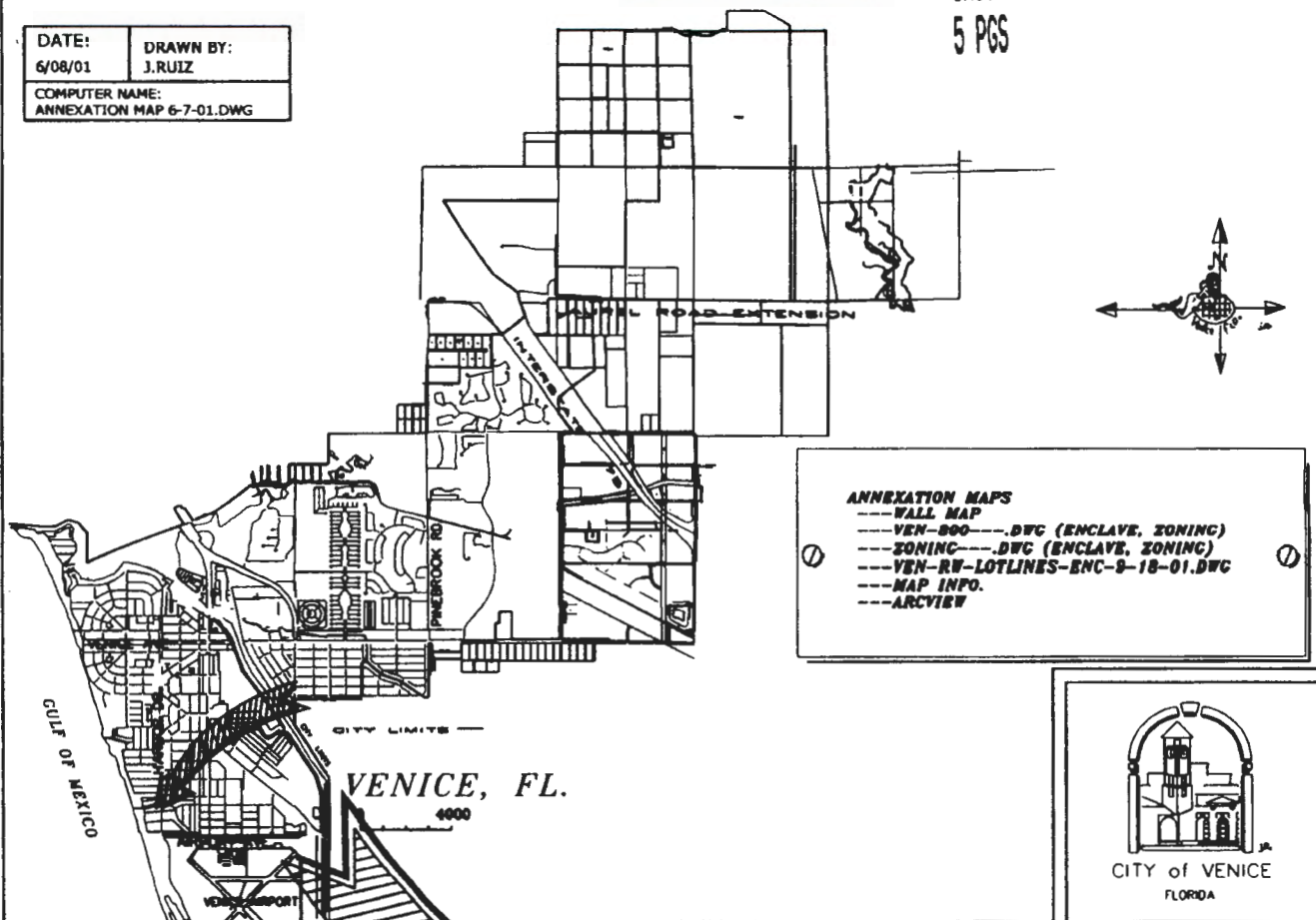
1068.P

INSTRUMENT # 2004055205

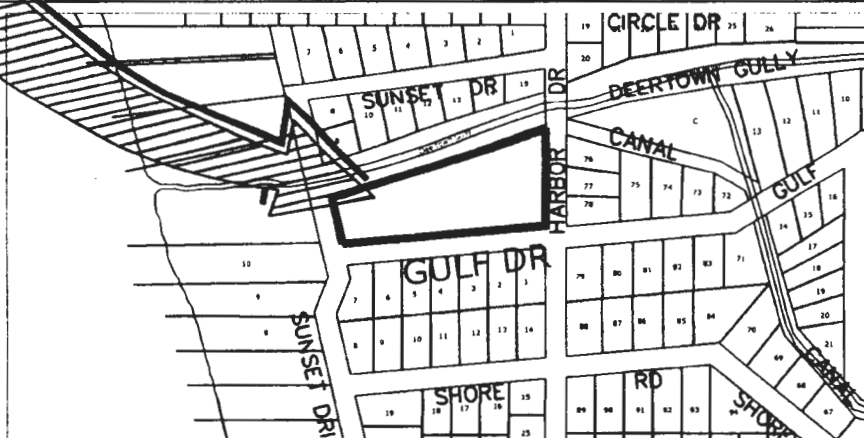
5 PGS

DATE: 6/08/01	DRAWN BY: J.RUIZ
------------------	---------------------

COMPUTER NAME: ANNEXATION MAP 6-7-01.DWG

**PROPERTIES**

**ANNEXED TO THE
CITY OF
VENICE, FLORIDA**



Owner: Rosemary Farley, as Trustee
 Property Address: Vacant lot, Gulf Drive, Venice, Florida
 Legal Description: Metes and Bounds, S 13- T39S - R 18E
 Mailing Address: P.O. Box 1298, Venice, Florida 34284-1298
 Ordinance No.: 2004-16
 File No.: 2004-25
 County Zoning: RSF-2
 Date of First Reading: 03/09/04
 Date of Final Reading: 03/23/04
 Date Mailed: 03/24/04
 Parcel ID#: 0178-09-0023

CITY OF VENICE
City Clerk's Office
Interoffice Memorandum

TO: Engineering - Jaine
FROM: Linda Gamble Depew, Deputy City Clerk
DATE: 2/26/04
SUBJECT: Please Furnish Annexation Map of Subject Property

Subject Property:

Name: Rosemary Farley
Address: Sub A Prince
Legal: M & B

TO: Zoning
SUBJECT: Annexation of Subject Property -
Must confirm Sarasota County Property Records.

PLEASE (FURNISH) and (VERIFY) (ADDRESS):

COUNTY ZONING IS:

RSF-2

DP#:

Parcel # C178-09-0023

Completed by: _____ Date: _____



1068.P

BUREAU OF ECONOMICS AND BUSINESS RESEARCH

ANNEXED AREAS

Development At Time Of Annexation								
<u>Ordinance</u>		Population at time of Annexation	<u>Single Residential Units</u>			Multiple Residential Units Give Capacity	Non-Resident Institutions or Business Check if applies	Undeveloped Please indicate Probable Future Use if Known
No.	Date		Houses	<u>Mobile Homes</u> Lot Owned Lot Rented				
2004-16	03/23/04	0						Single Family Residential

Certified by: *Linda A. Dwyer* Date: March 24, 2004 Mailed
 Deputy City Clerk

1068.P

Submitted By LEORA NELSON

4-17-17

10/2

Sec. 86-60. - Official zoning atlas.

Code of Ordinances
CITY OF VENICE

1-26-17

- (a) *Establishment of districts; adoption of official zoning atlas.* The official zoning atlas of the city is hereby divided into zones or districts as shown on the official zoning atlas which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Code. The official zoning atlas shall be identified by the signature of the mayor and attested by the city clerk. It shall state: "This is to certify that as of the adoption of Ordinance No. _____ this is the official zoning atlas of the City of Venice, Florida" and shall state the date of the certification and bear the seal of the city.
- (b) *Unauthorized changes in official zoning atlas.* No changes of any nature shall be made in the official zoning atlas except in conformity with the procedures set forth in this chapter.
- (c) *Official zoning atlas to be final authority as to zoning status.* Regardless of the existence of purported copies of all or part of the official zoning atlas which may from time to time be made or published, the official zoning atlas, which shall be located in the office of the city clerk, shall be the final authority as to the current zoning status of all lands and waters in the city.
- (d) *Rules for interpretation of district boundaries.*
 - (1) *Uncertainty as to boundaries.* Where uncertainty exists as to the boundaries of districts as shown on the official zoning atlas, the following rules shall apply:
 - a. Boundaries indicated as approximately following the centerlines of streets or alleys shall be construed as following such centerlines as they exist on the ground, except where variation of actual location from mapped location would change the zoning status of a lot or parcel, in which case the boundary shall be interpreted in such a manner as to avoid changing the zoning status of any lot or parcel. In case of a street closure, the boundary shall be construed as remaining in its location except where ownership of the vacated street is divided other than at the center, in which case the boundary shall be construed as moving with the ownership.
 - b. Boundaries indicated as approximately following lot lines, public property lines and the like shall be construed as following such lines; provided, however, that, where such boundaries are adjacent to a street or alley and the zoning status of the street or alley is not indicated, the boundaries shall be construed as running to the middle of the street or alley. In the event of street or alley closure, interpretation shall be as provided in subsection (1)a, above.
 - c. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
 - d. Boundaries indicated as following shorelines or centerlines of the Gulf of Mexico, bays, streams, canals, lakes or other bodies of water or indicated as following official bulkhead lines shall be construed as following such shorelines, centerlines or official bulkhead lines, except when an erosion control line is established in accordance with state law. In case of a natural change in shoreline, or of the course or extent of bodies of water, the boundaries shall be construed as moving with the change. In the case of changes in shoreline or of the course or extent of bodies of water made as a result of dredging or filling, the boundaries shall be constant, not moving with the change, and a zoning application review shall be required as provided herein.
 - e. Boundaries indicated as following physical features other than those mentioned in subsections (d)(1)a through d of this section shall be construed as following such physical features, except where variation of the actual location from the mapped location would change the zoning status of a lot or parcel, and in such case the boundary shall be interpreted in such manner as to avoid changing the zoning status of any lot or parcel.
 - f. Boundaries indicated as parallel to or extensions of features indicated in subsections (d)(1)a through e of this section shall be construed as being parallel to or extensions of such feature.

242

- g. Distances not specifically indicated on the official zoning atlas shall be determined by the scale of the map.
- (2) *Interpretation by zoning administrator.* In cases not covered by subsection (d)(1) of this section, the zoning administrator shall interpret the official zoning atlas in accord with the intent and purpose of this chapter. Appeal of an interpretation of the zoning administrator shall be to the planning commission.

(Ord. No. 2013-10, § 3, 5-28-13)

The attached 5 maps are of the parcel # 0178090023 owner Southbridge Investments LLC located in the City of Venice at the intersection of Harbor Drive and Gulf Drive. Proposed subdivision titled Gulf Harbor Estates clearly shows the property to be RSF 2 Sarasota County code.

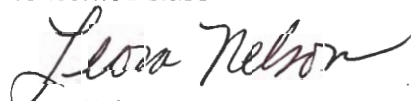
The first copy of the attached maps came from the City of Venice planning and zoning department. They use a system called Laserfiche. The map has a date stamp of 3-8-2017 on the bottom right hand corner. This date is the very day after the planning commission met on the Petition Number 16-4PP Gulf Harbor Estates.

I have spent my time doing the research on this property and I uncovered many different forms of maps from the City of Venice and also Sarasota County that lead me to believe that the developer of the proposed subdivision Gulf Harbor Estates did not do their due diligence.

They have said repeatedly "No Fault of their own". If they had not just relayed on a map on the wall in the City of Venice planning and zoning department but had done their due diligence this situation would not have occurred. I believe going to the Sarasota County Courthouse would be one of the first things a developer would do to get the lay of the land in the county in which they are planning their project. If they had gone to the Sarasota County Courthouse they would have discovered at that time the discrepancy with the RSF codes between the City of Venice information and the Sarasota County information on this parcel # 0178090023. They then could have brought it to the attention of the City of Venice and other avenues beside just the map on the wall would have been pursued.

One of the first things the planning and zoning should have done in my opinion would have been to check the annexation papers for this parcel. The annexations records are obtained in this office.

Concerned Citizen



Leora Nelson

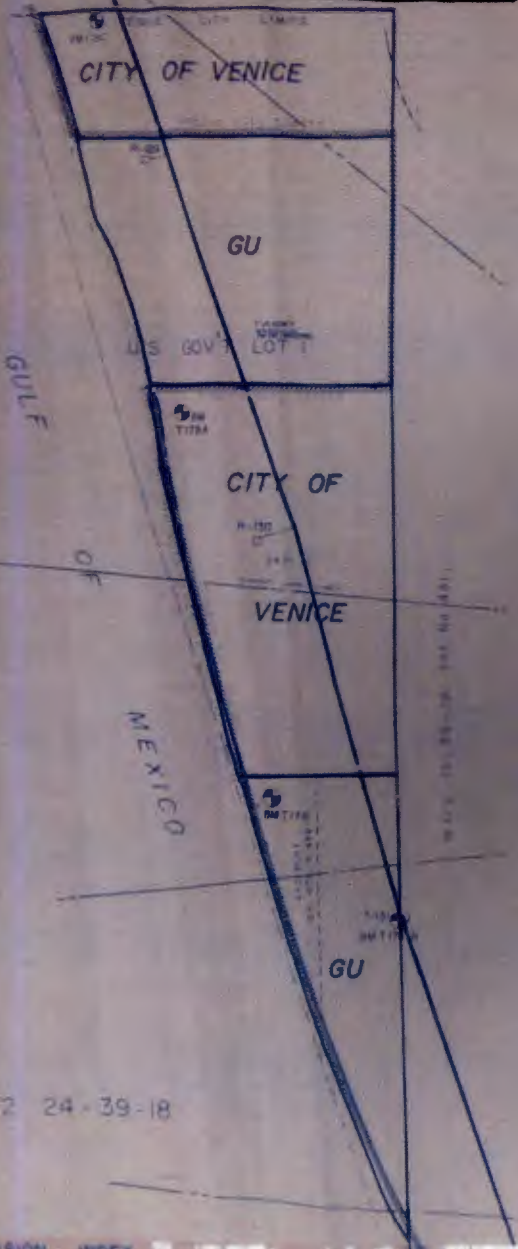
1104 Sunset Drive

Venice FL 34285

April 17, 2017

Sheet 178

1045



R.P. 93-01
 RSF1 → RSF2
 Denied 12/14/93



NOTICE
 This Map is a copy of the Official Zoning Atlas Map Sheet located in the Office of the Clerk of Circuit Court. Where conflict may exist between this map and the Official Zoning Atlas, the Atlas shall be the final authority.

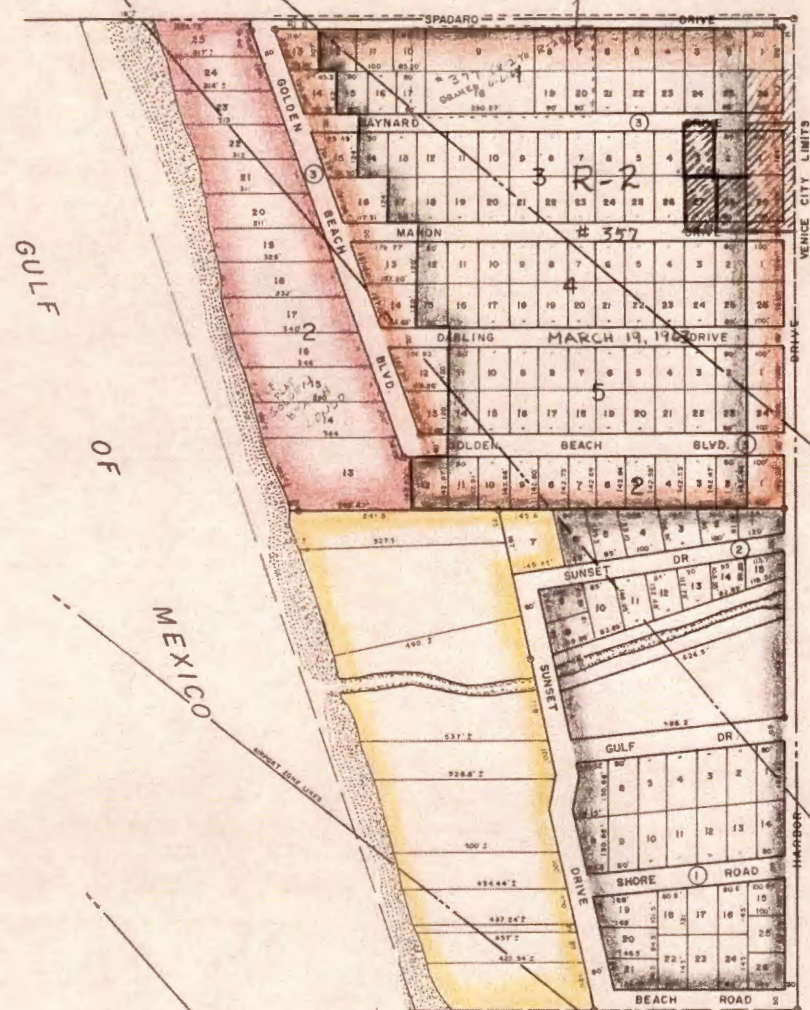
03/08/2017

SUBDIVISION INDEX

Map	Area
1	GULF SHORES NO. 2 3/4-88
2	GULF SHORES NO. 3 1/2-87
3	GOLDEN BEACH 7/8-86
4	Westminster Apts. CO 5/84
5	GOLDEN BEACH CONDO RESIDENCES, CA 10/89
6	GOLDEN BEACH CA 10/87
7	VENICE SHORES CO. 2/87
8	VENICE SHORES CO. 2/87
9	VENICE SHORES CO. 2/87
10	VENICE SHORES CO. 2/87
11	VENICE SHORES CO. 2/87
12	VENICE SHORES CO. 2/87

S 1/2 SECTION
 N 1/2 SECTION
 TWP. 39 S. RANG. 18 E.

N 1/2 13 - 39 - 18 SHT. NO 177



S 1/2 18 - 39 - 19 SHT NO. 430

S 1/2 13 - 39 - 18

VENICE CITY LIMITS

U.S. GOV'T. LOT 1

GULF

0.

MEXICO

N 1/2 24-39-18

No.	Name	Index
1	GULF SHORES NO. 2	6/88
2	GULF SHORES NO. 3	7/37
3	GOLDEN BEACH	7/64A

LEGEND

- PERM. REF. MON. (for Subs)
- CONC. MON.
- IRON PIPE
- ▣ CO. SEC. COR. MON.
- × CO. BENCH MARK

ALTERATIONS	
DATE	DESCRIPTION
AUG 1984	PROGRAM
JAN 1985	AIRPORT FUEL LINES ADDED
FEB 1985	RE-CUT FUEL LINE

SARASOTA COUNTY FLORIDA
SCALE 1" = 200' AUG. 1964

HANSEN & ASSOCIATES
DRAWN BY T. ROBINSON

S 1/2 SECTION 13
N 1/2 SECTION 24
TWP. 39 S. RNG. 18 E.



3095



485



Dated

5045

