

City of Venice Comprehensive Plan Update 2017-2027

*Please share your comments with us*

Relocate the drain pipes  
on Venice Beach.

Please share your comments with us

How does mining fall under conservation?

Mutually exclusive concepts.

Charge the developers higher impact fees. Hold them responsible for the services that will be needed as a result of population growth.

Infrastructure fees to developers -

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We do not want Venice to become like every other FL city/Town - Too many people! Traffic, development.

Keep Venice Quaint! Please!

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We need a clause inserted  
providing for City and/or County tax  
incentives for owners who preserve  
and restore historical properties  
(residential and commercial)

Ben Holt  
147 Tampa Ave E #804  
34285

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1. There is no mention of parking, especially on the island, beaches & city center.
2. All the neighborhoods have complete streets as a goal. The assumption is that this is the responsibility of the developer, correct?

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① Plan should not be dictated by Non city residents. They don't live here, vote or pay taxes

② Do not let the "No Growth" struggle the city like they did in the current plan  
Lawsuits \$309,000  
30 businesses shut down

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My main concern is that the historic districts are protected, and that homeowners have a financial incentive to keep them well maintained. I think there should be tax incentives for them.

I am an active volunteer with a number of historical preservation groups in Venice (NPO's) and a greeter/docent at the Museum and Archives. All of these groups have worked cooperatively to bring best ideas to the general Venice populations. A series of programs at the Community Center in 2016 had outstanding speakers re preservation, density, etc.

A key component in all of the presentations was to enforce guidelines & provide financial incentives.

Carol Bailey, 1206 W. Indies 34285  
baileywerth@verizon.net

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Due to the unusual oblong shape of the City boundaries, it appears to create three major areas (Island, Pinebrook and Northeast Venice). Consideration should be given to creating new "town square" areas in Pinebrook and Northeast Venice in the Comprehensive Plan. The areas could be labeled Open Space Functional. The function of such spaces would be to attract residents into an attractive, well designed and planned area for small shops, music and entertainment facilities, restaurants, walking areas, etc. If done properly these town squares could also attract people from the Island to visit here. If done properly it would also ease some traffic and pedestrian build-up on the Island. Tax or other incentives could be offered to developers or owners to participate in these areas.

The Draft Plan does appear to be very much simplified and easier to understand.

Frank Codella

Please share your comments with us

Please - Provide a strong historical preservation restoration section:

- 1) Tax credits for properties over 50 years — residential + commercial
- 2) Include the Sarasota architectural school as well as 1920's Italian/Spanish.
- 3) Include the Edgewood area.
- 4) Change the "50% rule."
- 5) Give the Historic Preservation Bd. an historic ordinance with some teeth — so that demolition of historic structures cannot occur without approval and good cause (no more Horse & Chaise B & B demolition).

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- ① Please consider high tech, ex software development  
off Laurel Road and 175. Who will be requesting companies?
- ② How many dwellings in Venice are occupied in the  
June - July - August - period? What are the total # of dwellings.
- ③ Late afternoon congestion leaving Venice Island  
backs up to the bridge during the high season  
Late Jan - Feb. What are the Traffic Counts - Current problems!
- ④ Coming into Venice from 41 or 75 should have  
an attractive appearance -

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We don't want to see precious open space taken for so much development that there will be overdevelopment.<sup>\*</sup>

We also don't become like Naples and Ft. Myers!

Please leave room for the wonderful wildlife that are being forced out of Sarasota County by development.

(Overspace / Agriculture Land → large gated housing development) results in lack of wildlife, habitat and corridors. Golf courses are not enough and

only provide access to residents of the gated community. They don't provide habitat for wildlife, only golfers. Besides our wonderful parks (which we people do need), we also need more than only the

edges of our waterways + retention ponds. Please include more than the very small areas indicated on these

maps. Perhaps we could do ~~some~~ reestablish a wetlands area similar to "The Celery Fields" in Sarasota!

\* How many of the towers <sup>condos</sup> along the Inter Coastal + R side of Bus 41 at the North Bridge are actually occupied?

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While this plan only covers "the City of Venice" I hope planners will also confer with Sarasota County because County land abutting Venice is getting very densely developed!

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

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Transition Items:

Add Compatibility item Policy B.1  
from current Comp Plan

~~Pinelake~~ Pinebrook Draft Plan:

Page 2 Typo - Strategy LU-NE 1.1.2 -  
Mixed Use Residential  
Should be: Strategy LU-PB

Land Use Element ~~Pinelake~~ Draft Plan:

Page 10 - Strategy LU 1.2.9.c Residential  
Should this not indicate (MUR)

Pg 11 - Bullet point at top of page  
remove wording "exceeding the  
standards of this section"

so that sentence reads:

"Previously approved PUD developments  
shall be permitted, . . . ."

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Dont build on the parks.

No More High rises.

No more annexations

Do not want this town to be a Miami Beach  
Parking under road going over K MA  
bridge - they do it in Calif. even a restaurant

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The Northeast Venice neighborhood  
contains about  $\frac{1}{4}$  of all  
the property within the plan  
area.

Not 1 park is planned  
for that area.

That is wrong.

We need at least 1 primitive  
and 1 developed park in the  
area.

Thanks.

RECEIVED

FEB 01 2017

PLANNING & ZONING

Please share your comments with us

Feb 2, 2017

Thank you for the informative meeting to go over the 2017-2027 Comprehensive Plan. I will list a few concerns for your consideration:

1. Due to advancing age of the Venice population, I encourage you to allow golf carts in more areas. And perhaps you can designate bike paths as also golf cart paths. Just a thought.

2. We do need affordable housing for the work force serving us ~~older~~ folks but you must designate them as housing for 55 and under or else seniors on low income will snap them up.

3. Glad you are keeping Heights Requirements down and architectural integrity as is.

4. I understand Seaboard is illegal as it is zoned industrial but has small business & commercial in there now. Please keep it as much as possible with some improvements. Those who live on-island use these businesses a lot. thank you

Janine Joyner

janinejoyner@hotmail.com

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FEB 09 2017

PLANNING & ZONING

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

A for better use of single story medical services next to Pinebrook <sup>Medical & Housing Center</sup> would be admissable).

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

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MAR 01 2017

PLANNING & ZONING

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Traffic - Already backs up on Lucaya. Can't get out of driveway.

Privacy - we live on Lucaya and will be backed up to building. 2nd floor will be able to see into our yard and windows.

Example of people you propose this for:

Corner of Karen & Pinebrook. 3 cars and boat in front. All work at Nursing Home @ Pinebrook and Ridgewood.

Michael & Beverly Koczerski  
1344 Lucaya Ave  
Venice FL 34285

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MAR 14 2017

PLANNING & ZONING

STRIKETHRU & UNDERLINE

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LAND USE ELEMENT:

STRATEGY LU 1.2.9 e RESIDENTIAL (MUR)

4<sup>th</sup> BULLET: A VARIETY OF RESIDENTIAL DENSITY

RANGES ARE ENVISIONED PROVIDING THE OVERALL DENSITY DOES NOT EXCEED 5.0 DWELLING UNITS PER ~~GROSS ACRES~~ TOTAL GROSS ACREAGE OF THE SUBJECT PROJECT/PROPERTY.

5<sup>th</sup> BULLET: PREVIOUSLY APPROVED PUB DEVELOPMENTS, ~~EXCEEDING~~ INCLUDING THOSE THAT EXCEED THE STANDARDS OF THIS SECTION, SHALL BE PERMITTED. RETAIN THEIR CURRENTLY APPROVED DENSITY AND INTENSITY, OPEN SPACE PERCENTAGE . . . . .

7<sup>th</sup> BULLET: INTENSITY/DENSITY:

- RESIDENTIAL DENSITY: 1.0 - 5.0 U/AC

- NON-RESIDENTIAL INTENSITY: 0.10

NON-RESIDENTIAL USES BASED ON THE GROSS

ACREAGE OF THE ~~PUB~~ DESIGNATED NON-RESIDENTIAL PROPERTY.

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MAR 21 2017

PLANNING & ZONING

- OVER -