

From: Bob & Carlene [mailto:carbob70@aol.com]

Sent: Wednesday, June 07, 2017 8:10 PM

To: City Council <CityCouncil@Venicegov.com>

Subject: Stop the comprehensive plan now

Keep Venice looking like Venice! There is NO need to rush through the new comprehensive plan for developers. State law does not require you to strip the restrictions. It is only being done for the benefit of the developers, not the citizens of Venice. Where do your priorities lie? Prove that you care.

Carlene Painter

Casa Del Lago

34292

From: rkaercher2@verizon.net [mailto:rkaercher2@verizon.net]

Sent: Thursday, June 08, 2017 5:20 AM

To: City Council <CityCouncil@Venicegov.com>

Subject: Venice 10-year Comprehensive Plan

Dear Venice City Commission,

I implore you to address the developer-friendly changes that are included in the proposed 10-year Comprehensive Plan. If you wish to know the particulars of my complaint, Dan Lobek has done a fantastic job of pointing out the pro-development nature of the current document. He has spoken at public forums and written editorials on social media outlining the disastrous provisions of this document.

Our wonderful small town has become awash with constant traffic and the beautiful, scenic byways are turning into streets of walls hiding "gated communities" of cookie-cutter homes and landscaping that requires perpetual fertilizer, herbicides, insecticides, and irrigation. Please make this stop.

Thank you for your attention,

Rob Kaercher,
Venice voter.

From: ronald courtney [mailto:ronclaire5@gmail.com]

Sent: Thursday, June 08, 2017 9:16 AM

To: City Council <CityCouncil@Venicegov.com>

Subject: Comprehensive Plan

Members of the City Council

My name is Ronald Courtney and I have been a resident of Venice for 14 years. I am writing to urge the council to postpone the pending vote at the next council meeting concerning the draft of the updated Comprehensive plan. I urge you to take this action for the following reason

1. The removal of technical and specific language concerning restrictions on compatibility,,density and affordable development from the comprehensive plan. These provisions without being placed into other documents would completely eliminate any oversight.

Prior to any approval on the new Comprehensive Plan the Planning Commission must place the removed language into a appropriate regulatory documents to assure community integrity.

2. When the process began the city along with the consultants arranged for a series of neighborhood meetings

These meetings allowed citizens the ability to address specific issues that concerned them. Now city residents are allowed only a one time city wide meeting held during the day with a five minute restriction.

The city must have a similar series of neighborhood meeting both during the day and evening allowing for a broader input from the community

3. The initial vote and potential final vote by city council will be conducted during the summer/off season.

Due to lack of news this will restrict the ability to be involved to full time residents and not official residents with secondary summer homes. All city residents whether winter or summer should be given the opportunity to be

fully involved in any vote that only occurs once every 10 years and has a major impact on the future of Venice Any vote should be held up until there is more citizens able to be fully involved.

4. At the meeting there will be two council members who due to previous commitments will be absent

These members have requested that the vote be postponed so that their votes can be part of the official record.

City Council should not attempt to vote a major legislative and regulatory change with a minimum quorum.

This vote should and can be held when there is full participation in the discussion by all elected council members

Due to these reasons I believe that this reading and vote is premature and must be postponed

Respectfully yours

Ronald Courtney
435 Otter Creek Drive
Venice, Florida

From: Judy G [mailto:CHELHOOK@msn.com]
Sent: Thursday, June 08, 2017 9:21 AM
To: City Council <CityCouncil@Venicegov.com>
Subject: Venice Comprehensive Plan

It is only by attending a meeting that I became aware of the changes in your latest update (May 2017) of the Comprehensive Plan. And now you are having a meeting on Monday to approve it. A few of the general issues I am concerned about follows:

- > Venice was developed as a family city - a city of neighbors. Currently, changes in land use are required to be compatible with surrounding neighbors. The proposed plan's land use compatibility policies are being repealed or severely weakened **IN FAVOR OF DEVELOPERS.**
- > Many of the current restrictions on development are being removed entirely from the Comprehensive Plan. The excuse is that "someday" they will be added to the Land Development Code. Unless this is being done **IN FAVOR OF DEVELOPERS**, it would only be common sense to make those changes to the Land Development Code first so they are not "forgotten".
- > Allowing developers to double the units per acre simply by calling them Affordable Housing for a 10-year period is **IN FAVOR OF DEVELOPERS.** After 10 years there will be limitless increases in rental/housing prices.
- > Lowering the level of service on all city roads from C to D shows no concern for traffic congestion. Since FL State law allows a city to require developers to produce a traffic study for new development, repealing concurrency removes that requirement **IN FAVOR OF DEVELOPERS.**
- > Currently, there are strong limits on development to protect the natural environment. With wording such as "encouraging" development forms that protect native habitats, you are obviously **FAVORING THE DEVELOPERS.**
- > School capacity availability is now required but, in the updated Plan, it "MAY" be used in denying rezoning or subdivision plans which is **IN FAVOR OF DEVELOPERS.**

I strongly encourage you to delay your vote until closer to June 2018 when the State actually requires changes to the Comprehensive Plan. This will provide you time to consider what is good for the city and its residents and not just for developers. There must be consideration of what is appropriate for city development while ensuring that Venice remains a city where people will continue to visit and reside.

I would strongly encourage a number of public hearings after January 2018 when ALL interested residents (full and part-time) have the opportunity to express their concerns.

By pressing approval of this Plan only one month following the latest update, it is obvious who you are representing and it's NOT the residents of the city of Venice -- this Plan is being passed for Developers.

Judy Gerty

From: Sharon <corologos@gmail.com>
Sent: Thursday, June 8, 2017 12:38 PM
Subject: New comprehensive plan
To: City Council <citycouncil@venicegov.com>

As a citizen resident of Sawgrass community in Venice city, I implore you to slow down the plan to weed many development mandates out of the city's comprehensive plan. There is no hurry, no reason to do this when so many residents are gone. The State DOES NOT require the city to move developer restrictions to a sub-regulatory entity.

And, when directives are first removed from the comprehensive plan, before being seated in another regulatory entity, the developers will have NO RESTRAINTS holding them.

This plan supposedly had input before the design from residents, but once designed behind closed doors, there is no time or opportunity for resident reaction. How is this good representation for the citizens of Venice?

Stop the process and operate democratically!

Thank you,
Sharon Corologos
346 Turtleback Xing
Venice, FL 34292

From: ledmond@yahoo.com
Sent: Thursday, June 8, 2017 12:52 PM
Subject: Proposed Comprehensive Plan
To: City Council <citycouncil@venicegov.com>

As a citizen resident of Sawgrass community in Venice city, I implore you to slow down the plan to weed many development mandates out of the city's comprehensive plan. There is no hurry, no reason to do this when so many residents are gone. The State DOES NOT require the city to move developer restrictions to a sub-regulatory entity.

And, when directives are first removed from the comprehensive plan, before being seated in another regulatory entity, the developers will have NO RESTRAINTS holding them.

This plan supposedly had input before the design from residents, but once designed behind closed doors, there is no time or opportunity for resident reaction. How is this good representation for the citizens of Venice?

Stop the process and operate democratically!

Thank you,
Lynette Edmonds
476 Arborview Lane
Venice, FL 34292

From: James Martin <retinfl413@icloud.com>
Sent: Thursday, June 8, 2017 12:59 PM
Subject: Comprehensive Plan changes
To: City Council <citycouncil@venicegov.com>

To me, as a resident and property owner in the City of Venice, I have serious concerns about the proposed Comprehensive Plan changes giving free reign to developers and abandoning protections and restrictions that maintain the character and quality of life that drew me to Venice. This process needs to SLOW DOWN to allow for public input and REPAIRS to the proposed changes. Further any vote on such a broad and important issue should allow for participation of all council members and input from property owners who are not here during the summer.

Sent from my iPhone

From: Edwin Martin [mailto:insidevenice@gmail.com]
Sent: Thursday, June 08, 2017 1:01 PM
To: City Council <CityCouncil@Venicegov.com>; Dave Persson - Persson & Cohen <dpersson@swflgovlaw.com>; Edward Lavallee <ELavallee@Venicegov.com>; John Holic <JHolic@Venicegov.com>; Kit McKeon <KMCKEON@venicegov.com>
Cc: Lori Stelzer <LStelzer@Venicegov.com>
Subject: Re: MONDAYS Comp Plan meeting

Thank you for your response.

On Thu, Jun 8, 2017 at 12:44 PM John Holic <JHolic@venicegov.com> wrote:
Dear Mr. Martin,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice

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From: Edwin Martin <insidevenice@gmail.com>
Sent: Thursday, June 8, 2017 12:36 PM
Subject: MONDAYS Comp Plan meeting
To: City Council <citycouncil@venicegov.com>, Dave Persson - Persson & Cohen <dpersson@swflgovlaw.com>, Edward Lavallee <elavallee@venicegov.com>, Kit McKeon <kmckeon@venicegov.com>

Dear Council Members,

Please consider this submission as part of the public' response to the draft comp. plan.

There is considerable public interest and I hope you will add more meetings so you can consider, one by one, various changes in the plan. The analysis by Attorney, Dan Lobeck, which I published on my Inside Venice Facebook page, has had 2294 readers. (None left comments favorable to the draft plan). My letter to Council Member McKeon, with copies to all, has had more than 1000 readers so far.

My point is that this expression of interest is worth your taking additional time to secure detailed consideration and increased citizen feedback.

I would appreciate your clarifying a legal point. I have been told, and there has been public comment, that the standards in the Comprehensive Plan now in effect are "illegal" under state law and must be removed to Land Development Regulations. I have been advised by two attorneys that is not accurate. There are one or two changes required by new State Law, as I understand it. Sarasota City just received approval for a plan that includes similar provisions guiding the City's growth policies and LDRS development. In this light I suggest the City

develop, consider publicly, and approve LDRs before removing protections now in effect in the Comprehensive Plan.

Thank you,

Ed Martin

From: Nancy and Jim Martin [mailto:nm.jm@sbcglobal.net]
Sent: Thursday, June 08, 2017 3:13 PM
To: City Council <CityCouncil@Venicegov.com>
Subject: Proposed Venice Comprehensive Plan

Venice City Council Members,

After reviewing the updated proposed Venice Comprehensive Plan it is clear that, if passed, the plan would eliminate and weaken restrictions on developers. As a homeowner in the Pinebrook South neighborhood of Venice, I am concerned that passing this plan is not in the best interest of citizens living in Venice.

It is my understanding that the current Venice Comprehensive Plan is required by law to correct inconsistencies with state statute. The updated proposed plan goes well beyond what is required by state law. I understand that only a few revisions are required and not until a year from now on June 1, 2018.

Since the city has one year to finalize its Comprehensive Plan, I suggest that the council slow down the process and receive public comment on the plan by holding town hall meetings in various Venice neighborhoods. Holding meetings to receive public comment during the next eight months would insure that all homeowners, especially those who reside here during the winter months, have a voice in the proposed updated Comprehensive Plan.

I appreciate your time and commitment to the city.

Sincerely,
Nancy Martin
Venice resident

Sent from my iPad

Venice Comprehensive Plan “Update”

Delay and Fix It

Dan Lobeck, Esq.

June 7, 2017

The Venice City Council is considering a comprehensive “Update” of its Comprehensive Plan to eliminate and weaken restrictions on developers.

Although only a few revisions are required by law to correct inconsistencies with state statute changes, and even they are not required until June 1, 2018, City leaders are anxious to push through this rewrite this summer, with scant public input on what has been drafted and with many City residents out of town.

If the City Council approves the Update on Monday, it will return after a cursory review by the state, for a final Adoption public hearing, possibly in August.

Among the changes in the Update:

- **Neighborhood compatibility policies are severely weakened.**

Neighborhood compatibility policies are severely weakened. Only a limited number of adjacent land use designations would be deemed “potentially incompatible”, such as Low Density next to High Density. However, Low Density of 1 to 5 units per acre would be deemed compatible with Medium Density of 9 to 13 units per acre, without even a requirement for enhanced buffering much less reduced height or density to make apartments more compatible with large-lot homes. Under today’s policies, all changes in land use are required to be compatible with the neighbors.

Even where the new policy would apply, it would merely leave it to the City Council to consider in its discretion whether to approve “options” to “address” potential incompatibility. This would replace the strong present policy which absolutely requires that the City “ensure” that any land use change is compatible with existing neighborhoods and provides that incompatibility “shall be mitigated” through a list of measures that includes reducing density or intensity.

Also, the Update would entirely repeal the important present requirement, in Policy 13.1, that the density at the lower end of the range be applied when the new land use is adjacent to lower densities. Also entirely repealed are the five specific standards for site plans to address compatibility with surrounding buildings, structures and land uses, now in Policy 10.2, with regard to such matters as roof lines, building heights and location of green space.

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- **Numerous restrictions on development are removed entirely from the Comprehensive Plan.**

Numerous restrictions on development are removed entirely from the Comprehensive Plan. This is being done on the premise that someday, in some manner, they will be considered to add in lesser ordinances such as the Land Development Code. Even if that is ever done, the City will be left without the repealed standards until the new regulations are adopted. Also, downgrading the restrictions to lesser ordinances makes them easier to weaken in the future and reduces the standing of citizens under the law to challenge revisions.

After objection on this point, the City added temporary “transitional” standards, but only for building heights and architectural type (such as Northern Italian Renaissance) in some areas, as well as part of the present neighborhood compatibility policy (in Policy 8.2) for rezonings, special exceptions and site plans, with direction that they be weakened by ordinance to match the new Comp Plan policy. On many other points, however, the City will be left without any development restrictions.

Among the very many repealed restrictions on development are those requiring a balance of uses in a development including community spaces, strong environmental protections, designs for streetscapes, landscaping and building facades; standards for “human scale” buildings in mixed use developments, including tiered building heights and connections with the street; creating visual interest with varied roof lines; and prohibiting rooftop equipment from being visible from the street.

Additionally, numerous specific development standards in identified Neighborhoods and Joint Planning Areas would be repealed.

The City’s Land Development Code, which also serve as the City’s zoning code, at present omits the extensive development restrictions in the Comprehensive Plan, relying instead on Section 86-32 of that Code, which provides, “No development order shall be issued under the provisions of the LDC unless determined to be consistent with the comprehensive plan.”

While state law has for many years provided that the Comprehensive Plan shall be implemented through regulations, it also provides that standards for development may be provided in the Comprehensive Plan. Many jurisdictions continue to lawfully do that to this day, including the City of Sarasota which just completed its seven-year update to remove inconsistencies with state law.

If any restrictions on development are to be moved from the Comprehensive Plan into the Land Development Code, then it is essential that the LDRC be amended first to do that, before those restrictions are removed from the Comprehensive Plan. Otherwise, the City of Venice will have a period during which the restrictions do not exist at all, a Wild West for developers to ignore

standards which have limited them in ways which have been determined to be in the public interest.

- **Important Standards For City Planning are Removed**

In addition to stripping away restrictions on development the Comp Plan Update removes almost all standards to guide the City in its public works, such as locating parks within a ¼ mile of residential areas, designing parking structures that blend in with the area, meeting “multi-generational” recreational needs and designing according to crime prevention techniques. Community standards are also minimized, such as removing an encouragement of places of worship and civic uses in residential areas to promote neighborhood livability. The intention seems to have been to produce a “bare bones” Comprehensive Plan and that is what they got, at the expense of good planning, both by the City and by developers.

- **Massive Density Increases are Provided Under the Guise of Affordable Housing**

Massive increases in density are part of the Comp Plan Update, in the guise of promoting “affordable housing.”

They would apply to all Medium Density and High Density land use designations and many of the new Mixed Use designations (including those in the Island Neighborhood, Laurel Road Corridor, Northeast Venice Neighborhood and Knights Trail Neighborhood). That would apply not only where those designations will exist upon adoption of the Comp Plan Update but also wherever a developer could later get a change in land use designation in order to be eligible for the higher density.

Density would be allowed to double, from 13 to 26 units per acre and from 18 to 36 units per acre, for housing for persons earning up to 80% Area Median Income (now \$49,500 a year for a family of four). It would increase from 13 to 20 units per acre and from 18 to 27 units per acre for housing for persons earning up to 120% Area Median Income (now \$74,280 a year for a family of four).

A developer would have to limit the rental or housing price for only ten years, by a recorded instrument, after which prices could increase without limit.

- **Land Use Designations are Liberalized**

More liberal development rights will also be granted by changes in land use designations on the Future Land Use Map, including by allowing commercial development where it is not allowed today in the widely applied Mixed Use designations. City planners also acknowledge in their Plan analysis that the new Plan will quadruple (increase to 400%) the High Density land use acreage and dwelling units throughout the City.

- **The Comp Plan Update Does Not Reduce Venice's Development Capacity**

The assertion by City planners that the Comp Plan Update will reduce the number of dwelling units and non-residential square feet allowed in the City is entirely false and has become Fake News by those promoting the new Plan.

Originally, they claimed it would reduce dwelling units from 58,502 to 32,200 and non-residential square feet from 94 million to 80 million. Now they say those figures were wrong and that the reduction will only be from 50,565 units to 39,721 and that the non-residential square feet under the new Plan will be a little more, at over 82 million.

What is essential to know is that City staff did not produce these figures by reducing the development potential of undeveloped land. Instead, they merely reclassified already built land to better reflect what is actually built on it. For example if land where the density could have been up to nine units per acre under its present land use classification was zoned and built out as a subdivision with a density of less than five units per acre, it may have a new land use classification with a cap of five units per acre under the new Plan.

Directly opposite of any suggestion that the new Comprehensive Plan reduces development potential, it seeks to increase it by changes that include those outlined above. Also, the new Plan discusses additional steps to take in the future to increase development even more, such as the following provision in the policies concerning the Laurel Road Neighborhood southwest of Laurel Road and I-75: "The City needs to coordinate and review the JPA/ILSBA areas with Sarasota County to adjust the development potential for this area to coincide with the Laurel Road Neighborhood serving as a major non-residential development area.

What should be done before the Comp Plan Update is adopted is for the City planners to prepare and present an analysis, as part of their official analysis documents, of the present and proposed land use potential of all undeveloped land in the City, based on changes in their land use designations.

- **Transportation Concerns are Neglected**

The Comp Plan Update lowers the adopted (acceptable) level of service on City roads from C to D. This would embrace a significant increase in traffic congestion below the existing level of service on those roads, which in almost all cases is C today.

This would allow the City to excuse a more generous treatment of developers who would overcrowd City roads, as well as relieving the City from keeping up with traffic congestion in its road improvement plans.

Also, the Comp Plan Update completely repeals concurrency, the important policy that requires that development be allowed only if adequate roads will be in place concurrent with (at the same time as) the traffic impacts of the development. While state law has changed to no longer allow the City to deny a rezoning, special exception or site plan which would lower a road's level of service, the City could still legally keep and enforce concurrency to deny a change in a land use designation or other Comprehensive Plan amendment or a change in an area plan. For that reason, Sarasota County in its recent comprehensive plan update kept concurrency for comprehensive plan amendments and critical area plans. It was very recently used by the Sarasota County Planning Commission to unanimously recommend denial of a plan amendment for a construction material recycling center which would overcrowd Palmer Boulevard in the County. The City of Venice however proposes to repeal concurrency for all purposes, a big boon to developers but a great loss to the public interest.

Also, while state law now prohibits making a developer pay for the entire cost of a road improvement needed to make the development concurrent, it still allows an exaction for the developments "proportionate share" based on how much of the new capacity the development would use, to the extent that exceeds impact fees. As such, concurrency should be kept for all purposes to that extent.

Also, the state law still allows a local government to require all developers to produce a traffic study which evaluates the road capacity impacts of the development – in other words whether and how much the development will overcrowd the roads. However, the Comp Plan Update would remove that requirement, limiting traffic studies to operational considerations such as how traffic will get into and out of the development.

- **Environmental Protections are Weakened**

The current Comprehensive Plan has very strong limits on development to protect the natural environment.

For example, Future Land Use Chapter Policies 1.2D, 1.9. 3.3 and 8.1C require that developers minimize impacts to the natural environment, preserve native habitats, prevent sprawl by protecting undeveloped natural habitats and ensure protections of the environment. Environment Chapter Policies 1.5, 1.9 and 1.10 require that developers protect the natural environment, require that the City implement land use practices which use clustered homes and certain other practices to protect native habitats and provide that all development "shall be configured or designed to optimize wildlife connectivity, minimize habitat fragmentation, and minimize barriers to wildlife movement." Wetland impacts by a developer are allowed only when they are "unavoidable".

Instead, the Comp Plan Update has much weaker wording, such as in Open Space Chapter (as the Environment Chapter has been removed entirely) Policies 1.3.1 and 1.4.2, which allow a

developer to “minimize” then mitigate wetland impacts and provides that the City shall “encourage” development forms that protect native habitats such as clustered housing.

- **School Capacity Consideration Downgraded**

While current School Concurrency & Facilities Chapter policy 5.3 now requires that the City “will” consider the availability of adequate school capacity in all proposed amendments to the Comprehensive Plan, such as its land use designations, as well as all rezoning and subdivision and site plan proposals, the proposed new Public Schools Chapter Policy 1.1 provides merely that the City “may” use inadequate school capacity to deny “plan amendments” only. Nothing is provided to protect the public from overcrowded schools as a result of proposed rezoning, subdivision plans or site plans. Significantly, concurrency is something that can be addressed only in the Comprehensive Plan.

- **Short-Term Rental Limits are Deleted**

Also in question are restrictions on short-term rentals, as they (Policy 13.1) would be removed from the Comprehensive Plan, including a policy providing a minimum rental term of three months in residential areas, leaving only the 30-day limit and other provisions of the Land Development Code.

SUMMARY: DELAY AND FIX THIS BAD PLAN

There is no reason to rush through this rewrite of the Comprehensive Plan, during the summer when many Venetians are away, and without a substantive opportunity to first consider and adopt changes to protect the public interest.

No good reason, that is.

**Venice City Council Transmittal Public Hearing
Monday, June 12, 2017
Venice City Hall, 401 W. Venice Avenue**

JoAnne Crawn-Brewer

From: Lori Stelzer
Sent: Thursday, June 8, 2017 5:17 PM
To: JoAnne Crawn-Brewer
Cc: Jeff Shrum
Subject: FW: Opposition to the Venice Comprehensive Plan Update

Importance: High

From: Richard Albright [<mailto:richard2376@verizon.net>]
Sent: Thursday, June 08, 2017 5:01 PM
To: City Council <CityCouncil@Venicegov.com>
Subject: Opposition to the Venice Comprehensive Plan Update
Importance: High

Dear Mayor John Holic and Members of the Venice City Council:

We are voicing our opposition to the Venice Comprehensive Plan Update and the manner in which it is being “railroaded” through a vote without any real public input. As it is the old plan is acceptable and needs only a few changes to correct some inconsistencies with the state statutes. These changes are not required until June 2018, a year away. The changes being recommended serve to benefit real estate developers not the citizens of our community.

Our main objections are:

1. Changing density and compatibility requirements with neighboring homes.
2. Removing development restrictions under the guise of moving them into the Land Development Code in the future. There is no need to remove these restrictions at all.
3. Under the guise of “affordable housing” building density would be allowed to double, and all the builder has to do is limit the price for 10 years. While we all recognize affordable housing as a noble venture, it should not be allowed to create tenement communities.
4. Lowering the acceptable level of service on City roads is a sham. The difference in traffic congestion and road use is readily apparent between normal times and “the Season” when the snowbirds are in town. Any studies which purport to show otherwise are outright lies. Developers need to recognize the traffic impact they are producing and pay their reasonable share of the cost of road improvements, not make the taxpayer’s absorb it.
5. The impact on the environment is greatly weakened in the new plan by removing chapters in the existing plan and changing various words.
6. Consideration for school capacity has been considerably weakened by changing the word from “will” to “may” when using inadequate school capacity to deny a planned rezoning.

We implore you to vote against the Venice Comprehensive Plan Update. It needs to be re-evaluated with real taxpayer input. The Land Development Code needs to be first rewritten and approved, if things need to be moved from the Comprehensive Plan. Failure to do so will provide an open code window for developers to do as they please. If the current Comprehensive Plan needs to be changed, the changes need to be logical, consistent with established good city planning standards and based on fact, not fantasy. The plan needs to be voted on only when the majority of our residents

are present to offer input, and most importantly when the entire City Council is present, not when one third of the members are unable to attend the meeting.

The cry of the developers is that our city will die if growth is not allowed, but it will also die if growth is not properly controlled.

Sincerely,

Richard G. and Carol A. Albright

494 Sawgrass Bridge Road

Venice, FL 34292

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JoAnne Crawn-Brewer

From: Lori Stelzer
Sent: Friday, June 9, 2017 8:35 AM
To: JoAnne Crawn-Brewer
Cc: Jeff Shrum
Subject: FW: Venice Comprehensive Plan

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

*From: Jennifer Sites [mailto:jensites0@gmail.com]
Sent: Friday, June 09, 2017 8:19 AM
To: City Council <CityCouncil@Venicegov.com>
Subject: Venice Comprehensive Plan*

Dear City Council,

We are writing to you to implore you to reconsider the current proposed Comprehensive Plan Update. After looking at the plan and learning about the proposed updates, we are very concerned about many of the included changes.

First, there are many important restrictions that will be removed from the new plan. These restrictions are what limit developers from over building and changing the intended land use to suit their own interests. At a minimum, the land development codes should be amended first before changes are put into the city's comprehensive plan.

We, along with many of our neighbors in our community and adjacent Venice communities are very upset to learn that these changes are being planned as a viable way to develop Venice. We all moved to Venice because of the beauty and charm of this lovely area and if in fact, these changes occur, it will change many of those very characteristics which drew residents in the first place. Development is inevitable and controlled development is a vital part of any area's healthy progress, but radical changes without thoughtful and significant consideration of outcomes will only be a negative.

Lastly, looking at Venice just in the last year, there has been a tremendous increase in the volume of new home developments and building across the area. It already appears that the developers have been given tremendous leeway with regard to land use, permitting, etc. We can't even imagine what Venice may look like a few years from now if this record pace continues, or how the infrastructure will support it.

Thank you for your consideration and please keep Venice the beautiful and lovely city that residents love and call home. We are depending on the city council and planning board to represent the citizen's concerns and make the responsible choices that will ensure Venice will grown in a positive way going forward.

*Vincent and Jennifer Sites
343 Marsh Creek Rd.
Venice,, FL 34292*

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JoAnne Brewer

From: Lori Stelzer
Sent: Friday, June 09, 2017 11:30 AM
To: JoAnne Crown-Brewer
Cc: Jeff Shrum
Subject: FW: Venice Comprehensive Plan Update

From: Walter Rossmann [<mailto:gotwalp@mac.com>]
Sent: Friday, June 09, 2017 9:29 AM
To: City Council <CityCouncil@Venicegov.com>
Subject: Venice Comprehensive Plan Update

Mayor Holic and Members of the Venice City Council,

First off, you are holding a very important meeting and vote during a work day and also when a percentage of our population is up north. I urge you to delay the vote on the Comp Plan update until you can get sufficient input. Maybe when our part timers are in town and in the evening when us working folk can attend. These changes are not required until June 2018, a year away.

I am in opposition to this Venice Comprehensive Plan Update as the changes being recommended serve to benefit real estate developers not the citizens of our community.

Here are parts that I am opposed to:

1. Changing density and compatibility requirements with neighboring homes.
2. Removing development restrictions under the guise of moving them into the Land Development Code in the future. There is no need to remove these restrictions at all.
3. Under the guise of "affordable housing" building density would be allowed to double, and all the builder has to do is limit the price for 10 years. While we all recognize affordable housing as a noble venture, it should not be allowed to create tenement communities.
4. Lowering the acceptable level of service on City roads is a sham. The difference in traffic congestion and road use is readily apparent between normal times and "the Season" when the snowbirds are in town. Any studies which purport to show otherwise are outright lies. Developers need to recognize the traffic impact they are producing and pay their reasonable share of the cost of road improvements, not make the taxpayer's absorb it.
5. The impact on the environment is greatly weakened in the new plan by removing chapters in the existing plan and changing various words.
6. Consideration for school capacity has been considerably weakened by changing the word from "will" to "may" when using inadequate school capacity to deny a planned rezoning.

Please put this vote on hold until you can get proper public input. Let's stop giving the developers the decisions on what happens to our community.

Sincerely,

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JUN 09 2017

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Walter Rossmann

3449 Technology Drive, Suite 212

North Venice, FL 34292

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JoAnne Brewer

From: Lori Stelzer
Sent: Friday, June 09, 2017 11:35 AM
To: JoAnne Crawn-Brewer
Cc: Jeff Shrum
Subject: FW: Comp Plan revisions

From: Lynda DeBaets [<mailto:ldebaets05@yahoo.com>]
Sent: Friday, June 09, 2017 9:59 AM
To: City Council <CityCouncil@Venicegov.com>
Subject: Comp Plan revisions

I am reiterating the concerns expressed by Walt Rossman and requesting that you give serious reconsideration to the current Comp Plan revision. It does nothing to benefit the citizens of Venice and everything to bolster the influence of developers. This is one more nail in the coffin of the Venice that I grew up in and love.

Mayor Holic and Members of the Venice City Council,

First off, you are holding a very important meeting and vote during a work day and also when a percentage of our population is up north. I urge you to delay the vote on the Comp Plan update until you can get sufficient input. Maybe when our part timers are in town and in the evening when us working folk can attend. These changes are not required until June 2018, a year away.

I am in opposition to this Venice Comprehensive Plan Update as the changes being recommended serve to benefit real estate developers not the citizens of our community.

Here are parts that I am opposed to:

1. Changing density and compatibility requirements with neighboring homes.
2. Removing development restrictions under the guise of moving them into the Land Development Code in the future. There is no need to remove these restrictions at all.
3. Under the guise of "affordable housing" building density would be allowed to double, and all the builder has to do is limit the price for 10 years. While we all recognize affordable housing as a noble venture, it should not be allowed to create tenement communities.
4. Lowering the acceptable level of service on City roads is a sham. The difference in traffic congestion and road use is readily apparent between normal times and "the Season" when the snowbirds are in town. Any studies which purport to show otherwise are outright lies. Developers need to recognize the traffic impact they are producing and pay their reasonable share of the cost of road improvements, not make the taxpayer's absorb it.
5. The impact on the environment is greatly weakened in the new plan by removing chapters in the existing plan and changing various words.
6. Consideration for school capacity has been considerably weakened by changing the word from "will" to "may" when using inadequate school capacity to deny a planned rezoning.

Please put this vote on hold until you can get proper public input. Let's stop giving the developers the decisions on what happens to our community.

Sincerely,

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JUN 09 2017

PLANNING & ZONING

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JoAnne Brewer

From: Lori Stelzer
Sent: Friday, June 09, 2017 1:08 PM
To: JoAnne Crawn-Brewer
Subject: FW: Start at NO!

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

From: JANICE TOPPER [mailto:jctadv@outlook.com]
Sent: Friday, June 09, 2017 12:13 PM
To: City Council <CityCouncil@Venicegov.com>
Subject: Start at NO!

Ladies and Gentlemen,

We are not going to tell you we are in favor of development as we are most definitely not.

So we must ask you all. What is the compelling reason Venice must bend over backwards, compromise our quality of life, endanger our citizens and environment and stress our infrastructure? For whose benefit? The citizens? It doesn't appear that way. Why do WE accommodate THEM, the developers?

We seem to start a planning discussion at YES and then bend the rules or change them to aid the developers. Why don't you start at NO, and get something positive for your efforts? Better quality of life, less congestion, more environmental protections, not LESS.

Stand up for us, we implore you. That's what we elected you for, to preserve the reasons we chose to live in Venice.

The updated Comprehensive Plan is an abomination and an insult to our intelligence.

As to the Preserves, what the possible benefits of increasing the zoning from eight homes 118? Because the developer wants it? Zoning and planning guidelines are there for a reason, not to be subverted in their intent just in answer to a request by a developer.

Where does this end? You can end it now, today, and going forward you can set a new tone for the city of Venice. One that respects the needs of the citizens above all and protects the citizens from those who wish to do us harm and compromise our quality of life.

My husband and I are not alone in feeling this way, we hear the same concerns from other residents of our community.

This movement is spreading, and will succeed in changing the Direction of the Venice planning board and City Council unless you rethink your positions on these matters.

Very truly yours,

*Jeffrey Falk
Janice Topper
Sawgrass residents*

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PLANNING & ZONING

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