

## Christina Rimes

---

**From:** Jeff Shrum  
**Sent:** Thursday, August 24, 2017 11:41 AM  
**To:** Christina Rimes  
**Subject:** FW: Comprehensive Plan - Bridges Property

FYI for the public record Comprehensive Plan update.

---

**From:** Jeff Shrum  
**Sent:** Monday, August 14, 2017 7:49 AM  
**To:** 'Jon Thaxton' <JThaxton@gulfcoastcf.org>  
**Cc:** Kelley Klepper (kelley.klepper@kimley-horn.com) <kelley.klepper@kimley-horn.com>; Wendy Deming <WDeming@gulfcoastcf.org>; Villaveces, Juan C. <jvillaveces@slk-law.com>  
**Subject:** RE: Comprehensive Plan - Bridges Property

Jon,

Thanks for the input. I do plan on listing the FAR for the mixed use residential as a discussion topic. Just so you are aware, Venice code requires parking to be located on the property that it serves (exceptions are limited to the CBD area) or for development of a standalone parking lot. Thanks again.

Jeff Shrum, AICP  
Development Services Director  
City of Venice  
(941) 882-7431

---

**From:** Jon Thaxton [<mailto:JThaxton@gulfcoastcf.org>]  
**Sent:** Saturday, August 12, 2017 9:44 AM  
**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>  
**Cc:** Kelley Klepper ([kelley.klepper@kimley-horn.com](mailto:kelley.klepper@kimley-horn.com)) <[kelley.klepper@kimley-horn.com](mailto:kelley.klepper@kimley-horn.com)>; Wendy Deming <[WDeming@gulfcoastcf.org](mailto:WDeming@gulfcoastcf.org)>; Villaveces, Juan C. <[jvillaveces@slk-law.com](mailto:jvillaveces@slk-law.com)>  
**Subject:** RE: Comprehensive Plan - Bridges Property

Jeff,  
Another point to consider on the FAR topic is that some non-residential uses may elect to meet its parking and stormwater requirements offsite per an agreement involving a neighboring parcel, in which case, the 0.25 FAR would be unnecessarily restrictive.

Jon

**Jon Thaxton**  
**Senior Vice President for Community Investment**  
941.486.4605 | c 941.223.1198 | w [GulfCoastCF.org](http://GulfCoastCF.org)

**GULF COAST COMMUNITY FOUNDATION**

---

**From:** Jon Thaxton  
**Sent:** Friday, August 11, 2017 8:16 AM

**From:** Jon Thaxton [<mailto:JThaxton@gulfcoastcf.org>]  
**Sent:** Saturday, August 12, 2017 9:44 AM  
**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>  
**Cc:** Kelley Klepper ([kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)) <[kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)>; Wendy Deming <[WDeming@gulfcoastcf.org](mailto:WDeming@gulfcoastcf.org)>; Villaveces, Juan C. <[jvillaveces@slk-law.com](mailto:jvillaveces@slk-law.com)>  
**Subject:** RE: Comprehensive Plan - Bridges Property

Jeff,

Another point to consider on the FAR topic is that some non-residential uses may elect to meet its parking and stormwater requirements offsite per an agreement involving a neighboring parcel, in which case, the 0.25 FAR would be unnecessarily restrictive.

Jon

**Jon Thaxton**

**Senior Vice President for Community Investment**

941.486.4605 | c 941.223.1198 | w [GulfCoastCF.org](http://GulfCoastCF.org)

**GULF COAST COMMUNITY FOUNDATION**

**From:** Jon Thaxton [<mailto:JThaxton@gulfcoastcf.org>]  
**Sent:** Friday, August 11, 2017 8:16 AM  
**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>  
**Cc:** Kelley Klepper ([kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)) <[kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)>; Wendy Deming <[WDeming@gulfcoastcf.org](mailto:WDeming@gulfcoastcf.org)>; Dannybilyeu <[dannybilyeu@gmail.com](mailto:dannybilyeu@gmail.com)>; Villaveces, Juan C. <[jvillaveces@slk-law.com](mailto:jvillaveces@slk-law.com)>  
**Subject:** RE: Comprehensive Plan - Bridges Property

Jeff,

Thank you for affording us this opportunity to comment on the proposed staff recommendation to City Council calling for a shift of the The Bridges site from the Mixed Use **Corridor** (MUC) to the Mixed Use **Residential** (MUR) category.

We generally support the shift because we believe it is consistent with our purchaser's intent to develop predominately, if not exclusively, single family residences. Figure LU-9, FLU Compatibility Review Matrix for MUR (Strategy LU 1.2.16) indicates that low density residential is "presumed compatible" in MUR. Moreover, this shift would have the effect of relieving the site of the 1,485-unit cap applicable to MUC under Strategy LU-LR 1.1.1.A. But this prompts two question: (1) Will the 12,100 unit MUR cap under Strategy LU-NE 1.1.1.A., be increased as a result of moving The Bridges' vested units from the MUC to the MUR category? (2) In light of the number existing homes in the area embraced by the MUR classification, how many more units can still be built under the MUR cap?

We are aware that the floor area ratio (FAR) for the MUR is only 0.25 for individual development sites. Our purchaser has continued to voice concerns that this ratio might be too low. Accordingly, we request that that ratio be revisited to ensure that it will permit a building mass that is comparable to that of buildings typically found in the neighborhood commercial (CN) zoning district.

Unrelated to the shift to the MUR classification:

1. We ask that Strategy OS 1.1.2. be revised to clarify that a developer will not be required to provide Open Space that is accessible to, and available for use by, members of the general public without admission, as long as the development does not, itself, cause the adopted level of service for functional open space to be exceeded on a city-wide basis.
2. We ask that the language in Strategy LU 1.2.17, relating to MUR Connectivity be revised to grant the City Commission discretion to modify the minimum corridor width through the PUD zoning process.

Thank you, again, for your courtesy and professionalism.

Jon

**Jon Thaxton**  
**Senior Vice President for Community Investment**  
941.486.4605 | c 941.223.1198 | w [GulfCoastCF.org](http://GulfCoastCF.org)

## GULF COAST COMMUNITY FOUNDATION

**From:** Jeff Shrum [<mailto:JShrum@Venicegov.com>]

**Sent:** Monday, August 07, 2017 2:58 PM

**To:** Jon Thaxton <[JThaxton@gulfcoastcf.org](mailto:JThaxton@gulfcoastcf.org)>

**Cc:** Kelley Klepper ([kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)) <[kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)>

**Subject:** Comprehensive Plan - Bridges Property

Mr. Thaxton,

Staff is working up map revisions for the comprehensive plan update that requires some data changes on our part as well. In firming up a proposed map change to reflect your comments (on behalf of the property owner of the "Bridges" property) I wanted to confirm the change we are indicating to City Council is consistent with your request concerning the Bridges property. The change as staff has formulated would be to change the entire "Bridges" property to the MUR future land use designation (see attached description of the MUR district in the proposed plan). Of course I do not have the actual map changed at this point to show you but it would change it from the current dark red color (Mixed Use Corridor) to a light green color (Mixed Use Residential MUR) for the entirety of the property. Also please review the attached language specific to other limitations such as limits non-residential activity to 5% of the acreage with a maximum Floor Area Ratio of 0.2 average and 0.25 per individual property. In other words, the MUR has limited non-residential ability. If this works for you as a change to the future land use designation please let me know so we can confirm the change to be included in the agenda packet for the August 31, 2017 meeting. I was hoping this one option for change for the Bridges is acceptable to you and any potential buyers you may have. I know we discussed other options but I was hoping to limit our presentation of options to City Council to one proposed change. However, if you have other changes or would like to discuss, let me know. I do have a time issue here and I am hoping you can get me a definitive response by the end of this week. Thanks again, I look forward to hearing from you.

Jeff Shrum, AICP  
Development Services Director  
City of Venice  
(941) 882-7431

**From:** Jeff Shrum

**Sent:** Friday, August 11, 2017 8:10 AM

**To:** Anthony Pizone <avplmp9@gmail.com>; Edward Lavallee <ELavallee@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Shawn Carvey <SCarvey@Venicegov.com>

**Cc:** John Milne Florida <milnjd@aol.com>; George Alexander <gwa44@aol.com>; Joan Sass <jpsrts@msn.com>; Kelley Klepper (kelley.klepper@kimley-horn.com) <kelley.klepper@kimley-horn.com>

**Subject:** RE: Comp Plan questions

Mr. Pinzone,

Sorry I just found your email as it came in as a phishing scam. Anyhow, let me try to clarify my prior answers a little:

1. I believe the referenced study and our Plan indicate typical mandatory evacuation for mobile home parks so they would be at 100% a. However, reading the study further you find that the Regional Planning Council conducted some extensive behavior analysis as part of the study that provided a break down by housing type, evacuation choices...where people would evacuate to. If I recall from the study it indicates that the majority of residents would choose to go to relatives or friends (somewhere around 50%), the next largest group would choose to go to hotel/motel (around 25-30% or so), and for those seeking shelters the percentage was between 15-20%. I believe this is where the Plan reference to 20% comes from. That is my read of the document, I would ask our consultant to weigh in if there is another explanation.

2. I am unsure what you mean have funds been allocated? Is there a defined lack of facilities in the plan that has been identified that requires allocation of funds that I missed? If you are referring to shelters, you will find the language in the plan that references adequate shelter space with a concern that growth in Sarasota County and North Port creates concern on this topic. Further, as the Plan discusses, shelters are not only a County issue they are a regional issue as these facilities are typically restricted to local government jurisdiction. In other words, just because you may live in Venice does not mean you could not stay at a shelter in the County.

3. In researching this from my last response I have found that we updated the Data Inventory and Analysis (DIA) document after it was sent out with the main purpose to clarify page numbering. This is the version I referred to in my response that unfortunately was not on our website. It is there available now and you can get it here:

[http://venicegov.com/Municipal links/Plann zoning/comp plan update/updated DIA/updated DIA05152017.pdf](http://venicegov.com/Municipal%20links/Plann%20zoning/comp%20plan%20update/updated%20DIA/updated%20DIA05152017.pdf) I think this should help on this question.

4. No additional comment. I will be transmitting this page correction version to City Council for their August 31, meeting as well.

5. I still cannot replicate your issue here. If you have the time perhaps we could go over that in my office so I can fully understand what you are experiencing and make necessary corrections.

Again, sorry for the delay I rarely look through my junk email. I hope these answers help and I encourage you to visit with me if you have further questions.

Jeff Shrum, AICP  
Development Services Director  
City of Venice  
(941) 882-7431

**From:** ANTHONY PINZONE [<mailto:avplmp9@gmail.com>]

**Sent:** Tuesday, July 25, 2017 6:03 PM

**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>; Edward Lavallee <[ELavallee@Venicegov.com](mailto:ELavallee@Venicegov.com)>; City Council <[CityCouncil@Venicegov.com](mailto:CityCouncil@Venicegov.com)>; Shawn Carvey <[SCarvey@Venicegov.com](mailto:SCarvey@Venicegov.com)>

**Cc:** John Milne Florida <[milnjd@aol.com](mailto:milnjd@aol.com)>; George Alexander <[gwa44@aol.com](mailto:gwa44@aol.com)>; Joan Sass <[jpsrts@msn.com](mailto:jpsrts@msn.com)>; Anthony Pizone <[avplmp9@gmail.com](mailto:avplmp9@gmail.com)>

**Subject:** Comp Plan questions

This message was identified as a [phishing](#) scam.

[Feedback](#)

Jeff,

1. I did reference the specific web site, [http://www.swfrpc.org/content/Emergency\\_Mgmt/SRESP/V1\\_C3\\_SWFla\\_Behav\\_Analysis.pdf](http://www.swfrpc.org/content/Emergency_Mgmt/SRESP/V1_C3_SWFla_Behav_Analysis.pdf), as you directed. Either I didn't understand the data or I am miss reading it as I did not find any reference to the factor of 20% of the evacuees being a consideration. Please help me understand the factors utilized in the 20% analysis. I did not find the answer to my questions as to whether or not all mobile/manufactured homes within the City limits are factored in at the 95% to 100% evacuee factor.

2. Thank you for your clarification relative to the City providing public infrastructure services; however, my question is "Have the funds been appropriately budgeted to provide those services?" I understand that you have stated that it is a City's responsibility to maintain the services; but, my questions is have the funds been appropriated within the capital improvement schedule?

3. The reference web site sighted in question 1 only goes to page 86. Your response to my third question was referencing page 163 where I would find specific reference to tornadoes. How to I get to page 163?

4. Thank you for forwarding my questions 4 as to knowledge of specific shelters and their location to the consultant. The information will be very important for the residents of the City.

**Your reference to the Fire Chief as the emergency management director should also be aware of this concern.**

5. I went to the City's web site and found the City Comp Plan and proceeded to go it as referenced and found the Comp Plan with the page numbers that were not consecutive.

Again, Jeff, thank you for your continued assistance.

***Tony***

*Anthony V. Pinzone*  
[avplmp9@gmail.com](mailto:avplmp9@gmail.com)

**Chung Land, LLC**  
1247 Sea Plume Way  
Sarasota, FL 34242  
(941) 536-3252

City of Venice Planning Commissioners  
401 W Venice Ave  
Venice, FL 34258

July 31, 2017

RE: Property at 1199 S. Tamiami Tr  
Venice, FL 34275  
(northeast corner of US Hwy 41 & Roberts Bay)

Dear honorable commissioners:

I am the owner of the above mentioned property. Thank you very much for your spending valuable time to evaluate the best use of this property in your comprehensive plan. It is located at the north gateway of the City of Venice and I would like to have the property developed the best it can be. I like this designated as a Mixed Use Corridor in your future use plan. Your consideration would be deeply appreciated.

Sincerely yours,



Wen Chung, PE, Ph D  
General Manager





Page 28 Matrix OSF – OSC color should be brown in the IND column.

Page 54 Level of service is C on three sections of Edmondson Roadway

Pedestrian 2 sections = D

Bicycle 2 sections = E

Page 84 Hurricane Shelter Space. Level of Service standard for shelter space is 20 square feet per person. Shelter shall be calculated at 20% of the total potential evacuees. Who will choose the 20%?

Page 91 change “personal preferences” to “various qualified preferences”

Page 97 VISION IN 1 – The City will provide public infrastructure services that meet the needs of the current and future populations. HOW??

Page 120 Island neighborhood “MUD” minimum = 20% and maximum = 50% DU’s

Page 121 island neighborhood “MUC” minimum = 30% and maximum = 70% DU’s

How was the % of DU’s derived?

Page 131 Gateway neighborhood minimum = 10% maximum = 35%,

How were these % derived?

Page 138 East Venice neighborhood minimum = 95% and maximum = 100%

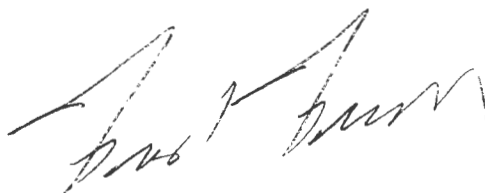
Page 144 Pine Brook Park neighborhood minimum = 95% and maximum = 100%

Page 152 Laurel road neighborhood minimum = 10% and maximum = 25%

Page 160 North East neighborhood minimum = 95% and maximum = 100%

Page 168 Knights Trail neighborhood minimum = 20% and maximum = 50%

**Why were three neighborhoods set at a minimum of 95% and a maximum of 100%?**

A handwritten signature in black ink, appearing to be 'Drew R. Brown', is located at the bottom of the page.

**From:** John Holic  
**Sent:** Tuesday, August 01, 2017 10:51 AM  
**To:** ronald courtney <[ronclaire5@gmail.com](mailto:ronclaire5@gmail.com)>; Planning Commission <[PlanningCommission@venicegov.com](mailto:PlanningCommission@venicegov.com)>  
**Cc:** City Council <[CityCouncil@Venicegov.com](mailto:CityCouncil@Venicegov.com)>  
**Subject:** Re: Golf Course Zoning

Dear Mr. Courtney,  
On behalf of Venice City Council, thank you for your comments. Was Sawgrass Country Club left off intentionally?  
Sincerely,  
John Holic  
Mayor, City of Venice

---

**From:** ronald courtney <[ronclaire5@gmail.com](mailto:ronclaire5@gmail.com)>  
**Sent:** Tuesday, August 1, 2017 9:52:46 AM  
**To:** Planning Commission  
**Cc:** City Council  
**Subject:** Golf Course Zoning

Planning Commission

According to a recent Herald Tribune article the Sabal Trace Golf & Country Club in North Port was to undergo a foreclosure action. The 207 acre parcel was being considered by a prospective buyer with the intentions of developing between 200-300 homes on the previous course property. Prior to this there had been considerations for a development plan for as many as 800 homes and later a 500 home site proposal. There is also the possibility that the land may be purchased as a investment only with limited or no maintenance.

This situation is not an isolated event. The city of Sarasota had been confronted with the closing of a golf course on Beneva which the land laid unattended for several years only to be rezoned for housing. Also they are confronted with selling the course with rezoning options or costly improvements to the city controlled

Bobby Jones golf course due to increased competition from the build up of new golf courses throughout Sarasota County. Jacaranda C.C. Golf course has been purchased by a private outside corporation as the resident ownership could not continue to compete financially with the overgrowth of new approved golf courses. The potential for a county approved rezoning for additional homes is also a possibility

With the city limits there are Waterford/Capri Isle Golf Course , Venetian Golf Club and the Lake Venice Golf Club. All three golf courses have a major influence on the level of unofficial functional open space as well as wild life corridors within the comprehensive plan. That level of influence could be severely hampered if one or more of these golf courses would be confronted by the potential rezoning due to a foreclosure sale. Such an impact would have major consequences on the density issues and the resulting effects through the city of Venice.

I strongly urge the Planning Commission and City Council to seek some form of process within the Updated Comprehensive Plan to be followed up within the Land Use Regulations that will protect the percentage of golf course land to remain as open and undeveloped in the event of a foreclosure sale or an application for rezoning with a site proposal for new development.

Respectfully yours

Ronald Courtney  
435 Otter Creek Drive  
Venice, Florida.

**Chung Land, LLC**  
1247 Sea Plume Way  
Sarasota, FL 34242  
(941) 536-3252

**City of Venice Planning Commissioners**  
401 W Venice Ave  
Venice, FL 34258

July 31, 2017

**RE: Property at 1199 S. Tamiami Tr**  
Venice, FL 34275  
(northeast corner of US Hwy 41 & Roberts Bay)

Dear honorable commissioners:

I am the owner of the above mentioned property. Thank you very much for your spending valuable time to evaluate the best use of this property in your comprehensive plan. It is located at the north gateway of the City of Venice and I would like to have the property developed the best it can be. I like this designated as a Mixed Use Corridor in your future use plan. Your consideration would be deeply appreciated.

Sincerely yours,



**Wen Chung, PE, Ph D**  
General Manager

**RECEIVED**  
**JUL 31 2017**  
**PLANNING & ZONING**

**From:** ANTHONY PINZONE [mailto:avplmp9@gmail.com]

**Sent:** Tuesday, July 25, 2017 5:21 PM

**To:** Jeff Shrum <JShrum@Venicegov.com>

**Cc:** Kelley Klepper (kelley.klepper@kimley-horn.com) <kelley.klepper@kimley-horn.com>; Edward Lavallee <ELavallee@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; John Milne Florida <milnjd@aol.com>; George Alexander <gwa44@aol.com>; Joan Sass <jpsrts@msn.com>

**Subject:** Re: FW: City Comp Plan

Jeff,

Thank you for your response to my questions. I will review them carefully. If I still have questions following my review, I will get back to you. Again, thank you.

*Tony*

*Anthony V. Pinzone*

[avplmp9@gmail.com](mailto:avplmp9@gmail.com)

On Tue, Jul 25, 2017 at 2:05 PM, Jeff Shrum <[JShrum@venicegov.com](mailto:JShrum@venicegov.com)> wrote:

Mr. Pinzone,

Thank you for your questions, please find my responses to them below:

1. The hurricane shelter space as described on page 84 states that "Shelter shall be calculated at 20% of the total potential evacuees." How was 20% of the potential evacuees determined? What 20% of evacuees are considered? As an example, I read that Bay Indies was factored in as a 95% to 100% evacuee within the Pine Brook Park neighborhood. I saw only three other neighborhoods determined to meet the 95% to 100% levels. Are all mobile/manufactured homes within the City limits factored in at 95% to 100%? Of

Response: It is important to understand the role of the Data, Inventory, and Analysis (DIA) in the development of the language of the comprehensive plan. Page 161 of the DIA which is the Community Services – Emergency Management section of the document provides more detailed information on evacuation information – basis for the Plan language. The DIA further references a study by the Southwest Florida Water Management district which can be found online here [http://www.swfrpc.org/content/Emergency\\_Mgmt/SRESP/V1\\_C3\\_SWFla\\_Behav\\_Analysis.pdf](http://www.swfrpc.org/content/Emergency_Mgmt/SRESP/V1_C3_SWFla_Behav_Analysis.pdf) This study (which includes Sarasota County) provides more insight into evacuation and emergency management. While there is nothing preventing the City from coming up with their own analysis on this or other topics, this document is a good (best available data) resource on this topic and also addresses Sarasota County. Keep in mind the purpose of the Plan language you reference on page 84 deals with future land use map changes resulting in increased density in Coastal High Hazard Areas (CHHA) which is discouraged from happening.

2. The document on page 97 states that "The City will provide public infrastructure services that meet the needs of the current and future populations." I am confused as to whether or not that statement was deleted in the revision. If not deleted, how does the City meet those needs? If it was deleted, who will provide those needs? And, at what cost to the City? Have funds been appropriately budgeted to provide those services? If the current facilities are damaged by a hurricane, have alternate locations been provided?

Response: The language you reference is the Vision Statement IN-1 located at the start of the Infrastructure Element. I would ask why are you confused as to if the language is still there? This vision statement deals with the role of maintaining adopted levels of service (LOS) for public facilities as well as the linkage to the Capital Improvement Schedule. It is the City's responsibility to maintain adopted LOS through implementation and identification of necessary projects/improvements needed to maintain those adopted LOS standards. This is accomplished with the financial component of the Plan the capital improvement schedule which is updated annually and provided in the appendix of the Plan. In

regard to your last question on this part, the City coordinates with Sarasota County for shelters and would continue to do so if facilities are damaged (at least on an interim basis during repair).

3. I was disappointed not to find any references to tornado shelters. While a tornado may not give you the same lengthy notice as a hurricane, many times sufficient time is noticed to seek shelter space. It would seem that any hurricane shelter space may be better than no such shelter in cases of a tornado when sufficient time is allowed.

Response: Again located in the DIA (bottom of page 163) you will find specific reference to tornadoes. It is important to keep in mind that the comprehensive plan as a high level guiding document containing Vision, Intent, and Strategies for the City to follow will not contain all of the rationale/basis for the language which is found in the associated DIA.

4. Do neighborhoods know where their specific shelters are located and when they may be available?

Response: Good question, page 165 of the DIA indicates an evacuation route which should also locate the shelters in our area. I am glad you asked this question as this map is referenced but I do not see that it is included (I have copied our consultant on this email and requested they look into the map). Further on your question, the DIA discusses the role of the Fire Chief as the emergency management director which would also include outreach and education. I would also note the City's annual Hurricane workshop for citizens as a method for the public to get informed and educated on the topic of shelters among other things.

5. Just a point of interest--the pages of the Comp Plan are not consecutive on the web site. Example, the documents displays page 1 through 136 jumps to 160 then later in the document reverts to pages 140 and up--somewhat confusing.

Response: I have not been able to find this in review of the document included in the transmittal hearing for City council or the final document included on the City website under the Planning and Zoning Department. In these versions (which are the last version of the document), that you should be reviewing, the page numbers do not have the break that you mention. If you could direct me to which version you are looking at that may help. I know if you are looking at prior versions, there were some page numbering issues that were identified. Some clarification here from you would be helpful.

If you have other questions please let me know.

Jeff Shrum, AICP

Development Services Director

City of Venice

[\(941\) 882-7431](tel:9418827431)

**From:** John Holic

**Sent:** Saturday, July 01, 2017 2:22 PM

**To:** Anthony Pizone <[avplmp9@gmail.com](mailto:avplmp9@gmail.com)>; City Council <[CityCouncil@Venicegov.com](mailto:CityCouncil@Venicegov.com)>

**Cc:** Edward Lavallee <[ELavallee@Venicegov.com](mailto:ELavallee@Venicegov.com)>; Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>

**Subject:** Re: City Comp Plan



Dear Mr. Pinzone,

On behalf of Venice City Council, thank you for your comments. I have copied the City Manager and the Director of Developmental Services and ask that they provide the information you requested.

Sincerely,

John Holic

Mayor, City of Venice

---

**From:** ANTHONY PINZONE <[avplmp9@gmail.com](mailto:avplmp9@gmail.com)>

**Sent:** Saturday, July 1, 2017 10:40 AM

**To:** City Council

**Subject:** City Comp Plan

Mayor and members of City Council,

In my leisure time this summer, I have been reviewing the revised City's Comprehensive Plan. A few questions came to mind.

1. The hurricane shelter space as described on page 84 states that "Shelter shall be calculated at 20% of the total potential evacuees." How was 20% of the potential evacuees determined? What 20% of evacuees are considered? As an example, I read that Bay Indies was factored in as a 95% to 100% evacuee within the Pine Brook Park neighborhood. I saw

only three other neighborhoods determined to meet the 95% to 100% levels. Are all mobile/manufactured homes within the City limits factored in at 95% to 100%? of

2. The document on page 97 states that "The City will provide public infrastructure services that meet the needs of the current and future populations." I am confused as to whether or not that statement was deleted in the revision. If not deleted, how does the City meet those needs? If it was deleted, who will provide those needs? And, at what cost to the City? Have funds been appropriately budgeted to provide those services? If the current facilities are damaged by a hurricane, have alternate locations been provided?

3. I was disappointed not to find any references to tornado shelters. While a tornado may not give you the same lengthy notice as a hurricane, many times sufficient time is noticed to seek shelter space. It would seem that any hurricane shelter space may be better than no such shelter in cases of a tornado when sufficient time is allowed.

4. Do neighborhoods know where their specific shelters are located and when they may be available?

5. Just a point of interest--the pages of the Comp Plan are not consecutive on the web site. Example, the documents displays page 1 through 136 jumps to 160 then later in the document reverts to pages 140 and up--somewhat confusing.

I realize that the entire Council will be very busy determining budget needs, but I hope these questions and others raised by

other citizens may be reviewed and if necessary revisions to the Plan may be factored in. Thank you for your continued leadership and hard work.

*Tony*

*Anthony V. Pinzone*

*avplmp9@gmail.com*

---

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, [www.venicegov.com](http://www.venicegov.com), or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**Sent:** Monday, July 24, 2017 9:36 AM

**To:** Edward Lavallee <ELavallee@Venicegov.com>

**Cc:** John Holic <JHolic@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>; John Milne Florida <milnjd@aol.com>; George Alexander <gwa44@aol.com>; Joan Sass <jpsrts@msn.com>; Shawn Carvey <SCarvey@Venicegov.com>; Frank Giddens <FGiddens@Venicegov.com>; Judy Gamel <JGamel@Venicegov.com>

**Subject:** Re: City Comp Plan

Ed

Thank you. I look forward to receiving your response.

Tony

Sent from my iPhone

On Jul 24, 2017, at 9:33 AM, Edward Lavallee <[ELavallee@Venicegov.com](mailto:ELavallee@Venicegov.com)> wrote:

Tony

I received your e-mail concerning the Comp. Plan update. I have not had an opportunity to have the issues researched. I will forward your questions to staff and get an estimate of time required to prepare answers. Thanks

**From:** ANTHONY PINZONE [mailto:avplmp9@gmail.com]  
**Sent:** Sunday, July 23, 2017 1:09 PM  
**To:** John Holic <JHolic@Venicegov.com>  
**Cc:** City Council <CityCouncil@Venicegov.com>; Edward Lavallee <ELavallee@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>; John Milne Florida <milnjd@aol.com>; George Alexander <gwa44@aol.com>; Joan Sass <jpsrts@msn.com>  
**Subject:** Re: City Comp Plan

John,  
Thank you.  
Tony

Sent from my iPhone

On Jul 23, 2017, at 12:39 PM, John Holic <[JHolic@Venicegov.com](mailto:JHolic@Venicegov.com)> wrote:

Tony,  
Thanks for letting me know. Mr. Shrum or Mr. Lavallee should reply to let you know their intention. They may be incorporating your questions with the rest that have come in, but I don't want to assume. I will await their answer and request that they copy me in.  
John

Get [Outlook for iOS](#)

---

**From:** ANTHONY PINZONE <[avplmp9@gmail.com](mailto:avplmp9@gmail.com)>  
**Sent:** Sunday, July 23, 2017 10:02:34 AM  
**To:** John Holic  
**Cc:** City Council; Edward Lavallee; Jeff Shrum; John Milne Florida; George Alexander; Joan Sass; Anthony Pizone  
**Subject:** Re: City Comp Plan

Mayor Holic,

On July 1, 2017 I forwarded an email relative to questions that came to mind relating to the revised City's Comprehensive Plan. You were kind enough to respond to my email by forwarding a copy of the email to the City Manager and the Director of Developmental Services and asked that they provide the information you requested. To date, I have not received a response from either gentlemen. I understand that this is a very busy time for Council and Staff; but, I would appreciate a response to my questions.

Thank you and have a great break during the summer schedule.

*Tony*

*Anthony V. Pinzone*  
[avplmp9@gmail.com](mailto:avplmp9@gmail.com)

**From:** Fred Fraize  
**Sent:** Saturday, July 01, 2017 2:18 PM  
**To:** Jeff Shrum <JShrum@Venicegov.com>  
**Cc:** Planning Commission <PlanningCommission@venicegov.com>; City Council <CityCouncil@Venicegov.com>  
**Subject:** COMP PLAN

Today's bike ride around town, I thought about zoning.

I still have many issues with this Comp Plan and the pending changes in the LDR's

Page 24 Low Density 1.0 to 5.0. RSF1 = 2.5 DU's an acre, RSF2= 3.5 DU's an acre and RSF3 = 4.5 DU's an acre. On page 24 you have the range at ,1.0 to 5.0 DU's an acre.

The taxpayers have repeatedly complained about too much growth, which adds to traffic congestion.

What this Comp Plan is doing is creating density creep. If we were to truly represent the taxpayers and not special interests then these are the changes I would expect to see.

RSF1 = 2 DU's an acre, RSF2 = 3 DU's an acre and RSF3 = 4 DU's an acre. It is a minor change but we do not have density creep. Low density range would be 1.0 to 4.0 DU's an acre.

I would really like to make it!

RSF1 = 1DU an acre, RSF2 = 2 DU's an acre and RSF3 = 3 DU's an acre. Makes more since to me.

I have heard many times that the old comp plan is too confusing. Let's make this change.

I could go on about the shrinking of the lot sizes thus making them non conforming with the RSF guide lines. The Mayors comment " you don't have an RSF2, its an RSF2.2"

The taxpayers are spending over \$250,000 on a rewrite of the guidelines that it seems we are not following now. We work for the taxpayers, at times it seems we have forgotten this simple principle.

Please do not respond due to sunshine laws.

Happy Fourth

Travel Safe

Fred

Get [Outlook for iOS](#)

**From:** ANTHONY PINZONE [mailto:avplmp9@gmail.com]  
**Sent:** Saturday, July 01, 2017 2:33 PM  
**To:** John Holic <JHolic@Venicegov.com>  
**Cc:** City Council <CityCouncil@Venicegov.com>; Edward Lavallee <ELavallee@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>  
**Subject:** Re: City Comp Plan

JOHN  
Thank you. Hope all is well,  
Tony

Sent from my iPhone

On Jul 1, 2017, at 2:21 PM, John Holic <[JHolic@Venicegov.com](mailto:JHolic@Venicegov.com)> wrote:

Dear Mr. Pinzone,

On behalf of Venice City Council, thank you for your comments. I have copied the City Manager and the Director of Developmental Services and ask that they provide the information you requested.

Sincerely,

John Holic

Mayor, City of Venice

---

**From:** ANTHONY PINZONE <[avplmp9@gmail.com](mailto:avplmp9@gmail.com)>  
**Sent:** Saturday, July 1, 2017 10:40 AM  
**To:** City Council  
**Subject:** City Comp Plan

Mayor and members of City Council,

In my leisure time this summer, I have been reviewing the revised City's Comprehensive Plan. A few questions came to mind.

1. The hurricane shelter space as described on page 84 states that "Shelter shall be calculated at 20% of the total



potential evacuees." How was 20% of the potential evacuees determined? What 20% of evacuees are considered? As an example, I read that Bay Indies was factored in as a 95% to 100% evacuee within the Pine Brook Park neighborhood. I saw only three other neighborhoods determined to meet the 95% to 100% levels. Are all mobile/manufactured homes within the City limits factored in at 95% to 100%? of

2. The document on page 97 states that "The City will provide public infrastructure services that meet the needs of the current and future populations." I am confused as to whether or not that statement was deleted in the revision. If not deleted, how does the City meet those needs? If it was deleted, who will provide those needs? And, at what cost to the City? Have funds been appropriately budgeted to provide those services? If the current facilities are damaged by a hurricane, have alternate locations been provided?

3. I was disappointed not to find any references to tornado shelters. While a tornado may not give you the same lengthy notice as a hurricane, many times sufficient time is noticed to seek shelter space. It would seem that any hurricane shelter space may be better than no such shelter in cases of a tornado when sufficient time is allowed.

4. Do neighborhoods know where their specific shelters are located and when they may be available?

5. Just a point of interest--the pages of the Comp Plan are not consecutive on the web site. Example, the documents displays page 1 through 136 jumps to 160 then later in the document reverts to pages 140 and up--somewhat confusing.

I realize that the entire Council will be very busy determining budget needs, but I hope these questions and others raised by other citizens may be reviewed and if necessary revisions to the Plan may be factored in. Thank you for your continued leadership and hard work.

*Tony*

*Anthony V. Pinzone*  
[avplmp9@gmail.com](mailto:avplmp9@gmail.com)

**From:** leslie [mailto:lesvilcone@aol.com]  
**Sent:** Tuesday, June 27, 2017 8:11 PM  
**To:** City Council <CityCouncil@Venicegov.com>  
**Cc:** lesvilcone@aol.com  
**Subject:** Next Comprehensive plan hearing date

Sent from [Mail](#) for Windows 10

Dear Mr. Holic,

I had to leave the hearing on Friday the 23<sup>rd</sup> just before Mr. Lobeck was to speak

and I have been told that the next public hearing date is August 31<sup>st</sup>. is that correct?

I couldn't help noticing that there seemed to be a lot of high powered pressure being placed on the City Council from special interest groups, by that I mean developers and legal staff.

My hope is that the City Council members will remember who they work for and that when

All is said and Done, these people, the developers will have moved on but we will still be here.

I think the Developers have been doing very well with the requirements/restrictions of the existing Plan policy's 10.2 and 13.01. These Policy's were put in place to protect the quality of a

Community that is just a little different and a little nicer than other cities.

If it's not broke don't mess with it.

Thank you Mr. Mayor, City Manager, City Council and Planning Department for all your hard work.

Mr. Leslie R. Vilcone  
111 Auburn Woods Circle  
Venice

**From:** Claire Garso Courtney [mailto:ronclaire5@verizon.net]  
**Sent:** Saturday, June 24, 2017 12:33 PM  
**To:** City Council <CityCouncil@Venicegov.com>  
**Subject:** Transitional Hearing/Comprehensive Plan Update

Council Members

At the end of my five minute public comments during the last transitional meeting I was asked what I thought should have been done. What is done is done and I should have addressed what is the necessary next steps. Below are what I feel are the general topics in the specific order that the city should address for the process to hopefully proceed in a orderly fashion and successful conclusion.

1. Is it essential for the city to immediately update the land development/zoning codes for new language previously in the comprehensive plan?
2. Is is essential that the process in submitting the updated comprehensive plan be delayed to allow for the updating of the land development/Zoning codes.
3. Does the overall language in the updated comprehensive plan adequately address the concerns of the citizens to protect the quality of life while allowing for controlled sustainable growth?
4. Are the updated comprehensive plan's city wide topics appropriate or should there be additions?
5. Does the language in the updated comprehensive plan's city wide topics adequately address all the necessary internal points that are required?
6. Does the language in the updated comprehensive plan's neighborhood elements adequately address all the necessary internal points that are required?
7. Does the language under the updated comprehensive plan's city wide topics and the specific neighborhood elements conform with each other?
8. Does the specific detailed language within each of the city wide topics and the specific neighborhood elements be supportive rather be in conflict to the stated general intentions of the new comprehensive plan.

While it is important that the final form of the comprehensive plan be as complete and thorough as possible it is even more essential that the process be done in a

orderly manner. Hopefully my suggestions will be of assistance in a successful completion of the transitional hearing.

Respectfully yours.

Ronald Courtney  
435 Otter Creek Drive  
Venice  
941 484 2062

**From:** John Holic  
**Sent:** Thursday, June 22, 2017 4:57 PM  
**To:** Lori Stelzer <LStelzer@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; denniswkean@msn.com  
**Subject:** Re: Final Draft Comprehensive Plan

Dear Mr. And Mrs. Kean,  
On behalf of Venice City Council, thank you for your comments. If you have any proof of your accusations, please forward it to me and I will file an ethics violation against that person.  
Thank you.  
Sincerely,  
John Holic  
Mayor, City of Venice

Get [Outlook for iOS](#)

---

**From:** Lori Stelzer <[lstelzer@venicegov.com](mailto:lstelzer@venicegov.com)>  
**Sent:** Thursday, June 22, 2017 4:49 PM  
**Subject:** FW: Final Draft Comprehensive Plan  
**To:** City Council <[citycouncil@venicegov.com](mailto:citycouncil@venicegov.com)>

I don't think you received this one as it had the wrong email address for city council. See below.  
Thanks.

Lori Stelzer, MMC  
City Clerk  
City of Venice  
401 W. Venice Avenue  
Venice, FL 34285  
941-882-7390  
941-480-3031 (FAX)

**From:** DennisW Kean [ DennisW Kean [<mailto:DennisWKean@msn.com>]  
**Sent:** Thursday, June 22, 2017 1:57 PM  
**To:** [citycouncil@venicecom.gov](mailto:citycouncil@venicecom.gov)  
**Cc:** Lori Stelzer <[LStelzer@Venicegov.com](mailto:LStelzer@Venicegov.com)>  
**Subject:** Fw: Final Draft Comprehensive Plan

---

**From:** DennisW Kean <[DennisWKean@msn.com](mailto:DennisWKean@msn.com)>  
**Sent:** Thursday, June 22, 2017 1:13 PM  
**Subject:** Final Draft Comprehensive Plan

We have to speak out with a **STRONG** voice against this "Comprehensive plan".

Having come from a government which was being run by a few people that had a vested interest in their pockets as well as the developers which were involved with their profit motivation. We are appalled that this would happen to such a beautiful  
Community!!!!

When moving here several years ago, we had no idea that this government would deteriorate to this sad level. It is not a government For the people or even of the people.

Mary and Dennis Kean  
109 Savona Court  
Nokomis , FL

---

**From:** Rex Baker [mailto:rjbakers@verizon.net]  
**Sent:** Wednesday, June 21, 2017 12:28 PM  
**To:** City Council <CityCouncil@Venicegov.com>  
**Subject:** Concerns for Friday, June 23 City Councilmeeting

I would like to express my concerns, and the concerns of others, at the move toward increased density in established residential areas.

The repeal or removal of the wording of Policy 13.01 in the present Comprehensive Plan will be extremely detrimental. I encourage you to consider returning this to the new Comprehensive Plan.

In addition, The wording of Policy 10.2 in the present Comprehensive Plan needs to be retained, not removed as is being proposed. The safeguards provided by this policy are very important to most home owners.

Thank you for considering these requests.

Rex Baker, 114 Auburn Woods Circle, Venice, FL



From: Nancy and Jim Martin [mailto:nm.jm@sbcglobal.net]  
Sent: Wednesday, June 21, 2017 12:41 PM  
To: City Council <CityCouncil@Venicegov.com>  
Subject: Comprehensive Plan Update, follow up recommendation

Dear Mayor and Council Members, thank you for the 6/12/17 session regarding the Comprehensive Plan Update.

I spoke about my understanding of how the Update as written would diminish my neighborhood's ability to challenge what we see as an inappropriate development proposal on a 2 acre parcel within our boundaries.

I neglected to include in my statement the recommendation that, for some situations, existing zoning specifications should be allowed to remain unchanged within the Comprehensive Plan Update.

The Update may be justified in applying new codes and zoning to large parcels of undeveloped land, but it is not appropriate or fair to force zoning changes on small parcels nestled within existing residential communities.

When Pinebrook South was developed, its founders and property owners rightly envisioned and designated the use of this small parcel of land (surrounded closely by single family homes and a nursing care facility) as suitable for a medical office building or nursing care facility, and current zoning, I understand, is consistent with this vision.

The Comprehensive Plan Update should not be allowed to alter our community's long-standing plan for how this parcel could be used, nor weaken our efforts to enforce appropriate restrictions.

A "Grandfathering" procedure should be a part of the Comprehensive Plan Update for situations such as ours, and I hope you will consider this idea as the Update is improved.

Thank you all for your thoughtful consideration as we approach another hearing of this issue.

Sincerely,

Jim Martin

Sent from my iPad