

Venice Planning Board

401 West Venice Ave

Venice, FL 34285

9/8/2017

Regarding Petition NO. 17-03VZ

Abutters Notice for 422 Beach Park Boulevard, Venice

Ron and Lise Juneman

Dear Board,

I am an abutter, located at 504 Sante Joseph Street, Venice. I have reviewed the plan submitted by the applicants and respectfully wish to comment that I believe that the project will be very tastefully completed and be an asset to our neighborhood.

The neighborhood has seen much in the way of investment and this is another good example of a project that is worth serious consideration and approval of the board.

Please accept this as my endorsement of the project.

Regards



Daniel J Capone

504 Sante Joseph Street

Venice, FL 34285

Skip
Multiple suggestions found, use up or down arrow to navigate
message
list

Re: Public Notice

Fred Fraize

Tue 8/29/2017 8:10 AM

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

Thanks Jeff

There are times when I have a very hard time wrapping my head around the many rules that are in place to protect our city and how we want it to look going into the future. Then we have people that want to bend the rules not just a little but a lot.

Travel Safe
Fred

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From: Jeff Shrum <jshrum@venicegov.com>
Sent: Tuesday, August 29, 2017 7:43 AM
Subject: RE: Public Notice
To: Fred Fraize <ffraize@venicegov.com>
Cc: Christina Rimes <crimes@venicegov.com>

Councilman,

Never a bother it is why we are here. You are correct the front yard requirement for this zoning district (RSF3) is 20'. The applicants are requesting a variance to reduce the minimum front yards on two street frontages to allow for a swimming pool and solar panel array. The requested variance would result in a minimum front yard on three (3) feet along Verdi Street and a possible 0.5 feet (six inch) front yard along Beach Park Boulevard. I would not categorize these as "standard" request for a required yard variance but we do have several swimming pools located in front yards on the island. As you know this decision is final by the Planning Commission. Let me know if you have any other questions.

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

From: Fred Fraize
Sent: Monday, August 28, 2017 1:28 PM
To: Jeff Shrum <JShrum@Venicegov.com>
Subject: Fwd: Public Notice

Jeff, sorry to bother you but.
How much of a change are these people looking for?
I thought front yard set backs are pretty standard at 20 feet.

Travel Safe
Fred

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From: Heather Taylor
Sent: Monday, August 28, 2017 10:41:44 AM
To: City Council
Subject: Public Notice

Please see the attached public notice.

Thank you.

COUNCIL MEMBERS: DO NOT "REPLY ALL". PLEASE ONLY RESPOND TO ME.

Heather Taylor

*City Clerk's Office
401 W. Venice Ave
Venice, FL 34285
(941) 486-2626 Ext. 7391
(941) 480-3031 Fax*

htaylor@venicegov.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, 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.

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September 17, 2017

City of Venice Planning Commission
C/O Planning and Zoning Department
401 West Venice Avenue
Venice, FL 34285

Re: Variance Petition No. 17-03VZ
422 Beach Park Blvd
Parcel No. 0177-01-0019
Property Owners: Ron and Lise Juneman

Commissioners,

Thank you for the notice sent informing us of this petition and thank you for the opportunity to be heard regarding the variance request.

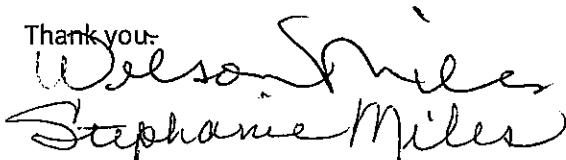
We respectfully ask the planning commission to look at the attached street map of the Beach Park Subdivision which lies between Alhambra and Gulf, just west of Harbor Drive. This Petition pertains to a parcel on Beach Park Blvd., a street with a unique layout. A corner lot here is a bit different from corner lots in most other areas of Venice. 422 Beach Park Blvd is 1 home in a row of 7 homes, EACH of which is a corner property with a narrow back yard and most useable space in the front and one side of the lot.

Approval of the proposed variance will set a precedent as to how those 7 front and side yards may be used. Hopefully guidelines are in place re: % of a lot that can be built upon, % of a lot that can have impervious surfaces, guidelines for visibility at each corner for safety, allowable height of structures detached from the home; say a small greenhouse was desired for example:

Our hope is that if this variance is approved, appropriate care will be taken as permits are issued to mitigate any potential for negative impact such as:

- increased runoff to streets, swales, and drainage lines due to a greater percentage of lot coverage with impervious structures (paver types have varying water infiltration rates)
- Reflective glare from solar panels or damage from detached solar panels due to high winds
- restricted visibility as cars approach the intersection of Beach Park Blvd and Verdi. Pedestrians and children on bikes are at great risk of injury from drivers who may not see them. It is particularly important to us that rules regarding clear sight lines are enforced when considering this variance.

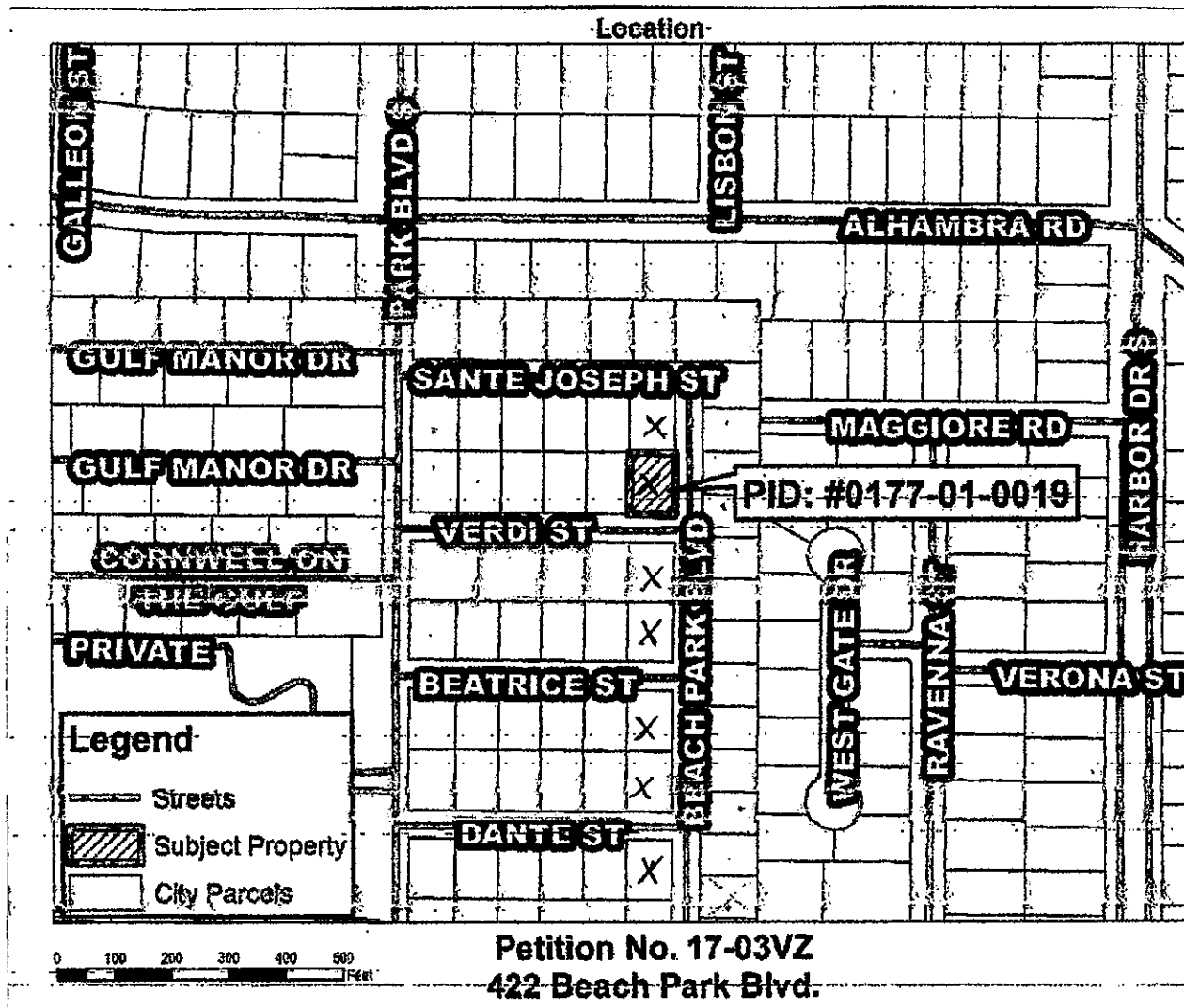
Thank you-



Wilson and Stephanie Miles
425 Beach Park Blvd.
Venice, FL
912 667 2154 cell

P. 1/2

Variance No. 17-03VZ
422 Beach Park Blvd.



X marks each corner lot on Beach Park Blvd. directly impacted by the variance as it will likely become a factor in any changes done on each property.