



SARASOTA COUNTY

"Dedicated to Quality Service"

October 6, 2017

Mr. Jeff Shrum, AICP, Development Services Director
Planning & Zoning Division
Development Services Department
City of Venice
401 West Venice Avenue
Venice, FL 34285

RE: City of Venice 2017-2027 Comprehensive Plan (Transmittal)

Dear Mr. Shrum,

Thank you for the copy of the proposed City of Venice Comprehensive Plan 2017-2027 which the County recently received.

Staff has reviewed the proposed Comprehensive Plan and wants to compliment the City for producing an easy to follow document that should serve the City of Venice well into its' future. The proposed amendments to the City of Venice Comprehensive Plan do not appear to conflict with the goals, objectives, and policies of the Sarasota County Comprehensive Plan or its implementation.

Sarasota County appreciates the City of Venice for informing it of these amendments. We value our relationship with the City, and the mutual efforts shared in the planning for and development of quality communities. If you have any questions, please feel free to contact our office.

Sincerely,

Allen Parsons, AICP
Planning Services Manager

RECEIVED

OCT 16 2017

Christina Rimes

From: Jeff Shrum
Sent: Thursday, November 09, 2017 11:46 AM
To: Christina Rimes
Subject: FW: Venice 17-1ESR Proposed

For the file.

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Wednesday, November 01, 2017 4:04 PM
To: Jeff Shrum <JShrum@Venicegov.com>; DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Venice 17-1ESR Proposed

To: Jeff Shrum, Director

Re: Venice 17-1ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



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.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

801 N. Broadway Avenue
Bartow, FL 33830

MIKE DEW
SECRETARY

November 17, 2017

Jeff Shrum, AICP
Director of Development Services
City of Venice
401 W. Venice Avenue
Venice, Florida 34285-2006

**RE: Venice 17-1ESR Proposed 2017-2027 Comprehensive Plan Text Amendment
(Expedited State Review Process) – FDOT Technical Assistance Comments**

Dear Mr. Shrum:

The Florida Department of Transportation (FDOT), District One, has reviewed the Venice 17-1ESR Proposed 2017-2027 Comprehensive Plan Amendment (CPA). The CPA package was transmitted under the Expedited State Review process by the City Council, in accordance with the requirements of Florida Statutes Chapter 163.

The Venice 17-1ESR is a Text Amendment which proposes to replace in its entirety, the currently adopted 2010 Comprehensive Plan, due to substantial formatting and structural changes to the document, including the replacement of the typical Goal, Objective, and Policy (GOP) approach to a system of Vision, Intent, and Strategy (VIS) statements. The rationale for the changes includes the following:

- Provide a clear understanding and direction that was lacking in the 2010 Plan;
- Include an increased number of regulatory policies typically reserved for the City's Zoning Codes/Land Development Codes;
- Remove studies and sub-plans required per the Plan that are no longer relevant, or not envisioned to achieve a specific goal of the City;
- Allow for a more realistic build out (development) scenario that is sustainable by the City, consistent with community comments; and
- Update policies to reflect changes in the Florida Growth Management Laws.

Below is the summary of the key changes:

1. **GOP and VIS:** Replace GOPs with VISs. The VIS format achieves the same as the GOPs; however, they better reflect the direction by the Planning Commission, which includes identifying the broad-based goals of the City, what the City hopes to achieve, and how the City envisions achieving the Vision. Vision replaces Goal, Intent replaces Objective, and Strategy replaces Policy.
2. **Neighborhoods:** Planning Areas previously identified and adopted have been replaced by Neighborhoods. The Neighborhood designations now provide clear,

predictable standards and policies to guide land use, transportation, environmental considerations, etc.

3. **Future Land Use & Carrying Capacity:** The City's "Carrying Capacity" is identified in Data Inventory and Analysis and summarized on pages 17 and 18 of the Comprehensive Plan (Background section). The City noted that a detailed land use analysis was not previously undertaken with the 2010 Plan, and in order to identify the potential impacts of the 2010 Comprehensive Plan and the 2017-2027 Comprehensive Plan, a corresponding analysis was undertaken. *As amended, the proposed plan would reduce the maximum number of residential units from 50,566 to 39,735, and reduce the maximum non-residential development square feet from 94,159,557 to 76,000,657.*
4. **Peril of Flood:** Peril of Flood is addressed within the proposed plan in both the Land Use and Open Space Elements. Specifically, the Land Use Element includes a section identified as "Coastal Management", the Open Space Element includes not only conservation related measures but also includes additional information related to the Coastal High Hazard Area (CHHA) development, and a copy of the CHHA Map is provided as Map LU-11 and LU-12 (CHHA with corresponding Land Use designations), and Map OS-1 and OS-2.
5. **JPA/ILSBA:** The Joint Planning Agreement and Interlocal Service Boundary Agreement (JPA/ILSBA) with Sarasota County is identified and provided in Intent 5.1. *There are no portions of the current JPA/ILSBA that are being amended with this proposed Comprehensive Plan.*
6. **Hurricanes including Evacuation.** Similar to recent discussions by Sarasota County and due to Hurricane Irma, the City will continue to work with Sarasota County, analyze hurricane evacuation data and information, and update the Comprehensive Plan accordingly. Sarasota County is the primary provider of shelter space within the community. *This section of the proposed plan will likely be amended as discussions with Sarasota County and surrounding municipalities commence to address appropriate changes as a result of Hurricane Irma.*
7. **Intergovernmental Coordination:** The local planning agency (LPA) proposed incorporating the specific intergovernmental coordination requirements within the respective Element. While a formal, separate Intergovernmental Coordination Element (ICE) is not provided, all of the coordination measures and standards are provided in each Element.

Based on our review, the updated Comprehensive Plan does not increase densities or intensities of development, does not change level of service (LOS) standards for State (SR 45/US 41/Tamiami Trail and SR 45A/US 41 Bypass) and Strategic Intermodal Systems (SIS) facilities (I-75), and does not change the current Concurrency Management System. As a result, FDOT offers no comments on the Venice 17-1ESR Proposed CPA. FDOT does however offer the following technical assistance comments:

FDOT Technical Assistance Comment #1:

*FDOT commends the City in adding Complete Street strategies to the updated Comprehensive Plan. Per Figure TR-7, SR 45A/US 41 Bypass and SR 45/US 41/Tamiami Trail are identified as possible complete street segments. **FDOT requests to be included in any discussions/studies related to complete street projects involving these two corridors.***

FDOT Technical Assistance Comment #2:

FDOT commends the City in adding Multimodal Systems Operations strategies in the updated Comprehensive Plan, including LOS standards for not only roadways, but also for pedestrians, bicycles and transit. In line with FDOT's mission to "...provide a safe transportation network that ensures the mobility of people and goods, enhances economic prosperity, and preserves the quality of our environment and communities", FDOT offers several initiatives to assist the City in creating quality developments while protecting future mobility on the regional roadway network, including "Complete Streets"¹, modern roundabouts², and a commitment to bicycle and pedestrian safety³.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions or need to discuss these comments further, please contact me at (863) 519 - 2562 or Deborah.Chesna@dot.state.fl.us.

Sincerely,



Deborah Chesna
Complete Streets/Growth Management
Coordinator
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity

¹ <http://www.flcompletestreets.com/>

² <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

³ <http://www.alerttodayflorida.com/>

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfipc.org

November 2, 2017

Mr. Jeff Shrum, AICP
Director of Development Services
City of Venice
401 West Venice Ave
Venice, Florida 34285

Re: City of Venice Comprehensive Plan 2017-2027 / DEO 17-1ESR

Dear Mr. Shrum:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 17-1ESR) to the City of Venice Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its November 16, 2017 meeting. Council staff is recommending that the request be found not regionally significant. Council staff is recommending that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

A handwritten signature in blue ink that reads "Margaret Wuerstle".

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Eubanks, Administrator, Plan Review and Processing, Department of Economic Development



November 2, 2017

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison- MSC 160
Tallahassee, FL. 32399-0800

Re: City of Venice Comprehensive Plan 2017-2027 / DEO 17-1ESR

Dear Mr. Eubanks:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 17-1ESR) to the City of Venice Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its November 16, 2017 meeting. Council staff is recommending that the request be found not regionally significant. Council staff is recommending that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council


Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Shrum, City of Venice



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF VENICE

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Venice Comprehensive Plan (DEO 17-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-1ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Venice

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

CITY OF VENICE COMPREHENSIVE PLAN AMENDMENT (DEO 17-1ESR)**Summary of Proposed Amendment**

The City of Venice is transmitting its "City of Venice Comprehensive Plan 2017-2027" replacing in its entirety, the previously adopted 2010 Comprehensive Plan. The Local Planning Agency held a duly advertised public hearing on May 3, 2017, at which time on a vote of 6-0 they recommended approval of the proposed amendments for transmittal to the City Council. The proposed Comprehensive Plan was heard by the City Council in transmittal hearings held on: June 12, 2017, June 23, 2017, August 30, 2017 and September 19, 2017. City Council, on a vote of 5-1, recommended for approval on first reading at the scheduled and advertised public transmittal hearing held on September 19, 2017.

It is important to note that certain aspects of the 2010 Plan have been incorporated into the proposed 2017-2027 Plan including the entire Joint Planning Areas and Agreement with Sarasota County. Other aspects of the current plan have been carried forward and included in a "Transition Section (policies)" of the Land Use Element. Goals, Objectives and Policies (GOP) are replaced by Vision, Intent and Strategies (VIS). The VIS format achieves the same as the GOPs.

Planning Areas previously identified and adopted have been replaced by Neighborhoods. The City Council and the Planning Commission (LPA) desired to create a Plan that not only addressed the needs of the City as a whole but also provided area specific (additional) provisions for Neighborhoods. Neighborhoods were identified and analyzed based on their geographic location, composition, natural boundaries, and their "intent".

The City noted during the initial reviews that detailed land use analysis was not previously undertaken with the 2010 Plan and in order to identify the potential impacts of the 2010 Comprehensive Plan and the 2017-2027 Comprehensive Plan, a corresponding analysis was undertaken. The proposed Plan and its related strategies result in a more appropriate and realistic approach to the City's overall growth and development. As amended, the proposed Plan would reduce the maximum number of residential units from 50,566 to 39,735, and reduce the maximum non-residential development square feet from 94,159,557 to 76,000,657.

Peril of flood is addressed within the proposed Plan in both the Land Use and Open Space Elements. Specifically, the Land Use Element includes a section identified as "Coastal Management". The Open Space Element includes not only conservation related measures but also includes additional information, some similar, within Intent OS 1.9 Coastal High Hazard Area (CHHA) development and related Strategies OS 1.9.1 through OS 1.9.10. A copy of the CHHA Map is provided as Map LU-11 and LU-12 (CHHA with corresponding Land Use designations), and Map OS-1 and OS-2. Furthermore, where a CHHA is identified within the respective Neighborhood, the Neighborhood Map Series includes maps identifying the CHHA and Future Land uses.

Similar to recent discussions by Sarasota County and due to Hurricane Irma, the City will continue to work with Sarasota County, analyze hurricane evacuation data and information, and update the Comprehensive Plan accordingly. Sarasota County is the primary provider of shelter space within the community. This section of the proposed plan will likely be amended as discussions with Sarasota

County and surrounding municipalities commence to address appropriate changes as a result of Hurricane Irma.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Venice.



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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Hernando, Marion

Michelle Williamson
Hillsborough

Brian J. Armstrong, P.G.
Executive Director

October 23, 2017

Mr. Jeff Shrum, AICP
Development Services Director
City of Venice
401 West Venice Avenue
Venice, FL 34285

Subject: **Venice 17-1ESR**

Dear Mr. Shrum:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes an overall update to the City's comprehensive plan. We offer the following technical assistance comments for consideration.

Regional Water Supply

1. Section 163.3177(6)(c)3, F.S., requires that local governments update their Ten-Year Water Supply Facility Work Plans (Work Plans) within 18 months of the local water management district's approval of its Regional Water Supply Plan (RWSP). The District last updated its RWSP in November of 2015; however, we have not received the City's Work Plan update. District staff is available to provide technical assistance in this effort.
2. The City's proposed potable water level of service (LOS) is 90 gallons per capita per day (gpcd). The City's current use, based on 2008-2013 Public Supply Annual Report (PSAR) data, is 65 gpcd. The District's preference is for a LOS that is more reflective of actual water use for the entire planning horizon.

Floodplains and Floodprone Areas

3. The comprehensive plan should include strategies that address floodplain protection, as required by Section 163.3177(6)(d)1.b., F.S.

Wetlands and Other Surface Waters

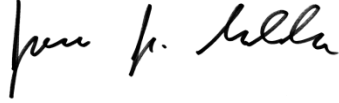
4. No comments.

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not

Mr. Jeff Shrum, AICP
October 23, 2017
Page 2

hesitate to contact me at (352) 796-7211, ext. 4790, or james.golden@watermatters.org.

Sincerely,

A handwritten signature in black ink, appearing to read "James J. Golden".

James J. Golden, AICP
Senior Planner

JG

cc: Ray Eubanks, DEO
Tara Poulton, SWFWMD
Suzanne Ray, FDEP