

Mercedes Barcia

Subject: RE: GCCF Planned Unit Development (PUD)

From: Olen Thomas <olenthomas@aol.com>
Sent: Tuesday, June 25, 2019 3:32 PM
To: Mitzie Fiedler <MFiedler@Venicegov.com>
Subject: Fwd: GCCF Planned Unit Development (PUD)

Council member Fiedler,

Below is an email I sent to all city council members Monday regarding the GCCF PUD. After attending the presentation and discussion today, I wanted to make sure you knew that a public north-south connector is important to me and many of my neighbors.

Regards,

W. Olen Thomas

P. S. I contributed to your 2017 election campaign.

Begin forwarded message:

From: W Olen Thomas <olenthomas@aol.com>
Date: June 24, 2019 at 11:43:28 AM EDT
To: John Holic <JHolic@Venicegov.com>, City Council <citycouncil@venicegov.com>
Subject: GCCF Planned Unit Development (PUD)

At the City Council meeting on Tuesday, June 25, 2019 you will have the opportunity to review the conditional use petition and zoning map amendment for the 300 acre GCCF Planned Unit Development (PUD) located east of I-75 between Laurel Road and Border Road. This project has been previously reviewed by the Planning Commission and approved by them with one of the following staff stipulation/conditions:

"The main north/south corridor through the development from Border Road to Laurel Road shall not be gated and shall be accessible for use by the public at all times."

If you decide to approve this project, I think it is vital that you include this stipulation as a condition of your approval.

Jacaranda Boulevard is currently the only north/south traffic corridor east of I-75. Traffic on this road increases on a daily basis, and as the only north/south corridor in this section of the city, congestion will only get worse. This situation will be exacerbated by the following:

1. Milano is nearing completion and is adding 464 homes in total.

2. Aria is under development and will have 180 homes.
3. Cielo in under development and will add 126 homes at build out.

It should be noted that Jacaranda Boulevard provides the only ingress and egress for these three developments.

The following new developments along Border Road will provide even more demand for north/south traffic movement:

1. Vicenza - Phase 1 is under development and will add 311 homes. Phase 2 will include more.
2. Venice Woodlands is under development and will add 263 homes.

In addition, the Murphy Oaks development is still under consideration and as late as last week developers are now attempting to rezone the 80 acre parcel across the street from the GCCF PUD and Aria that will add 203 homes if approved.

To the north, along Laurel Road across from the GCCF PUD, Treviso Grand is adding 272 rental residences and it is still unclear what impact the Mirasol mixed-use development will have on traffic.

The Comprehensive Plan specifies the need for additional north/south corridors. The Planning Committee approval of the GCCG PUD required that the north/south corridor must be accessible by the public at all times. Based on the information included above and other surrounding development not mentioned, the need seems well justified. And, this is the last remaining opportunity to provide such a corridor east of I-75. I can tell you from experience as a resident of Milano, traffic is only getting worse.

I would also like to comment on a statement provided on page 26 of the Zoning Amendment staff report. The report states that the GCCF PUD provides for a development pattern consistent with the PUDs recently approved by the city. The Milano PUD, at a density of 1.46 units/acre is specifically cited for comparison. The GCCF PUD is planned for 4.3 units/acre - three times the density of Milano. That hardly seems comparable.

Thank you for your consideration. I look forward to tomorrow's meeting.

Regards,

W. Olen Thomas
248 Acerno Drive
Venice, FL 34275

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From: [Georgia Hoepfner](#)
To: [City Council](#)
Subject: Border rd development
Date: Friday, July 5, 2019 9:59:33 AM

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I would like to oppose the push to put in 1,300. More homes along border rd in an area that is flood sensitive and wet . The current homes that are there will be in jeopardy of flooding , jacaranda will flood there and basically more building is not needed in what apparently is annexed into the city . Mayor Holic must stop this push for tax money for the city !! The city is so chopped up now it's ridiculous ! All for the almighty dollar . With no regard to wild life or our county in terms of growth !! There must be a moratorium before we become liken to Miami !!

Thank you for your consideration !
Georgia Hoepfner
Live , love, laugh, peace.

From: [Mike Rafferty](#)
To: [John Holic](#); [City Council](#); [Lori Stelzer](#)
Subject: Ord 2019-19RZ - The Bridges Workforce Housing Approved October 21, 2008
Date: Friday, July 5, 2019 1:22:14 PM
Attachments: [P.C. Minutes Oct 2008.pdf](#)

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Good Afternoon John,

Many thanks for encouraging Council to consider what their predecessors had in mind when the Bridges was presented and approved back in 2008.

Attached is an excerpt from the Planning Commission Meeting where the project was presented and approved.

Comments such as.....

- This project brings back the vision of the Nolen Plan
- Working with the County to have bus transportation
- This community has the same ideals for community and walkability as downtown Venice
- The project would be sustainable from environmental, economical, and social aspects
- This project being smart growth
- Stipulation for affordable housing

.....certainly convey the intent back in 2008

Please do not destroy the concept advanced by your predecessors.....keep the Bridges project intact.

Respectfully,

Mike Rafferty

Please enter this into the Record for the Hearing scheduled on July 9, 2019 for Ord 2019-19RZ

MINUTES OF A REGULAR MEETING
PLANNING COMMISSION
VENICE, FLORIDA

October 21, 2008

A Regular Meeting of the Planning Commission was held this date in Council Chambers at City Hall. Chair John Osmulski called the meeting to order at 1:30 p.m.

III. PUBLIC HEARINGS

1. **Zoning Map Amendment Petition No. 07-3RZ - The Bridges - Owner: Teri Hansen, President, Gulf Coast Strategic Investments - Agent: Jeffery A. Boone, Esquire - Staff: Roger Clark, Planner**

Presentation

Chad Minor, Kimley-Horn and Associates, being duly sworn, introduced Jerry Sparkman of Totems Architecture. Mr. Minor expressed the goal of the development stating the community will be a walkable community with a neighborhood center and anchored by civic spaces linked to environmental preserves. He touched on the qualities of the John Nolen plan stating this project brings back the vision of the Nolen plan. He reviewed the history of the property and outlined the master development plan for the property including the town center, neighborhoods and neighborhood center. He elaborated on the walkways and connectivity between neighborhoods, reviewed the tree master plan, landscaping buffers, and the detailed landscape plans for each area. Mr. Minor outlined the site amenities including lighting, signage, the environmental system on the property, and transportation corridors for vehicular, bicycles and pedestrian travel. He noted they are working with the county to have bus transportation in the area, talked about the stormwater and utilities for the project, green standards and their application for Florida Green Certification.

Mr. Sparkman, being duly sworn, outlined community input received before the project design began and stated this community has the same ideals for community and walkability as downtown Venice. He touched on safety issues, easy access to commercial entities, and income level ranges for the communities. He outlined the town center, the neighborhoods civic space and wetlands on the property.

Teri Hansen, being duly sworn, stated the three goals for the development of the property are; that it would be a neighborhood anyone would want to live in, the project would be sustainable from environmental, economical and social aspects, and that the project is replicable.

Discussion followed regarding the city being a partner in this project, this project being smart growth, connectivity to adjoining neighborhoods, Southwest Florida Water Management District (SWFWMD) grants due to water reuse and green earth model, basis for cost of housing for working families, review of the pre-annexation agreement by the city attorney, the economy status determining the housing costs, ingress and egress for the property helping the traffic flow on Laurel Road, landscape buffering, hurricane safe bus shelter for potential SCAT transportation, stipulation for affordable housing, housing types providing for affordability, communication of this plan to people currently living in the area, and commercial areas serving the community and surrounding area.

From: [Kathy Surprenant](#)
To: [City Council](#)
Subject: gated community on Border Road
Date: Saturday, July 6, 2019 10:27:46 AM

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Please charge and collect significant impact fees to help our water crisis for the new 1,300 unit gated community on Border Rd that you will be discussing. Anything less than fees to help get the community clean water is totally irresponsible. Please let me know how much you will be charging in impact fees for this community. Sewage is already pouring into our beaches and it needs to stop.

thank you

Kathy Surprenant
941-716-2407

Mercedes Barcia

Subject: RE: Rezone approved workforce housing project to conventional residential roof tops

From: John Holic <JHolic@Venicegov.com>

Sent: Saturday, July 06, 2019 11:29 AM

To: Lori Stelzer <LStelzer@Venicegov.com>

Subject: Fwd: Rezone approved workforce housing project to conventional residential roof tops

John Holic
Mayor, City of Venice
401 W. Venice Ave.
Venice, FL 34285
Office: 941-882-7402
Cell: 941-303-3357

From: Mike Rafferty <mer112693@aol.com>

Sent: Saturday, July 6, 2019 11:25:33 AM

To: John Holic

Cc: Bob Mudge; ggiles@venicegondolier.com; earle.kimel@heraldtribune.com; fabbruzzino@yahoo.com

Subject: Rezone approved workforce housing project to conventional residential roof tops

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Good Morning John,

On July 9, 2019 City Council considers rezone of the Bridges parcel, the Gulf Coast Community Foundation project approved in 2008 for workforce housing. The 85 page Binding Master Plan, which you can find as attachment 6 at the following link.....

<https://venice.legistar.com/LegislationDetail.aspx?ID=3956604&GUID=13836BDA-2C73-4A46-A1EF-5872702C74CD&Options=&Search=>

.....is a Masterpiece in Urban design.

“The Bridges brings urbanism back to a community that took a long suburban detour.”

Please consider the vision of your predecessors and retain this property as currently zoned.

Thank you.

Mike Rafferty

PS: Attached is a composite of that Binding master Plan

From: [Sue Lang](#)
To: [City Council](#); [Edward Lavalley](#); [Lenox E. Bramble](#); [Jeff Shrum](#)
Subject: Incomplete Historic Record/Documentation re: ORD. No. 2019-19 Rezone App. Formerly Known As The Bridges
Date: Sunday, July 7, 2019 12:01:08 PM

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The documents and correspondence submitted to you are incomplete. In 2009 approx. just before Council finalized the Comp Plan, Teri Hansen then CEO of GCCF came to a City Council meeting and on the record stated that they had revised their plan for the Bridges to change most of the western parcel that abuts I 75 and the Wastewater Treatment Plant to development of a major solar installation instead of residential. Council supported this change and confirmed with staff at the Council meeting that it would not be necessary to make any revisions to the Comp Plan draft or the Future Land Use Map. Staff and the City Attorney stated that using the land for a solar installation was consistent with the Comp Plan and Future Land Use and no revisions were needed. I especially noted on the record that using a large portion of the land that abutted the highway and Wastewater Treatment Plant would provide an excellent buffer for the residential units to be built. This information needs to be included and taken into consideration. Our community would benefit greatly from a solar installation of this significance and at minimum a substantial buffer area between the highway/wastewater plant and the residential units needs to be included in any development on these parcels. **I urge you to require the current developer to pursue the solar installation with FPL and the available funding sources for this project. Until the solar installation is built an urban forest should be planted that will serve as a buffer and preserve the acreage for the future solar installation. Also since there is no commitment to build affordable housing for low and moderate income households at this site by the current developer, requests for increased height and density should not be granted.**

Sue Lang, former Venice City Council Member

From: [Mike Rafferty](#)
To: [John Holic](#); [City Council](#); [Lori Stelzer](#); kfernandez@swflgovlaw.com; [Edward Lavallee](#)
Cc: earle.kimel@heraldtribune.com; ggiles@venicegondolier.com; [Bob Mudge](#); fabbruzzino@yahoo.com
Subject: Correction - Request Continuance on Ord 2019-19 GCCF Rezone
Date: Sunday, July 7, 2019 12:30:55 PM
Attachments: [Boone request for continuance Jul y 2 to COV.pdf](#)
[Sawgrass Community's Request for Continuance \(2\).pdf](#)

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John, thank you for pointing out my incorrect reference to the Ord for the Bridges. Please consider this as a correction to the previous e-mail.

Good Afternoon John,

Using the same arguments as advanced by the authors of the attached request for continuance on related circumstances and the following, please accept this as a formal request for a continuance of Ord 2019-19 from the July 9, 2019 City Council Meeting.

As a result of your previous meeting (Council quasi judicial hearing), additional material was requested from staff and the applicant.....staff to provide previous material on original zoning application..... applicant to provide cost data on spine road construction.

Staff has provided that information as attachments to the agenda for the July 9, 2019 meeting..... applicant has not.

Procedural due process will be denied the public and COV as the required material has not been made available as of this late date. For the reasons set forth above and reasons expressed by the authors of the attached documents citing comparable justification for a continuance, please continue item Ord 2019-19 until such time as the COV and public have a reasonable opportunity to review the applicant's new documents for the public hearing and an opportunity to prepare responses thereto.

Regards,
Mike Rafferty

PS: Please include this in the official record for Ord 2019-19

From: [John G. Singer](#)
To: [John Holic](#); [City Council](#)
Cc: [Lori Stelzer](#)
Subject: GCCF Rezoning
Date: Sunday, July 7, 2019 2:52:12 PM

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Mayor and City Council Members:

I am a resident (and former board president) of Willow Chase, a community on Laurel Road East of I75.

It has come to my attention that the GCCF property will be building a road with an entrance directly opposite the entrance to the Willow Chase community. From looking at the plans, this seems to be the case.

I cannot believe that this is what is being planned. Having these two entrances directly opposite each other will create a seriously dangerous traffic situation. It will gravely affect the residents of our community.

Isn't it possible to require that the builder move this road 300 feet to the east where it will not impact any other traffic?

It seems that this is the minimum necessary to insure public safety.

I also strongly feel that Laurel Road needs to be widened to accommodate all this additional traffic that will be generated by the new apartments to the West and this new GCCF community.

Thank you,

John Singer

John G. Singer
1182 Cielo Court
North Venice, FL 34275
(732) 236-0559 - Cell
jgs@PoBox.com

From: [Kevin Shepard](#)
To: [City Council](#)
Subject: Fwd: Incomplete Historic Record/Documentation re: ORD. No. 2019-19 Rezone App. Formerly Known As The Bridges
Date: Sunday, July 7, 2019 6:51:13 PM

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Dear City COUNCIL. It would not be appropriate to approve this rezone request without comparable workplace housing units proposed for making up the loss, and approved.

----- Forwarded message -----

From: Mike Rafferty <mer112693@aol.com>
Date: Sun, Jul 7, 2019, 12:39 PM
Subject: Re: Incomplete Historic Record/Documentation re: ORD. No. 2019-19 Rezone App. Formerly Known As The Bridges
To: <suelang99@hotmail.com>

will do by bcc here

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

From: Sue Lang <suelang99@hotmail.com>
To: Mike Rafferty <mer112693@aol.com>
Sent: Sun, Jul 7, 2019 12:02 pm
Subject: Fw: Incomplete Historic Record/Documentation re: ORD. No. 2019-19 Rezone App. Formerly Known As The Bridges

Mike, please forward to VTW email list.

thanks

From: Sue Lang
Sent: Sunday, July 7, 2019 12:01 PM
To: City Council; Edward Lavalley; Lenox E. Bramble; jshrum@venicegov.com
Subject: Incomplete Historic Record/Documentation re: ORD. No. 2019-19 Rezone App. Formerly Known As The Bridges

The documents and correspondence submitted to you are incomplete. In 2009 approx. just before Council finalized the Comp Plan, Teri Hansen then CEO of GCCF came to a City Council meeting and on the record stated that they had revised their plan for the Bridges to change most of the western parcel that abuts I 75 and the Wastewater Treatment Plant to development of a major solar installation instead of residential. Council supported this change and confirmed with staff at the Council meeting that it would not be necessary to make any revisions to the Comp Plan draft or the Future Land Use Map. Staff and the City Attorney stated that using the land for a solar installation was consistent with the Comp Plan and Future Land Use and no revisions were needed. I especially noted on the record that using a

large portion of the land that abutted the highway and Wastewater Treatment Plant would provide an excellent buffer for the residential units to be built. This information needs to be included and taken into consideration. Our community would benefit greatly from a solar installation of this significance and at minimum a substantial buffer area between the highway/wastewater plant and the residential units needs to be included in any development on these parcels. **I urge you to require the current developer to pursue the solar installation with FPL and the available funding sources for this project. Until the solar installation is built an urban forest should be planted that will serve as a buffer and preserve the acreage for the future solar installation. Also since there is no commitment to build affordable housing for low and moderate income households at this site by the current developer, requests for increased height and density should not be granted.**

Sue Lang, former Venice City Council Member

Mercedes Barcia

Subject: RE: Bridges Project

From: John Holic <JHolic@Venicegov.com>
Sent: Wednesday, July 10, 2019 11:24 AM
To: Jacqueline Fay <faybina75@aol.com>
Cc: Lori Stelzer <LStelzer@Venicegov.com>
Subject: Re: Bridges Project

Dear Ms. Fay,
Thank you for your comment.
Sincerely,
John Holic
Mayor, City of Venice
401 W. Venice Ave.
Venice, FL 34285
Office: 941-882-7402
Cell: 941-303-3357

From: Jacqueline Fay <faybina75@aol.com>
Sent: Wednesday, July 10, 2019 9:49:55 AM
To: John Holic
Subject: Bridges Project

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Dear Mayor Holic, thank you for your dissenting vote on the alteration plan for the Bridges Project. I totally agree with you...

Best wishes,

Jacqueline Fay
204 Bayshore Circle
Venice 34285