

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

18-02CP

July 17, 2019

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

Dear Mr. Shrum:

Thank you for submitting the City of Venice's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Venice 19-01ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **August 16, 2019**.

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Barbara Powell, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8504.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
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MEMORANDUM

TO: Florida Department of Environmental Protection
Florida Department of Education
Florida Department of State
Florida Department of Transportation District 1
Southwest Florida Regional Planning Council
Southwest Florida Water Management

DATE: July 17, 2019

SUBJECT: COMMENTS FOR PROPOSED EXPEDITED STATE REVIEW PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: VENICE 19-01ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: Barbara Powell/(850)717-8504

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and to the State Land Planning Agency to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: DCPexternalagencycomments@deo.myflorida.com

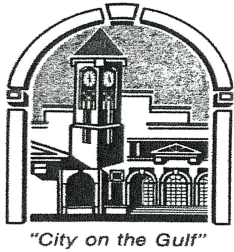
Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

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CITY OF VENICE

DEVELOPMENT SERVICES DEPARTMENT

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

July 16, 2019

Florida Department of Economic Opportunity
Attn: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

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Office of Community Planning and Growth
JUL 17 2019
Div. of Community Development
Dept. Economic Opportunity

RE: Expedited Comprehensive Plan Amendment (Map and Text) – Rustic Road Property – Designation of the Rustic Road Property from Sarasota County Rural to City of Venice Mixed Use Residential (MUR)

Dear Mr. Eubanks:

The City of Venice, in accordance with the procedures for Expedited State Review, Florida Statutes (FS) Chapter 163.3184(3), is transmitting an amendment to the "City of Venice Comprehensive Plan 2017-2027" to designate the "Rustic Road Property" as depicted within this submittal from Sarasota County Rural to City of Venice Mixed Use Residential. Enclosed with this letter are one (1) hard copy and two (2) electronic copies on a CD in a PDF format of the proposed amendment. We are providing one (1) hard copy and two (2) electronic copies of the "~~strike-through~~/underline" format to indicate all effected portions of the City's Comprehensive Plan. When pertaining to maps and graphic images, the strike through is indicated in the form of a red "X" with the revised (underline) map or graphic image immediately following. Along with this, a cover memo is provided with the transmittal package that includes a listing of all of the transmittal files found on the associated CD.

The Local Planning Agency held a duly advertised public hearing on June 18, 2019, at which time on a vote of 6-1 they recommended approval of the proposed amendment for transmittal to the City Council. The proposed Comprehensive Plan Amendment was heard by the City Council in a transmittal hearing on July 9, 2019. City Council, on a vote of 6-0, recommended approval on first reading. Pursuant to Florida Statutes (FS), Chapter 163.3184(3)(b), the proposed Comprehensive Plan Amendment and related documentation is being transmitted to the State Land Planning Agency as well as the other required review agencies including: the Florida Department of Transportation, Florida Department of Education, Florida Department of State, Florida Department of Environmental Protection, Southwest Florida Regional Planning Council, Southwest Florida Water Management District, Sarasota County, and the School District of Sarasota County.

This amendment is not related to:

- an area of critical state concern pursuant to FS Chapter 380.05,
- a rural land stewardship area pursuant to FS Chapter 163.3248,
- a sector plan pursuant to FS Chapter 163.3245,

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- a new plan for a newly incorporated municipality pursuant to FS Chapter 163.3167,
- an Evaluation and Appraisal Report (EAR) pursuant to FS Chapter 163.3191.

Comprehensive Plan Amendment

The "Rustic Road Property" consists of 318± acres contained in ten parcels of land as depicted within the submitted materials. This area is located within Area 1 of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between Sarasota County and the City of Venice. This property was approved for annexation into the City on first reading of Ordinance 2019-22 (attached) at a public hearing on July 18, 2019. Contiguity to the City limits for the "Rustic Road Property" is provided through the annexation of the Hurt Knights Trail property lying adjacent to the subject property to the south and east. This property was approved for annexation on first reading of Ordinance No. 2019-21 (attached), also at the City Council public hearing on July 18, 2019. The subject Comprehensive Plan Amendment consists of a map and a text amendment and proposes to apply a City of Venice Future Land Use to the "Rustic Road Property" as well as provide development parameters for this newly designated area.

Map Amendment

The subject Comprehensive Plan Amendment proposes to change the future land use of the "Rustic Road Property" from Sarasota County Rural to City of Venice Mixed Use Residential consistent with the JPA/ILSBA. This designation will allow the property to be rezoned to Planned Unit Development (PUD) for the construction of a residential project. The applicant has submitted an application for rezoning that is currently under review.

Text Amendment

The subject Comprehensive Plan Amendment includes a new Comprehensive Plan Strategy, LU-KT 1.1.6 to provide unique development parameters for the MUR designated subject property in the Knights Trail Neighborhood in the City's Comprehensive Plan. This specific MUR will provide the development density and level of intensity applicable to the subject property.

All other impacted text, maps and graphics will also be revised through the subject amendment.

The transmittal package for the proposed Comprehensive Plan Amendment includes copies of the existing Sarasota County future land use map depicting the properties current designation as Rural and includes a map depicting the property as the proposed MUR designation. In addition, revisions to the text, maps and graphics are provided in ~~strike-through~~/underline format as described above. This ~~strike through~~/underline is provided in the Comprehensive Plan Amendment Ordinance No. 2019-23. The package also includes the staff report associated with the subject amendment that addresses support documentation for recommendations, availability of public services, and consistency with the City's Comprehensive Plan.

A complete amendment package including supporting data and analysis has been mailed to the agencies listed below on July 11, 2019. It is anticipated that the subject Comprehensive Plan Amendment will be adopted by the City of Venice City Council in September.

For additional information or clarification regarding this transmittal, please contact Mr. Jeff Shrum, AICP, Development Services Director, City of Venice, 401 West Venice Avenue, Venice, FL 34285 (941) 882-7431, or email at jshrum@venicegov.com.

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