



City of Venice
Request to Speak (print legibly)

Name: ROGER CLARK Date: 9/3/19

Address: _____

City: _____ State _____ Zip _____

City Resident: ☐ Yes ☐ No City Property Owner: ☐ Yes ☐ No

City Business Owner: ☐ Yes ☐ No Telephone No: _____

Organization (if any): CITY OF VENICE

Please Check One

- ☐ Audience Participation – Topic: 19-02SP, 19-35SE
☐ During Agenda Item - Topic: _____

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 3 day of SEPT 20 19 is truthful.

Signature: Roger Clark

Comments at public hearings and during audience participation are limited to five minutes per speaker for city residents, property owners and business owners, and two minutes for all others, unless otherwise noted.

City of Venice

Request to Speak (print legibly)



Name: Jeffery A. Boone Date: 9/3/19

Address: _____

City: _____ State: _____ Zip: _____

City Resident: ☒ Yes ☐ No City Property Owner: ☒ Yes ☐ No

City Business Owner: ☒ Yes ☐ No Telephone No: _____

Organization (if any): BOONE LAW FIRM

Please Check One

☐ Audience Participation – Topic: _____

☒ During Agenda Item - Topic: PALENCIA, VENTURES/STJ

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Signature: [Signature]

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City of Venice

Request to Speak (print legibly)



Name: SHAWN LEINIS, PE Date: 9/3/19

Address: 8340 CONSUMER CT

City: SARASOTA State FL Zip 34240

City Resident: ☐ Yes ☐ No City Property Owner: ☐ Yes ☐ No

City Business Owner: ☐ Yes ☐ No Telephone No: _____

Organization (if any): AM ENGINEERING, LLC

Please Check One

☐ Audience Participation – Topic: _____

☒ During Agenda Item - Topic: RESERVES @ VENICE

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Signature: [Signature]

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City of Venice

Request to Speak (print legibly)



Name: Dusty Feller Date: 9.3.19

Address: 44 Avenis Dr.

City: NoKomis State: FL Zip: 34275

City Resident: ☒ Yes ☐ No City Property Owner: ☒ Yes ☐ No

City Business Owner: ☐ Yes ☐ No Telephone No: 251-366-6668

Organization (if any): _____

Please Check One

☐ Audience Participation – Topic: _____

☒ During Agenda Item - Topic: 19-02SP

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I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 3rd day of Sept 20 19 is truthful.

Signature: Dusty Feller

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City of Venice

Request to Speak (print legibly)



Name: Lissa Macdonald Date: 9.3.19

Address: 129 Avenue Dr.

City: Nokomis State FL Zip 34275

City Resident: ☒ Yes ☐ No City Property Owner: ☒ Yes ☐ No

City Business Owner: ☒ Yes ☐ No Telephone No: (826) 353-6000 (pers. cell)

Organization (if any): _____

Please Check One

☐ Audience Participation – Topic: _____

☒ During Agenda Item - Topic: 19-02 SP

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 3rd day of Sept 2019 is truthful.

Signature: [Signature]

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City of Venice

Request to Speak (print legibly)



Name: GENE HINES Date: 9/3/19

Address: P.O. Box 1601

City: VENICE State FL Zip 34284

City Resident: ☐ Yes ☒ No City Property Owner: ☐ Yes ☒ No

City Business Owner: ☐ Yes ☒ No Telephone No: 941 416-4216

Organization (if any): SORRENTO BEACHES HOMEOWNERS

Please Check One

☐ Audience Participation – Topic: _____

☒ During Agenda Item - Topic: 1902-SP

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 3 day of Sept. 20 19 is truthful.

Signature: [Signature]

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09/03/2019

Good afternoon Mr. Chair and members of the Venice Planning Commission. My name is Gene Hines and I have signed a card.

I am a 37-year resident of Sorrento Ranches and I appear before you today as Vice President of Sorrento Ranches Homeowners Association, Inc. representing our Association. Sorrento Ranches borders the southern boundary of the subject property.

This property was rezoned by S&J Properties of SW Florida in 2008. Sorrento Ranches Homeowners Association did not oppose that rezone after neighborhood workshops conducted by the property owner. Neighborhood workshops were a new idea at the time and acknowledged that there would be differences of opinions between the petitioner and neighbors. This new concept proved to be very productive and lead to a resolution with our Association that was memorialized in the stipulations of the 2008 rezone.

This property was brought back for another rezone in 2016, this time requesting the removal of the stipulations that were agreed to in the 2008 rezone. Our Association strongly disagreed with the removal of those stipulations without adding new mitigating stipulations that we believed would adequately protect Sorrento Ranches from an otherwise incompatible development. This disagreement ultimately led to a marathon public hearing by City Council lasting until 1:30 a.m. the following morning that was continued without a resolution. Following private meetings requested by City Council between our Association representatives and the attorney for the property owner at that time, the stalemate persisted into the continuation of the public hearing. After several more hours of hearings, City Council requested that the parties meet to seek a resolution during a

break in the hearing. As a result, the original 2008 stipulations were modified to the current stipulations with the support of our Association.

In January of 2019, another neighborhood workshop was held to discuss a development proposal by the new owners and discuss their vision for the property. Unfortunately, there was again disagreement with the proposal presented at this workshop resulting from what our Association believed was a departure from the letter and spirit of the 2016 rezoning stipulations. Following the workshop, Sean Siebert, a principal of the then contract purchaser and now new owner, Ventures Development Group, requested to speak with me. We talked about the issues in some detail and he told me that there would be a discussion with his planners to seek a resolution that would satisfy both parties. True to his word, that resolution is embodied in the development proposal before you today that we believe is compliant with the 2016 rezone and its stipulations.

We sincerely appreciate the positive approach taken by Mr. Siebert and his team and our Association urges that you unanimously approve this petition.

Without neighborhood workshops that allow a petitioner to hear the concerns of the neighbors and the petitioner's WILLINGNESS to RESOLVE issues that may arise, we would not be here today in support of this Site and Development Petition.

Thank you for your time today, and it would be my pleasure to try and answer any questions you may have.



"City on the Gulf"

City of Venice
Request to Speak (print legibly)

Name: Tim Montgomery Date: Sept 3
Address: 229 COLHOSH ROAD
City: NO. VENICE State AZ Zip 34275

City Resident: ☐ Yes ☐ No City Property Owner: ☐ Yes ☐ No

City Business Owner: ☐ Yes ☐ No Telephone No: _____

Organization (if any): Laurel Nokums School

Please Check One

☐ Audience Participation – Topic: _____

☒ During Agenda Item - Topic: The Preserve Proposal

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 3 day of Sept 2009 is truthful.

Signature: Tim Montgomery

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General Disclaimer

- ✓ ☐ Not involved in any real estate, development or real-estate-related investment properties
- ✓ ☐ Am not receiving remuneration from any group, person or business in support of my research, statements and opinions
- ✓ ☐ Am a Resident and Homeowner in Venice, Florida
- ✓ ☐ Volunteer Board Member at Laurel Nokomis School P.T.O. on Laurel Road directly next to Subject Property

Public Workshop Notice

DATE: January 3, 2019

TIME: 5:00 PM

LOCATION: Venice City Hall, Community Hall, 401 W. Venice Ave, Venice, FL

Contact: Boone Law Firm, P.A. – (941) 488-6716

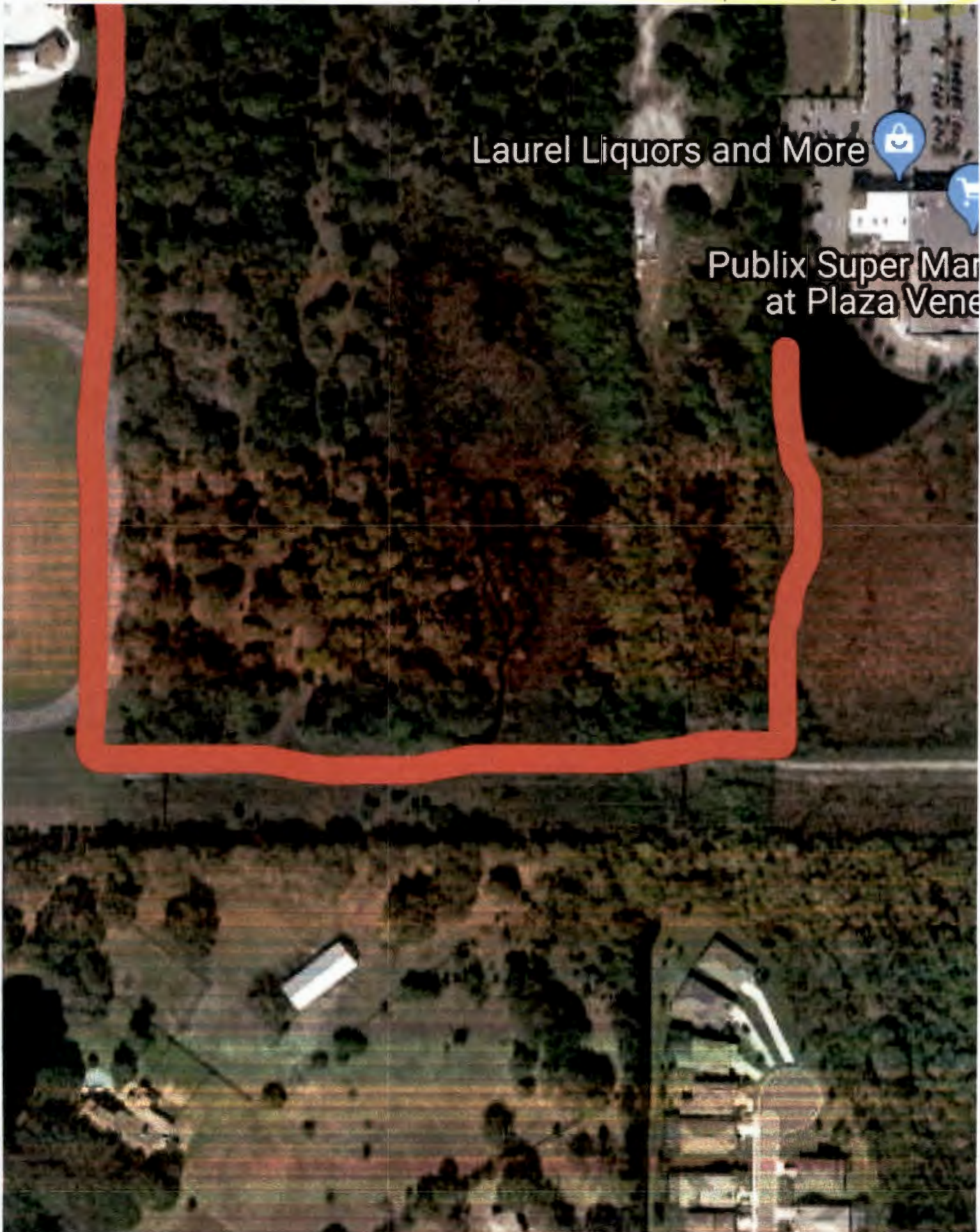
A public workshop will be held to discuss a proposed Site & Development Plan for a 25.5 +/- acre parcel located at 2300 Laurel Road, Nokomis (City of Venice), FL, 34275. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposed development, to solicit suggestions and comments, and discuss the proposed concept plan.

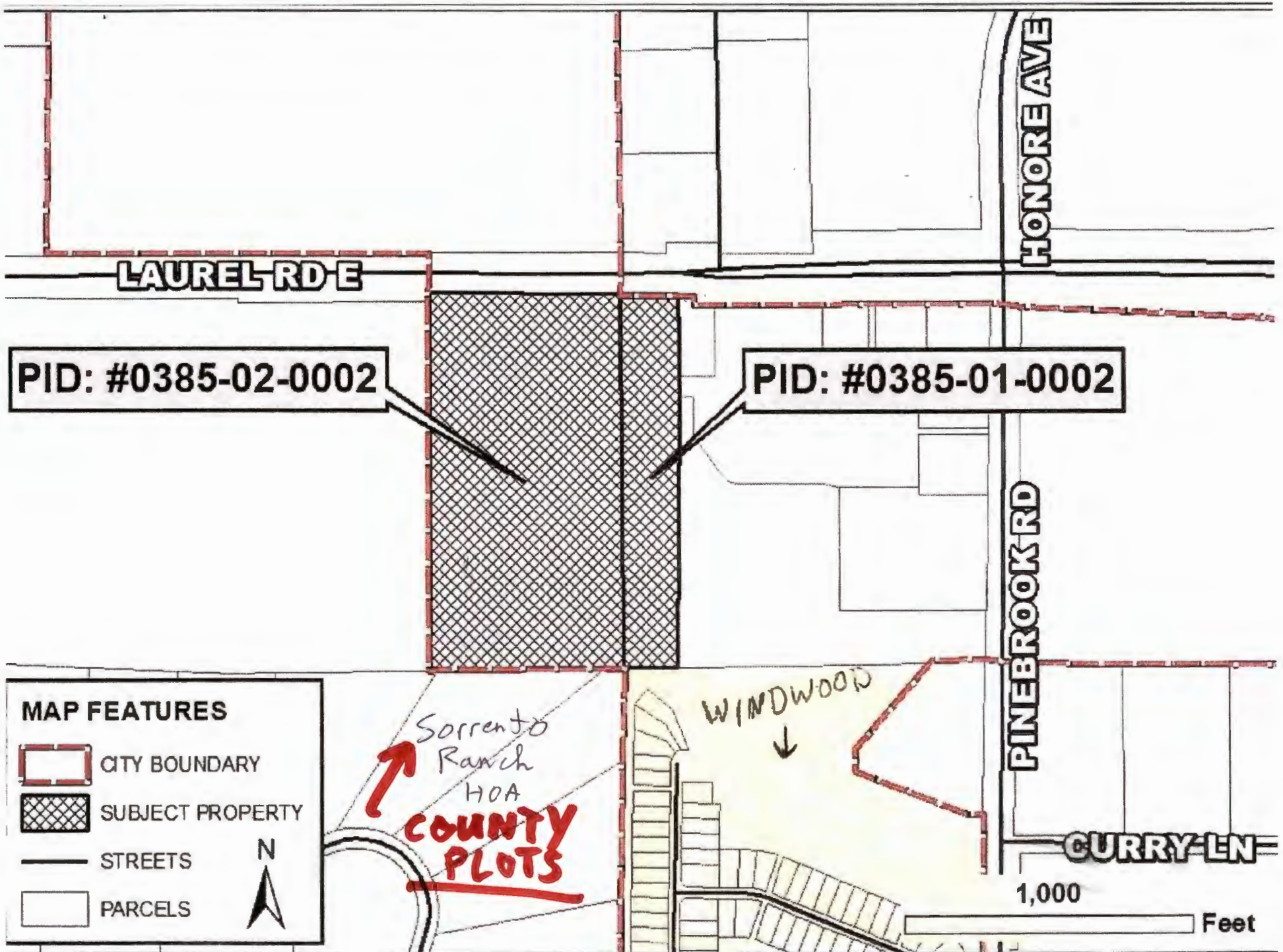
The workshop will be held on January 3, 2019 at 5:00 PM, at Venice City Hall, Community Hall, 401 W. Venice Ave, Venice, FL.

← LAUREL RD - 45 MPH! →

Laurel Liquors and More

Publix Super Market
at Plaza Vene





THE RESERVE AT VENICE

Public schools ▾

PreK

Elementary

Middle

High

Distance: 5 Miles ▾

ListMap view

Tab

10₁₀Above
average**Pine View School**

2 awards

1 Python Path, Osprey, FL, 34229

Public district, 2-12 | 2,183 students **At Capacity**

Distance: 3.58 miles

Homes for sale

9₁₀Above
average**Laurel Nokomis School**

1900 Laurel Road East, Nokomis, FL, 34275

Public district, PK-8 | 1,144 students **At Capacity**

Distance: 1.27 miles

Homes for sale

8₁₀Above
average**Venice Elementary School**

150 Miami Avenue East, Venice, FL, 34285

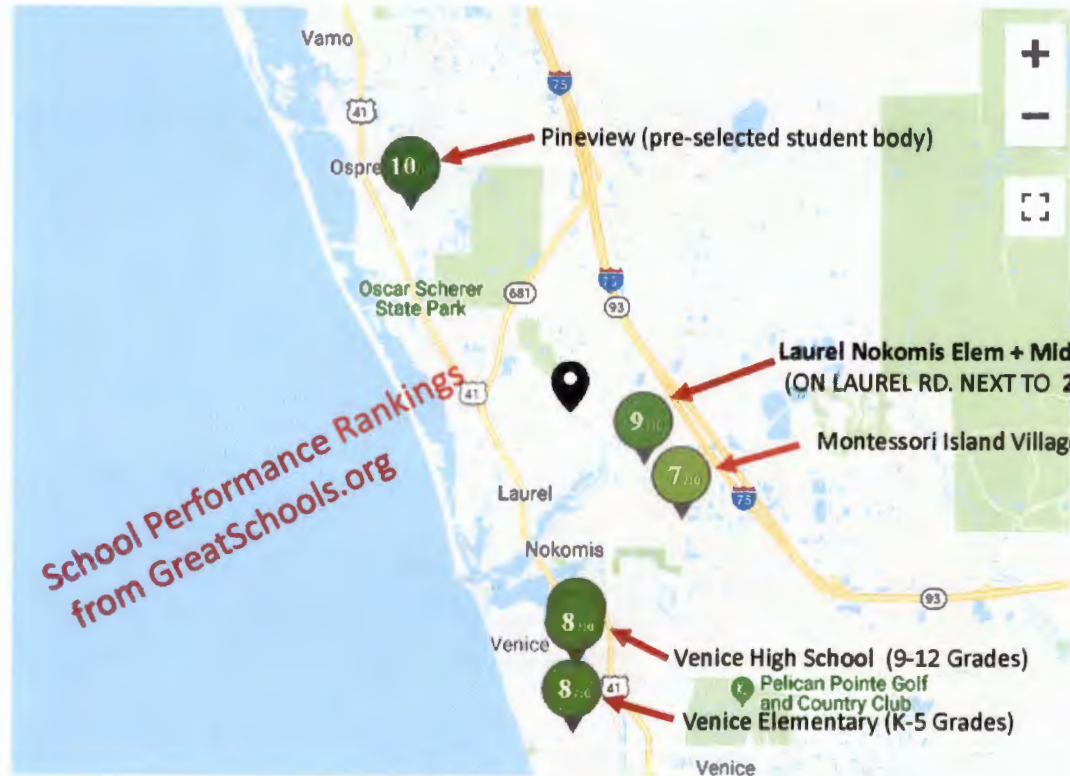
Public district, K-5 | 578 students

Distance: 3.35 miles

Homes for sale

8₁₀Above
average**Venice Senior High School**

1 Indian Avenue, Venice, FL, 34285

Public district, 9-12 | 2,165 students **Over Capacity?**

Pine View School

✓ Claimed ?



1 Python Path, Osprey, FL 34229

Sarasota



Contact info

10_{/10}

New! ?

GREATSCHOOLS
RATING

REVIEWS

83 ★★★★★

GRADE

2-12

STUDENTS

2,183 !

TYPE

Public

This school is rated **above average** in school quality compared to other schools in Florida. Students here perform **above average** on state tests, have **above average** college readiness measures, are making **above average** year-over-year academic improvement, take **more** advanced courses per student than the state average, and this school has **above average** results in how well it's serving disadvantaged students.



College Success Award
2018, 2019

ACADEMICS ?

College readiness

10_{/10}

College success

Test scores

10_{/10}

Student progress

10_{/10}

EQUITY ?

Equity overview

Race/ethnicity

Low-income students

Students with disabilities

10_{/10}

10_{/10}

ENVIRONMENT ?

Student demographics


Discipline & attendance

Teachers & staff


Neighborhood

Laurel Nokomis School

 Claimed ?

 1900 Laurel Road East, Nokomis, FL 34275

Sarasota

 Contact info

9/10

New! ?
GREATSCHOOLS
RATING

REVIEWS
70 ★★★★★

GRADES
PK-8

STUDENTS
1,144

This school is rated **above average** in school quality compared to other schools in Florida. Students here perform **above average** on state tests, are making **above average** year-over-year academic improvement, and this school has **above average** results in how well it's serving disadvantaged students.

ACADEMICS

Test scores

9/10

Student progress

9/10

Advanced courses

EQUITY

Equity overview

8/10

Race/ethnicity

Low-income students

8/10

ENVIRONMENT

Student demographics

Discipline & attendance

Teachers & staff

Venice Senior High School

Unclaimed ?



1 Indian Avenue, Venice, FL 34285

Sarasota



Contact info



New! ?

GREATSCHOOLS
RATING

REVIEWS

30 ★★★★★

GRADES

9-12

STUDENTS

2,165 !

This school is rated **above average** in school quality compared to other schools in Florida. Students here perform **above average** on state tests, have **above average** college readiness measures, are making **above average** year-over-year academic improvement, take **about the same** advanced courses per student as the state average, and this school has **above average** results in how well it's serving disadvantaged students.

ACADEMICS ?

College readiness



College success

EQUITY ?

Equity overview

Race/ethnicity



ENVIRONMENT ?

Student demographics

Discipline & attendance

Key Concerns

- ❑ Massive density (276 units) not compatible with adjacent residential homes to the immediate South (Sorrento Ranch and Windwood HOA's)
- ❑ Major concerns regarding impact on the adjacent Laurel-Nokomis Elementary and Middle School (currently at-capacity with 1212 students and a 9 /10 Rating for quality schools - best in Region for Elem/ Middle Schools)
- ❑ Questions about the type of residents who live in APARTMENTS immediately adjacent to gradeschool playgrounds; possible haven for undesirable individuals ?
- ❑ 3-story structures unsightly & less sturdy in heavy wind situations
- ❑ Legitimate concern about negative property valuations for existing Homeowners
- ❑ No plans for traffic mitigation / ingress-egress / speed controls on Laurel Road with current POSTED speeds of 45 MPH ?
- ❑ Finally, what guarantees will be provided by the CoV that the current drainage flow patterns and existing wetland flood areas will remain undisturbed by this density ?