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To: [City Council](#); [Lori Stelzer](#)
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Subject: Fwd: Council Meeting 12/10/2019 - Ramsey Rd Ord No 2019-36
Date: Friday, December 6, 2019 5:53:15 AM
Attachments: [Att B JPA Text.pdf](#)
[Att B 1 JPA Text.pdf](#)

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Congratulations to our new Council Members.

As a new Council, I want to remind those newly elected members of their commitment to enforce our zoning and land use regulations. Specifically, each of you stated that no more modifications/variances would be supported by you if elected (League of Women's Voters Candidates Night at the Island Library...last question posed to which you all agreed you would not support modifications/variances)

Here is your 1st challenge. Requested modification to setback requirements are identified on Att A. The prior approved proposal did not require such a modification. Request you enforce the code requirement.

Next challenge. Regarding connectivity, the restated JPA for this area states (Att B & B 1).... "The party with jurisdiction over the development application shall require necessary transportation improvements including a neighborhood roadway interconnection to Hatchett Creek Boulevard to be provided by the developer"

The previously approved plan met that requirement with a entrance onto Ramsey Rd (Att C). The revised proposal does not.

I have discussed this with the County Planning Dept and they have indicated that it is the City's responsibility to enforce this provision.

I also refer you to correspondence included in the record which includes comments from the County Planning Dept and included as part of the record for this hearing as "Correspondence Dec 4, 2019"..

Thank you for consideration of these comments.

Regards,

Mike Rafferty

to take for a PUD plan, but they decided to pursue this course. Consequences could result if during the development of the project, changes occur that impact the PUD binding master plan. Site and Development Plan Petition No. 19-05SP is currently under review for potential consideration by Planning Commission.

Proposed Code Modifications Through the PUD

The only code modification that is being requested by the applicant is a revised perimeter setback. Code Section 86-130(p) indicates that *"no structure shall be located closer to any perimeter property line than two times the height of such structure."* The applicant is requesting that this requirement be modified and set as a hard standard of 25 feet along the north, east, and west property boundaries for garage structures and 54 feet for residential buildings along the west boundary only. Sheet C2 of the binding master plan depicts one garage along the east and west property perimeter and two along the northern perimeter. The minimum eastern setback of 54 feet for residential buildings occurs at Building 1. With the exception of Buildings 1 and 2, all other residential buildings exceed 70 feet which would be the minimum setback for the tallest possible structure.

From Original JPA (January, 2007)

- (5) Area 4 – Venetian Golf and River Club Area: The land uses to be evaluated are low-intensity residential and conservation. Development shall be served by City water and County sewer. The City will support the acquisition of conservation interests in properties along the Myakka River or, where they are not acquired, require a Conservation Easement for annexed properties along the Myakka River.
- (6) Area 5 – South Venice Avenue Corridor: The land uses to be evaluated are mid-range intensity residential, conservation and mixed uses. Development shall be served by City water and sewer. Interconnections between City and County water and sewer facilities shall be evaluated. The Party with jurisdiction over the development application shall require necessary transportation improvements including a neighborhood roadway interconnection to Hatchett Creek Boulevard to be provided by the developer.
- (7) Area 6 – Laurel Road: The land uses to be evaluated are mixed uses and conservation. Development shall be served by County water and sewer. The Party with jurisdiction over the development application shall require that transportation improvements shall be consistent with the proposed Pinebrook/ Honore Road Extension alignment as depicted on the County thoroughfare plan and be constructed with appropriate contributions from the developer consistent with the County's land development regulations.
- (8) Area 7 – Pinebrook Road Area: The land uses to be evaluated are low and mid-range intensity residential. Development shall be served by City

From Amended + Restated JPA (July, 2012)

water and County sewer. The Party with jurisdiction over the development application shall require that transportation improvements including the extension of Jackson Road from Border Road to Laurel Road as a two-lane facility will be required to be provided by the developer consistent with the standards in the County's land development regulations. The City will support the acquisition of conservation interests in properties along the Myakka River, or where they are not acquired, require a Conservation Easement for annexed properties along the Myakka River.

- (5) Area 4 — South Venice Avenue Neighborhood: The land use adopted in the Venice Comprehensive Plan for this Area is a maximum of 7 units per acre, calculated on a gross acreage basis. Up to 33% of the acreage will be allowable for nonresidential (retail, office and commercial) uses. The square footage of nonresidential uses allowed in this Area shall not exceed a 1.5 FAR. Development shall be served by City water and sewer.

Interconnections between City and County water and sewer facilities shall be evaluated. The Party with jurisdiction over the development application shall require necessary transportation improvements including a neighborhood roadway interconnection to Hatchett Creek Boulevard to be provided by the developer.

- (6) Area 5 — Laurel Road Mixed Use Neighborhood: The land use adopted in the Venice Comprehensive Plan for this Area is a maximum of 8 units per acre, calculated on a gross acreage basis. For Subarea 1 (north of the proposed connection between Laurel Road and the proposed Honore Avenue extension),

Strategy LU-EV 1.1.4 – Driveway Connections. This strategy discourages additional driveway connections to East Venice Avenue. The previously approved PUD did provide access to East Venice Avenue. The proposed plan eliminates this access.

Strategy LU 4.1.1 of the 2017 Comprehensive Plan includes Policy 8.2, Land Use Compatibility Review Procedures.

At the point of rezoning of property, evaluation of compatibility is required to ensure compatibility with adjacent uses. Compatibility review requires evaluation of the following as listed in Policy 8.2:

- A. Land use density and intensity.