

From: [George Bitsoff](#)
To: [City Council](#)
Subject: Proposed changes to LDR
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Dear Venice City Council members,

I am writing to you as a resident of Venice regarding the proposed changes to the Land Development Regulations (LDR) put before you by the Venice Planning Commission on May 4, 2022. I am also writing to you as a homeowner in the quiet neighborhood of North Venice, where Neal Communities has announced its intention to construct a 12-acre regional shopping center within a neighborhood's boundaries at the corner of Laurel Road and Jacaranda Boulevard. These two issues are linked.

As you know, under the LDR that now exists, any commercial development within a residential Planned Unit Development (PUD) is to be small in scale, designed to serve only the residents of that PUD, and must be centrally located within the PUD. In short, "neighborhood scale" services, not "regional."

The new LDR now being considered by the Venice City Council allows commercial development to be anywhere within a residential PUD. Much worse, it will allow **any one building within the development to be as large as 40,000 square feet**. A 40,000 square foot building is a very large building, nearly one acre in size! An average Seven-11 convenience store is 3,000 square feet, and a Walgreens is 13,500 square feet. A 40,000 square foot store is intended to serve much more than the neighborhood...it is **regional in scale**. This is completely contrary to the intent of the Venice City 2017 Comprehensive Plan and **puts every PUD within the City at risk** from the intrusion of commercial applications completely out of scale with our neighborhoods. This is not acceptable to Venice City residents and voters, and as your constituents, we ask that you reject this proposed change and put our interests before those of developers.

Regarding the Neal Communities proposed regional shopping center in North Venice, Neal may be waiting for you, the City Council members, to approve the new land development regulations which have been drafted to be more favorable to Neal and other developers. The LDR changes that Neal and other developers are lobbying for will potentially affect residential planned unit developments throughout Venice. **We need to stop what would be a good law for developers but a bad law for neighborhoods. We need to keep regional-scale commercial buildings out of Venice's residential neighborhoods.**

Sincerely,
Rose and George Bitsoff
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