

From: g.c.levis@comcast.net
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Opposition to the Neal Shopping Center Plan
Date: Friday, May 12, 2023 10:27:51 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Ladies and Gentlemen of the Venice City Council,

I write to you as a resident of the Venetian Golf and River Club and respectfully request that you vote to deny Mr. Neal's application. My wife and I bought our first home in the Venetian in 2003 and subsequently became full time residents in 2006 after retiring. By doing a little simple math, you can see that we fall in the older demographic category and our primary concern with this project is safety. Laurel Road has become increasingly busy in recent months and with all of the already approved development underway, it will continue to get worse. In addition, the Knights Trail extension will further exacerbate the traffic volume. I was very concerned even before the Neal project came to light that the widening of Laurel Road to four lanes would cause safety issues for us. Speed will increase. You will now have two "fast lanes". Making a left turn will be much more challenging. Then you add on a shopping center entrance on the opposite side of the street and you now will have a seven lane nightmare without a traffic light to contend with. Fortunately, this intersection is only a block away from the fire rescue building so hopefully they will be able to quickly respond to accidents waiting to happen. I could go on to repeat many of the other issues already addressed by the planning commission but I don't want to be redundant. What I hope you will consider is that if this project is approved and construction is started it will serve as a reminder to me, and the seventy five percent of residents here who oppose it, who was responsible for approving it. It will not be forgotten. How can it be? When dealing with it every time you exit the development. Again, I strongly urge you to deny Mr. Neal's application.

Thank you for your consideration,

Grant Levis
261 Montelluna Drive
North Venice, FL 34275

Sent from my iPhone

From: [Colleen Kilcoyne](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Commercial development across from my home on Laurel Rd
Date: Friday, May 12, 2023 9:12:39 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Dear Venice City Council Members:

My husband and I have been coming to Venice since 1994, when we purchased a home in Bird Bay. We have noted with alarm how the character and landscape has changed over these many years: more traffic, less green space, more stop signs and traffic lights. We have felt overrun and saddened that the quaintness of Venice has been lost.

We have lived in The Venetian Golf and River Club for six years now, and the danger is must more imminent. Please do not approve the shopping plaza proposed across from our entrance. Please don't vote to increase the traffic on what is a busier and busier road; please don't vote to destroy remaining wetlands and green space; please don't vote to replace the wildlife and quiet we so enjoy with buildings, parking lots, lights and more traffic.

Thank you for your consideration to my letter, and please vote no on this huge development that will impact me so directly.

Colleen Kilcoyne
146 D Bella Vista Terrace
Venice 34275

From: [Margaret Palmer](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neal shopping center hearing
Date: Thursday, May 11, 2023 1:06:05 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Dear City Council members,

We are writing to you as city residents and residents of the Venetian Golf and Country Club. We are strongly opposed to the proposed Neal shopping center across from our community!!! We are opposed for many reasons.

We feel there is adequate grocery shopping already with two nearby Publix stores. When we bought our home 8 years ago, we expected the adjacent areas to stay residential. We would not have bought here had we known a shopping center was planned right across from our gates!

A shopping center directly across from our gates would be an eyesore! There would be excessive noise with delivery trucks at all hours, increased traffic and dangerous conditions for drivers, bicyclists and pedestrians. Wildlife would be adversely affected with the disappearance of ponds and wetlands!

We understand that a fast food restaurant is now in the proposal rather than an eat-in restaurant that Mr. Neal initially proposed. A fast food restaurant would bring noise, traffic and garbage. Fast food restaurants don't belong in residential neighborhoods!

We ask you to vote against allowing this shopping center to be built.

Thank you for your attention and your hard work for the city of Venice!

Sincerely,

Margaret Palmer,
Michael Downey
113 Treviso Ct.

Sent from my iPad

From: [Lee Dubé](#)
To: [City Council](#)
Cc: [Nicholas Pachota](#); [Jim Boldt](#); [Mitzie Fiedler](#); [Rachel Frank](#); [Rick Howard](#); [Richard Longo](#); [Helen Moore](#); [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Milano PUD - 23-May-2023 Agenda - Citizen Feedback
Date: Thursday, May 11, 2023 10:00:27 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Hello esteemed Venice City Council members,

First and foremost, please accept my thanks for the work you perform on behalf of the City of Venice. Yours in an unenviable role that comes without the gratitude it deserves. Thank you for your commitment to this fine City, its citizens, and its future!

While my family and I are not native Floridians, we have called Venice home for two years, prior to that it was our home on a part time basis for 12 years. We chose Venice to be our new community many years ago not only because of its beauty and rich history, but also because of the city's commitment to the preservation of open space and its natural resources as well as the visionary planning of its future. We purchased our home in Cielo (a Neal Community) because it is surrounded by "PRESERVED" open space, in fact our contract with Neal Communities represents the preserve area around Cielo quite well (see attached). Because "Where you live matters", we chose Cielo so that we could enjoy the expansive preserve area that was promised to us.

Again, our contract with Neal Communities commits the area in question as a preserve which, if I am not mistaken, involves a 99-year commitment that the land shall not be altered. The request to re-zone and alter the land clearly is being done in bad faith, and perhaps in breach of contract with myself and other Cielo residents but that is a question for another legal venue. If nothing else, the contract I, and others, are engaged in would appear to be quite disingenuous. Furthermore, I have come to learn that ten acres of land deeded to Cielo (the very land that would be used for the proposed shopping center) was sold by two members of the Cielo HOA (Neal employees) for \$10.00 without the knowledge or approval of any resident in Cielo, including our resident HOA representative. Ten dollars for ten acres, this seems to be a bit under fair market value in my opinion! This sale of land is a rather unscrupulous tactic! These very actions alone should be cause for alarm; what other actions would the applicant take, and to whose detriment (the City included), in order to achieve their desired outcome. Calling integrity further into question, Pat Neal presented to the Planning Commission in January stating the residents of Cielo were not opposed to his proposal and in fact indicated Cielo residents only requested a barrier be provided. This is patently false and a misrepresentation of his meeting with the Cielo residents, a meeting which I was present at. This meeting was a veiled attempt to dupe residents into a quid pro quo agreement in support

of the rezoning and development. A petition of Cielo owner residents found 77% to be vehemently AGAINST development of our land to accommodate the proposed shopping center.

The approval of the applicant's requests would present environmental, quality of life, and safety issues. While the applicant would have you believe each of these areas of concern is sufficiently addressed in the development plan, I question its veracity. Having lived in Cielo since October of 2021 I have witnessed many issues impacting each of these areas...how would rezoning and developing the land improve this? In our small community of less than 80 homes, many still under construction, I've witnessed the effects of pollution on our preserved areas and lakes in the form of debris (concrete, glass, wood, etc.) from construction sites, gasoline and oil run off, and more. If Neal Communities so poorly mitigated pollution from the construction of a small community how can residents entrust them to mitigate this risk in a larger commercial development and provide adequate infrastructure to support it post completion? What can we expect with a larger commercial development...destruction of contractually committed preserve space, environmental pollution, and disruption to our daily lives from ongoing construction over the next several years. Moreover, what can we expect during the course of regular daily operations from a commercial development once it is complete...noise and light pollution, additional traffic, vehicle pollution from fluids.

From a quality of life and safety vantage point, Cielo has only one egress point which is situated in such a way that seeing oncoming traffic from the north is extremely difficult and often not until we've entered the roadway. To my knowledge, thankfully, there have been no accidents yet! What will happen when traffic is introduced as a result of patrons flocking to this new commercial area? We've heard that this development will reduce traffic. Perhaps in some areas it will, however that is not true for Cielo! This will result in increased traffic passing our only egress point. Residents from Milano, Aria, and other communities will most certainly drive past Cielo to travel to and from this development. It is not a stretch of the imagination to also consider that crime will increase. Where commerce is involved, commerce of any kind, crime will follow. In a town of 6,000 residents, ranked safest in the state of New Hampshire for several years, we too saw an increase in crime with the growth of commerce in the town. Crimes of opportunity will not take place when the opportunity is not present.

I am not against progress and development; to the contrary, I advocate for it! But it must be done in an environmentally responsible, ethical, and well planned manner. The proposal before you does not meet any of these criteria. I implore you; in fact, I challenge you to execute your duties as keepers of the community by rejecting this request with prejudice. It does not meet the City of Venice's zoning requirements, it is not in keeping with the applicant's initial proposals for use of the land within the Milano PUD, nor is it something the majority of your constituents in North Venice are in favor of. Furthermore, it is a project not recommended by your own Planning Commission.

Respectfully,

Lee Dube

Cielo

268 Caserta Court

North Venice, FL 34275

603-489-7736

Re: Venice council

From: cyn greene cyn1greene@yahoo.com

To: Mitzie Fiedler MFiedler@Venicefl.gov

Date: Sat, Apr 1, 2023, 3:19 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

I just read in the Gondolier that you intend to run for re-election. You and I have had several conversations about various topics relating to growth, planning, etc. in Venice. I want you to know that I and many other residents feel that you do not represent your own VGRC community when you vote on crucial issues and thus cannot and will not vote for you based on your response to date re; Pat Neal's proposed regional shopping center. The vast majority of residents of Cielo, Aria, VCRG, Milano, etc, are vehemently opposed to this concrete monstrosity which will have an enduring and negative effect on our communities. You are not representing your constituents. I originally voted for you with high expectations that you would be a voice of reason, but your voting record has changed my mind. Who do you represent?

Cynthia Greene

Sent from my iPhone

From: Mitzie Fiedler MFiedler@Venicefl.gov

To: cyn greene cyn1greene@yahoo.com

Date: Sun, Apr 2, 2023, 8:56 AM

Cynthia,

Thank you for your comments, however, the Milano issue is a quasi-judicial proceeding. Therefore, I have not and cannot comment on it.

I represent all the citizens of Venice and am required to follow the law.

Mitzie

Get [Outlook for iOS](#)

From: [Keri](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Publix
Date: Wednesday, May 10, 2023 10:17:59 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

City Council of Venice,

We are residents of Aria, our property backs up to Jacaranda. We have to oppose this unnecessary Publix and shopping center aimed to create more traffic and noise. We have 3 Publix close enough already. We choose this area to spend our retirement because of the quiet beautiful surroundings. We considered this a safe area, with the new center to draw more people, we don't feel as safe. We were never told of any future commercial building. This will bring the quality of our life down. Please reconsider.

Thank You,
Mr & Mrs T DAncona

From: loft1000@aol.com
To: [City Council](#); [Kelly Michaels](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: PROPOSED PAT NEAL SHOPPING CENTER
Date: Friday, May 12, 2023 4:14:56 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

City Council Members,

My name is Jeri Quinn and I live in the Venetian Golf and River Club. I am not going to be able to attend the May 23rd council meeting on the proposed Pat Neal Shopping Center because we have already gone north for the summer.

I want to say that I am totally in favor of the proposed Pat Neal Shopping Center. By the year 2025 we will have 8,800 homes here with 7,000 more proposed. That is 15,000 homes east of 75. Traffic going to either Publix's right now is not good and I can't imagine what it will be like when all these new homes are built. It would be so convenient to have a Publix's across from us as well as a restaurant and other amenities. Many people are saying that this will cause more traffic on Laurel Road. This is simply not true. The people from Milano, Aria, Vincenza, The Venice Woodlands, Visteria, Palencia and even the people from the Venetian that come out the back gate will enter and exit the two entrances on Jacaranda. There will be less traffic on Laurel Road.

Pat Neal builds quality homes and I know he will build a shopping center that has buffers and landscape and lighting that will not affect the people living near it.

I hope you will vote in favor of the proposed Pat Neal Shopping Center.

Thank You,

**Jeri Quinn
101 Mestre Ct.**

From: [Lane DiMarco](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Shopping Center at Laurel & Jacaranda
Date: Wednesday, May 10, 2023 1:07:14 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

I live in Vicenza and work in Venice all year around. I am asking you to reject the proposal to build a shopping center at Laurel & Jacaranda.

Clearly many promises were broken for surrounding communities. We are already pushing out the wildlife as it is but now surrendering the wetlands is taking it too far. There needs to be a cutoff in order to have a balance to maintain a healthy way of living and protection of our wildlife and environment.

I have dealt with major issues with this new house and Neal, but I was lucky to get most of them resolved but not without a battle and still have issues outstanding - example the streetlights less than 20 ft away from my house sitting on the front lawn and on the sidewalk structured over 15 feet high (not right), and the set of double street lights across the pond beam into the pond and my house. Neals response was wait until the vegetation grows than it will cover the light hopefully - really show me new vegetation that has been planted to tone down the streetlights in our community. Everyone is complaining. Living in a brand-new home with 15 ft Streetlights on your front lawn and glaring into the pond, house, bedroom, hallway, living room with no shield to direct them to the street, and no streetlights at the intersections ... how odd. I have no confidence that Neal will follow the ordinances specifically related to noise and light pollution, people safety, obligation to wildlife and foliage and most important ethics.

Magnify my problem and the time it takes to get a something like this fixed to all the issues you will face with this impending disaster. All the complaints and long-term effects on the communities and wildlife. You will never be able to reverse it. If Neal cannot comply with community streetlights how will he comply with a shopping center that destroys open space wetlands. At least with the streetlights there are solutions but once you put that concrete in and make that decision there is no going back, it is now your responsibility I believe you will all do the right thing. Please listen to the people.

I will repeat - I am asking you to reject the proposal to build a shopping center at Laurel & Jacaranda.

Regards
Elaine DiMarco
317 Palmaria Ct
Nokomis
484 631 6460
serengeti.stables@gmail.com

Get [Outlook for Android](#)