

**From:** [Connie](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Rezoning  
**Date:** Tuesday, June 4, 2024 11:35:41 AM

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I live in Venice Acres. I DO NOT support changing the zoning to RSF3 for cluster homes to be built, on the property on Border (Edmondson) & Auburn Rd.

Sent from my iPhone

Be Blessed,  
Connie

**From:** [David Adams](#)  
**To:** [Planning Commission](#)  
**Cc:** [David Adams](#); [Board and Council Messages](#)  
**Subject:** Please consider carefully zoning map request 24-11RZ  
**Date:** Sunday, June 9, 2024 8:47:41 PM

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Venice planning commission:

As a resident of the Venetian GCC stated so profoundly,

“To Venice Planning Commission, enough is enough. Nature needs to be saved by elimination of more Venice building. Fox Lea Farms has a beautiful venue which generates quite a bit of interest due to its proximity and quiet surroundings (Waterford across the road & the natural land next to Fox Lea). Their horse shows are wonderful. Does it need to have more building right next to it? Does more of Venice's beautiful and diminishing natural land need to be plowed under for more housing? Your continued approval of more housing in Venice is deplorable. You are ruining a wonderful quiet city and creating traffic chaos, ruination of natural resources, animals without their natural habitat, and making our once beautiful city ugly. Your planning agenda does nothing but take more of our area and make it look like tenements, ie, Jacaranda's new construction, Laurel Road construction etc. Now you want to create another area of cement, no trees, and take away from nature's beauty. Please think about we voters and residents of Venice, natural resources, infrastructure, and your conscience before approving zoning and building changes.”

I could not agree more. I've seen Venice and the surrounding areas of Sarasota County (Jacaranda Blvd, Border Rd., Knights Trail, Laurel Rd, E. Venice Ave, etc.) develop to the point of totally degrading the appeal of these areas. I own two properties in Venice (Pelican Pointe in the county and a Venice property in Sawgrass). We don't leave the house much in season because of the traffic and crowded retail establishments, and so on. At some point we'll develop to the point of making our properties lose their value, not to mention the strain on water and other infrastructure. Please don't make us another Wellen Park model.

As a 30 yr. veteran, I've seen regions both domestically and internationally that were over-developed, and the resulting disasters created by greed and uneducated civic planning. Please reconsider further development cautiously before several of us are forced to leave an area we love, and one in which I've lived for 10+years.

Respectfully,

David Adams, Colonel, USAF, retired  
Sawgrass

**From:** [Deborah Siemens](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Fox Lea Farms/North Venice Neighborhood/Mike Miller Development June 18, 2024  
**Date:** Sunday, June 9, 2024 12:53:35 PM  
**Attachments:** [Image.png](#)

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Dear Planning Commission members,

I need your help and want to share my concerns about a rezoning request at the corner of Border and N. Auburn by Mike Miller Development and their lawyers in my neighborhood!

Fox Lea Farm produces horse shows in Venice on North Auburn Rd across from Sawgrass. They run 42 events yearly and are active more than 185 days yearly. They are one of the largest economic drivers in Sarasota County. They gained Sarasota County National recognition by receiving the SDM Sport's Tourism Champion Award. They have many days when people and horses visit and enjoy our area, which means many hotel nights and a large economic impact!

I am contacting you, the Planning Commission, to help create awareness of my City of Venice Public Hearing on June 18th at Noon that involves the property in attached photo/highlighted in yellow. The aerial picture denotes the property asking for a straight zoning change by highlighting it in Yellow. The Lawyers and Mike Miller Development are asking for RSF3. Compatibility is essential to me with this whole rezoning project and I am asking for each of you to deny this rezoning proposal.

This rezoning request creates much concern for me in regards to the following reasons I can see:

1. Compatibility to Fox Lea and my Neighbors.
2. Previously, on this same property, the Murphy Oaks plan was denied at the end of 2019 by the City Council with a plan that had 85 units.
3. RSF 3 is up to 5 units per acre. The property to the North of us is 39.82 acres. Does that calculate to up to 199 units? They are asking for the highest density per the Comprehensive Plan but have no plan to show us all. RSF 1 would be 2.5 units per acre, and RSF 2 would be 3.5 units per acre. They are asking for RSF 3 with no proposed plan.
4. At the January 2024 Neighborhood meeting the Lawyers for the Developer and Mike Miller Developer showed a "Conceptual" plan of 60 units. If the plan will be 60 units, then why do they need RSF3?

5. In June, when many of our neighbors are up north for the Summer, they are asking for a straight Zoning change with no site plan, giving no protections as to what the future development might be.

6. Horses and horses being ridden by riders need a large buffer and considerate timing of loud construction for their safety.

7. Sawgrass's residents are over 300 feet from Fox Lea's action. Waterford is a bigger buffer than that, and Venice Acres is even further. The new residents moving into this proposed development also need to be protected. They need a plan with a big buffer and wall. We need to know the future plan with this strong density ask of RSF 3 for everyone's protection.

8. During the January Neighborhood meeting, the audience asked when the next meeting would be to see the actual plan. They were told there would be no more Neighborhood meetings; the next chance to speak would be at City Hall when they filed something. Now is the time!

9. Again, Compatibility with Fox Lea and myself and my Neighbors, as Border Road and North Auburn Toad provide a quieter/tranquil and safer route to walk, run and bike.

I am asking for a denial of this plan by each of you, to provide the best plan for my neighborhood. I appreciate your reading my email and consideration to deny this rezoning plan.

Thank you!  
Deborah Siemens  
109 Terra Bella Ct  
North Venice, FL. 34275



Sent from my iPhone

**From:** [Elaine Lague](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** REZONING ISSUE  
**Date:** Saturday, June 8, 2024 10:16:58 AM

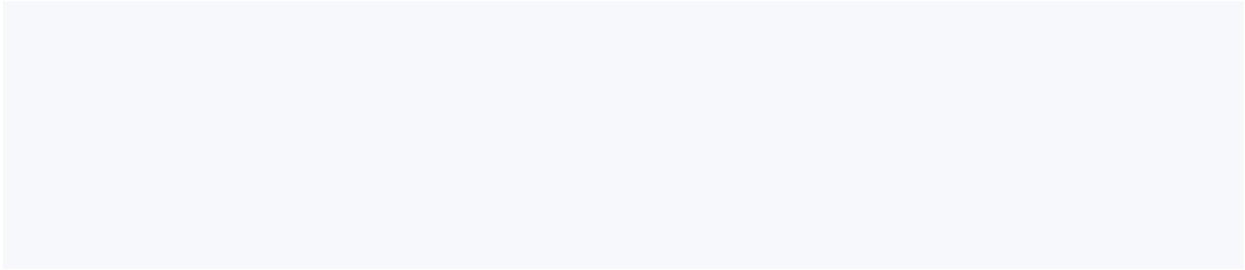
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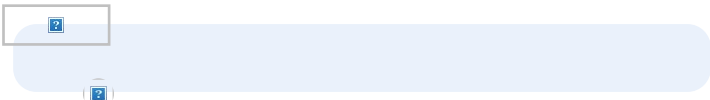
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For the following detailed reasons I raise a protest against this plan affecting Fox Lea Farm, North Auburn Rd across from Sawgrass .....

City of Venice Public Hearing on June 18th at Noon that involves the property to the North of Fox Lea Farm. We are posting pictures of the sign posted last weekend and an aerial view of the property trying to obtain rezoning. The aerial picture denotes the property asking for a straight zoning change by highlighting it in Yellow. They are asking for RSF3. Compatibility is essential. This rezoning request creates much concern for the following reasons we can see: (We are not lawyers, and this is only our understanding): 1. Compatibility to Fox Lea and our Neighbors 2. Previously, on this same property, the Murphy Oaks plan was denied at the end of 2019 by the City Council with a plan that had 85 units. 3. RSF 3 is up to 5 units per acre. The property to the North of us is 39.82 acres. Does that calculate to up to 199 units? They are asking for the highest density per the Comprehensive Plan but have no plan to show us all. RSF 1 would be 2.5 units per acre, and RSF 2 would be 3.5 units per acre. They are asking for RSF 3 with no proposed plan. 4. At the January 2024 Neighborhood meeting the Lawyers for the Developer and Mike Miller Developer showed a "Conceptual" plan of 60 units. If the plan will be 60 units, then why do they need RSF3? 5. In June, when many of our neighbors are up north for the Summer, they are asking for a straight Zoning change with no site plan, giving no protections as to what the future development might be. 6. Horses and horses being ridden by riders need a large buffer and considerate timing of loud construction for their safety. 7. Sawgrass's residents are over 300 feet from Fox Lea's action. Waterford is a bigger buffer than that, and Venice Acres is even further. The new residents moving into this proposed development also need to be protected. They need a plan with a big buffer and wall. We need to know the future plan with this strong density ask of RSF 3 for everyone's protection. 8. During the January Neighborhood meeting, the audience asked when the next meeting would be to see the actual plan. They were told there would be no more Neighborhood meetings; the next chance to speak would be at City Hall when they filed something. Now is the time!

Elaine Lague resident of Nokomis and resident of the area



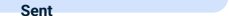


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Labels



1 of 164

## Fwd: REZONING ISSUE IN VENICE

2023 rental expenses

AVAST RECEIPTS

Home Depot

Ellen Lavigne <getmetoitaly@gmail.com>

10:09 AM (2 minutes ago)

HOME DEPOT gate

to printing commission

TOWES

Personal

For the following detailed reasons I raise a protest against this plan affecting Fox Lea Farm, North Auburn Rd across from Sawgrass .....

City of Venice hearing on June 18th at Noon that involves the property to the North of Fox Lea Farm. We are posting pictures of the sign posted last weekend and an aerial view of the property trying to obtain rezoning. The aerial picture denotes the property asking for a straight zoning change by highlighting it in Yellow. They are asking for RSF3. Compatibility is essential. This rezoning request creates much concern for the following reasons we can see: (We are not lawyers, and this is only our understanding): 1. Compatibility to Fox Lea and our Neighbors 2. Previously, on this same property, the Murphy Oaks plan was denied at the end of 2019 by the City Council with a plan that had 85 units. 3. RSF 3 is up to 5 units per acre. The property to the North of us is 39.82 acres. Does that calculate to up to 199 units? They are asking for the highest density per the Comprehensive Plan but have no plan to show us all. RSF 1 would be 2.5 units per acre, and RSF 2



New Message

REZONING ISSUE





**From:** [Gwen Kennedy](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Development north of Fox Lea Farms  
**Date:** Friday, June 7, 2024 8:13:14 PM

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Some people who received this message don't often get email from gwenkennedy936@gmail.com. [Learn why this is important](#)

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Dear Commission. My husband and I are residents of Waterford in Venice and are deeply dismayed at the vast amount of new housing that has now taken over Venice. But our latest outrage is that the proposed developer of the land north of Fox Lea Farms is asking for an approval without providing any parameters of their plan. I ask you - would each of you be okay with a developer building right beside YOUR home with no plan if the development will have 50 or 200 homes? I think not. Please protect our neighborhoods the same way you would protect yours.

Thank you  
Gwen Kennedy  
1666 Valley Drive  
Venice, Florida

**From:** [Joan Roscoe](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Save Fox Lea Farm!  
**Date:** Saturday, June 8, 2024 1:35:55 PM

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Some people who received this message don't often get email from jroscoe07@gmail.com. [Learn why this is important](#)

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There's a development planned that borders Fox Lea Farm. PLEASE SLOW DOWN THE GROWTH. Where's the smart growth plan? You do not work for the developers; you work for the citizens of Venice.

Allowing this development will significantly harm Fox Lea. They are a business that brings in tourists and mucho dollars for our community.

Joan Roscoe

**From:** [joanne Bertka](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Date:** Saturday, June 8, 2024 10:51:03 AM

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Some people who received this message don't often get email from joannebertka406@gmail.com. [Learn why this is important](#)

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Slow the development down. We need green corridors. We don't have the infrastructure in place to handle more people. If the area in question is to be developed, consider less density.

**From:** [kss920 \(null\)](#)  
**To:** [Planning Commission; foxleafarm3@aol.com](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Fox Lea Farm  
**Date:** Wednesday, June 5, 2024 12:53:22 PM

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I have “only” been a resident of North Venice (Laurel Road area) for 18 years. When we first moved here my girlfriend said we were living in the middle of nowhere. I realize progress is only natural, but in the past few years it has been like a snowball rolling down a mountain to over power everyone and everything that is in its path.

Please consider the “just say no” slogan to the developers who want to make that piece of property to the north of Fox Lea Farm in to more housing units. Do we not need to fill the units that are sitting empty all along Laurel, Border, Jacaranda and Venice Avenue just to mention a few?

Please consider what this will do to a small part of Venice that is still a piece of the country that has not been disturbed

Kathy Allen

Sent from my iPad

**From:** [Debbie Gericke](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Foxlea Farms  
**Date:** Friday, June 7, 2024 4:44:31 PM

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Some people who received this message don't often get email from 146bella@gmail.com. [Learn why this is important](#)

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Please do not all this to move forward. Enough development!

Thank you

Karl and Debbie Gericke  
146 Bella Vista Terrace

Kim Farrell  
Foxlea Farm  
• 2d •

Dear Neighbors, Hello from Fox Lea Farm! We hope all are well! We need your help and want you to have a chance to tell the planning commission your concerns about a rezoning request in our neighborhood! Fox Lea Farm produces horse shows in Venice on North Auburn Rd across from Sawgrass. We run 42 events yearly and are active more than 185 days yearly. We are one of the largest economic drivers in Sarasota County. The fun part is we are in South County! Go Venice! We gained Sarasota County National recognition by receiving the SDM Sport's Tourism Champion Award. We have many days when people and horses visit and enjoy our area, which means many hotel nights and a large economic impact! Then they leave after each show and go home. We are contacting our Neighbors to help create awareness of a City of Venice Public Hearing on June 18th at Noon that involves the property to the North of us. We are posting pictures of the sign posted last weekend and an aerial view of the property trying to obtain rezoning. The aerial picture denotes the property asking for a straight zoning change by highlighting it in Yellow. They are asking for RSF3. Compatibility is essential. In summary, please e-mail [planningcommission@venicegov.com](mailto:planningcommission@venicegov.com) with all concerns about this rezoning. This rezoning request creates much concern for the following reasons we can see: (We are not lawyers, and this is only our understanding): 1. Compatibility to Fox Lea and our Neighbors 2. Previously, on this same property, the Murphy Oaks plan was denied at the end of 2019 by the City Council with a plan that had 85 units. 3. RSF 3 is up to 5 units per acre. The property to the North of us is 39.82 acres. Does that calculate to up to 199 units? They are asking for the highest density per the Comprehensive Plan but have no plan to show us all. RSF 1 would be 2.5 units per acre, and RSF 2 would be 3.5 units per acre. They are asking for RSF 3 with no proposed plan. 4. At the January 2024 Neighborhood meeting the Lawyers for the Developer and Mike Miller Developer showed a "Conceptual" plan of 60 units. If the plan will be 60 units, then why do they

need RSF3? 5. In June, when many of our neighbors are up north for the Summer, they are asking for a straight Zoning change with no site plan, giving no protections as to what the future development might be. 6. Horses and horses being ridden by riders need a large buffer and considerate timing of loud construction for their safety. 7. Sawgrass's residents are over 300 feet from Fox Lea's action. Waterford is a bigger buffer than that, and Venice Acres is even further. The new residents moving into this proposed development also need to be protected. They need a plan with a big buffer and wall. We need to know the future plan with this strong density ask of RSF 3 for everyone's protection. 8. During the January Neighborhood meeting, the audience asked when the next meeting would be to see the actual plan. They were told there would be no more Neighborhood meetings; the next chance to speak would be at City Hall when they filed something. Now is the time! 9. Again, Compatibility with Fox Lea and our Neighbors. This all needs to be done smartly! We need a safe plan that is compatible with all of us! This needs to be done right! They have the right to ask to be rezoned, but it needs to be done right to give us all the protections we need. Please e-mail [planningcommission@venicegov.com](mailto:planningcommission@venicegov.com) with all concerns about this rezoning. They need to hear from the people (our community) affected by this rezoning. We also need to protect the future residents of the land to the North. They need a smart plan too! You are welcome to contact me anytime, Kim Farrell, Fox Lea Farm, [foxleafarm@aol.com](mailto:foxleafarm@aol.com), [foxleafarm.net](http://foxleafarm.net) Thank you for reading our letter! - Kim

**From:** [eve34293](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** FW: Rezoning at Corner of Border Rd and North Auburn Rd  
**Date:** Wednesday, June 5, 2024 3:12:03 PM

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Sent via the Samsung Galaxy A53 5G, an AT&T 5G smartphone

----- Original message -----

**From:** Kristie Adams <[eve34293@gmail.com](mailto:eve34293@gmail.com)>  
**Date:** 6/4/24 7:15 PM (GMT-05:00)  
**To:** [kristie@allamericanpurification.com](mailto:kristie@allamericanpurification.com)  
**Subject:** Rezoning at Corner of Border Rd and North Auburn Rd

Hello,

I am writing to this commission in regard to the rezoning of the area of Border Rd and North Auburn Rd in Venice. The area that is in question does have many other multi home communities being built very quickly which puts a strain on many local infrastructure as well as the local wildlife in the area. These communities require pristine grass and landscaping which is being watered by well water while the homes, duplexes and apartment buildings themselves have city or municipal water. The excessive watering to maintain the appearance of perfection in these areas uses the available water from the aquifers and lowers the water tables causing the homes around the area who rely on well water to suffer and have no water. I work at a local water treatment company and have seen this issue over and over again every year especially in the areas of Venice Acres, Mission Valley, Sorrento Ranches and the surrounding neighborhoods.

I am a local Venice resident and have been since 1989. I have watched this area be built up and change over the years. While I agree that building new homes, schools and businesses is a necessity for our town to grow, I think that there are many things to take into consideration when in the planning and timing stages. Many of the long standing residences, businesses, woodland areas and roads are being affected by this growth.

My concern for this specific land in question for rezoning is the strain on Fox Lea Farms. Fox Lea Farms has been a long standing business and is recognized nationally as a leading equestrian farm that has brought Venice many years of joy, entertainment, education, business and recognition. My concern is not only for the disruption of the many events this farm has but also for the well being of any animals on/at this farm. Not only will clearing the local woodland area push the wildlife into finding different areas to inhabit which could be



hazardous, the noise pollution from construction equipment and crews will disrupt events at the farm and disturb the animals that are housed there.

In conclusion, I ask that the planning commission look into all facets of possibilities, issues, and concerns that your community has in regard to this rezoning matter.

Thank you,  
Kristie Adams

**From:** [LD Gunkel](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Parcel # 0399040001  
**Date:** Wednesday, June 5, 2024 11:50:11 AM

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Concerns regarding Parcel #0399040001 Address 0 Boarder Rd.

I am against the rezoning of the above parcel to RSF3. It was a big enough issue back when in 2019 when it was denied 80 units on that property. Then it was agreed for 60 luxury units on that corner. Now they want up to 199 units which is ridiculous. That number of units impact the entire area. Way of life and traffic not to mention the wildlife that will be displaced.

Currently I believe Mike Miller has 3 projects on E Venice Ave and is having difficulty selling these units. Why would the planning commission even consider this rezoning request?

Thanks for considering my issues.

Diana & Larry Gunkel  
374 Marsh Landing Way  
Venice FL 34292  
Sawgrass  
Sent from my iPhone

**From:** [LORRAINE BEST](#)  
**To:** [Planning Commission](#)  
**Cc:** [Ronald Smith](#); [Board and Council Messages](#)  
**Subject:** BORDER ROAD ZONING (corner of North Auburn)  
**Date:** Tuesday, June 4, 2024 7:29:00 AM  
**Attachments:** [Outlook-fyhpfons.png](#)

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I am 100% against changing the current zoning at your meeting on June 18th. Let the owners build per current zoning . This is one of the only open areas left in Venice let's not destroy what little we have left. How many tract home developments do we need? There are plenty sitting on the market now for months! Plenty for sale here . We don't need any more homes on postage stamp lots. Please consider the people when you vote. Thank you for listening.

**Lorraine Best**  
Realtor



**CELL: 732.547.9447**  
**OFFICE: 941.499.3291**  
**EMAIL: LBEST@MSN.COM**

**The Best Team**



1990 MAIN STREET SUITE 750 SARASOTA, FL 34236

**From:** [Mary Abbruzzese](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Re-zoning by Fox Lea Farms  
**Date:** Sunday, June 9, 2024 2:21:42 PM

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To Planning Commission,

Enough is enough. Nature needs to be saved by elimination of more Venice building. Fox Lea Farms has a beautiful venue which generates quite a bit of interest due to its proximity and quiet surroundings(Waterford across the road & the natural land next to Fox Lea). Their horse shows are wonderful. Does it need to have more building right next to it? Does more of Venices beautiful and diminishing natural land need to be plowed under for more housing?

Your continued approval of more housing in Venice is deplorable. You are ruining a wonderful quiet city and creating traffic chaos, ruination of natural resources, animals without their natural habitat, and making our once beautiful city ugly.

Your planning agenda does nothing but take more of our area and make it look like tenements; ie, Jacarandas new construction, Laurel Roads construction etc. Now you want to create another area of cement, no trees, and take away from natures beauty.

Please think about we voters and residents of Venice, natural resources, infrastructure, and your conscience before approving zoning and building changes.

Cordially,  
Mary Abbruzzese

**From:** [Michael Lesshafft](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Rezoning at corner of Border and Auburn  
**Date:** Monday, June 10, 2024 2:36:36 PM

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Some people who received this message don't often get email from mlesshaf@hotmail.com. [Learn why this is important](#)

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Why does this property need to be rezoned? There are no current plans that the citizens have been made aware of and the developer is requesting the densest zoning. Have any of the commissioners even considered the traffic issues for those two small roads. There are already new developments on Border on the other side of the interstate. How are those roads going to handle all that new traffic? Plus, have you considered how this new zoning will affect Fox Lea farm? They are a well established resident in the neighborhood that brings considerable monetary value to the community with there numerous horse shows. Is the city willing to risk the loss of that revenue stream to develop who knows what right next door. Think this through people. A large development on that location makes no sense whatsoever. Wasn't a previous zoning change denied for that same parcel of land? What is different today, other than the entire area is more densely populate.

Please do not approve the zoning change or development.

Thanks for reading my concerns

Michael Lesshafft  
2483 Terracina Drive  
Venice, FL 34292

**From:** [Nancy Short](#)  
**To:** [Planning Commission](#); [foxleafarm@aol.com](mailto:foxleafarm@aol.com)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Fox Lea Farm  
**Date:** Sunday, June 9, 2024 4:15:17 AM

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Some people who received this message don't often get email from [nancyhshort@yahoo.com](mailto:nancyhshort@yahoo.com). [Learn why this is important](#)

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To Whom It May Concern:

I am writing as a concerned citizen regarding changing the zoning on the property north of Fox Lea Farm.

I live in Venice Palms which is located south of Fox Lea Farms off Venice Ave. I experience all the traffic coming from Jacaranda Roundabout and down Venice Ave. Many people use Auburn Road as a cut through to Border Road. This area is being over developed. The natural beauty of the area has changed in the 7 years we have lived in Venice.

I understood it was originally approved for 60 units, but now the developer has requested a change of up to 199 units. This sounds familiar as another new development next to Venice Palms is being built. It too, had it's zoning change to accommodate additional units. The Venice Palms community protested the number of units but the planning board approved it after a very vocal meeting where over 50 of the residents attended and spoke on behalf of not approving.

The noise and dirt from the construction of this property has been greater than anyone could have expected. Residents are concerned about their home's foundations and pools due to the vibrations of the heavy equipment. Their televisions sets feel as thou, they will fall off the wall. Even with water trucks spraying water, the dirt generated from the construction is overwhelming. I can't imagine how the horses will be able to deal daily with the noise level and vibrations from 7am-5pm while constructing and then going forward.

Fox Lea Farms is a wonderful, family attraction. Our family attends the events at Fox Lea Farm and just last week our family went to the High Jump competition. My granddaughter is an equestrian and absolutely loves Fox Lea Farm. They travel from Massachusetts and Fox Lea Farm is one of the highlights of their trip. Spectators are able to walk the property and view the horses in the stables.

Please do not ruin it destroying more land which is in close proximity to an equestrian center. Make the right decision by limiting the number of units. Be fair to the residents and animals that already live here.

Thank you.

Nancy Short  
Venice Palms

Venice

**From:** [Rachel Szabo](#)  
**To:** [City Council](#); [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Opposition to Rezoning Proposal to RSF3 near Fox Lea Farms  
**Date:** Wednesday, June 5, 2024 9:44:41 AM

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Dear Commissioner,

I am writing to express my strong opposition to the proposed rezoning of the property next to Fox Lea Farms to RSF3 instead of RSF1. This change to allow for denser single-family housing will significantly alter the character of our neighborhood, increase traffic congestion, and strain our local infrastructure and public services. The RSF1 zoning will preserve the unique, spacious, and family-friendly environment that residents deeply value. I urge you to reconsider this proposal and maintain the RSF1 zoning to protect the integrity and quality of life in our community.

Sincerely,  
Rachel Szabo  
580 Treasure Rd, Venice, FL 34293



**From:** [Cook7227@aol.com](mailto:Cook7227@aol.com)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Border Road and North Auburn Road - opposed to rezoning  
**Date:** Tuesday, June 4, 2024 2:48:43 PM

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Please do not rezone this land for more housing. We have little to no farmland left in this county. We do not need any more houses or developments and we already have too many people here and our infrastructure is certainly not enough. NO MORE REZONING!!!

Thank you,  
Renee Cook

**From:** [RITA WATKINS](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Fox Lea Farm & Surrounding areas  
**Date:** Tuesday, June 11, 2024 6:31:19 AM

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Dear Planning Commission:

It's time to realize that damage the proposed building project next to Fox Lea Farm will cause. Fox Lea Farm has been an important part of revenue to the city of Venice for years, beginning in the 80's but more importantly-it's a venue known throughout the country for it's wonderful facilities and area accommodations for those competing at their horse shows.

We live very close to Fox Lea Farms (in Waterford) and attend many of the shows with our friends and neighbors each year. It's a wonderful place and to be able to experience and see the competition and the beautiful horses. PLEASE DO NOT APPROVE THIS CHANGE. It will impact Fox Lea Farms with building noise. These are refined, well bred horses and will be affected by the sound effects of close range construction and living density. Now is the time for the commission to "step up" and stop these developers from ruining ANOTHER area and important business in our city.

How can you vote down the density building in this property one year and then consider a HIGHER density with a new development? If approved, this is Venice City government at its worst.

Thank you,  
Rita Watkins  
Brenner Park Dr, Venice  
Sent from my iPhone

**From:** [Timmi Cabe](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Zoning  
**Date:** Tuesday, June 4, 2024 1:12:04 PM

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It's sad the community has to deal with this! The building of more homes on the corner of border is just too much! It's time to stop!! The housing is taking over everything and just bringing more people who truly can't afford this style of living! What's going to happen is most those homes will end up empty after they are taken back from the banks. Then it's just wasted land! How about we take that land and teach the students what farming and survival is all about. Your decision to take away farm land is only hurting the children in the area! You are taking away so much just for more cracker boxes. What about hurricanes? What are we going to do when all those cracker boxes are destroyed? Where are those family's going? Sit back and think about this? We are still trying to come back from a major hurricane and looks like it's going to be another busy season.... How can you want more construction when they can not even keep up now.... Please stop building more homes! Fix the broken ones for once!!

**From:** [belisarius96](#)  
**To:** [Planning Commission](#)  
**Cc:** [foxleafarm@aol.com](mailto:foxleafarm@aol.com); [Board and Council Messages](#)  
**Subject:** Rezoning at the I75 and Border Road  
**Date:** Wednesday, June 5, 2024 12:32:06 PM

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I want it to be known that I oppose any rezoning that makes our community more difficult to live in. From what I've read from Fox Lea Farm, you may be driving a thriving business out of our area. I'm also concerned about how difficult it will be to travel out of and go about our daily business in the Venice area now. Over development in our area already causes mid day traffic jams on I75.

Tony DiCarlo  
Venice Florida

Sent with [Proton Mail](#) secure email.

**From:** [Paul LaBarre](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Proposed Mike Miller zoning request  
**Date:** Wednesday, June 12, 2024 1:46:52 PM

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We are residents in the Sawgrass development on North Auburn Rd in Venice and it has come to our attention that developer Mike Miller is requesting a zoning change to RSF-3 for property at the corner of North Auburn and Border Rd.

We are asking that you reject this proposal for the same reasons as the Murphy Oaks project, which we believe was for only 85 units. If this project contains 39+ acres and the zoning would be for 5 units /acre, that could mean 195 units ? That would create serious harm regarding water usage, additional traffic and especially the impact of Fox Lea which is one of the largest income drivers in our Sarasota County.

At some point, and hopefully starting now, our Venice government needs to seriously take control of the unbridled growth. Please begin putting residents' concerns over developers' financial greed.

Thank you for your consideration

Susan & Paul LaBarre  
724 Egret Walk Lane  
Venice, FL 34292