

From: [Kevin Shepard](#)
To: [City Council](#)
Subject: Stop annexation Jaccaranda corridor
Date: Monday, August 19, 2019 12:25:36 PM

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

This is to request that Venice City Council cease the approval of annexation to the COV limits. The adverse environmental, traffic and financial costs have not been managed. Those council members who have promised to balance or moderate growth be on notice. You do not appear to be honoring your promises.



[before and after.jpg](#)

Kevin Shepard
1523 Waterford Drive

From: [Mike Rafferty](#)
To: [John Holic](#)
Cc: [City Council](#); [Lori Stelzer](#)
Subject: Preserve the Knights Trail Neighborhood for Non Residential Use
Date: Wednesday, August 21, 2019 6:08:43 AM

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Good Morning John,

Today's Trib runs an article (see attached) on the significance of preserving land for non -residential use to provide economic benefits and a diversification of land use and tax base.....the "life-blood" of a community's economy.....commercial/industrial taxpayers.

COV NEEDS TO PRESERVE THE KNIGHTS TRAIL NEIGHBORHOOD FOR NON RESIDENTIAL USE AS MANDATED BY THE COMP PLAN.

Please act accordingly as you consider annexations on Aug 27, 2019. Annexations are a legislative process so feel free to interact with your constituents on this prior to the meeting.

They will be voting in November.

Regards,

Mike Rafferty

Manatee aims to lure more industry

Demand for residential development may claim land eyed for attracting more industry to county

By Dale White

dale.white@heraldtribune.com

MANATEE COUNTY — If northwest Manatee County is to attract more industry between Port Manatee and Interstate 75, it needs a brand and marketing strategy that can be used to promote the area's assets, such as available land. The county may also need to make advance investments in more infrastructure, such as utilities.

The county's efforts to attract employers to an area where opportunities

exist for more manufacturing and distribution centers have not been without some successes — namely, Air Products and Chemicals, Allied New Technologies, Thatcher Chemical of Florida and FedEx.

Even so, commissioners are concerned because Manatee is losing large industries to Hillsborough and Polk counties.

Although north Manatee is still largely zoned agricultural and residential, getting properties rezoned for industry is not the obstacle, Commissioner Betsy Benac, a former planner in the public and private sectors, said. "Zoning is not an incentive. You know what is? Infrastructure is an incentive."

"We are missing out on major development," Commissioner Vanessa Baugh said. "We need infrastructure. We need (improvements) to Buckeye Road," a narrow truck route with an intersection at U.S. 41 that commissioners say needs to be redesigned.

"We need jobs, and this seems like a logical place to have jobs," Commissioner Priscilla Whisenant Trace said

See **INDUSTRY, B6**

INDUSTRY

From Page B1

of the northwest quadrant of the county.

Commissioners examined a 6,700-acre area between Port Manatee and I-75 and between the Hillsborough County line to south of Buckeye Road. Consultants said an area closest to Port Manatee and flanking U.S. 41 includes about 3,500 acres of available land and access to existing infrastructure.

Yet infrastructure, especially utilities, is lacking in areas extending east toward I-75 where more expansive tracts could be available. Any interests in bringing industry into that area can expect to encounter increasing pressures to expand residential development

from still-growing Parrish.

Diane Chadwick, a consultant with the Stantec planning firm, referred to an example in Plant City. The municipality extended infrastructure, at its expense, to an area where it wanted to encourage industrial development. With the roads and utilities in place, that private investment came later — 6 million square feet of planned and completed construction with 6,000 jobs to be created over about 10 years. Those investors include a recently announced 800,000-square-foot Home Depot distribution center.

Chadwick noted that Polk County is finding fewer opportunities to accommodate industrial developers as its areas in vicinity of Interstate 4 get built out.

Even though it has built a 1 million-squarefoot distribution center in Ruskin, online retailer Amazon is reportedly still searching for sites for more facilities because of its commitments to customers for fast delivery, Chadwick noted.

The commissioners want more time to review a detailed study by the Stantec firm about development opportunities and setbacks in the area. They will schedule an informal discussion about the realignment of Buckeye Road and plans to market the northwest sector of the county to potential employers.

"Let's figure out how we move this needle forward," Benac said.

----- Forwarded message -----

From: **Mike Rafferty** <mer112693@aol.com>

Date: Wed, Aug 21, 2019 at 9:13 AM

Subject: Fwd: Ref 3 VENICE TAX RATE UP 44% OVER RECENT YEARS - NO MORE ANNEXATION FOR RESIDENTIAL USE

To: <mer112693@aol.com>

This is an e-blast to grass roots folks like yourselves in the Venice Tax Watch group of interested residents.

Council is considering annexations on Aug 27, 2019 to convert 500 acres of County land zoned for 100 roof tops to 2,000 roof tops in the City (see attached). Some of the incompatibility issues of the proposal include: noise from I-75 and County Gun Range not compatible with residential use.....Comp Plan dictates nonresidential use for the Knight Trail Neighborhood which these parcels are a part of.

As far as the Comp Plan (see attached).....this part of North Venice is needed/intended to support commercial/industrial activity to stabilize our tax rate. The 9 year plan implemented by the current administration to build roof tops to enhance our financial stability is not working....our ad valorem tax rate during that time has increased from 3.00 to 4.32.....

44%

WRITE COUNCIL NOW TELLING THEM.....

FOLLOW THE COMP PLAN....NO MORE ANNEXATIONS FOR RESIDENTIAL USE.....WE NEED COMMERCIAL/INDUSTRIAL USES TO STABILIZE OUR TAX RATE WHICH HAS GONE UP 44% SINCE 2010! REMIND THEM YOU WILL BE VOTING THIS NOVEMBER!

Council e-mail

citycouncil@venicegov.com, jholic@venicegov.com, LStelzer@Venicegov.com

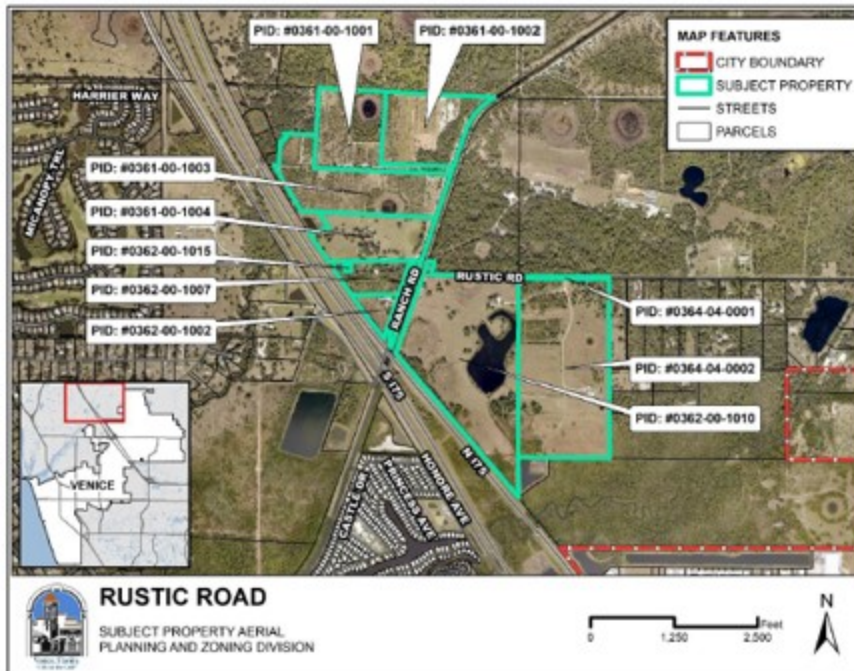
Local media

ggiles@venicegondolier.com, earle.kimel@heraldtribune.com, fabbuzzino@yahoo.com

be sure to include your name.....otherwise you get the generic response....dear unsigned!

Mike Rafferty

Coordinator, Venice Tax Watch

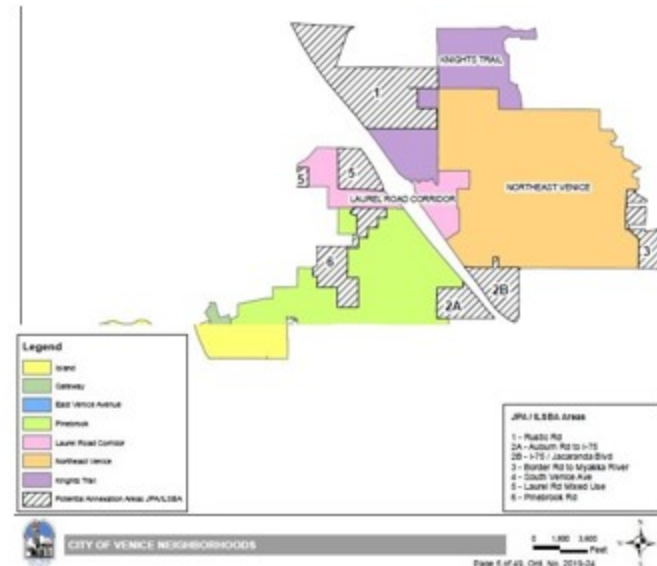
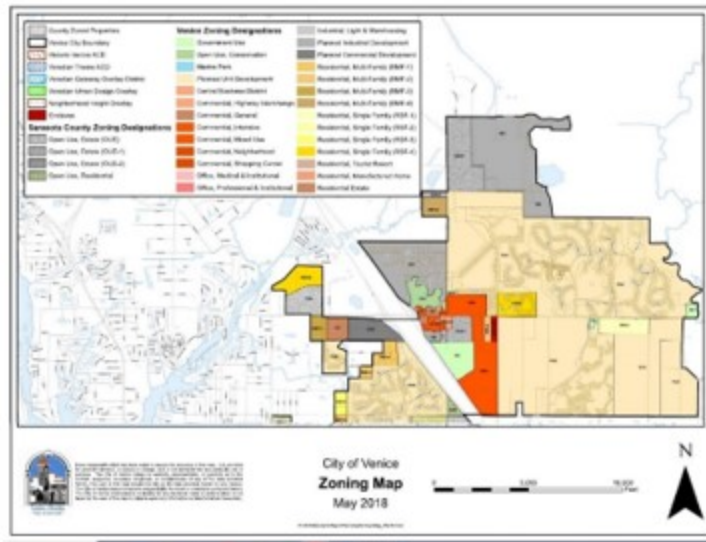


Rustic Road.....319 acres.....current zoning OUE, agricultural use....with another big cell tower which Venice must accept...noise issues from I-75 traffic to the west and County Gun Range next door.....traffic at Laurel Rd intersection exceeds capacity....Comp Plan Land Use Strategy designates this area in the Knights Trail Neighborhood for non-residential use



Hurt Property.....214 acres.....current zoning OUE, agricultural....vegetated and working as the “lungs” for this intensely developed part of Venice...same noise and traffic capacity issues as Rustic Road parcel.....proximity to COV Commercial/Industrial Park makes residential use incompatible.....Comp Plan also says intended use is non-residential in Knights Trail Neighborhood

Aug 27, 2019 Venice City Council will consider Annexation of 500+ acres of County Land zoned for 100 roof tops (Open Use Residential – 1 unit per 5 acres) into Venice City Limits and build 2,000+/- roof tops!



Strategy LU-KT 1.1.5 - Housing

Due to the nature of the Neighborhood and the adjacent residential opportunities in both the Laurel Road and Northeast Venice Neighborhoods the City does not support the conversion of non-residential lands for residential uses.

Strategy LU 2.2.1 - Industrial Development

The City shall promote and maintain industrial areas, specifically the Knight's Trail area, that provide for the manufacturing of goods, flex space, and research and development that are attractive, compatible with adjoining non-industrial uses, and well-maintained.

Zoning and Land Use Considerations for the Northeast Corridor of Venice

The Northeast Corridor of Venice is an Entity unto itself and a composite of Residential (Northeast Venice Neighborhood) and Commercial/Industrial (Knights Trail Neighborhood). For the financial stability of Venice, that mix must be maintained.

Knights Trail Neighborhood is adjacent to the Interstate and the County Gun Range.....NOISE GENERATORS not compatible with Residential Development. Comp Plan Land Use Strategy provides for Knights Trail Neighborhood to be used for non-residential purposes. Makes sense to stabilize our Tax Rate which has exploded 44% as our 9 year residential growth has continued at an unsustainable rate.

From: [Lori Wedge](#)
To: [City Council](#); [John Holic](#); [Lori Stelzer](#)
Cc: ["Paul Wedge"](#); ["Mike Rafferty"](#)
Subject: Aug 27 2019 Proposal for Annexation to Convert 500 Acres of County Land for Residential Use
Date: Wednesday, August 21, 2019 11:18:16 AM

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Dear Council Members:

My husband and I are both residential and small business owners, and have watched our ad valorem tax rate increase by 44% over the past 9 years due to unregulated county/city policies (*Read: increases to county/city revenue with no benefit to the taxpayer*) – but an issue for another time. Your proposal to annex and convert land for (low income) housing that was initially and rightfully zoned for commercial/industrial activity will not only contribute to the rising ad valorem tax rates but result in corollary increases in the *Crime Rate* (see Naples & Ft. Meyers). This proposed situation is UNACCEPTABLE. This proposal is not aligned with the approved Comp Plan that was developed to support and stabilize our tax rates. This proposal will create both financial and operational hardships for small businesses and residential homeowners like us. We vehemently oppose this measure for a myriad of financial, operational and community safety reasons (*Read: FACTS - irrespective of the impact of politics*). Consequently, we request you not go forward with it to cause such a hardship(s) to your constituents. We are active members and voters in the Venice community.

Respectfully,

Lori and Paul Wedge
Managing Partners and Homeowners
Semper Fi Accounting Services LLC
647 Pond Willow Lane
Venice FL 34292
T: 757-377-1177

From: chanley624@gmail.com
To: [City Council](#)
Subject: Proposed zoning for house building
Date: Wednesday, August 21, 2019 12:12:41 PM

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I am opposed to 2000 homes proposed to be built on/near Knights Trail. Tax rate in Venice has increased 44% in the last few years. Industrial usage would bring more revenue S well as stop the oppressive crowding and road problems. There are way too many homes being built than originally were planned for. Water problems will result from this overbuilding.

Claudia Hanley

Sent from my iPhone

From: [John Holic](#)
To: [Kevin Shepard](#)
Cc: [City Council](#)
Subject: RE: Rustic-Hunt Annexation vote
Date: Wednesday, August 21, 2019 2:46:48 PM

Dear Mr. Shepard,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice
Office (941) 882-7402
Cell (941) 303-3357

From: Kevin Shepard [mailto:kevshep26@gmail.com]
Sent: Wednesday, August 21, 2019 2:07 PM
To: John Holic <JHolic@Venicegov.com>
Subject: Rustic-Hunt Annexation vote

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Hello John

I thought you were committed to moderate growth that respects the COV Comp plan. Is that what you believe is going on in the Jaccaranda- Knights Bridge Corridor?

I think you should vote against annexing Rustic - Hunt properties for residential. Commercial-industrial would be better and no COV approval might be best.

I believe if you put the Rustic - Hunt application to a referendum of COV voters it would fail as currently proposed.

Its near the County dump.and gun range and county utilities. It's farthest from COV service connections and locations.
Vote for something better please.

Kevin Shepard
1523 Waterford Drive

From: [Mike Rafferty](#)
To: johnj.jonesiv@yahoo.com
Cc: kevshep26@gmail.com; City Council; John Holic; [Lori Stelzer](#)
Subject: Re: Ref 5 VENICE TAX RATE UP 44% OVER RECENT YEARS - NO MORE ANNEXATION FOR RESIDENTIAL USE
Date: Thursday, August 22, 2019 8:14:01 AM
Attachments: [historic 2020 value and millage.pdf](#)

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Hi John,

This is an election year, and yes, the tax rate will not be going up.....but your taxes may due to any increase in your assessed value.

The City is using reserves and borrowing to keep the tax rate the same as last year. From an economics viewpoint, this is budgeting with a structural deficiency.....using reserves and borrowing when the economy is in good shape.

Attached is some historical data on tax rate/assessed value. You see the rate increases over the period and the assessed values decline for the first few years then make a considerable recovery. The issue is that with a broadening of the tax base, one would expect more stability in the tax rate. Not happening as all the new "roof tops" are not paying their way.....we need industrial/commercial growth to off set the residential growth.

Kevin Shepard is my go-to man on City Finances and you may want to contact him. His e-mail address is in the "cc" heading.

Stay tuned and we need your support!

Regards,



-----Original Message-----

From: John Jones <johnj.jonesiv@yahoo.com>
To: Mike Rafferty <mer112693@aol.com>
Sent: Wed, Aug 21, 2019 12:20 pm
Subject: Re: Ref 5 VENICE TAX RATE UP 44% OVER RECENT YEARS - NO MORE ANNEXATION FOR RESIDENTIAL USE

I have corresponded with the city council and they claim taxes will not be increased. Is that right?

Best regards,

John J. Jones, IV
(852-6146-2809)

Sent from my iPhone!

> On Aug 21, 2019, at 9:15 AM, Mike Rafferty <mer112693@aol.com> wrote:
>

> -----_Part_851710_409608752.1566393353178

> Content-Type: text/plain; charset=UTF-8

> Content-Transfer-Encoding: quoted-printable

>

> This is an e-blast to grass roots folks like yourselves in the Venice Tax W=
> atch group of interested residents. =C2=A0 Council is considering annexati=
> onson Aug 27, 2019 to convert 500 acres of County land zoned for 100 roof t=
> ops to2,000 roof tops in the City (see attached).=C2=A0Some of the incompat=
> ibility issues of the proposal include: noise fromI-75 and County Gun Range=
> not compatible with residential use=E2=80=A6=E2=80=A6.Comp Plandictates no=
> nresidential use for the Knight Trail Neighborhood which theseparcels are a=
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> is part of North Venice is needed/intended to supportcommercial/industrial =
> activity to stabilize our tax rate.=C2=A0 The 9 year plan implemented by th=
> e currentadministration to build roof tops to enhance our financial stabili=
> ty is notworking=E2=80=A6.our ad valorem tax rate during that time has incr=
> eased from 3.00 to4.32=E2=80=A6=E2=80=A6 =C2=A0

From: [Jerry Jasper](#)
To: [Mike Rafferty](#)
Cc: [City Council](#); [John Holic](#); [Lori Stelzer](#)
Subject: Continued Misinformation _ Annexation and Rezoning
Date: Sunday, August 25, 2019 6:49:35 PM

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Mr. Rafferty,

One more email relative to your canned email campaign to the Mayor and City Council and I will put my keyboard down for the day. I must admit, I cannot keep up with all the misinformation you are putting out to our Venice citizens.

Regarding your 44% millage increase over the 9-year "residential growth" period, may I ask why you picked the "9 years" going back to 2010? Could it be that particular 9-year span gets you the maximum percentage increase compared to any other time period? Going back to 2005 would have provided a much lower percentage increase and going back to 2000 or 2001 would have provided no meaningful increase whatsoever. How convenient, especially since the "residential grow period" to which you refer actually started about 2003 and collapsed in 2009, not again commencing until two or so years ago. Believe the old adage "There are lies, damned lies, and statistics" just might apply here.

Why did you include the Debt Service Millage in your calculations? This millage rate should not be considered when looking at operating cost impacts. In fact, this particular Debt Service Millage rate is a good example of how the new homes that went on the tax rolls actually lowered the tax rate. A portion of Debt Service Millage covers the cost of the repaving and other related work of the downtown Venice streets. Not one dime of repaving was spent in North Venice. Yet homes and businesses in this area were taxed just the same and I might add, Northeast Venice supported the Bond Issue even though they received no direct benefit. If these new homes and businesses did not exist, the Bond Issue amount would have been the same but the repayment divided amount fewer homeowners/businesses, increasing the cost of other homeowners.

The homes being built in North Venice over the past 16 years or so and those now being planned are net providers to the City's budget. That is, they pay more in ad-valorem taxes than they consume in services. How is that, you ask?

First, being gated communities, they have private roads which are maintained by the homeowners. Yes, constructed and maintained at no cost to the City. In fact, there may not be one City maintained road in all of the Northeast Venice and Knights Trail Neighborhoods. The thoroughfares are County and residential streets are all private. This very point reminds me of one of the major reasons we supported the Rustic Road annexation and that is the developer will be required to upgrade and extend Rustic Road to Honore, providing a second route from Knights Trail outward and hopefully relieving traffic on Knights Trail.

Impact Fees are paid on every new home in Venice. Using Park Impact fees as an example, several million dollars collected over the past 16 years or so, has been generated by new homes in North Venice. Yet not one dime of those impact fees has gone for a new park in our area. Yes, we have a Myakka River Park with the land provided by the VG&RC developer, created by the Peace River Authority and maintained by the County. That's it. The fees have gone elsewhere in the City.

Again, being gated communities, the roads are not patrolled by the VPD, yet we gladly pay our full share to support our police force.

Taxable home values are above average meaning the annual amount paid in ad-valorem taxes per unit is above the average, yet services provide are at or below that provided to those owning average or lower value homes. We gladly pay based on an ad-valorem basis but just hate to be told we are a burden on the City.

I have been told that the City would have had to raise the millage rate for 2020 had it not been for the new homes built in North Venice. You don't believe it. That might be a good project for Venice Tax Watch, remembering "there are lies, damned lies, and statistics".

Let me address the portion of your canned message being set by many at your request to the Mayor and City Council regarding the GCCF approval. Your message is GCCF should not have been rezoned from "non-residential to residential" so as to keep the number of dwelling units down. Under the previous zoning, 1,734 dwelling units were to be constructed in the GCCF. Under the new zoning, the maximum number is reduced to 1300 or 494 less. Yet you state the rezoning caused all additional residential units? Can you help me out here? The "There are lies, damned lies, and statistics" adage can't even be stretched enough to be applied here.

All the annexation and rezoning approvals that are happening today were established and made available to the developers under a previous City Council and Mayor via the 2010 Comprehensive Plan and the JPA Agreement executed with the County in that same year. The 2017 Comprehensive Plan actually decreased the maximum number of residential units allowed within the City. Short of exposing the City to damages under the Bert Harris legislation, I am not aware of any instance where a developer could have been denied their request for residential construction at the density applied for without the risk of a lawsuit against the City. As to annexation, I do believe the City could deny a request but I am not certain of the legal exposure if that happens. Assuming they do deny, the developer has the same development rights established by the Future Land Use Maps and therefore, could simply build under the County's rather than City's jurisdiction, with the major difference being the ad-valorem tax money is lost.

So many bits of misinformation to address but so little time to do it in!

Enough for today. Have a nice evening!

Jerry Jasper

From: [Joanne Grasso-Prisco](#)
To: [City Council](#)
Subject: Residential annexation
Date: Thursday, August 22, 2019 11:57:53 AM

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Please follow the comp plan for industrial development on knights Trail rd. My name is Richard & Joanne Prisco live at 183 toscavilla blvd no. Venice,34275 can you respond to richiecr@aol.com
Sent from my iPad

From: [Mike Rafferty](#)
To: [John Holic](#)
Cc: [City Council](#); [Lori Stelzer](#)
Subject: Annexations on 8/27/19 Council Agenda
Date: Thursday, August 22, 2019 11:59:46 AM

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

Good Morning John (again),

More thoughts on Annexations in North Venice

Just received a response to a records request on the Ajax property purchase....interesting reading as Lori did her usual intense research and provided 18 files.

Here's what I found:

Bottom line.....COV owns critical land acting as a buffer between Residential Development and the Ajax Industrial/Commercial operations in the Knights Trail Neighborhood of the COV Northeast Corridor.

Emphasizes the need to keep residential development away from non-residential operations in the Knights Trail Neighborhood of Venice. Demonstrates incompatibility of annexing residential land into the Knights Trail Neighborhood.

Details.....

Purchased through Public Hearing at Council Meeting on 5/24/2016 for \$785,000....funds to come from Utility Dept with City reimbursing them for portion not used at a later date.

Included 39 acres, 34 acres plus a bonus 5 acres which were by a pre-annexation agreement intended to be deeded to the City (but never done).

At the time of purchase, land was (per Title lawyer).....

Located within the Gene Green Sector of the City's Comprehensive Plan. This Sector is designed to accommodate earthmoving, mining, material extraction, sorting, processing and loading, asphalt production, manufacturing, recycling and other components of asphalt production, stockpiling, concrete/cement and related production, water resource storage and production, stormwater management, and/or native habitat preservation/mitigation. In order to use the property for some other purpose, it will be necessary to amend the Comprehensive Plan and rezone the property accordingly. Policy 16.26 of the City's Comprehensive Plan requires a reclamation plan as part of the amendment process.

Discussion by Council on 4/28/2016

"..... conflicting views on the use of the property, rezoning, comprehensive plan, public input, and a portion of the property to be used by Utilities and possibly Public Works, and freeing up space in the Seaboard area

Also considered at the time of purchase.....Intended use for a utility water pumping station which apparently brings with it some noise issues which prompted thoughts that a citizen stakeholder group be created to come up with suggested uses of the property.

Regards,

Mike Rafferty

From: [WAYNE ROGERS](#)
To: [John Holic](#); [City Council](#); [Lori Stelzer](#)
Subject: RE: August 27 City Council Meeting Considerations
Date: Friday, August 23, 2019 11:54:54 AM

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As a resident of Venice, I have major concerns with the City Council considering annexation of 500 acres of county land that is zoned for only 100 roof tops to be changed to accommodate 2000 roof tops! I urge you to follow the Comp Plan and not annex more property for residential use. We need commercial/industrial businesses to stabilize our tax rate which has increased 44% in just the last 9 years! The nine year plan implemented by the current administration of adding more roof tops to stabilize our tax rate is not working as we have seen our ad valorem tax rate increase from 3.00 to 4.32.

I plan on voting this November. My vote will definitely depend on your decision on August 27th. I strongly support "No more annexations for residential use."

Wayne & Catherine Rogers

From: [Ronald Ervin](#)
To: [John Holic](#); [City Council](#); [Lori Stelzer](#)
Subject: August 27 city counsel meeting Considerations
Date: Friday, August 23, 2019 1:52:58 PM

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

As a resident of Venice, I have major concerns with the City Council considering annexation of 500 acres of county land that is zoned for only 100 roof tops to be changed to accommodate 2000 roof tops! I urge you to follow the Comp Plan and not annex more property for residential use. We need commercial/industrial businesses to stabilize our tax rate which has increased 44% in just the last 9 years! The nine year plan implemented by the current administration of adding more roof tops to stabilize our tax rate is not working as we have seen our ad valorem tax rate increase [from 3.00 to 4.32](#) I plan on voting this November. My vote will definitely depend on your decision [on August 27th](#). I strongly support "No more annexations for residential use.

Ron & Kathy Ervin

Sent from my iPhone

From: [Mike Rafferty](#)
To: [City Council](#); [John Holic](#); [Lori Stelzer](#)
Cc: [news@sntv.com](#); [news@mysuncoast.com](#); [ggiles@venicegondolier.com](#); [Bob Mudge](#); [earle.kimel@heraldtribune.com](#); [fabbruzzino@yahoo.com](#)
Subject: Fwd: NO MORE ANNEXATION FOR RESIDENTIAL USE
Date: Friday, August 23, 2019 2:12:13 PM
Attachments: [Aug 21 pdf attachment.pdf](#)

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

Good Afternoon John, Council, and Lori,

The attached brief sheets were sent out to residents the other day and I would like to share them with you and Council.

The Zoning Map is clear regarding non residential use for the Knights Trail Neighborhood; Neighborhood Map clearly indicate the Knights Trail Neighborhood; and the Land Use Strategies make no “bones about it” that this neighborhood is for nonresidential use.

Developers need to follow the Comp Plan and you need to enforce it.

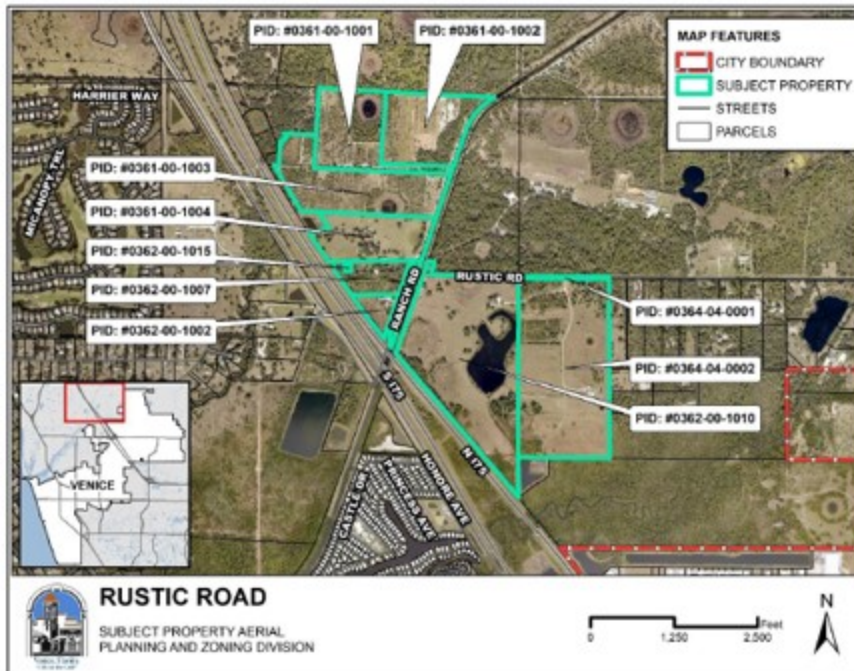
Please keep this in mind as you consider the annexation petitions on Aug 27, 2019.

Request this be made a part of the record for the annexation proceedings on Aug 27, 2019.

Thanks for your service,

Regards,

Mike Rafferty



Rustic Road.....319 acres.....current zoning OUE, agricultural use....with another big cell tower which Venice must accept...noise issues from I-75 traffic to the west and County Gun Range next door.....traffic at Laurel Rd intersection exceeds capacity....Comp Plan Land Use Strategy designates this area in the Knights Trail Neighborhood for non-residential use



Hurt Property.....214 acres.....current zoning OUE, agricultural....vegetated and working as the “lungs” for this intensely developed part of Venice...same noise and traffic capacity issues as Rustic Road parcel.....proximity to COV Commercial/Industrial Park makes residential use incompatible.....Comp Plan also says intended use is non-residential in Knights Trail Neighborhood

Aug 27, 2019 Venice City Council will consider Annexation of 500+ acres of County Land zoned for 100 roof tops (Open Use Residential – 1 unit per 5 acres) into Venice City Limits and build 2,000+/- roof tops!

From: [Mike Rafferty](#)
To: [City Council](#); [John Holic](#); [Lori Stelzer](#)
Cc: [news@sntv.com](#); [news@mysuncoast.com](#); [ggiles@venicegondolier.com](#); [Bob Mudge](#); [earle.kimel@heraldtribune.com](#); [fabbruzzino@yahoo.com](#)
Subject: NO MORE ANNEXATION FOR RESIDENTIAL USE
Date: Saturday, August 24, 2019 11:21:39 AM
Attachments: [Final Brief Sheet.pdf](#)

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

Good Morning John, Council, and Lori,

Just sent this info to folks and wanted to share with you.

Please consider these points at the annexation hearings on Aug 27, 2019.

The unsustainable exclusive residential growth in North Venice must be curtailed until we have the proper guidelines in place. Over the past 9 years, COV has lost millions of \$ because of the lack of controls, ignoring the Comp Plan, and failure to achieve a balanced mix between residential and commercial/industrial growth to stabilize our tax rate.

Thank you,

Mike Rafferty



Proposed Hurt Property annexation is a LOSE....LOSE operation for COV residents.

- This is not SMART/SUSTAINABLE GROWTH....COV is frivolously squandering valuable real estate to the point where there will be no non-residential land....COV will be strangled with residential without any non-residential (industrial/commercial) activity to sustain a stable economy
- Comp Plan emphatically establishes the Knights Trail Neighborhood as the Industrial/Commercial Park for COV and the region.....DEVELOPERS MUST FOLLOW THESE REQUIREMENTS.....MUST BE DENIED AS NOT CONSISTENT WITH COMP PLAN
- Application is pre-mature.....applicant has no plans for development....MUST BE DENIED UNTIL ACTUAL USE IS ESTABLISHED AND DEEMED APPROPRIATE
- Proposal exacerbates traffic which already exceeds capacity.....MUST BE DENIED UNTIL AN ACCEPTABLE LEVEL OF SERVICE IS RESTORED....APPLICANT CAN FIX OR WAIT UNTIL IT IS DONE BY OTHERS
- Proposal has not been established as “financially feasible”ANNEXATIONS MUST BE A COST BENEFIT.....JUSTIFICATION IN APPLICATION HAS NOT BEEN VETTED BY STAFF AND NEEDS TO BE EVALUATED BY OUR FINANCE DEPT.....MUST BE DENIED AS FAILING TO DEMONSTRATE A FAVORABLE FINANCIAL IMPACT
- Residential use is not compatible with adjacent established Industrial/Commercial use and the nuisance noise generators from I-75 and County Gun range..... MUST BE DENIED ON GROUNDS OF LACK OF COMPATIBILITY
- COV tax rate has increased 44% over the 9 year period of roof top “overload”COV MUST TAKE A TIME OUT FROM RESIDENTIAL GROWTH UNTIL ADEQUATE CONTROLS ARE IN PLACE TO STABILIZE THE TAX RATE

AUGUST 14, 2019

The other day, the Herald had a Letter to the Editor that caught my eye.

The part of interest (included on the right) talks about “decimating the Amazon rain forest” for the purpose of population growth and the adverse effects on a fragile environment. The reference to the “world’s lungs”, in particular, seemed compelling! The concept of our forest and woodlands being characterized as “lungs” made me think of our little piece of paradise here in Venice.....we were blessed with forests, woodlands and vegetation... they indeed were the “lungs” of our environment.

Two images below show what has happened to the COV ‘lungs’ out in North Venice. Slash and clear cut thousands of acres of forest and woodlands....add to that the horrific sewage spill of 450,000 gallons.

This is not sustainable! No more annexations until we have learned how to manage growth.



City of Venice Image – Area of Interest is East of I-75
Before Pat Neal and Friends Came to Town



City of Venice Image – Area of Interest is East of I-75
After Pat Neal and Friends Came to Town



Venice Tax Watch

· August 14 ·

STOP ANNEXING IN THE CITY OF VENICE – WE ARE KILLING OUR ENVIRONMENT

Take a ride out Border Road east of the Interstate, both sides of Jacaranda. Then ride north on Jacaranda. You won't believe the annihilation going on. In addition to the devastation of the vegetation (the “lungs” of our environment), this area recently experienced a horrific spill of 450,000 gallons of raw, untreated sewage pol... [See More](#)

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Liz Johnson and it is annihilation....why arent contractors required to save SOME NATURAL ENVIRONMENT....not just desimate all....hard to believe

Like · Reply · Message · 4d



1



Write a comment...



From: [Mike Rafferty](#)
To: [City Council](#); [John Holic](#); [Lori Stelzer](#)
Cc: [news@sntv.com](#); [news@mysuncoast.com](#); [ggiles@venicegondolier.com](#); [Bob Mudge](#); [earle.kimel@heraldtribune.com](#); [fabbruzzino@yahoo.com](#)
Subject: Fwd: 10 land use agenda items for Aug 27, 2019.
Date: Sunday, August 25, 2019 8:12:26 AM
Attachments: [the scoop aug 25.pdf](#)

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

Good Morning John, Council, and Lori,

Attached is from Frankie's Scoop and makes reference to the 10 land use agenda items for Aug 27, 2019.

382 comments, the most for a COV City Hall item in quite some time, should sound the alarm that folks are concerned and will be voting shortly.

Comments are all over the place, but one basic theme....folks are watching and aware of what is being done in COV. Last election was won/lost by 69 votes.

Lori, please include this in the official record for the 2 annexation hearings on Aug 27, 2019.

Regards,

Mike Rafferty

Francesco Abbruzzino - The Scoop News Group

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Dan Capone

August 23 at 8:07 PM

Frank

I feel that property owners who live part time in Venice should be able to vote on local issues. The city takes my money like I am a resident but I have no voice.

Consider the number of people in my position vs the number of full time residents. HUGE voting block that contributes the bulk of residential tax revenue.

Also council should have votes related to spending in high season when many are in town, not when "no one is around" in July.

What do you think?

Dan Capone

   42

382 Comments

 Like

 Comment

View 29 more comments

50 of 79



Cindy Lavargna Bureson What makes you think we don't have people here in July? I have news for you! You obviously haven't been down here in the summer. Winter is just a zoo. The roads are over crowded, I can't find a parking spot, my car insurance keeps going up because of t... See More

Like · Reply · 1d · Edited

  13

 3 Replies



Lisa Bale Hekter So....that about sums it up. 🤔

Like · Reply · 1d



Patti Campbell Wow, tempers are high tonight.

Like · Reply · 1d

   7



Tony Polous This isn't your hangout spot its peoples home. Because most people like you dont truly care about the history or the people of this town. Just more old drunks.

Like · Reply · 1d · Edited



Tony Polous No you shouldn't

Like · Reply · 1d

 2



Tony Polous People like you need to pay more taxes

  3

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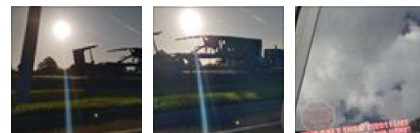
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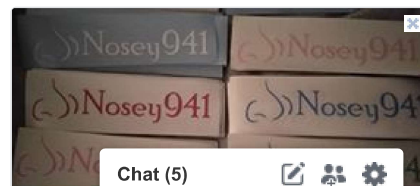
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Jim Pitt Dan Capone part time resident don't vote in are local elections cause we don't care how you do it up North. We live here. Homestead if you want
Like · Reply · 1d
2 Replies

Carol Small I think of myself as living in Venice but cannot vote on issues because I live in the county and not city limits 😞
Like · Reply · 1d
8 Replies

Robin McCall Fischer Lori Fieser maybe his question leads you to ponder his mentality but your post certainly PROVES that you're a very rude and nasty person that needs to grow up quite a bit before you should be voting on anything anywhere.
Like · Reply · 1d · Edited
7 Replies

Faye Fowler Why does everyone feel so entitled and angry! Not very christian
Like · Reply · 1d
1 Reply

Faye Fowler My familys heritage is native American. How do you think we feel! Not as angry and entitled as you apparently
Like · Reply · 1d
1 Reply

Kent Goff



Like · Reply · 1d
1 Reply

Todd Kiergen You won't like my answer .. but I think if ya are only here part time you don't know jack about what us actual locals want .. Plus most of us lifers really hate snowbirds and Yankees poking their noses into our local affairs is why there's no real Flor... See More
Like · Reply · 1d
4 Replies

Jan Stockdale You can only vote in ONE place...ONE person ONE vote. You can choose where to declare your permanent residence. You don't get to vote in more than one place. Declare Venice as your primary residence and vote here but you don't get to vote elsewhere. What a ridiculous notion!



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Venice Florida Rants and Raves
4,842 members
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ADULTS ONLY RESALE: Charlotte and Sarasota Counties
24,798 members
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- **Michelle Cable** Non residents don't seem to care about how life is for those of us who live here year round..... I say no way Mr. Dan Capone.

Like · Reply · 23h

1 Reply
- **Bethany Anne** When "no one is around"??!! Are you kidding me?! Millions of people are STILL AROUND in July 😞😞😞

Like · Reply · 23h
- **Barbara Perkins** I think the fear is a bunch of people from somewhere like California buy a bunch of property and vote Florida into the same mess as California

Like · Reply · 23h
- **Michelle Cable** **Dan Capone**, your post proves why you shouldn't be allowed to vote there are LOTS of people here in July..... we're called residents

Like · Reply · 23h

2 Replies
- **Michelle Demary** Can we all just vote on a moratorium and keep all of these people out of our city? And all the neighboring cities? This place is getting out of hand.

Like · Reply · 23h
- **Michael Kowalsky** Bad idea we are doing just fine without your input.Just for curiosity what concerns do you have and what affiliation are you.

Like · Reply · 23h
- **John Merlino** The problem with Venice is neither the snowbirds nor the year long residents.
The problems with venice stem from a corrupt, arrogant and short sighted city council. Holic and his band of merry morons only care about development. Go to a council meeti... [See More](#)

Like · Reply · 22h

13 Replies
- **Tammara Jo Brewer-Laramée**



Like · Reply · 22h
- **Kari S. McConnell** This is a joke right?

Like · Reply · 22h
- **Cheryl Rubendunst** No vote for you!

Like · Reply · 22h
- **Diana Maria** The arrogance of that post.

Like · Reply · 21h

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Like · Reply · 21h

7 Replies



Cathy Cannon Antunes Hmm. You are fortunate to be able to afford a second home. Most people cannot. To give you what you're asking for would require the government to add a whole 'nother layer of (confusing) election record keeping, and it harkens back to the day when onl... [See More](#)

Like · Reply · 21h · Edited

9 Replies



Alice White Cathy Cannon Antunes great reply.

Like · Reply · 20h



Alice White Florida is already overwhelmed with people who aren't fully committed. And giving a vote to those who are not full-time residents would create a voting block of investors who only have their financial interest in mind.

Like · Reply · 20h



Donna Skaggs We are heavily invested in the City of Venice but we live just outside the City in the County so we do not get to vote or have representation either and we are full time residents. So we have no say over anything even though they collect our tax dollars. And I have lived here most all my life.

Like · Reply · 20h

9 Replies



Deb Kelly Well hope we can all be respectful in this forum of each others opinions... I. know we can.. I am a full time resident of Venice for three years now.. three years this week.. and I respectfully agree with Dan that is my humble opinion.. thank you for allowing me to share it

Like · Reply · 20h

1 Reply



Ed Crocheron When I was a non-resident owner I felt we were being treated extremely unfairly paying real estate taxes. We were denied both the homestead exemption and the save our homes protection from higher assessments.

Like · Reply · 20h

3 Replies



Doug Hamilton Sorry, that's not the way it works. You're advocating voter fraud, so you must be a democrat, right?

Like · Reply · 20h

13 Replies



Robert Ellingsen Hell no

Like · Reply · 19h



Bradley Fisher No, you shouldn't. You shouldn't even be allowed to vote here if you live half time or any time under full time. We don't want your politics up there, brought down here.

Like · Reply · 18h

6 Replies



Bobby Thayer Lol,wow great subject...should close Florida from Sept to march!

Like · Reply · 18h

10 Replies



Tyler Wildasin Go home

Like · Reply · 17h



Donn Rance Dumbest thing I have seen on the Internet this year.

Chat (5)



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- Jim Speed** **Dan Capone**.. You vote once... and only once. Take your pick, vote up north, or vote down south. You do NOT get to do both.
[Like](#) · [Reply](#) · 17h
[1 Reply](#)
- Jim Speed** And, it is precisely this attitude that many YANKEES have that make life insane. I've literally heard people brag about being able to vote at home up NAWTH.. and also vote in Florida. They deserve JAIL...
- Stacie Rothenberg** Dan Capone..enjoying the Pandoras Box you've opened!!?? 🤔🤔🤔 Guess you've gotten your answer in how the REAL RESIDENTS OF VENICE feel!! We dont need you as much as you seem to think!
[Like](#) · [Reply](#) · 17h
[2 Replies](#)
- Donn Rance** Checked out your profile...says...you are "Broker/Owner at First New England Realty Group" and live in Wrentham, MassachusettsNow I get it...Kinda like the old south Carpetbagger Don't need your kind!
[Like](#) · [Reply](#) · 16h
[1 Reply](#)
- Laura Stuart-Smith** 🙄 I cannot even believe these comments. **Dan Capone**, there are some residents that aren't complete jerks.
As you know if you're not a year-round resident unfortunately you can't qualify to vote.. ... [See More](#)
[Like](#) · [Reply](#) · 15h
[5 Replies](#)
- Becki Lally** Although to be fair here...i do think a lot of you are taking this out of context. I don't believe he is talking about voting here and there at a national level. I think he's wanting to vote in city elections too.
My answer to that question though is ... [See More](#)
[Like](#) · [Reply](#) · 14h
[1 Reply](#)
- Donna Skaggs** It is basically taxation without representation
[Like](#) · [Reply](#) · 14h
[6 Replies](#)
- Joe Prego** I love everyone, y'all ok in my book..North or South....um...anyone got \$50 bucks I can borrow? 😊
[Like](#) · [Reply](#) · 14h
[13 Replies](#)
- Bethany Anne** I love how you say "no one is around" in July. Just shows how out of touch with this area you are! Why should you be allowed to vote when you are here only a few months a year??!! You snowbirds are NOT the be all end all of this area....Millions of people live here year round and keep this place going. Get off your high horse...we dont need you people.
[Like](#) · [Reply](#) · 12h
- Dan Capone** On Tuesday there are 10 Land Use issues on the Venice City Council Agenda. Please go , take about 100 friends named within this text stream and protect all of our interests , cause I have no voice.
Instead of shouting me down, go there and shout them... [See More](#)
[Like](#) · [Reply](#) · 12h
[4 Replies](#)

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where it'll be heard.

Like · Reply · 12h

1 Reply



Sonya Sweeney Vote where you currently live not where you vacation. Don't buy a house here then. Rent.

Like · Reply · 9h

1 Reply



Write a comment...



Sonya Sweeney Vote where you currently live not where you vacation. Don't buy a house here then. Rent.

Like · Reply · 10h



Dan Capone Sonya Sweeney

On Tuesday there are 10 Land Use issues on the Venice City Council Agenda. Please go , take about 100 friends named within this text stream and protect all of our interests , cause I have no voice.

Instead of shouting me down, go there and shout them down

No permits, no homes, no greater traffic, no more snowbirds

And on Wed if you have nothing to do go to the Special council meeting and weigh in on the Murphy Oaks proposal

Details on a Venice.gov web page , click Government then Meetings to get the agenda

You want to stop sprawl, crowding , traffic , development?

Me too, but I can't vote , you can . Go and do something.

Like · Reply · 10h



Write a reply...



Write a comment...



From: [Jerry Jasper](#)
To: [Mike Rafferty](#)
Cc: [City Council](#); [John Holic](#); [Lori Stelzer](#)
Subject: Northeast Venice
Date: Sunday, August 25, 2019 1:06:06 PM

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Mr. Rafferty,

I have been reading with interest, all your emails to the Mayor and City Council regarding development in Northeast Venice. You seem to consider yourself our self-proclaimed savior. It would, however, be more befitting a “savior”, if you dealt in facts rather than fiction.

I have closely following the development in Northeast Venice since I became a resident here some 12 years ago. I served 8 years on the Venetian CDD Board, two years on our Property Owners Association Board and have now been 10 years on our Community Association Board. I served on Advisory Committees for the Portofino Development, which includes the Treviso Grand Apartments and now serve on the Advisory Committee for the new SMH hospital being built at Laurel and Pinebrook. I have appeared before City Council and the Planning Commission more times than I can remember regarding issues affecting Northeast Venice, including the many workshops and sessions that were held during the drafting of the 2017 Comp Plan. With this background, I feel reasonably comfortable stating I have a fairly good knowledge of what is happening in our area and more importantly, a reasonably good feeling as to how the residents feel about our ‘hood. That being said, there will always be those that want the cows to remain and the lands untouched. My only comment is if that’s their desire, they should have not bought a home that is located within a couple of miles of two Interstate interchanges.

I have always taken the position, as have many who I work with, that we must make the best of the hand we have been dealt. One of the cards in that hand is the Rustic Road JPA/ILSBA Area No. 1 which includes the properties which you are having so much heartburn over when it comes to their annexation and zoning. Per the Comp Plan which you are so fond of quoting, the Rustic Road JPA/ILSBA Area No. 1 is to consist of “Residential, Retail, Office Space, Industrial and Manufacturing”. Density is specified as up to 9 units per acre for Subarea 1 and up to 5 units per acre for Subarea 2. As to intensity, non-residential is limited to a maximum of 50% of the total. The “Rustic Road “development annexation is totally within the Rustic Road JPA/ILSBA No. 1 and the PUD residential zoning is fully compatible with the requirements set for that area. You keep referring to Knights Trail as the applicable Neighborhood and “Commercial/Industrial” as its stated use. First, as mention above, the Rustic Road PUD is NOT in the Knights Trail Neighborhood but if it was, the Comp Plan would call for it to be Mixed Use Residential (MUR), not “Industrial/Commercial” as you insinuate.

I might add, the JPA/ILSBA noted above, is an agreement between the City of Venice and Sarasota County, which provides for the annexation of the “Rustic Road” property and many others as well and at the same time, providing specifics on future use. This agreement was finalized in October 2010 and negotiated by a previous City Council some who may b your most ardent supporters. It is signed on behalf of the City by the Mayor at the time, Ed Martin. In summary, the present Comp Plan reflects that JPA/ILSBA agreement down to the last detail and, contrary to what you have been promoting, the Rustic Road Annexation and Zoning meets the conditions of and is in full compliance with that agreement and thus the 2017 Comp Plan.

The “Hurt Property” annexation was not addressed in the October 2010 JPA/ILSBA for reasons unknown to me. Those on Council at the time might be able to shed some light on this for you. In

any case, had it been addressed, it would have certainly been a part of "Area 1". To the best of my knowledge, no zoning is being requested by the owners of this property as it has been said that they has no plans to develop it at this time. Common sense would say that that it would fit well into the MUR classification with commercial to the south where it borders Triple Diamond and residential to the north where it would be adjacent to other residential. Time will only tell BUT it is NOT being zoned residential at this time, which again, is different from what your many emails and posting seem to imply.

As to annexation in general, I tend to agree with the past Council that determined the future of these properties are with Venice rather than the County. In my mind, the areas addressed for future annexation in the 2010 JPA/ ILSBA will eventually or already have become under the sphere of influence of the City and whatever happens, they would rely in large part on services provided by the City. Being in the City, our Codes will apply and most importantly, their property tax dollars will go to the City, not the County.

Sorry for the length of this message but I must correct one more inaccuracy you have pushed out to the community. That is, if we are going to annex these properties, they should be used for "non-residential" purposes to "increase the tax base". You seem to believe that by simply zoning them in some non-residential fashion, the properties will be sucked up and the businesses will pour in. May I suggest you make a trip out our way and check out the following:

- Out parcels around the Laurel Road _ Pinebrook Publix have been vacant for several years. Only one was taken and that by McDonalds.
- All units in the shopping strip west of Knights Trail and north of Laurel, with the exception Subway and one or two others from time to time, have been empty for years.
- Several commercial parcels north of the Laurel Road Public Mini-Storage, along the access road, stand vacant and have for some time.
- Several years ago, Portofino, then 70+ acres on the northeast corner of Laurel and Knights Trail, was zoned Commercial Mixed Use. The developer envisioned big box stores, retail and office buildings and possibly an assisted living facility. What has really happened? The first 20 acres or so were added to the Toscana Isles residential development. Then another 20 acres plus were developed into residential apartments. The remaining is still vacant, a pasture for cows, awaiting "non-residential" development. Used as pasture land, it only brings in a few hundred dollars a year in tax revenue.

There is no shortage of "non-residential" land available in North Venice. The shortage is a demand for it.

Mike, may I suggest that if you are going to be the guru of Northeast Venice when it comes to development, you take the time to get a bit of input from those that have been involved with this area over the years. They just may be able to add or even correct some of the impressions you have put out to the citizens of Venice regarding the area we call home.

Jerry Jasper

From: [John Holic](#)
To: [Edy Browne](#)
Cc: [City Council](#)
Subject: Re: Knight Trail Neighborhood
Date: Monday, August 26, 2019 11:10:06 AM

Dear Ms. Browne,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice
401 W. Venice Ave.
Venice, FL 34285
Office: 941-882-7402
Cell: 941-303-3357

From: Edy Browne <mizeb1@yahoo.com>
Sent: Monday, August 26, 2019 10:45 AM
To: John Holic <JHolic@Venicegov.com>
Subject: Knight Trail Neighborhood

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We do not need more rezoning for residential use. Comprehensive plan must be followed so that taxes do not increase even more. Infrastructure cannot continue to support hundreds of new residences.

Respectfully yours,

Edy Browne
654 Bird Bay Drive West

From: [John Holic](#)
To: lincork22@gmail.com
Cc: [City Council](#)
Subject: Re: August 27, 2019, meeting to rezone
Date: Monday, August 26, 2019 12:58:04 PM

Dear Ms. Dalton,

On behalf of Venice City Council, thank you for your comments.

Sincerely,

John Holic

Mayor, City of Venice

401 W. Venice Ave.

Venice, FL 34285

Office: 941-882-7402

Cell: 941-303-3357

From: lincork22@gmail.com <lincork22@gmail.com>

Sent: Monday, August 26, 2019 12:04:38 PM

To: John Holic <JHolic@Venicegov.com>; Richard Cautero <RCautero@Venicegov.com>; Robert Daniels <RDaniels@Venicegov.com>; Mitzie Fiedler <MFiedler@Venicegov.com>; Jeanette Gates <JGates@Venicegov.com>; Helen Moore <HMoore@Venicegov.com>

Subject: August 27, 2019, meeting to rezone

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Mayor and Council Members,

Please follow the comprehensive plan on August 27, and do NOT vote to rezone the non-residential use land in the Knight Trail Neighborhood. The land was intended to be used to support commercial/industrial activity to stabilize our tax rate. Do not vote to allow more residential development there--because of the ultimate stresses that overpopulation in that area will cause on traffic and utilities and water pollution. The surrounding population will be adversely affected by a vote to rezone.

For some of you, this is a last chance to vote for the wishes of most of your constituents.

Respectfully submitted,

Linda Dalton
219 Rio Terra
34285

From: [Marsha Davis](#)
To: [City Council](#)
Subject: Vote No on the two annexations on the Aug. 27th agenda
Date: Monday, August 26, 2019 2:53:32 PM

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Dear Venice Council Members,

My name is Marsha Davis and I reside at 121 Castile Street in the city of Venice.

I urge you to honor the comprehensive plan by following it and voting No on the Annexations.

I urge you to respect the wishes of the citizens of Venice over that of private developers whose main concern is their quick turn of profit and their ability to buy political power even at the expense of unsustainable projects.

The city that is famous for the John Nolan design should not destroy the character of the city by implementing unsustainable residential developments.

We are watching this vote closely. Those council members that refuse to follow our town's comprehensive plan and support unsustainable development will be replaced in the November election.

Please do your jobs for the people and Vote NO on the two annexations scheduled to be voted on at the August 27 Venice City Council meeting.

From: [John Holic](#)
To: [Richard Steckler](#)
Cc: [City Council](#)
Subject: Re: Use of Annexation of properties at Knight Trail Neighborhood (North Venice)
Date: Monday, August 26, 2019 2:56:50 PM

Dear Mr. Steckler,

On behalf of Venice City Council, thank you for your comments.

Sincerely,

John Holic

Mayor, City of Venice

401 W. Venice Ave.

Venice, FL 34285

Office: 941-882-7402

Cell: 941-303-3357

From: Richard Steckler <steckler.richard@gmail.com>

Sent: Monday, August 26, 2019 2:22:01 PM

To: John Holic <JHolic@Venicegov.com>; Robert Daniels <RDaniels@Venicegov.com>; Jeanette Gates <JGates@Venicegov.com>; Charles Newsom <CNewsom@Venicegov.com>; Mitzie Fiedler <MFiedler@Venicegov.com>; Richard Cautero <RCautero@Venicegov.com>; Helen Moore <HMoore@Venicegov.com>

Subject: Use of Annexation of properties at Knight Trail Neighborhood (North Venice)

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To All:

First my wife and I are residents in the Venetian Golf and River Club at 181 bella vista terr, North Venice.

In the 3 years since we have lived in Vence, it has been obvious that traffic has increased and the roads (especially in the stretch of Laurel Road from Jacaranda to Knights Trail Road have deteriorated.

Changing the zoning in this area from light industry to residential will put addition stress on the Venice infrastructure and add more traffic.

I have no issue with the annexation

- **Follow the comprehensive plan for North Venice**

- **STOP Developers backed by current council members from unsustainable residential development.**
- **Those who refuse to follow comprehensive plan and continue this unsustainable development will be replaced in the November election. I attend Venetian board meetings and get the attention of approximately 1,600 voters.**

The land was intended to be used to support commercial/industrial activity to stabilize our tax rate, please keep it that way.

Thank You

Richard Steckler

Steckler.Richard@gmail.com

908-347-1813

From: [george davis](#)
To: [City Council](#)
Subject: Annexations on agenda for Tuesday, August 27
Date: Monday, August 26, 2019 3:54:32 PM

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Hi. I am opposed to these two annexations until further study is done. These annexations are contrary to the comprehensive plan and zoning. Please add these comments to the Record for the annexation hearings.

george davis
121 Castile Street
Venice, FL 34285
518-965-0179

From: [John Holic](#)
To: [maryal Gagnon](#)
Cc: [City Council](#)
Subject: Re: No on Annexation vote
Date: Monday, August 26, 2019 6:45:45 PM

Dear Ms. Gagnon,

On behalf of Venice City Council, thank you for your comments.

Sincerely,

John Holic

Mayor, City of Venice

401 W. Venice Ave.

Venice, FL 34285

Office: 941-882-7402

Cell: 941-303-3357

From: maryal Gagnon <maryaldg17@gmail.com>

Sent: Monday, August 26, 2019 3:09 PM

To: John Holic

Subject: No on Annexation vote

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Please vote NO on the two annexations Tuesday Aug. 27. Please follow the comprehensive plan for North Venice.

Stop Developers from unsustainable residential development.

Thanks You,

Mary Alice Gagnon 34285