

From: [rich eckenroth](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Rezoning
Date: Friday, March 1, 2024 11:36:05 AM

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Please stop rezoning land. The infrastructure can't support what we have now, and the changes, that have been voted on. All decisions will be reflected in next election.

Thank you.

Richard Eckenroth

Sent from my Galaxy

From: [Betty Reinders](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Venice Planning Commission
Date: Friday, March 1, 2024 10:57:32 AM

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I'm emailing my concern about the increase in homes per acre in Vistera development. Do not approve this. We are being clogged with development. Where is the water(which we already partially ration by decreasing water pressure and additional rules and regulation) or the other needed infrastructure to accommodate thousands and thousands of people.

Please stop this insanity. There is no need to become like the East side of the state. Why would anyone even try to become that? Not sure, but it seems to be happening. You can stop it. Please do.

Sincerely,

Betty Reinders
North Venice resident

From: [Francesco](#)
To: [Planning Commission](#)
Cc: [Elaine Taverna; Board and Council Messages](#)
Subject: Increased Density for Vistera Development
Date: Friday, March 1, 2024 12:50:18 PM

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To City of Venice Planning and Zoning Department:

I am writing as a concerned taxpayer to voice my opinion about the developer-requested increased density for the Vistera development. **I do not support this request.**

This portion of Venice is suffering from the congestion caused by many housing developments, with effects such as overcrowding on the area roadways (which manifests as both decreased safety and increased wait time at each intersection) and overcrowding at all the local businesses the residents try to support. Our quality of life will be negatively impacted by this increase housing density, and it will also make the Vistera development inconsistent with the other housing developments in this immediate area.

I respectfully request my wife's and my wishes be considered as this request comes forward for discussion. Please feel free to call me at 248-930-7701 with any questions.

Regards,

Frank and Elaine Taverna
364 Daylily Blvd, North Venice, FL

From: [Josie Wetzel](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Venice Planning Commission
Date: Friday, March 1, 2024 11:04:59 AM

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My husband and I have discussed how they're cramming a bunch of units into Vistera and how horrible it would be to live there like a bunch of rats in a cage on top of each other. That's a recipe for angry people. Now you are telling me they want to increase the occupancy by changing the original plan. That's ridiculous. Even more traffic for the area and most likely angry drivers. What a shame to create so much congestion in such a small area. I am opposed if anybody cares.

Sent from my iPhone

From: [Ruth Cordner](#)
To: [Mary Kean](#)
Cc: [Planning Commission](#); [Dennis Kean](#); [Board and Council Messages](#)
Subject: Re: GCCF PUD Density Amendment
Date: Saturday, March 2, 2024 11:31:00 AM

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

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Mary and Dennis...

You both are wonderful. Thank you for taking the time to email the Planning Commission. I will be there on Tuesday. Hope they have the integrity to stand up for what is right.

Have a great weekend,
Ruth

On Sat, Mar 2, 2024 at 11:12 AM Mary Kean <maryskean@msn.com> wrote:

To Planning Commission:

We are fulltime Fla residents at Venetian River Club. We are greatly concerned about petition to amend GCCF PUD in order to increase density. This was not included in the binding master plan as presented and if approved will cause undue harm in terms of massive dangerous traffic congestion on our neighborhood roads. Please adhere to original binding master plan for the sake of our safety. Thank you for your Planning Commission work and for considering this request. Mary & Dennis Kean

From: [Mary Kean](#)
To: [Planning Commission](#)
Cc: [Dennis Kean](#); [Board and Council Messages](#)
Subject: GCCF PUD Density Amendment
Date: Saturday, March 2, 2024 11:12:47 AM

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

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To Planning Commission:

We are fulltime Fla residents at Venetian River Club. We are greatly concerned about petition to amend GCCF PUD in order to increase density. This was not included in the binding master plan as presented and if approved will cause undue harm in terms of massive dangerous traffic congestion on our neighborhood roads. Please adhere to original binding master plan for the sake of our safety. Thank you for your Planning Commission work and for considering this request. Mary & Dennis Kean

From: [Susan Marcus](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Venice Planning Commission
Date: Saturday, March 2, 2024 2:20:12 PM

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To whom it may concern,

As a resident of North Venice I want to voice my concern over the request to increase density of the GCCF PUD. Changing the already swollen number of units from 1300 to 1617 will only increase traffic and the need for services that are already difficult to navigate and difficult to come by.

Why is there always a need to change and expand a PUD? Increasing the population in this area without having Laurel Rd expanded and other infrastructure in place is wrong.

Please say NO to the density increase!

Thank you,

Susan Marcus
277 Martellago Dr
N. Venice

From: [Diana](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Density
Date: Sunday, March 3, 2024 5:06:31 PM

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I am begging you members to drive up Laurel rd and see the wooden jungle built by Pat Neal across from the entrance to Willow Chase. I wonder if the current density laws are in place for these buildings. See how these buildings are not comparable to the gated communities surrounding and creating the northeast section of Venice. This is the uproar of so many Venetians that we are losing our charm, looking like the east coast and ruining our beautiful city. We count on you and the city council to keep this city charming and desirable. Thank you for listening to us and please take a quick drive before Tuesdays at 1:30.

Sent from my iPhone

From: [Candida Holme](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Planning communities
Date: Monday, March 4, 2024 9:34:58 AM

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Dear Commissioners,

As you prepare to meet March 5th to determine zoning and new communities, I want to make you aware that what you are about to do affects our way of life, the green spaces are enjoyed by us when we seek back roads to drive because traffic has become so impossible to deal with that we miss critical appointments. We are also affected by extremely long wait times at medical emergencies.

Your hearts go ka-ching every time you approve another community, but our hearts are crushed. Eventually, paradise will be totally lost because no one will be able to approach a parking space so they can enjoy the beach or any park. Besides this, it is a fact that every time you put in pavement and buildings where there should be trees and wildlife, our rain water loses its ability to purify itself of poisons and sewage. Have you ever read the book, Paving Paradise? Read it and learn about other commissions that have built colleges on swamplands and attempted to ruin beautiful areas, now held sacred in Florida. If it weren't for these attractive places, residents wouldn't stay and visitors wouldn't spend their time and money there.

You are literally destroying our way of life when you approve of more housing and strip malls. We didn't want to live in Cape Coral nor Fort Myers for that reason!

Please be considerate of the people who own property already. We love Venice and think it is unique. People living elsewhere who visit here tell me that Venice is unique. We have no interest in being like other parts of Florida that are overcrowded.

I don't think you really want higher crime either. That always happens when you crowd people together.

For the love of all that is holy, let YOU be the change!

Thank you for reading and considering the contents of this email.

Candi Holme

Sent from my iPhone

From: [Mike W](#)
To: [Planning Commission](#)
Cc: [Mike W](#); [Board and Council Messages](#)
Subject: Venice Planning Commission - rezone petition 23-63RZ
Date: Monday, March 4, 2024 5:48:20 AM

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Planning Commission Members:

Thank you for your service to the City of Venice. On Tuesday, you will hear a rezone petition 23-63RZ to amend the PUD approved for that location on Laurel and Border roads from 4.3 to 5 units per acre. This is a 25% increase in density which will equate to 300 units.

It appears these types of requests are being submitted often since for whatever reason the City of Venice routinely ignores its own binding resolution that created the PUD to begin with. The builders pretty much get whatever they want no matter what it does to the existing neighborhoods. The traffic on Jacaranda between Border and Laurel roads is already quite busy with the 40 mph speed limit ignored on a regular basis. It is already difficult for Milano residents to exit Milano onto Laurel road during rush hours. And for whatever reason, no turn lanes were provided to enter Milano when heading north on Jacaranda. One holds their breath hoping to not get rear ended every time they attempt to enter their Milano community. Making that stretch of Jacaranda 2 lanes in each direction will do nothing to solve that problem since it appears enough land was not set aside to expand the road from 2 to 4 lanes with turn lanes when the binding Milano PUD was created.

I know your Commission voted against approving Neal Homes request for a commercial shopping center at Laurel and Jacaranda when he had repeatedly told prospective buyers there would not be any commercial development within the Milano PUD. Milano also was supposedly a PUD created with a binding masterplan resolution. But our elected City Council chose to give Neal what he wanted any way.

At one time, it appeared North Venice was going to be a wonderful stretch of neighborhoods like we see on Honore, but that vision is quickly being dismantled. Pretty sad for citizens to see that binding resolutions don't apply to builders. Please vote this time to follow City of Venice's own rules. Instead of granting the rezone petition, how about making the developers plant trees in those areas where they turned the landscape into a moonscape. Sad to think of where all the displaced wildlife goes these days, wildlife that many come to Florida for. But it appears, all that counts in Venice these days is paving over everything and generating a never ending stream of tax revenue.

Sincerely
Mike W, a very disappointed Milano resident

From: [Ron Walters](#)
To: [Planning Commission](#)
Cc: [Ron Walters; Board and Council Messages](#)
Subject: Vistera Rezoning Petition
Date: Monday, March 4, 2024 5:20:24 PM

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Dear Venice Planning Commission, I have been a Venice Florida resident for a year and a half, when I moved into my new home in the Aria subdivision. I am writing to encourage you to deny Vistera rezoning petition before you.

In just 18 months, we have seen...

- Neal take 11 acres of promised open space in Cielo from the community and get rezoned for a strip mall,
- Vistera get a variance to allow 4 story construction,
- Neal take 23 acres of a open space from Aria and transfer it to Vistera so more buildable lots could be added to Vistera,
- A developer get approval to level several acres of beautiful green space for the construction of a 3 story self storage eyesore,
- Now we have Vistera coming back to the well looking to build 25% more, smaller houses!

When my wife and I bought our new home, we weren't naive enough to think all the open space between Laurel and Border Roads was going to remain undeveloped forever. But much of what we have seen happen over the past 18 months just feels like influential builders flexing their influence to make another buck.

All of the changes, land swaps, and variances have financially benefitted the builders. When is enough, enough? When will the needs, concerns, and best interest of current and future residents... the taxpayers, finally take precedence?

Adding 300+ more units will only add more traffic to our little corner of North Venice. In 18 months, noise from the already increased traffic has increased noticeably. Try turning left out of Aria onto Jacaranda or left out of the Venetian Golf and River Club onto Laurel... be prepared to wait. And no one has moved into Vistera yet. Also, let's not lose sight of the fact that much open space still exists between Laurel and Border roads. If those turn into residential developments, granting this request could set a precedent that can turn this section of North Venice into the most densely populated part of the city.

One has to laugh at Vistera's tag line which describes it as a "master-planned" community. It can't be very well planned if they have to come back to the well so often to make changes! Please tell the developers they need to stick to their current plan.

Kind Regards,
Ron Walters
273 Bocelli Drive

Sent from my iPad

From: 146bella@gmail.com
To: [Planning Commission](#); [Roger Clark](#); [Barry Snyder](#); tmurphy@venicefl.gov; [Jerry Jasper](#); [Richard Hale](#)
Cc: [Board and Council Messages](#)
Subject: Look forward to Tuesday !
Date: Friday, March 1, 2024 12:30:04 PM

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PLEASE DO THE RIGHT THING FOR THE PEOPLE LIVING ON LAUREL RD !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Request for increased density at Vistera

Important: before we update you on the shopping center, you need to know that the developers at Vistera, across from Willow Chase, have petitioned the City to amend the existing PUD (called the GCCF PUD) in order to **increase the density** from 4.0 to 5.0 units per acre. They try to make it sound benign, but in real language, that means they want to put 25% more units — more people — in the same amount of space. The proposal increases by over 300 the number of allowed dwelling units from 1,300 to 1,617.

What we have is another application to amend an existing PUD to the detriment of the existing neighborhood...our neighborhood. Why can't developers be held to what is shown in their binding master plans? Binding really does not mean binding at all if a developer can expect the City to grant a material change that should have been shown on the original binding master plan.

We need your help next week at the Planning Commission on March 5: the GCCF PUD density change will be heard before the planning commission next Tuesday, March 5. The meeting is set to begin at 1:30 p.m. Imagine what the increased density will do to all of us as we try to safely exit our communities. Haven't the developers already done enough to alter our neighborhoods? You can attend the hearing and sign up to speak, or you can email your thoughts to the planning commission at: planningcommission@venicegov.com.