



CITY OF VENICE

CITY CLERK'S OFFICE

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 www.venicegov.com

REQUEST FOR AFFECTED PERSON STATUS

TO BE FILED WITH THE CITY CLERK AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING

Please see the back of this application for more information regarding affected person status.

Requestor Name: Daniel J. Lobeck, Esq./ with Jan A. Norsoph, AICP	
Address: 2033 Main St., Ste 403, Sarasota, FL 34237	
Email: dlobeck@lobeckhanson.com	Phone: (941) 955-5622
Project Name/Petition No. Milano PUD Amendment/ 22-38RZ	
This request is for the hearing before the:	
☒ Planning Commission	
☒ City Council	

Please check the applicable statement below and fill in blanks:	
☐	1. I am an owner/resident/other occupant (individual or business entity) of property located approximately _____ feet from the property which is the subject of the quasi-judicial action.
☐	2. I am the authorized representative of an owner/resident/other occupant (individual or business entity) of property located approximately <u>* </u> feet from the property which is the subject of the quasi-judicial action.
☐	3. I am the authorized representative of a condominium or neighborhood association whose members consist of owners, residents or occupants of real property located approximately _____ feet from property which is the subject of the quasi-judicial action. Association name:
NOTE: If you checked Item 2 or 3 above, unless you are an attorney you must have written authorization signed by the person, entity, or association you represent. In the case of an association, the authorization must be signed by an officer of the Board of Directors of the association.	
I will be adversely affected by the approval of the above referenced application because (explain below how you will be adversely affected to a greater degree than other members of the community at large, attach a separate sheet if necessary):	
*	

* See Attached

I understand that completion of this form does not substitute for speaking in person at the public hearing on the matter. I hereby certify that the statements on this form are true to the best of my knowledge and belief. I understand that I or someone on my behalf must be present at the public hearing to present my case to the Planning Commission and/or the City Council.

Signature:	Date: 01/12/23
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Signature: <u>Jan A. Norsoph</u>	Date: 01/12/23
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Affected Persons Represented:

North Venice Neighborhood Alliance, Inc.

Florida Division of Corporations No. N22000008444

North Venice Neighborhood Alliance (NVNA) was established in April, 2022 and incorporated on July 25, 2022 with its stated corporate purpose being the promotion of responsible development and preservation of open spaces.

NVNA's area of participation and concern include the following neighborhoods:

Venetian Golf & River Club

Willow Chase

Milano PUD

- Milano
- Aria (HOA still under developer control)
- Cielo (HOA still under developer control)
- Fiore ((HOA still under developer control)

NVNA distributes regular notices to 755 North Venice resident email subscribers/ participants, 650 of whom are in VG&RC and 100 of whom are in the Milano PUD or Willow Chase.

NVNA maintains an online petition with currently 3,066 signatories opposing the proposed PUD amendment for a Commercial center. NVNA maintains a Facebook page with 240 members. NVNA has received over 110 donations from its subscribers to date and they continue.

Each member of NVNA's four-person board of directors, who are also members of NVNA, reside in either the Venetian Golf and River Club (VGRC) community or the Aria community. The VGRC community is located directly across Laurel Road to the north from the location of the proposed Commercial center to be allowed by the subject Milano PUD amendment. As the crow flies some of its homes are located approximately 500 feet from the proposed Commercial center, and the entrance to VGRC is directly across the street from its proposed entrance. The Aria community is located within the Milano PUD. It is located a short distance to the south of the proposed Commercial center.

NVNA's four Directors, each of whom also personally authorizes the representation herein, are:

Richard Cordner

Owner and resident of 246 Montelluna Drive, North Venice, FL 34275

Located approximately 5,300 feet from the subject site

Kenneth Baron

Owner and resident of 209 Corelli Drive, Nokomis, FL 34275

Located approximately 2,640 feet from the subject site

Jill Pozarek

Owner and resident of 161 Portofino Drive, North Venice, FL 34275

Located approximately 4,987 feet from the subject site

Gary Scott
Owner and resident of 156 Pesaro Drive, North Venice, FL 34275
Located approximately 1,202 feet from the subject site

Suzanne Metzger
Owner and resident of 260 Corsano Drive, North Venice, FL 34275 – CIELO NEIGHBORHOOD, MILANO
Located approximately 995 feet from the subject site

Adverse Impacts on the Above Affected Persons

The increased traffic, pollution, noise, lights and destruction of environmental habitat for wading birds and other wildlife enjoyed by NVNA's members, which would be allowed by the proposed PUD amendment, will adversely affect the NVNA and its mission, members and participants to a greater extent than the general public, in addition to adverse effects on the members' property values as a result of such impacts. The proposed entrance to the Commercial center is directly opposite the entrance to VG&RC on Laurel Road, and as such will share an intersection in which traffic movement has already proven problematic. Mr. Baron's home sits less than 100 feet from Jacaranda Boulevard, one of the two major roads proposed for traffic from the Commercial center. Mr. Scott's home faces the site of the proposed Commercial center with nothing separating them but open wetlands, and as such little to block noise, lights and other impacts.

Ms. Metzger's home is in the Cielo Subdivision, where the developer proposes the Commercial center. She is additionally affected adversely by the proposed replacement of her platted Open Space/Wetland, Drainage & Flowage and Lake with the Commercial center, without her consent as required by law, and in violation of written representations to her and other purchasers that the Open Space would be preserved.