

From: [Randy Brown](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Planned District Zoning Amendment 25-01RZ
Date: Wednesday, October 29, 2025 10:19:19 AM

Some people who received this message don't often get email from randybrown614@gmail.com. [Learn why this is important](#)

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I am writing to express my opposition to allowing townhomes in PID#0366-13-0002. My wife and I are homeowners in the Toscana Isles community. This small piece of property currently contains the weir that controls the amount of water leaving the four lakes in Toscana Isles. We are concerned that allowing townhomes into this area would aggravate an already problematic water drainage issue and potentially place the approximately 1,000 homes in Toscana Isles at increased risk of flooding during extreme rain events.

In addition, commercial truck traffic at the corner of Gene Green and Knights Trail Rd makes it a terrible location for a multi-unit residential development.

I am urging the planning commission to reject this zoning amendment. Thank you.

Randy Brown
311 Toscavilla Blvd
Venice, FL

From: [Daisy Kissilenko](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Regarding PID: #0366-13-0002
Date: Thursday, October 30, 2025 8:55:59 PM

You don't often get email from daisykissilenko@gmail.com. [Learn why this is important](#)

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Dear Sir/Madam,

As a owner in the Toscana Isles Community I would like to express my strong objection to the planned amendment of the Master Plan. Regarding PID: #0366-13-0002:

(1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.

(3) - Traffic will increase. This is a more significant issue because the proposed development is located at the North entrance of Toscana Isles, where the school buses currently pick up and drop off.

Regarding PID: #0375-13-0004:

(1) - Half of this proposed development is located directly next to the entry ramp to the Main South entry to Toscana Isles. This leaves a small area for the new development vehicles to exit their property. The result will be new development residents exiting North (on a one-way road) as North bound traffic is trying to turn right to enter Toscana Isles. In addition to this tenuous situation, the new development residents will be immediately trying to move to the left lane to make a U-Turn so that they can go South to Laurel Rd, as there is very little North of Toscana Isles that would draw any traffic. Toscana Isles is already struggling with traffic issues as the residents try to exit to the South from the main gate due to Technology Drive Southbound traffic and increasing truck traffic and have been lobbying for years to have a traffic light installed to assist with that process. This additional wave of vehicles trying to make a U-Turn as Toscana Isles residents are trying to make a left turn at the same location will be nothing short of disastrous.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.

Sincerely,

Anri and Dessi Kissilenko

From: [Kevin savard](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Proposed Development of Condos on Knights Trail abutting Toscana Isles Property
Date: Thursday, October 30, 2025 7:42:27 PM

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Hello,

The following was an email that was sent with accompanying photos showing the problems these areas will create for all involved. This is absolutely 100% detrimental to Toscana Isles for the several reasons listed below. Please let us know what we need to do or who we need to contact to vote against this planned development.

- (1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.
- (2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.
- (3) - Traffic will increase. This is a more significant issue because the proposed development is located at the North entrance of Toscana Isles, where the school buses currently pick up and drop off.

Regarding PID: #0375-13-0004:

- (1) - Half of this proposed development is located directly next to the entry ramp to the Main South entry to Toscana Isles. This leaves a small area for the new development vehicles to exit their property. The result will be new development residents exiting North (on a one-way road) as North bound traffic is trying to turn right to enter Toscana Isles. In addition to this tenuous situation, the new development residents will be immediately trying to move to the left lane to make a U-Turn so that they can go South to Laurel Rd, as there is very little North of Toscana Isles that would draw any traffic. Toscana Isles is already struggling with traffic issues as the residents try to exit to the South from the main gate due to Technology Drive Southbound traffic and increasing truck traffic and have been lobbying for years to have a traffic light installed to assist with that process. This additional wave of vehicles trying to make a U-Turn as Toscana Isles residents are trying to make a left turn at the same location will be nothing short of disastrous.
- (2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised."



Virus-free. www.avg.com

From: [Christiane Torchia](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Planned District Zoning Amendment (25-01RZ)
Date: Thursday, October 30, 2025 6:46:07 PM

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RE: Amending the Toscana Isles Binding Master Plan to allow townhomes in Subarea 3 and adding an access point along Gene Green Road

As residents of Toscana Isles, we are voicing the following concerns regarding this proposed zoning amendment:

Regarding PID: #0366-13-0002:

(1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.

(3) - Traffic will increase. This is a more significant issue because the proposed development is located at the North entrance of Toscana Isles, where the school buses currently pick up and drop off.

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trying to make a U-Turn as Toscana Isles residents are trying to make a left turn at the same location will be nothing short of disastrous.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.

Please see attached images.

Sincerely,
Christiane and Mario Torchia
509 Maraviya Blvd
North Venice, FL 34275

From: alanhintz@aol.com
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: PID: #0366-13-0002, PID: #0375-13-0004
Date: Friday, October 31, 2025 9:27:07 AM

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To the Commission:

Regarding PID: #0366-13-0002:

- (1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.
- (2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.
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- (2) - Properties adjacent to this development will experience a reduction in property values, as

they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised."

Sincerely,
Alan Hintz,
612 Maraviya Boulevard
North Venice, FL 34275

From: [Doreen Marino](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Regarding PID: #0366-13-0002
Date: Friday, October 31, 2025 6:57:01 AM

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Dear Sirs,

As a full time resident of Toscana Isles:

- (1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.
- (2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.
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- (2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised."

Sunny Regards,

Doreen Marino, Realtor
doreenmarinorealtor@gmail.com
786-751-0037

From: [Albert Alba](#)
To: [Planning Commission](#); [Diane](#); [Anthony Nicholas](#); [Toscana ARC](#); [Toscana Manager](#); [Toscana Assistant](#)
Cc: [Board and Council Messages](#)
Subject: Please DO NOT approve the proposed development next to Toscana Isles.
Date: Saturday, November 1, 2025 9:30:57 AM

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Dear Planning Board Commission,

I hope you will NOT approve the proposed development near Toscana Isles for the following reasons.

1. I fear if the new development is approved, it will cause all the properties in TI and the surrounding areas to depreciate due to the environmental hardships that will be forthcoming. As I feel we do not have the infrastructure to support another development for all of the following reasons, I strongly recommend the Planning Board Commission REJECT the proposed development.
2. When we get a major storm the runoff of the water can flood the Toscana Isles development and exacerbate any overflow from our lakes. As we are all aware of global warming we recognize our chances of getting hit with more significant storms will only be increasing. With larger storms we have greater flooding, and our ability to sustain a storm will be much more difficult with more flooding in the area. The weir may also not be able to effectively work, as we have had some issues with it in the past. We also have had issues with proper drainage of our lakes when it is inundated with water due to hurricanes. If the barren grass and lots are replaced with houses and asphalt it will without question adversely affect draining of water during major storms. Even in past hurricanes we had some houses flooded. Our lakes in Toscana Isles began to overflow due to the issues with the storm surge and the inability of the lake to release the water in the surrounding area.
3. With an increase in flooding, all our insurance premiums will go up even more significantly than in the past. More and more insurance companies may leave Florida. This scenario sets up a significant financial burden for all property owners.
4. We also have water restrictions placed on TI. With limited water use our grass, shrubs, and trees are at risk of dying. My own turf had to be replaced as it was burnt due to not enough watering. More limits on watering will only cause more of our grass and plants to die. Vegetation is required to bring in oxygen for all forms of life. As you know, TI has to monitor its water usage by Sarasota County. As there is a water shortage and we have to restrict our water use in Toscana Isles, any future development would only exacerbate the problem.
5. This past summer, our lakes had many dead fish popping up literally and figuratively. With dead fish showing up on the banks of our lakes, it is a health hazard, and the stench of rotten caucuses is not healthy for anyone to breathe in as bacteria sets in when the fish die along the banks of our lakes.. More development has the great potential to only generate more issues with our lake if the water fails to circulate properly as there will be less oxygen for the fish to survive. In fact, our

development may have to bring in oxygenators for our lakes, but more building will make any hope at saving our lakes and the fish that swim in it insurmountable. More people living in the area will increase the Carbon Dioxide levels in the area causing the lake to get even warmer, and it will contribute to less oxygen needed for the fish to survive.

6. The increase in traffic would be another burden. Traffic congestion is not healthy for anyone. We also have a limited number of Fire and First Responders to serve our community. More cars will also increase carbon dioxide emissions. This will create an unhealthy situation for all of us.
7. In addition, there have been homeowners reaching out to me that have the white fencing behind their property that serves as a buffer for them from the undeveloped area behind their house to give them peace and quiet. They fear that if a development is built behind the white fencing their privacy and their peace of mind will be taken away from them. We all spent a lot of money to move into Toscana Isles, and it would be devastating to those who will have their peace and quiet taken away from them with a massive development abutting their backyard. I do track houses for sale in Toscana Isles, and many of those homeowners who have been trying to sell their homes are having difficulty as word is already out that a new development may be placed behind their houses.
8. Finally, if the properties in the new development are built with a lower value than the median prices of our properties in our development, the lower price development will also drag down our property values.
9. A new developer should think of the long range consequences of building in an area who already has the infrastructure stretched to its carrying capacity. The planning commission also needs to recognize that if it approves a development in an area where the carrying capacity of the area has already been reached, it will not only be devastating for the existing community, but it will be setting up the new community for failure too.

For all the above reasons, I hope you will unanimously reject the proposed new development near Toscana Isles. Due to me working during the Tuesday meeting, I will not be able to attend your meeting, but I would like this letter to go on record as an objector to the new development, and for this letter to be recorded on record as a submission to the Planning Commission. You are free to share this letter with anyone at the meeting.

Respectfully Submitted,
Dr. Albert Alba
Toscana Isles
124 Maraviya Blvd
Nokomis, Florida.

From: [laxanda](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Re: planned amendment of Master plan of Toscana Isles
Date: Saturday, November 1, 2025 10:12:27 AM

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Dear Planning Board Commission,

I hope you will NOT approve the proposed development near Toscana Isles for the following reasons.

1. I fear if the new development is approved, it will cause all the properties in TI and the surrounding areas to depreciate due to the environmental hardships that will be forthcoming. As I feel we do not have the infrastructure to support another development for all of the following reasons, I strongly recommend the Planning Board Commission REJECT the proposed development.
2. When we get a major storm the runoff of the water can flood the Toscana Isles development and exacerbate any overflow from our lakes. As we are all aware of global warming we recognize our chances of getting hit with more significant storms will only be increasing. With larger storms we have greater flooding, and our ability to sustain a storm will be much more difficult with more flooding in the area. The weir may also not be able to effectively work, as we have had some issues with it in the past. We also have had issues with proper drainage of our lakes when it is inundated with water due to hurricanes. If the barren grass and lots are replaced with houses and asphalt it will without question adversely affect draining of water during major storms. Even in past hurricanes we had some houses flooded. Our lakes in Toscana Isles began to overflow due to the issues with the storm surge and the inability of the lake to release the water in the surrounding area.
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4. We also have water restrictions placed on TI. With limited water use our grass, shrubs, and trees are at risk of dying. My own turf had to be replaced as it was burnt due to not enough watering. More limits on watering will only cause more of our grass and plants to die. Vegetation is required to bring in oxygen for all forms of life. As you know, TI has to monitor its water usage by Sarasota County. As there is a water shortage and we have to restrict our water use in Toscana Isles, any future development would only exacerbate the problem.
5. This past summer, our lakes had many dead fish popping up literally and figuratively. With dead fish showing up on the banks of our lakes, it is a health hazard, and the stench of rotten caucuses is not healthy for anyone to breathe in as bacteria sets in when the fish die along the banks of our lakes.. More development has the great potential to only generate more issues with our lake if the water fails to circulate

properly as there will be less oxygen for the fish to survive. In fact, our development may have to bring in oxygenators for our lakes, but more building will make any hope at saving our lakes and the fish that swim in it insurmountable. More people living in the area will increase the Carbon Dioxide levels in the area causing the lake to get even warmer, and it will contribute to less oxygen needed for the fish to survive.

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For all the above reasons, I hope you will unanimously reject the proposed new development near Toscana Isles. I will not be able to attend your meeting, but I would like this letter to go on record as an objector to the new development, and for this letter to be recorded on record as a submission to the Planning Commission. You are free to share this letter with anyone at the meeting.

Anri Kissilenko M.D.
597 Maraviya Blvd
Toscana Isles
Nokomis, FL 34275

From: [DM](#)
To: [Planning Commission](#)
Cc: [Lisa Missana](#); [Board and Council Messages](#)
Subject: Wisdom Townhomes public hearing concerns
Date: Sunday, November 2, 2025 12:44:43 PM

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We live at 348 Maraviya Blvd in Toscana Isles and would like to voice our formal objection to any possible approval on the public hearing for wisdom townhomes, and the associated amendment to the Toscana Isles binding master plan. The proposed location of these town townhomes on Knights Trail Road Will negatively impact our property on multiple levels.

The location of the townhomes will squeeze them into areas unnaturally wedged up against the Toscana Isles existing community, impacting the property values and current appeal of our community. Even more concerning is the location of the proposed townhomes at the intersection of Knights Trail Road and Gene Green Road where the existing lake drainage weir for Toscana Isles is located. This weir has encountered multiple problems over the years, particularly during hurricanes and caused the lakes in Toscana Isles to back up and flood the existing Toscana Isles community. Trying to wedge a townhome community over top of an existing water drainage weir, even with the developer trying to mitigate any possible issues is just a disaster waiting to happen. We demand that the planning commission deny wisdom townhomes any ability to build on these locations as it will undoubtably cause major impacts to all of the homeowners in Toscana Isles that exist today.

David & Lisa Missana

From: [Jodi Webber](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Townhouses in Subarea 3
Date: Monday, November 3, 2025 3:28:04 PM

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PUBLIC HEARING NOTICE

The Planning Commission will meet at **1:30 p.m., November 4, 2025** in **Council Chambers, City Hall, 401 West Venice Avenue**. The meeting will be broadcast live on the City's website (Scan QR Code or visit www.venicegov.com).

Planned District Zoning Amendment (25-01RZ):

Amending the Toscana Isles Binding Master Plan to allow townhomes in Subarea 3 and adding an access point along Gene Green Road

Address: 0 Knights Trail Road
Parcel Numbers: 0366130002 & 0375130004
Applicant: Meritage Homes of Florida, Inc.
Agent: Josh Law, Morris Engineering and Consulting LLC

A copy of the proposed application can be requested by emailing cityclerk@venicefl.gov, by phone 941-882-7391, or by regular mail to City Clerk Office, 401 W. Venice Avenue, Venice, FL 34285.





Legend

- City Boundary
- Streets
- Subject Property
- Toscana Isles PUD
- Parcels
- Water Bodies

Map Labels: GENE GREEN RD, KNIGHTS TRAIL RD, LAUREL RD, PID: #0366-13-0002, PID: #0375-13-0004

Scale: 0 2,000 Ft

City of Venice, FL **Wisdom Townhomes**

You are invited to participate and be heard. Public comment may be provided as follows: (1) in person; (2) via email at planningcommission@venicefl.gov; (3) by mail to the City Clerk, 401 W. Venice Avenue, Venice FL, 34285. Written comments received by **Noon, November 4, 2025** will be distributed and considered by the Commissioners. No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is to be based. The public hearing may be continued from time to time. If you need assistance with accessibility, please contact the City Clerk's office at least 24 hours prior to the meeting.

Good afternoon.

I want it on record that we are vehemently opposed to these townhouses being built here. We have severe flooding in Toscana Isles during Hurricane Ian, & these townhouses will only exacerbate flooding in our neighborhood. Please do NOT approve this!

Thank you,
Jodi Webber

From: [Lamia Amirouche](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Green Gene Road
Date: Monday, November 3, 2025 4:12:25 PM

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Dear Planning Board Commission,

I hope you will NOT approve the proposed development near Toscana Isles for the following reasons.

1. I fear if the new development is approved, it will cause all the properties in TI and the surrounding areas to depreciate due to the environmental hardships that will be forthcoming. As I feel we do not have the infrastructure to support another development for all of the following reasons, I strongly recommend the Planning Board Commission REJECT the proposed development.
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3. With an increase in flooding, all our insurance premiums will go up even more significantly than in the past. More and more insurance companies may leave Florida. This scenario sets up a significant financial burden for all property owners.
4. We also have water restrictions placed on TI. With limited water use our grass, shrubs, and trees are at risk of dying. My own turf had to be replaced as it was burnt due to not enough watering. More limits on watering will only cause more of our grass and plants to die. Vegetation is required to bring in oxygen for all forms of life. As you know, TI has to monitor its water usage by Sarasota County. As there is a water shortage and we have to restrict our water use in Toscana Isles, any future development would only exacerbate the problem.
5. This past summer, our lakes had many dead fish popping up literally and figuratively. With dead fish showing up on the banks of our lakes, it is a health hazard, and the stench of rotten caucuses is not healthy for anyone to breathe in as bacteria sets in when the fish die along the banks of our lakes.. More development has the great potential to only generate more issues with our lake if the water fails to circulate properly as there will be less oxygen for the fish to survive. In fact, our development may have to bring in oxygenators for our lakes, but more building will make any hope at saving our lakes and the fish that swim in it insurmountable. More people living in the area will increase the Carbon Dioxide levels in the area causing the lake to get even warmer, and it will contribute to less oxygen needed for the fish to survive.
6. The increase in traffic would be another burden. Traffic congestion is not healthy for anyone. We also have a limited number of Fire and First Responders to serve our community. More cars will also increase carbon dioxide emissions. This will create an unhealthy situation for all of us.

7. In addition, there have been homeowners reaching out to me that have the white fencing behind their property that serves as a buffer for them from the undeveloped area behind their house to give them peace and quiet. They fear that if a development is built behind the white fencing their privacy and their peace of mind will be taken away from them. We all spent a lot of money to move into Toscana Isles, and it would be devastating to those who will have their peace and quiet taken away from them with a massive development abutting their backyard. I do track houses for sale in Toscana Isles, and many of those homeowners who have been trying to sell their homes are having difficulty as word is already out that a new development may be placed behind their houses.

8. Finally, if the properties in the new development are built with a lower value than the median prices of our properties in our development, the lower price development will also drag down our property values.

9. A new developer should think of the long-range consequences of building in an area who already has the infrastructure stretched to its carrying capacity. The planning commission also needs to recognize that if it approves a development in an area where the carrying capacity of the area has already been reached, it will not only be devastating for the existing community, but it will be setting up the new community for failure too.

For all the above reasons, I hope you will unanimously reject the proposed new development near Toscana Isles. Due to me working during the Tuesday meeting, I will not be able to attend your meeting, but I would like this letter to go on record as an objector to the new development, and for this letter to be recorded on record as a submission to the Planning Commission. You are free to share this letter with anyone at the meeting.

Respectfully Submitted,

Toscana Isles

312 Palestro St

Nokomis, Florida. Sent from my iPhone

From: [Maureen Bennett](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Fwd: Planning Commission Meeting - 11/4/25 amendment 25-01RZ
Date: Monday, November 3, 2025 4:32:15 PM

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Good afternoon. In reference to the Planned Districts Zoning amendment 25-01RZ. I am totally opposed to this amendment. How can you build townhomes on a tract where our weir(Toscana Isles)is located and you have land that is so saturated. These townhomes would be built directly in front of Soliera Street where our privacy could/would be violated. Adding an access road from Gene Green Road is suicidal. The trucks that traveled Gene Gene Road on a daily basis think only of themselves and travel at high rates of speed. My understanding is that Gene Green Road is a private road so if this is a valid fact than the person owning Gene Green Road should be the only decision maker on whether or not Wisdom Townhomes can have access from Gene Green Road, not a planning board.

Again, I ask you to deny this amendment for Wisdom Townhomes

Sincerely,

Maureen Bennett
164 Soliera St
201-655-1007

From: [Lisa Bennett, DVM](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: parcel # 0399 09 0002
Date: Monday, November 3, 2025 4:29:06 PM

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Hello,

I am a resident of the Palencia Community a small community which will be impacted by this change. Our community has a wetlands next to the parcel which has nesting Sandhill Cranes and of which we pay to maintain.

Changing the parcel to a multifamily property will greatly increase the traffic and noise to our property and in particular to the wetlands and Sandhill cranes. The road indicated surrounds our whole property. I believe there are currently only single family homes in parcels adjoining this one. This was something I considered before I purchased my home here. Changing the comprehensive plan now will decrease our property values and can impact our community enjoyment.

This area already has put up a nearby one multifamily development, or it is still being built. This area between our community and the interstate is not appropriate for more. The impact on the environment is too much. The impact on the existing residents is too much. The impact on the cranes is too much.

I am asking you to deny the annexation 25-06AN, the comprehensive map amendment 25-075CP and the zoning map amendment 25-08RZ.

If there is approval of this development I request the builder build a 6 foot cement wall around the roadways around our property.

Lisa Bennett, DVM, CVA

Lisa Bennett, DVM, CVA

From: [ELAINE DANCHISE](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Townhomes in Subarea 3
Date: Monday, November 3, 2025 7:27:03 PM

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Dear Sirs,

I do not support the proposal due to the potential effects of all the surrounding properties related to environmental impacts, flooding, control, and traffic issues.

Thank you,
Elaine Danchise
225 Vinadio Blvd.
Nokomis, Fl. 34275

o
Sent from Elaine's iPad!

From: [Marianne Healy](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Wisdom Townhomes Zoning Amendment (25-01RZ)
Date: Monday, November 3, 2025 5:38:32 PM

You don't often get email from marianne.healy@yahoo.com. [Learn why this is important](#)

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To Whom It May Concern,

My name is Marianne Healy, and I reside at 732 Ravello Blvd in Toscana Isles. I am writing to express my strong opposition to any construction or alteration that could interfere with the weir located downstream from our lake system. The weir is located on the property that Wisdom intends to build on.

This weir plays a critical role in our community's stormwater management. It regulates the overflow runoff from our interconnected lakes, preventing flooding during heavy rainfall and helping to maintain stable water levels throughout the system. Any disturbance to its structure or function could compromise drainage, increase the risk of erosion, and negatively affect both property and environmental quality in the area.

Protecting this weir is essential to safeguarding the integrity of our stormwater control system and ensuring the continued health and safety of our community.

Sincerely,

Marianne Healy
732 Ravello Blvd

Venice Fl 34275

From: [Claudia McCann](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Wisdom Townhomes
Date: Monday, November 3, 2025 4:07:49 PM

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Wisdom Townhomes Planned District Zoning Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner Agent:

Josh Law, Morris Engineering and Consulting, LLC

I am a full time resident (owner) of a house in Toscana Isles. I have two concerns regarding the Wisdom Townhomes Planned District Zoning Amendment.

1. It is currently very difficult to exit left out of Toscana Isles onto Knights Trail Road into 45 mph traffic to and from the landfill and Ajax Concrete. Building additional residences along Knights Trail Road will add significantly to these current traffic problems.
2. I was a resident during Hurricane Ian when the current drainage system for the area was totally inadequate to handle the storm waters and Myakka River flooding. Since then, a lot of work has been done to improve the drainage to Cow Pen Slough. I am concerned that additional buildings at or near the weir located on the proposed building site will further impede drainage of our property and limit the capacity of the slough to drain storm waters properly. These flood waters pose significant concerns for damage to homes in Toscana Isles.

Thank you for your attention.

Claudia McCann
247 Maraviya Blvd.
Nokomis, FL 34275



From: [chinh.nguyen](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: "Regarding PID: #0366-13-0002 & Regarding PID: #0375-13-0004: NO ZONING CHANGE PLEASE
Date: Monday, November 3, 2025 7:56:35 PM

You don't often get email from pnguyen1951@hotmail.com. [Learn why this is important](#)

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"Regarding PID: #0366-13-0002:

(1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.

(3) - Traffic will increase. This is a more significant issue because the proposed development is located at the North entrance of Toscana Isles, where the school buses currently pick up and drop off.

Regarding PID: #0375-13-0004:

(1) - Half of this proposed development is located directly next to the entry ramp to the Main South entry to Toscana Isles. This leaves a small area for the new development vehicles to exit their property. The result will be new development residents exiting North (on a one-way road) as North bound traffic is trying to turn right to enter Toscana Isles. In addition to this tenuous situation, the new development residents will be immediately trying to move to the left lane to make a U-Turn so that they can go South to Laurel Rd, as there is very little North of Toscana Isles that would draw any traffic. Toscana Isles is already struggling with traffic issues as the residents try to exit to the South from the main gate due to Technology Drive Southbound traffic and increasing truck traffic and have been lobbying for years to have a traffic light installed to assist with that process. This additional wave of vehicles trying to make a U-Turn as Toscana Isles residents are trying to make a left turn at the same location will be nothing short of disastrous.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised."

From: [Jean Shuck Roberts](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: STOP Wisdom Townhouses
Date: Monday, November 3, 2025 10:56:12 AM

[You don't often get email from jeanroberts476@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello,

I am a resident of Toscana Isles Subdivision and have already been through one legal battle in attempt to save my home from impending flooding should building proceed on Tract 17 indicating there are risks worth immense consideration.

Flooding of 964 homes forcing families to be homeless would have the most significant impact and there are others too:

1. It is not within the legal rights of anyone to build a bridge or other structures over a weir. This weir is filled from 3 water sources, not just 1. Water overflowed the entire area and into our sub during the last hurricanes and without the protection of clean canals, weirs and trees to help absorb and block the water, it has one place to go-OUR HOMES.

2. A mitigation area was engineered and required in order to build near that area to support the ground and foundation of all the TI homes that back up to Tract 17. Disturbing the mitigation area and adding 6 2-3 story townhomes will destroy our mitigation area. As will building a bridge and having the weight of traffic pass over for a lifetime. The mitigation area was not engineered for the traffic or additional homes, let alone the density Wisdom/Meritage is proposing.

3rd: We have a vast flourishing wildlife area within Tract 17 as per numerous pictures and interaction. Endangered turtles, cranes and hundreds of birds and reptiles make this their home.

Last, if you think letting this go until 'engineering gets on site' to evaluate further impacts, let me pose one question. When has any project EVER not proceeded once the commissioners allowed a project to go to that phase?

We at Toscana Isles do not want our homes flooded 6 mo out of every year over a small project Meritage could roll into a larger one elsewhere. It's about profit and money for them but it's about our safe living here.

STOP WISDOM. WE VOTED FOR YOU BUT DON'T HAVE TO.

Jean Roberts
313 Palestro St
Venice FL 34275
Toscana Isles

From: [Bruce Tecklenburg](#)
To: [Planning Commission](#)
Cc: [Dawn Tecklenburg](#); [Board and Council Messages](#)
Subject: Planned Zoning District Amendment (25-01RZ)
Date: Monday, November 3, 2025 6:43:12 PM

You don't often get email from bruce.teck@gmail.com. [Learn why this is important](#)

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Dear Planning Commissioners,

We are Bruce & Dawn Tecklenburg, and we reside at 276 Maraviya Blvd in Toscana Isles. We would like to urge you to not change the zoning on the “Planned District Zoning Amendment (25-01RZ), Parcel Numbers 0366-13-0002 & 0375-13-0004.” Our concern is threefold with the northern tract (-0002). First, this parcel bisects the outflow creek and weir wall that controls the lakes of Toscana Isles. During Tropical Storm Debby last year, our lake level was 2-3 feet above flood stage, and it took several weeks for it to recede. It is vital for the safety and security of Toscana Isles to be able to manage that creek and weir for potential blockages during severe weather. This project would impair our ability to maintain a proper outflow of the lakes and increase flooding potential in Toscana Isles. Second, this part of Toscana Isles and this parcel are amazing habitats for our local birds and animals. Loss of this habitat would decrease the potential of Sandhill Cranes and Blue Herons from nesting. We’ve lost a lot of habitats for our birds and animals in Sarasota County. The best use of this land is a green belt to preserve the outflow creek and thriving animal habitat, albeit a small wonderful habitat. Residential development is not the right use of this land. Finally, additional homes along Knights Trail will only increase the traffic. Getting in and out of Toscana Isles continues to be more difficult and dangerous without traffic mitigation resolutions (traffic light, roundabout, etc.). These additional vehicles and the trucks that already run along Knights Trail will increase accidents and injuries or worse.

As for the southern parcel (-0004), it is best for it to remain as a commercial land use, particularly since there is no proposed mixed-use/residential proposal within this hearing.

For these reasons, we would like to respectfully ask that you maintain the current land use category and deny the request for change.

Sincerely,

Bruce and Dawn Tecklenburg

276 Maraviya Blvd / Toscana Isles

Bruce.teck@gmail.com and starr.teck@gmail.com

From: [Jodi Webber](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Townhouses in Subarea 3
Date: Monday, November 3, 2025 3:28:04 PM

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PUBLIC HEARING NOTICE

The Planning Commission will meet at **1:30 p.m., November 4, 2025** in **Council Chambers, City Hall, 401 West Venice Avenue**. The meeting will be broadcast live on the City's website (Scan QR Code or visit www.venicegov.com).

Planned District Zoning Amendment (25-01RZ):

Amending the Toscana Isles Binding Master Plan to allow townhomes in Subarea 3 and adding an access point along Gene Green Road

Address: 0 Knights Trail Road
Parcel Numbers: 0366130002 & 0375130004
Applicant: Meritage Homes of Florida, Inc.
Agent: Josh Law, Morris Engineering and Consulting LLC

A copy of the proposed application can be requested by emailing cityclerk@venicefl.gov, by phone 941-882-7391, or by regular mail to City Clerk Office, 401 W. Venice Avenue, Venice, FL 34285.





Legend

- City Boundary
- Streets
- Subject Property
- Toscana Isles PUD
- Parcels
- Water Bodies

PID: #0366-13-0002

PID: #0375-13-0004

Wisdom Townhomes

You are invited to participate and be heard. Public comment may be provided as follows: (1) in person; (2) via email at planningcommission@venicefl.gov; (3) by mail to the City Clerk, 401 W. Venice Avenue, Venice FL, 34285. Written comments received by **Noon, November 4, 2025** will be distributed and considered by the Commissioners. No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is to be based. The public hearing may be continued from time to time. If you need assistance with accessibility, please contact the City Clerk's office at least 24 hours prior to the meeting.

Good afternoon.

I want it on record that we are vehemently opposed to these townhouses being built here. We have severe flooding in Toscana Isles during Hurricane Ian, & these townhouses will only exacerbate flooding in our neighborhood. Please do NOT approve this!

Thank you,
Jodi Webber

From: [Roseann Esposito](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: NO! Wisdom Townhouses
Date: Tuesday, November 4, 2025 10:02:25 AM

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Roseann Esposito
305 Palestro St

Wisdom Townhouse Hearing

I would like to note my objection to this project as a full time resident of Toscana Isles and registered voter, due to the risk of potential flooding and the negative effects on wildlife.

From: [Rachel Ferguson](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Knights Trail proposals
Date: Tuesday, November 4, 2025 8:20:13 AM

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PID # 0366-13-0002
PID # 0375-13-0004

We are Gary & Rachel Ferguson @ 541 Maraviya Blvd, Venice, FL 34275
Toscana Isle Neighborhood

We are against this proposed land development.
With all the recent development in the area, especially with the population density waivers previously granted, the area and infrastructure are now overwhelmed. Adding yet another development to the area will only make the problem worse.

Sent from my iPhone

From: [Melinda Foster](#)
To: [Planning Commission](#)
Cc: Manager@hoatoscanaisles.com; [Board and Council Messages](#)
Subject: Regarding adding Townhomes (25-01RZ)
Date: Tuesday, November 4, 2025 8:52:59 AM

You don't often get email from melindalee7@icloud.com. [Learn why this is important](#)

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To Whom it may concern

As owners of property in Toscana Isles, specifically 384 Toscavilla Drive...we are vehemently opposed to adding Townhomes along Knights Trail on the north and south bordering our entrances. There is already too much traffic trying to get onto Knights Trail specifically impacting the quality of life of ALL Toscana Isles residents!

Hank and Melinda Foster
384 Toscavilla Drive
Venice, Fl 34275
941-938-7363

Sent from my iPhone

From: [Leo Kutin](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Zoning contest for Wisdom Townhomes
Date: Tuesday, November 4, 2025 10:11:08 AM

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As a resident of Toscana Isles, I am completely opposing any zoning change or any permission to build such development or any development for this matter on that lot.

For the reason of extreme complications to the already existent heavy traffic situation and due to very complex waterways situation for adequate discharge of storm waters from Toscana Isles, that can cause flooding of the portions of the development due to possible overload of the existing water ways. Thank you for your attention and consideration in this matter.

Regards

Leo Kutin

From: [Carol Palmer](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Date: Tuesday, November 4, 2025 11:12:06 AM

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I would like to propose a vote of NO for the construction of new property around the Toscana Isles community located on knights trail in North Venice please add my no to your list thank you Carol Palmer

From: vickie.perry1250@gmail.com
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Proposed Zoning Amendment (25-01RZ)
Date: Tuesday, November 4, 2025 8:32:48 AM

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As homeowners in Toscana Isles, we strongly oppose the zoning amendment to allow townhomes.

Dennis Valenti and Vickie Perry

Sent from my iPhone

From: [Ann Rosola](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Public Hearing Notice about amending the Toscana Isles master plan to allow townhomes
Date: Tuesday, November 4, 2025 10:32:18 AM

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"Regarding PID: #0366-13-0002:

(1) - This parcel covers the existing weir that we currently maintain to ensure proper drainage of our lakes. In the past, when this weir was unmanaged, our lakes were not draining, and we experienced flooding resulting from heavy rains/hurricanes. Since we've taken over the management of that weir, we've had no issues with drainage and lake levels. It would be extremely detrimental to have this drainage managed by a group that has no personal stake in maintaining the required flow of water.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised.

(3) - Traffic will increase. This is a more significant issue because the proposed development is located at the North entrance of Toscana Isles, where the school buses currently pick up and drop off.

Regarding PID: #0375-13-0004:

(1) - Half of this proposed development is located directly next to the entry ramp to the Main South entry to Toscana Isles. This leaves a small area for the new development vehicles to exit their property. The result will be new development residents exiting North (on a one-way road) as North bound traffic is trying to turn right to enter Toscana Isles. In addition to this tenuous situation, the new development residents will be immediately trying to move to the left lane to make a U-Turn so that they can go South to Laurel Rd, as there is very little North of Toscana Isles that would draw any traffic. Toscana Isles is already struggling with traffic issues as the residents try to exit to the South from the main gate due to Technology Drive Southbound traffic and increasing truck traffic and have been lobbying for years to have a traffic light installed to assist with that process. This additional wave of vehicles trying to make a U-Turn as Toscana Isles residents are trying to make a left turn at the same location will be nothing short of disastrous.

(2) - Properties adjacent to this development will experience a reduction in property values, as they currently abut to a preserve but will now have backyard views of this proposed development. That is not what they bought or what the seller promised."

I appreciate your time reviewing my serious concerns and thank you in advance in placing thoughtful consideration of such.

Respectfully submitted,
Ann Rosola, Full time resident of Toscana Isles