

From: [David Adams](#)
To: [Planning Commission](#)
Cc: [David Adams](#); [Board and Council Messages](#)
Subject: Please consider carefully zoning map request 24-11RZ
Date: Sunday, June 9, 2024 8:47:40 PM

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Venice planning commission:

As a resident of the Venetian GCC stated so profoundly,

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

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

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

Respectfully,

David Adams, Colonel, USAF, retired
Sawgrass

From: [Darlene Schimberg](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Regarding Property North of Fox Lea Farms
Date: Sunday, June 9, 2024 11:52:11 AM

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

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Good Afternoon,

I am wondering when the Planning and Zoning Commission is going to put a stop to their never-ending approvals for these developers. It is getting to the point that all of our natural resources for the animals in this area are being mowed down for your GREED!!! Venice needs to start taking care of what is already here and put an end to this constant destruction of our land and preserves. You are not doing any of us a favor by your over development. Look at what Neal has done on Laurel Road. He has put up a community of Army barracks on land that used to be beautiful with nature. Stop your Greed and think about our resources. You do not have the infrastructure in place to support all of this new construction. Our water supply is so overwhelmed with all of this new development. Think with your heads and not your pockets for once. SAY NO!!!! If you can't see the need to say NO maybe it is time for you to be voted off the Planning and Zoning Commission.

Thank you

Darlene M. Schimberg
117 Torcello Court
North Venice, FL 34275

From: [b buck](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Fox Lea Farm
Date: Thursday, June 13, 2024 5:28:56 AM

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Hello,

I am writing out of concern for a rezoning proposal of a property just north of the Fox Lea Farm. If successful this rezoning will have a huge negative impact on the farm and it's surroundings; it could possibly destroy this historic community jewel. I ask that you please carefully consider this rezoning application. If we lose Fox Lea Farms, we cannot go back and say "we made a mistake". Let common sense be your guide and deny this application.

Sincerely, Brian Buckheit 611 Paget Drive, Venice Fl 34293

From: [Florence Raber](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Overdevelopment
Date: Thursday, June 13, 2024 5:10:16 AM

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To the commissioners:

Please stop the greed and overdevelopment. It is ruining the habitat of animals and people. So sad to see this beautiful Venice ruined.

Florence Raber

Sent from my iPad

From: [charadele](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Rezoning of land near Fox Lea Farm
Date: Thursday, June 13, 2024 1:28:00 AM

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Commissioners,

It is time to slow the development of land in and around Venice. How many more developments are you going to rubber stamp? It is time realize that all of this growth in our community is inviting an overload of traffic congestion, is detrimental to our school population, water resources are endangered. Stop thinking only about tax revenues. No amount of money will add more beaches to our town! When natural preserves are flattened they cannot be returned!

Specifically, in the case near Fox Lea Farm this could endangered the number of participants coming to their horse shows. These participants add funds to hotel, restaurants and services here in the Venice area on a yearly basis. The natural beauty near FoxLea is a part of it's charm. Please vote no to the density rezoning. We have lost enough preserve and we have more than enough new housing development. Just say NO.

Sincerely,

Charlene Sherrer

2063 Batello Dr

Venice, Florida 34292

Sent from my Galaxy



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*Managing Shareholder
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DAVID A. WALLACE
*Board Certified Appellate Law
and Fla. Certified Mediator*

June 14, 2024

VIA Email: PlanningCommission@venicefl.gov

Commissioner Barry Snyder
Chair, City of Venice Planning Commission
401 West Venice Ave.
Venice, FL 34285

Re: Application 24-11RZ – Cassata Oaks
Parcel ID 0399040001

Dear Chair and Commissioners:

This Firm represents Fox Lea Farm (“Fox Lea”) with regard to rezone application 24-11RZ (“Petition”). As you are likely aware, this is not the first attempt to rezone this particular parcel of land. For each prior petition, the City of Venice granted Fox Lea affected person status given its location but also its property interests and use. Fox Lea welcomes the development of the Property and seeks only to emphasize the realities surrounding it and to ensure the best plan for the Fox Lea facility but also for the future homeowners in the proposed development. The Petition, as submitted, does not accomplish that goal.

The Planning Commission is presented with a rezone application from the owner, Auburn Road FC, LLC (“Auburn”) to rezone the 39.6 acres located on the southeastern corner of North Auburn Road and Border Road in the City of Venice (“Property”). The Property is located just north of the Fox Lea property at 800 North Auburn Road, Venice, FL 34292 and just east of the Sawgrass Community Association. The Petition asks to rezone the Property from Sarasota County Open Use Estate (“OUE”) to City of Venice Residential Single Family (RSF-3) and includes a conceptual site plan laying out the proposed development.

Established in 1983, Fox Lea is a nationally recognized championship-level horse show facility hosting various types of horse shows that attract competitors from all over the country and internationally. Outside of its large-scale horse shows, Fox Lea also regularly provides opportunities for training and riding lessons as well as hosting events to contribute to various nonprofits. With over 42 events annually, and intentions to increase that number, the economic impact of Fox Lea makes it one of the top three contributors to Sports Tourism and one of the major economic drivers in Sarasota County. In fact, the annual economic impact of Fox Lea was

presented in great detail by Attorney Jeffery Boone during the hearings on the previous petitions. A copy of the annual economic impact from 2007-2018 is enclosed.

Fox Lea is located along the Property's south border, separated only by Fox Lea Drive, an unpaved, dirt road. Fox Lea's horse shows and the related operations emit noise, light and dust, occurring both day and night, weekday and weekend. The horse trailers and RVs associated with the shows, along with all other participant and spectator traffic, must drive up Fox Lea Drive to enter Fox Lea. Hundreds of spectators attend each show. Given the sensitive nature of equestrian activities, Fox Lea takes all aspects of its business operations seriously, recognizing and providing utmost attention to horse, rider and spectator safety.

Nevertheless, Fox Lea is cognizant of the realities of development and acknowledges that the use of this neighboring Property will change. Not only does the 2017 Comprehensive Plan designate the Property as Low Density Residential on the City of Venice Future Land Use Map but the repeated development efforts over the years reflect the strong desire to develop this Property. It must be noted that Fox Lea does not contest development *per se*. Rather, the issue, and Fox Lea's resulting concerns, lies in the impacts that would result from the proposed development of the Property – impacts that would directly impair Fox Lea's own property rights and operations as well as the contentment of the future homeowners in this development. These concerns are discussed in greater detail below.

Fox Lea's position and involvement stems from the necessity to ensure adequate mitigation and safeguards are employed when the Property is developed. This is for its own protection but also for the protection of its future neighbors as the impacts of such development are not singular in direction. Future residents living in proximity to Fox Lea would encounter the full impact of Fox Lea's established daily and nightly operations and thus, Fox Lea's concerns should be material to Auburn as well. Fox Lea only seeks to advocate to protect its property rights, business operations, duty of safety to clients and patrons, but also to protect the current and future neighbors' expectations in regard to quality of life.

As requested, the Petition is unnecessarily expansive. The Petition before the Planning Commission asks to rezone this Property to RSF-3 which allows for 5 units per acre and a minimum lot size of 7,500 square feet. However, the Property is restricted by the Joint Planning and Interlocal Service Boundary Agreement ("JPA") entered into by the City of Venice and Sarasota County which limits the Property to 3 units per acre. Therefore, a rezone to RSF-3 would be more than could ever be permitted under the JPA. A rezone of the Property to RSF-1 or RSF-2 would more accurately match the JPA limitations.

A rezone of the Property to RSF-1 or RSF-2 would also ensure that there were fewer residents in close proximity to Fox Lea and its established daily operations. The minimum lot size for RSF-1 is 15,000 square feet and the minimum lot size for RSF-2 is 10,000 square feet. The larger lot sizes would decrease the number of homes and therefore, the number of unhappy neighbors. In the instance that the request to rezone to RSF-3 is to utilize the lesser minimum lot size and to allow for an increased buffer between Fox Lea and the new development, Fox Lea would welcome discussion of a stipulation to be included that would accomplish this goal.

Moreover, the realities of the Property must be taken into consideration. Given that the Property is located just north of Fox Lea with the furthest home a mere 270 feet from the large-scale equestrian facility, the southern border is the most sensitive and has the highest potential for future conflict. Historically, this distance has been insufficient to satisfy the City of Venice and even insufficient in protecting the other neighboring homeowner's expectations. The Petition does not adequately address the well-documented concerns of the neighboring properties as reflected in the two prior applications. Should the concerns of each not be addressed, conflict is almost certain to arise between Fox Lea and the developments' future homeowners. Therefore, it is beneficial to address these issues prior to any change in use of the Property and ensure the expectations of any future homeowners are effectively managed.

To that end, it is helpful to look at the history of this Property as this is not the first time this parcel of land has been before the Planning Commission. This parcel has had multiple owners who have all attempted to develop, all unsuccessfully because the development was not compatible with the neighboring properties.

The Property was first presented for rezone in 2013 as the Preserves of Venice Planned Unit Development with 118 units. This Petition was eventually denied. Then again, in 2017, the owner of the Property submitted a development application for the Murphy Oaks Planned Unit Development ("Murphy Oaks PUD"). The Murphy Oaks PUD proposed a total of 105 units and included 50% open space, a maximum building height of 3 stories with a maximum height of 2 stories along the western and southern property boundaries, and a proposed stormwater pond running east to west along the Fox Lea Drive boundary. On November 28, 2018, Venice City Council denied the petition, explaining that:

The proposed stipulations [were] insufficient to achieve compatibility, difficult to monitor and enforce, and so numerous and extensive as to reflect the innate incompatibility of the proposed project and existing development/neighborhoods, including Fox Lea Farm, Inc., a nationally recognized horse show facility.

Following the denial, the owner sought relief pursuant to § 70.51, et seq, Florida Statutes. Mediation was held which resulted in proposed terms of settlement and an amended petition. In September 2019, the amended petition reduced the total number of units to 85, limited buildings to one story, added a 5 foot berm with an 8 foot concrete wall, and added 98 feet of a naturally vegetated buffer ("Revised Murphy Oaks PUD"). The Revised Murphy Oaks PUD also included stipulations with a notice of proximity, prohibition on fireworks, prohibition on drones, prohibition on outdoor loudspeakers in the southern lots' backyards, and prohibition on the applicant or its contractors to burn any trash or waste materials during construction, as well as for the future lot owners, except for outdoor barbeques/grills. Despite the reduction in units, the revised petition did not satisfy the City Council's concerns and on October 22, 2019, the amended petition was denied.

The denial of the Murphy Oaks PUD and later, the Revised Murphy Oaks PUD, shows that density is not the only, or even the main, issue. Rather, compatibility is the foundational issue of any proposed development on this particular Property. Compatibility permeates all of Fox Lea's prior and current concerns and should guide the review of the current Petition.

The 2024 Petition seeks to rezone the Property to achieve development in an almost identical manner, albeit with less homes. The City of Venice is faced with the same issues and must again acknowledge its responsibility to guarantee compatibility, public safety and public welfare, and to protect property rights when determining the appropriateness of this proposed land use change. Specifically, Fox Lea's concerns relate to the adequacy of the buffer, density, and the need to protect its property rights, business operations, duty of safety to clients and patrons, and the current and future neighbors' expectations.

First, there must be a sufficient buffer between Fox Lea and any new development on the Property. There is inherent incompatibility between a large-scale, intense equestrian business operation and a single-family neighborhood. As the most sensitive area of the entire proposed development, the buffer between the proposed development and Fox Lea must be adequate and enforceable, for both the short and long term, in order to mitigate conflict produced by incompatibility.

The Petition proposes a 100ft natural buffer, a 15ft landscape buffer (to include a 3ft berm and an 8ft wall), and an additional 155ft buffer area which includes a pond with additional landscaping along the southern estate sized lots. In total, the yards of the estate sized lots are set back 270 feet from the southern Property line. It appears that the goal is to use these estate sized lots, the pond feature, and the accompanying landscaping on the southern end of the pond as the buffer. Fox Lea acknowledges that the proposed buffer is more than required by the Code but stresses the inadequacy when considering the realities of the Fox Lea facility.

First, water *promotes* sound travel; it does not impede it. The buffer of 270 feet, more than half of which is a pond over which sound travels more, will not prevent noises from reaching the homes in the proposed development. In fact, a buffer and pond that stretched 300 feet was not sufficient in the Revised Murphy Oaks PUD. The Revised Murphy Oaks Site Plan had one pond stretching the entire length of the southern border of the Property with a total buffer of 300 feet. This buffer included a 98 foot naturally vegetated buffer and a 166-foot pond. The accompanying stipulations required a 5-foot berm, an 8-foot-high concrete wall, a continuous hedge, additional trees and landscaping, and that the pond be no more than 8 feet deep. This is far more than the current Petition and still did not remedy the compatibility concerns.

The burden is not on Fox Lea, an established facility with loud noises, smells, and crowds on a regular basis, to conform to the surrounding development. Rather, the onus is upon Auburn to make its development proposal compatible. Auburn must consider that this inherent incompatibility will create a substantial conflict between Fox Lea and the future homeowners. Not only does sound travel over water more than it does over land but the current neighboring properties positioned further away complain about the Fox Lea noise. It would be illogical to assume that Fox Lea can keep its neighbors happy without a more substantial buffer. Only with adequate buffering can incompatibility and interference of property rights be alleviated.

The Petition also states that the ponds include a storm water mitigation function. No further description is provided. This issue was of great concern to Fox Lea in the previous petitions as Fox Lea has an established storm water system that cannot accommodate the new development. No storm water or other drainage from the developed portion, non-buffer areas, of the proposed development can be permitted to discharge into the existing ditch that runs east-west within the

northern portion of the Fox Lea Drive right-of-way. Auburn must provide clarity before any plan can be approved.

Furthermore, Fox Lea has concerns over dewatering activities associated with construction of the Property's stormwater management ponds, due to the fact that it will depress the water levels beneath their property and in their water supply pond. Because Fox Lea relies upon stable soil moisture in their equestrian arenas and show rings and adequate water levels within its water supply pond, depressed water levels would compromise the safety of riders and horses. Therefore, to ensure that the dewatering activities do not adversely impact Fox Lea, the water levels must be monitored to avoid and mitigate all potential adverse impacts.

Perhaps most importantly, Fox Lea's need to protect its property rights, business operations, and duty of safety to clients and patrons is just as important as the current and future neighbors' expectations in regard to quality of life. There has been no resolution as to the numerous and extensive stipulations which much be in place for any development to be compatible with existing development/neighborhoods. These compatibility concerns drove the prior discussions and should do the same here.

Density has always been a concern of Fox Lea. Higher density means more residents in a closer proximity to Fox Lea and its daily operations. More residents mean more individuals expecting comfort and peace in their homes, which only increases the likelihood and potential for conflict. While Auburn is limited to 3 units per acre by the JPA, Auburn does not have a right to any specific density. Rather, a property owner's rights to density, as envisioned under the City's Comprehensive Plan, can only be determined after taking into consideration adjacent property uses, intensities, and most importantly, the public welfare and safety. Auburn makes reference to the zoning for the surrounding neighborhoods, but it is clear from the complaints that come from these already developed neighborhoods that Fox Lea's established operations burden dense residential neighborhoods. What may be permissible and appropriate for one property may be inappropriate for another. RSF-3 would permit far too many homes in too close proximity to Fox Lea. Consideration of the adjacent property uses, intensities, and the public welfare and safety does not support a rezone to RSF-3.

Moreover, throughout the prior petitions, Fox Lea expressed that any future neighbor must be fully informed of the extent of its operations. To that end, the prior stipulations included a notice of proximity that would be recorded in the public records and would ensure that all homebuyers were aware of the following prohibitions: fireworks, drones, outdoor loudspeakers in the southern lots' backyards, and burning any trash or waste materials, except for outdoor barbeques/grills. The need for these prohibitions remains. Each and every compatibility problem is present in the current Petition. In fact, when looking at all the prior denials, it seems that the prior plans are essentially the same design and layout with the addition of individual ponds in the newest submission. Fox Lea remains a nationally recognized horse show facility with the same uses for the land and the same compatibility requirements.

Compatibility defines the foundational issue of the proposed development; it permeates all of Fox Lea's concerns. Fox Lea Farm is a unique operation with a lengthy history in its community, and therefore requires careful analysis and consideration of the nature and extent of adjacent

development, in both the short and long term. Fox Lea is not required to make itself compatible with a proposed development; rather, the onus is upon Auburn to make its development proposal compatible with a large-scale, intense equestrian business operation immediately adjacent to its south border.

The City of Venice has compatibility standards within its Comprehensive Plan and has a responsibility to guarantee compatibility, public safety and public welfare, and to protect property rights when determining the appropriateness of any proposed land use change. The prior petitions failed to meet these standards and so does the current Petition.

I hope that these comments and concerns help guide your review of the Cassata Oaks Rezone Petition. Please do not hesitate to contact me with any questions.

Sincerely,



Corinna Coser
For the Firm

Encl.

cc: Venice City Clerk (kmichaels@venicefl.gov)
Kelly Fernandez, Esq. (kfernandez@flgovlaw.com)
Fox Lea Farm
Auburn Road FC, LLC – Melissa Strassner, Esq. (mstrassner@berlinpatten.com) &
Mariah Miller, Esq. (mariah@mlmillerlaw.com)

Annual Economic Impact to Sarasota County*

Year	Total Event Days	Number of Horses	Direct Spend	Total Impact**
2007	119	4095	\$9,243,000	\$36,972,000
2008	122	4107	\$10,544,400	\$42,177,600
2009	125	4398	\$11,017,800	\$44,071,200
2010	114	4244	\$10,677,400	\$42,669,600
2011	139	4958	\$12,786,000	\$51,144,000
2012	130	5070	\$12,859,800	\$51,439,200
2013	123	5135	\$12,483,000	\$49,932,000
2014	132	5628	\$16,288,800	\$65,155,200
2015	120	5909	\$16,183,200	\$64,732,800
2016***	166	5949	\$18,942,000	\$75,768,000
2017****	179	6180	\$19,759,800	\$79,039,200
2018	182	6739	\$21,841,200	\$87,364,800

*Economic Impact based on formula used by The American Quarter Horse Association, the largest breed registry in the world. This is consistent with calculations by Visit Sarasota.

**Total Impact listed here does not include total direct spend by Fox Lea Farm, including staff salaries, equipment, supplies, services etc.

***First year of Venice Equestrian Tour, replacing weekend shows

****Hurricane Irma



From: [Grace Reeber](#)
To: [Planning Commission](#)
Cc: reebs1@icloud.com; [Board and Council Messages](#)
Subject: Venice Planning Commission
Date: Sunday, June 16, 2024 8:56:16 AM

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Please protect Fox Lea Farms. It is a beautiful and unique facility in Venice!
Grace Reeber
Sent from my iPhone

From: [DENNIS SUZANNE BUNDAY](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Zoning Map Amendment Request (24-11RZ)
Date: Monday, June 17, 2024 10:25:44 AM

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> Hello,

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> We are writing to express our concern at the potential zoning map amendment for the property address of: 0 Border Road (West of I-75 and East of Auburn Road). We are writing to object to the zoning designation of an RS3, which would allow a greater density than the “no more than 60 single family/single story homes” that was presented at the required Neighborhood meeting in January 2024.

>

> Prior zoning attempts were not approved and now this developer (Mike Miller) is requesting a higher density zoning than what was previously denied, or, is higher than what would be required for the committed “no more than 60 single family/single story homes”. Mr. Miller may state “it’s only 60 homes”, but if he sells this property to another developer, the RS3 zoning would be in place and then there are no restrictions for higher density.

>

> We were at the very packed (standing room only) meeting in January, and many expressed concerns at that time to Mr. Miller and his attorney representation (Berlin, Patten, Ebling, PLLC) who made no effort to address or even write down any comments made. They consistently answered, “Thank you very much”. It was stated numerous times by both the attorney, as well as Mr. Miller, that this would be “no more than 60 single family/single family homes”, however a zoning of RS3 would give the loophole to the builder/developer to build in far excess of this.

>

> Concerns included: Fox Lea Farms and the residential building with negative impact on the facility, animals, etc....(attorney’s indicated they were “working with Fox Lea Farms”, when in fact, they were not); Types of homes (Attendees were assured they would be “single family/single story” not Townhomes, apartments, condo’s, etc...) as this would directly impact neighbor home valuation (no images were shown); Environmental impact and preservation (which the City of Venice requires (they could not answer what or how); Flooding impact on current surrounding neighborhood and Fox Lea Farms (reply from attorney was “water will just go across the road and down to the creek” - which means it floods Sawgrass Neighborhood and continues to an already over-burdened creek that flooded previously).

>

> It should be noted that Mr. Neal was standing up front, off to the side, instructing the presenting attorneys. When asked, “Can you tell us why Mr. Neal is here?”, the answer was “he’s just a concerned neighbor”. Mr. Neal does not live near this property, nor does not have a directly adjacent property. He is a developer who has dealings with Mr. Miller in business ventures.

>

> When asked what the “next steps” would be, the Representing Attorney’s stated they were putting this to the City of Venice in the “next 30 days” to go before the City Council at that time. It is quite apparent that they strategically waited until June, to insure less voices at the City Council Meeting.

>

> Fox Lea Farms has been operating quite successfully for over 40 years. This past January thru March they held their annual Venice Equestrian Tour which brings over 2600 participants and 9000 spectators to our Venice area, providing direct positive economic impact to all of our businesses in the range of \$9 million dollars. Included in this annual event, is fundraising for numerous local Venice charities and donating weekly to different organizations in support. Fox Lea Farms total economic impact in 2023 was \$24 million, which makes them a major sports related generator for Sarasota County, as well as Venice.

>

> This is not something to be ignored, nor encroached upon and the potential negative impact on both the City of Venice, area neighbors and Fox Lea Farms is great. We respectfully request that this zoning of RS3 be denied, correct zoning be applied to confirm that “no more than 60 single family/single story homes only”, the developer be required to work directly with Fox Lea Farms, The City of Venice and Sawgrass Neighborhood in regards to potential flooding and the Auburn Road/Edmonson Road traffic issues.

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> Respectfully yours,

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> Dennis & Suzanne Bunday

> 700 Egret Walk Ln

> Venice, FL

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> Sent from my iPhone

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Central Venice Coalition

Scope: Bordered on the South by East Venice Avenue, on the North by Laurel Road, on the West by the Pinebrook South Community and Bay Indies Community and on the East by Auburn Road, including Capri Isles Boulevard. Formed in 2016, the Coalition will seek participation from the Board of Directors of the Central Venice HOAs and COAs to ensure common and broad-reaching goals are identified and achieved.

June 17, 2024

To: City of Venice Planning Commission

Commissioners:

My name is Steve Carr, Chairperson of the Central Venice Coalition, and I am contacting you regarding the Zoning Map Amendment Request (24-11RZ) to assign a City of Venice Zoning Designation of Residential Single Family (RSF-3) to the Cassata Oaks project at 0 Border Road.

As you are aware, this property has a unique history of attempted development and is next to Fox Lea Farm, a premier, internationally known horse show facility. They host a variety of over 40 events per year for national and international competitors. Fox Lea Farm has brought and continues to bring thousands of visitor dollars and positive recognition to the City of Venice, Sarasota County and surrounding areas. They are one of the top 3 contributors to the Sports Tourism in Sarasota County.

As one can imagine, it is likely the owners of Fox Lea Farm are quite concerned that any development in the immediate area of their facility may affect their livelihood and the overall success of their business. They have challenged earlier zoning/development requests as being incompatible with their day-to-day equestrian facility operation. It is anticipated their position of incompatibility with this proposal will once again be the same.

On the other hand, the Owner of the subject property, which was previously annexed into the City of Venice as per a Joint Planning Agreement with Sarasota County, has a right to develop the land in compliance with the City of Venice Comprehensive Plan, Land Use Regulations, and approval of the Venice City Council. The Applicant has submitted a plan with a low 1.5 units per acre density for a 60 single-family home development and has stipulated the plan will be a binding concept.

The immediate challenge for the Planning Commission? Two conflicting concerns between two affected parties, each with a valid position. How to proceed?

To that end, we would like to encourage the Planning Commission to deny the Applicant's Residential Single Family (RSF-3) zoning request and approve a Planned Unit Development (PUD) designation for the subject parcel.

A Planned Unit Development (PUD) designation will acknowledge and support each party's position in the following ways:

1. The Applicant has submitted a detailed plan for the development of the 39.62-acre property. The Applicant has also stipulated in the application that the plan will be a binding concept. Included in the proposal are the number of units planned for the site, the size of Lots within the development, landscape, entry gates, sidewalks, easements, buffers, walls and drainage ponds. These items taken in total are the base of a planned development and with some modifications can result in being a Binding Master Plan for a Planned Unit Development (PUD).
2. The Applicant's proposal zoned as a PUD with its Binding Master Plan will establish predictable development for the Owners of Fox Lea Farm and community in general to count on. A zoning designation of RSF-3 does not require a Binding Master Plan and will leave the door open for possible development changes in the future, thus causing uncertainty and frustration on the part of the Owners of Fox Lea Farm and community in general.
3. The offer by the Applicant of having the concept plan be binding is worthy of praise, however the concept plan is not as thorough, structured or complete as a binding master plan required by Planned Unit Development (PUD) designation.
4. There are similarities between the PUD and RSF-3 zoning designations.
 - > Density: Number of Units per Acre is a maximum of 5.
 - > Height: The maximum building height is 35 feet.
 - > Single Family homes are listed as Principal Uses of both PUD and RSF-3 zoning designations.
5. All surrounding area communities of the subject property within the City of Venice are zoned PUD, except for Sawgrass, which has a Sarasota County designation, but is in fact a PUD.

In conclusion, a PUD zoning designation for this project will better address the concerns of both parties rather than an RSF-3 designation. Once completed, the binding master plan will result in consistency and compatibility with the immediate and surrounding area communities, as well as provide clear, specific development details accepted by the Applicant, the Owners of the Fox Lea Farm and the Venice City Council.

Thank you for your time and consideration.

Sincerely,
Steve Carr
Chairperson, Central Venice Coalition

From: [Courtney Green](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Edmundson and Auburn Rd. rezoning hearing
Date: Monday, June 17, 2024 1:58:17 PM

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To Whom It May Concern,

Please accept this correspondence as my concern over the rezoning request to change to RSF3 and in all honestly any development on the corner. We own a home in Auburn Acres down the street and that corner is already getting so busy from the building down Edmundson and the current infrastructure could not keep up with a new development there. Also it neighbors Fox Lea Farms which could be a huge disrupter for their horses and daily operations. Fox Lea brings in so much revenue to the City and County. Our area is already being too overbuilt. I hope that this request for zoning change is denied. Please let me know if you have any questions. Thank you.

Courtney Green

Broker Associate/Assistant Managing Broker

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