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**Subject:** Changes to LDR and resining of open space.  
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Members of the Venice City Council:

Thank you for all of your hard work and willingness to listen to the residents of this beautiful city or as many call it Paradise.

My husband and I have been residents of the Venetian Golf and River Club for the past 4 years. We fell in love with this area and chose this as our forever home. One of the reasons we chose the Venetian was that it was fully built out so that there would be no surprises. It was a PUD with protected open space that would remain that way for the remainder of our lives. Or so we thought. The changes to the LDR and zoning variances you are considering threaten not only our beautiful subdivision but every PUD in Venice and completely changes the landscape of the city we have come to love. We have all purchased homes in the many PUDs in Venice, including those in Neal's own communities, with the knowledge that the open space would remain open space for a minimum of 99 years. Certainly beyond our lifetimes.

We believe more time is needed to adequately assess the challenges of the uncontrolled growth of this area. We need to balance flexibility with predictability and protections for residents. PUDs must be protected from "incompatible" and "regional uses" such as the proposed Neal shopping center located within the Milano PUD with a direct impact on the Venetian. This is not about one PUD but affects all current and future PUDS in Venice. We need to balance flexibility with predictability and protections for all residents.

Square footage is not a good measure on its own. A square footage number is needed to help define regional and local uses. We need a detailed definition of local vs regional. We are not sure how the board could even consider a proposed shopping center of this magnitude an accepted use in a space that is zoned open space and part of an existing PUD. The conditions for compatibility must be specific to neighborhood scale and uses. Square footage on its own is not a good measure. Please keep commercial development within the commercially zoned areas and not within a residential PUD on open space zoned land. We definitely don't need another Publix when we have one within 2 miles in either direction.

Compatibility is defined in the 2017 plan as "sensitivity of development proposals in maintaining the character of *existing* developments. You must protect home buyers from bait and switch with incompatible commercial development. Please include language that protects home buyers reliance on the Binding Master Plan.

The recording of the legal instrument defining open space must be a precondition for approval of the Binding Master Plan.

Please vote no on the proposed Neal shopping center and the proposed changes to the LDR regulations and the refining of open space after the PUD filing. that will adversely affect every PUD in Venice and their residents.

Thank you again for your consideration.

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