

**From:** [James Perry](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** Fox Cove  
**Date:** Tuesday, April 15, 2025 1:20:31 PM

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From: Jim Perry, Sawgrass Resident

To: Venice Planning Commission

I wish to express concern regarding the proposed development of "Fox Cove".

First, regarding its impact on current traffic problems. Already two lane Edmundson Road is overloaded with traffic. Several months ago a letter to the editor appeared in the Venice Gondolier from an individual residing on Edmundson Road lamenting the fact that the writer found it almost impossible to exit his community during peak traffic periods. Yet a great deal of additional construction has already been approved along Edmundson and Border Roads. So what is the Commission's plan to address the problem?? Widen Edmunson? Traffic Lights? What?

The developer suggests a traffic study will show no problem. But moderate cost housing will often mean two working people per unit, both traveling by auto to job sites every day. Then in the evenings, since there are virtually no amenities planned in Fox Cove, these individuals will again leave the development in search of entertainment. So does the Planning Commission simply close its eyes, ignore the traffic impacts far in excess of the developer's "study"?? Or use its common sense to moderate density.

Far worse is the impact on storm water runoff. With much of Fox Cove's border being I-75, all excess water flow will run directly into Curry Creek.

But in recent hurricanes Curry Creek has been overflowing its banks when passing thru Sawgrass. With its 70 units on 10 acres Fox Cove will vastly increase natural runoff.

I was shocked when I came to Florida to learn that retention ponds are totally passive, they cannot be drawn down in the face of incoming hurricanes. If a retention pond is already near capacity due to rainy weather, it serves virtually no purpose, provides NO protection.

IT IS THE FOREMOST DUTY OF THIS COMMISSION TO PROTECT THE HOMES OF VENICE RESIDENTS!! So what is your PLAN to protect Sawgrass and other communities?? Already Curry Creek is at capacity. Any additional development must NOT add addition flow---or Sawgrass floods.

With currently approved development north east of Sawgrass we have much addition storm water flow to be added to Curry Creek ----- But again what is the Commission Plan? Does the Commission refuse to recognize the increasing severity and frequency of hurricanes. Your job is to Plan AHEAD! Not look in the rear view mirror and tell us outdated stormwater plans and self serving developer studies are satisfactory.

This Commission must increase retention facilities and reduce density of Fox Cove and similar developments Otherwise you are insuring that Sawgrass will be flooded out in the near future. This result is not speculation, it is an inescapable fact absent action by the Planning Commission.

Jim Perry      577 Misty Pine Drive

4/15/25