

Dear Mr. Mayor and City Council Members,

Prior to moving to Florida, my wife and I researched where we wanted to build our retirement home. We were looking for a residential community within 15 minutes of the freeway and close to conveniences...but not at our back door. We sought a quiet, less traveled area.

We visited Northeast Venice and chose our perfect homesite in Aria. We had natural wetlands and a pond at the corner of Jacaranda and Laurel Road. We had the Carlton Preserve and Venice Myakka River Park at the end of Laurel Road, so we knew the sprawl would not extend north or east. We had a nearby fire station, a hospital, and grocery stores 2 miles away. All our needs were met. At that time there was no talk of putting in a commercial center in the Milano PUD. If there had been, we likely would not have purchased this property. The thought of living with traffic, noise, or trash along the roadside does not appeal to us.

The marketing material provided to us by Neal Communities showed that the area currently being considered for rezoning as a preserve. Other talking points in the literature provided to us stated:

“We build communities that respect the land and environment”

“We pay attention to the details of community design, environmental impact, natural habitat and local surroundings”

“Where you live matters”.

We understand that if this amendment is approved by the city council, the wetland and pond on the corner of Laurel and Jacaranda is going to be filled in and covered with concrete and asphalt. That DOES NOT respect the land or the environment. Our neighborhood flooded during the last storm; eliminating the pond and a natural wetland certainly won't help stormwater management in the area. Furthermore, the details of community design were clearly overlooked, otherwise the applicant's plans for a commercial center would have been stated in the binding master plan approved in 2017 and the location and scope of the project would be aligned with the city's land development regulations. Finally, “where you live matters”. Results of polls conducted in several area communities show that 70% or more DO NOT WANT THIS. The applicant does not live here, we live here. And we didn't spend hundreds of thousands of dollars so we could have the “convenience” of shopping at Publix.

At a recent open house held by the applicant for the residents of my community, a photograph of the proposed traffic plan was on display. On this map, it showed 7 lanes of traffic on Laurel Road at the intersection with the Venetian front entrance. No traffic signals are proposed for this intersection. An intersection of this size is simply not conducive to a residential area. Factor in tractor trailer trucks, a marked increase in traffic volume, elderly drivers and cyclists and you have all the ingredients for a tragedy. Furthermore, it appears that

the easiest access road to I-75 is via Jacaranda Blvd. Which means traffic, including trucks, will be cruising by my home at all hours of the day and night. This wasn't the vision that was presented to us by the applicant before we purchased our home.

We understand that this area is growing. Putting a large commercial shopping center in the middle of a residential community is not responsible development. We already have 2 grocery stores in a 2-mile radius in 2 different directions. We don't need a third. However, the applicant, who is the only one who truly benefits from this amendment, believes that 6000 homes in the area "demands" another grocery store. Of course, it **must** be put on the corner of Laurel and Jacaranda, a location which creates a traffic nightmare for thousands of residents and violates Land Development Regulation 86-130. The fact of the matter is that a more suitable location for this would be on Knights Trail...the only problem is the applicant does not have an interest in those properties.

My wife and I were victims of a bait and switch scheme, and it is a blatant attempt by the applicant to profit at the expense of families that put their faith in him. This project is against the land regulations and does not pass the common-sense test. If this amendment is passed, there is no going back. This beautiful area and our way of life will be negatively impacted. The decision now rests with you. As our elected officials, it is up to you to stop this unprecedented insult to our community.

Thank you.

Sincerely,

Carmine A. Broccoli
217 Corelli Drive
Nokomis, FL 34275
401-943-9321

From: [Kathy Burkwald](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Proposed land use
Date: Saturday, May 20, 2023 10:00:47 AM

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City counsel and Mayor Pachota;

I would like to weigh in on the proposed development at Jacaranda and Laurel Rd by Mr. Neal. I cannot be present for this meeting but I want my voice heard. STOP ALL THE BUILDING! Venice is being desiccated and destroyed day by day. Enough already. These developments are not NEEDED! It's a travesty what happened along Jacaranda blvd near the Winn Dixie plaza. Shameful. All the animals displaced. And, in the proposed development at Laurel and Jacaranda-do we need another Publix when there is one already about 3 miles from anywhere you live. Do we need another of anything? What about water infrastructure? We already have water restrictions. Don't get me started on wildlife. The very thing that attracts people to this area we destroy. This is shameful. I have lived here 20+ yrs and I hate what Venice has become. Vote NO on these developments. We are bursting at the seams already. Listen to the people. PLEASE!

Respectfully,
Kathy and Dan Burkwald

From: [Rose Canepa](#)
To: [Nicholas Pachota](#); [Jim Boldt](#); [Mitzie Fiedler](#); [Rachel Frank](#); [Rick Howard](#); [Richard Longo](#); [Helen Moore](#)
Cc: [City Council](#); [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: NEAL PUD COMMERCIAL DEVELOPMENT
Date: Saturday, May 20, 2023 4:35:08 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

I am writing to the City of Venice Mayor, Vice Mayor and each of the City Council members regarding the NEAL PUD Commercial Development proposal. I am asking each of you to please listen to our voices and our appeal to deny the Neal application. Follow the recommendation of the Planning Commission and follow the laws that are set in place.

We all know that there will be an astronomical affect on our quality of life if you allow this to happen. The negative impact on our quality of life, our safety, our environment and so many more issues must be a concern to each of you and most importantly to the people you represent.

In addition to his original proposal, Mr. Neal's new traffic study reveals plans for a 5,000 square-foot fast-food restaurant with a drive-through window. He continues to hurt and destroy our safe and beautiful community.

Safety is the most important factor. How are we going to be safe going to Jacaranda or Laurel Rd based on his projected seven lanes of roadway? This is most definitely contrary to the Land Use Regulations.

Wildlife is an extremely important issue as well. Shore birds around and in the pond and wetlands, the perching birds in the bushes and trees and the deer that we see often in this exact area are in fact something to consider.

Where you live matters to all of us! We worked hard all our lives and made major sacrifices to live the dream of retiring in a safe, beautiful and quiet community. Each one of you, most likely purchased your homes because of what the neighborhood was and what you expected it to be. A busy commercial center was *not* why we selected where we live.

We already have plenty of convenient shopping with more proposed on Knights Trail. Where you shop is *not* as important as safety, clean & sustainable air & water and environmentally friendly neighborhoods.

Mr. Neal's proposal will clearly result in an increased risk of crime, including theft and vandalism, trash brought in by shopping center wastes, dumpsters and

unwanted animals like mice, rats and raccoons.

Our neighbors in the Cielo community purchased their homes knowing that they had a beautiful preserve and open space. They were specifically told that there would be **NO** commercial in the Milano PUD. How can a developer, with a clear conscience, now state he proposes concrete and asphalt to replace open and environmentally safe space?

My personal experience with Hurricane Ian causes me great fear and concern. I was unable to leave my home for 4 days due to the flooding from the hurricane. What will happen if "concrete and asphalt" replaces natural space for drainage and absorption of rainfall and river surges?

Based on a recent survey, approximately 75% of the residents of the Venetian Golf and River Club are **against** this proposed commercial development. Please help us keep our neighborhood safe and environmentally protected.

All we ask is that you follow the city's own regulations and deny the Neal application for the shopping center which will ruin our quiet and safe neighborhood, while fulfilling no demonstrated need.

We are not asking for a favor.

We are not asking that you be anti-development.

We are not asking you to do something unethical or illegal.

We are only asking that the laws on these matters be enforced.

Antonio & Rose Canepa
294 Martellago Dr
Venice, FL 34275

From: [Lilian Carter](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Development at corner of Jacaranda and Laurel Rd.
Date: Monday, May 22, 2023 9:23:29 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

To City Council,

I am a resident of the Venetian Golf and River Club. I attended the initial presentation by Neal for the development of Milano in 2015. At the meeting Neal showed the subdivision as residential development. There was never any mention of commercial development until 2022.

I believe this request by Neal is against existing development codes. The 10.3 acres encompass a lake and is habitat for numerous wildlife.

My concerns are:

- 1- During the rainy season it captures excess water. Where will the rainwater go if this becomes a parking lot.
- 2- The site is directly across our Fire Station. What impact will it have on the speed of emergency response.
- 3- Environmental concern if a gas station is added to the wetlands.
- 4- Loss of additional wildlife habitat.
- 5- Increased traffic impeding access to 1377 homes at the Venetian.
- 6- Danger to pedestrians and walkers to cross Laurel road.
- 7- The shopping center is not just serving Milano, the proposal is that it will serve over 7000 residents in the whole area. A violation of current land development codes.
- 8- We already have supermarkets within close proximity.
- 9- Increased noise at all hours of day from additional traffic and night deliveries..

Regards,

Lilian Carter

Padova Way, North Venice

From: [Bob Clark](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neal Milano Project
Date: Sunday, May 21, 2023 7:35:50 AM

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I will not be able to attend the hearing this week but wanted to share my opinion on the request from Mr. Neal to build a shopping plaza on land designated a wetland preserve. I live on a stormwater pond that now features a wide surrounding littoral shelf. My wife and I bought the lot 9 years ago, choosing it because the lot looked out on that stormwater pond. I love wildlife, so I sit out on my lanai at least 3-4 days a week during the day looking out on egrets and herons wading along the littoral shelf, on turtles in the water and on an occasional alligator. Many nights I sit on that same lanai looking out on sunsets, hearing frogs along the pond bank and, again, seeing birds foraging the pond banks. I CANNOT IMAGINE HAVING THE LAND USED FOR ANYTHING OTHER THAN WHAT IT WAS PURPORTED TO BE USED FOR WHEN I BOUGHT THE LOT. SO I CAN ONLY IMAGINE HOW HOMEOWNERS WHO LIVE IN THE AREA SURROUNDING THE PROPOSED NEAL MILANO PROJECT MUST FEEL about the prospect of losing a wetland that was to them what my backyard stormwater pond is to me. I haven't been following this issue that closely to know the particulars involved, but this strikes me very much as a classic "Bait and Switch" on the part of Mr. Neal. Anyone who doesn't think so should ask the homeowners who bought lots in areas surrounding that land.

There have been times in the past when city chambers were filled to the brim and emotions ran high, the council determined it had little room to contest his request. This time is different. So while you won't hear me taking a couple of minutes to voice my opposition to this project, I hope you will listen closely to those who live close to that wetland preserve and rule, as your own planning board ruled, in denying this petition.

Robert Clark
11058 Barnsley Drive
Venice FL 34293
317-294-0080

Mercedes Barcia

Subject: FW: Ordinance No 2023-11 to Approve Milano PUD Zoning Map

----- Forwarded message -----

From: **Rick Cordner** <rjcordner@gmail.com>

Date: Fri, May 19, 2023 at 7:53 AM

Subject: Ordinance No 2023-11 to Approve Milano PUD Zoning Map

To: Nicholas Pachota <npachota@venicefl.gov>, Jim Boldt <jbaldt@venicefl.gov>, Mitzie Fiedler

<mfiedler@venicefl.gov>, Rachel Frank <rfrank@venicefl.gov>, <rhoward@venicefl.gov>, <rlongo@venicefl.gov>, Helen

Moore <hmoore@venicefl.gov>

Good Morning,

I forgot the subject line. Please excuse.

Thanks

----- Forwarded message -----

From: **Rick Cordner** <rjcordner@gmail.com>

Date: Fri, May 19, 2023 at 7:43 AM

Subject:

To: Nicholas Pachota <npachota@venicefl.gov>, Jim Boldt <jbaldt@venicefl.gov>, Mitzie Fiedler

<mfiedler@venicefl.gov>, Rachel Frank <rfrank@venicefl.gov>, <rhoward@venicefl.gov>, <rlongo@venicefl.gov>, Helen

Moore <hmoore@venicefl.gov>

Honorable City Council Members:

My name is Richard Cordner. I have been a resident of the Venetian Golf & River Club (VGRC) for five years. I can assure you; I wouldn't have purchased a home in the VGRC had there been a strip mall opposite the main entry to the VGRC. I would have driven past. And, I didn't move to North Venice to have four Publix supermarkets within four miles. That was not my goal. I moved here for the promise of open space & wetlands in a quiet residential community. As a birding enthusiast and a biker, I feel deceived.

I am not the only one who feels this way. A recent survey revealed that 74% of the VGRC respondents don't want this obscenity outside our front gate. The independent administrator of the survey marveled at the level of participation and engagement. The residents are passionately opposed. I have heard from our counterparts at nearby communities, their levels of passionate opposition are very much the same.

I have heard City Council Members say they have no choice but to follow the law. The Planning Commission in a Transmittal Letter dated March 23 set out seven cogent reasons why this application should be rejected - it doesn't comply with the law on multiple counts. I am astonished at the applicant's contempt for the law. Does he really believe the City Council will approve?

As an example, pursuant to Section 86-130 (r), the applicant needs to document that the proposed commercial activity will be limited to serving the residents of the Milano PUD which consists of 1,350 homes. Pat Neal testified at the Planning Commission that the shopping center would serve approximately 6,900 homes east of I-75. In fact, a resident of Cielo will not be able to enter the proposed shopping center directly without first exiting the subdivision onto

Jacaranda Blvd. If this application is approved, it will make laws like this all but meaningless. What protections will Venice residents have in the future from developer overreach?

Again, the overwhelming majority of affected communities are against the shopping center. The application doesn't comply with the law. The City Council has a stark but simple choice to make - support your constituents and deny the application or appease Mr. Neal and approve. The choice seems pretty obvious.

Some of my neighbors suggest - "What's the use? We can't beat Pat Neal and his money." I tell them that they need to have faith: we have the law on our side and the majority of North Venice voters are opposed. The City Council will do the right thing and deny this application.

Thank you for your attention. See you on May 23.

Sincerely,

R. Cordner

From: [Peter Crocchiola](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Milano PUD Amendment 22-38 RZ/ Follow the Law
Date: Sunday, May 21, 2023 3:45:19 PM
Importance: High

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Members of the City Council of Venice Florida

We live on Bolanza Court, at the Venetian Golf and River Club (VGRC) and have been full time residents since July 2003. We respectfully request that you deny the subject amendment and follow the law. Our request for denial is based on the following:

There will be increased noise, traffic and lights from large delivery trucks making deliveries at all hours of the day and night. Parking lot lights will overtake our nighttime view. This will have a negative effect on our quality of life by making it more dangerous to enter and leave our home. The increased noise level will most likely effect our sleep.

Having a fast-food restaurant with a drive-through window creates added noise, traffic, sounds, smells and trash and also will have a negative impact on our quality of life, make it more dangerous, cause health problems and sleep disruption. What about the trash that a shopping center creates including food waste? Mice, rats and raccoons will inevitably be attracted to the dumpsters in back. In addition to making it a less desirable area to live in, will have a negative impact on our property value.

Whether we are driving, biking or are on foot, we will not feel safe trying to get out onto Jacaranda or Laurel, or just trying to cross those roads; since more that 85% of the people at the VGRC are senior citizens having a traffic plan with seven lanes of traffic in front of the entrance to the VGRC...***seven lanes , Neals Plan!*** This is something that will be difficult to safely negotiate if at all?

According to Neal, the commercial center will serve at least 7,000 homes. It is one thing to build those homes, but to provide a magnet for them – is clearly contrary to the land use regulations - and draws many more people to the immediate area. And with that comes an increased risk of crime, including theft and vandalism. Follow the Law.

Neal claims this commercial center is needed. We already have plenty of convenient shopping nearby in **either direction.** We don't want a degradation in

our quality of life in exchange for a few minutes less in our car. Where we live matters, not where we shop.

We purchased our home because of what the neighborhood was and what we expected it would continue to be. We wanted a safe place to retire. Our expectations, were reasonable, not that our quiet, safe, beautiful residential neighborhood would someday include a busy commercial center with the issues stated above.

To the Members of Our Venice City Council Follow the Law, Thank You.

Best Regards,

Mr & Mrs Peter Crocchiola

102 Bolanza Ct

North Venice, FL 34275-6605

From: [Joe DeVirgilio](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neil Shopping Center on Laurel Road
Date: Friday, May 19, 2023 11:01:39 AM

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Dear Venice City Council: my wife and I will not be able to attend the Council meeting. However, we would like to submit our opinion on this project.

We support your approval of the Project with the following conditions to reduce the impact on our community (Venetian G & R Club):

- There needs to be a berm or solid fencing to provide a view shield of parking and shopping buildings.
- The plans for the traffic exit and entrance for our community as described is unacceptable. An upgrade to the alternate exit from our community east of Jacaranda Blvd to an entrance and exit would be great help. Also a circle at our main entrance is the additional solution.
- Lastly, some form of parking light dimming during non-business hours would also help.

Thank you for the opportunity for public input.

Good luck with your deliberations.

Thanks. JoeD

Joseph J DeVirgilio, Jr
201 Vicenza Way
North Venice, Fl 34275
845-235-6309
jjdevirgilio@gmail.com
Sent from my iPhone

From: [Michael W Dukes](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Meeting re the Neal proposed grocery/restaurant
Date: Saturday, May 20, 2023 9:34:41 AM

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I am writing again to voice my opinion that many many folks in the Venetian are in support of the council overturning the planning commission's previous decision on this issue. As I stated before in a previous email..it took my wife and I nearly half an hour to travel from Publix at Laurel and Pinebrook to our home on Montelluna Dr in the VGRC..more residents will soon be traveling this stretch of Laurel Rd as growth in the section continues to increase. More growth means more services are needed. Please take into consideration the aforementioned items when making this most important decision for the residents in North Venice. Medical issues will prevent my presence at Tues meeting but wanted my voice heard.

Thank you
Dr Michael W Dukes
241 Montelluna Dr
North Venice

From: [Judy Funderburg](#)
To: [Nicholas Pachota](#); [Rachel Frank](#); [Mitzie Fiedler](#); [Jim Boldt](#); [Rick Howard](#); [Richard Longo](#); [Helen Moore](#); [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neal Commercial Development Not Needed and Not Wanted
Date: Friday, May 19, 2023 1:44:51 PM

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Attn: Venice City Council

We have lived in the Venetian Golf and River Club for four years. We are very happy with the Venetian because it is a well-managed, quiet, cohesive community. We bought in the Venetian after looking at similar properties in other Florida cities. We rejected the other cities because they were overdeveloped with overbuilding and too much traffic. It would be tragic if unwise commercial development ruined the Venetian and nearby residential neighborhoods.

Building a shopping center at Laurel and Jacaranda would be a blight on the community. The increased traffic and noise would have a negative impact on the quality of life. The area already has convenient supermarkets, restaurants, and fast food on Laurel Road and Jacaranda Boulevard. More businesses are being built on Laurel and Knights Trail Road. Neal's commercial development would further destroy the wetlands that are badly needed in this area.

We went to a meeting at the Venetian clubhouse where Mr. Neal presented his plan. His smug arrogance was appalling. He showed no interest in working with the Venetian residents to develop a better plan. He repeatedly praised Publix and immediately rejected other suggested, smaller "anchor" stores. It was obvious that he had already made an under-the-table deal with Publix. He has no concern for the people who live in the community.

Isaac Murry & Judy Anne Funderburg
174 Bella Vista Terrace, Unit D
North Venice, FL

From: [Seth Gardner](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Amendment Petition 22-38RZ
Date: Sunday, May 21, 2023 7:49:50 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

I would like to express my support for the change of 10.42 acres of land from open space to commercial development in the Milano Pud.

This area is growing rapidly and having a close, walkable option for shopping would benefit everyone in the Milano, Aria, Cuellar and Venetian developments. People need to shop and having a Publix at this location would elevate congestion at the Laurel and Jacaranda Publix.

Thank you,
Seth Gardner
276 Benedetto Ct.
Nokomis, FL 34275

Sent from my iPad

May 11, 2023

CITY OF VENICE

Mayor Nick Pachota
Venice City Council
401 West Venice Ave
Venice, FL 34285

MAY19'23AM7:09

Dear Mayor,

I am writing regarding the potential zoning change for the Milano PUD.

My wife and I have lived in Toscana Isles for nearly 3 years. We think that Venice is terrific and wish to maintain as much of the 'liveability' as possible.

Unfortunately the zoning change hurts that liveability – NOT helps. The addition of retail space on Laurel Rd may seem good to the developer but creates too many issues well beyond retail issues. Additional traffic and lane expansion (both on Laurel and Jacaranda) will reduce safety and expand the chances for personal injury and casualty. Also, added traffic congestion will only undermine potential residents from wanting to live here. People wanting to move here from up north are looking for a relaxed lifestyle – not a busy area full of traffic and traffic lights. And, despite the thinking that a grocery store is needed, we already have a Publix close by.

Finally, we are concerned that development is outstripping sufficient infrastructure. January through April, while important to our local economy, makes it obvious that slower development is needed while roads, waterways, etc receive further evaluation and attention.

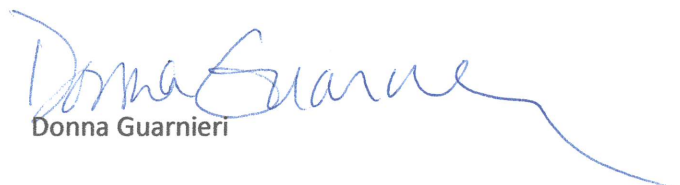
This proposed change has surely received many studies, but it fails to determine the important question of its necessity.

We urge you to vote against the zoning change.

Sincerely,



Rob Guarnieri



Donna Guarnieri

From: [Mary Kean](#)
To: [City Council](#); [Nicholas Pachota](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Commercial Development Plan
Date: Saturday, May 20, 2023 10:43:42 AM

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Dear Council Members,

We relocated as fulltime Florida residents of Venetian River Club in 2014. The quiet natural beauty of our area drew us in immediately, along with easy proximity to shops/entertainment/etc. The potential Neal Commercial Development Plan alarms us greatly due to concerns re/traffic/noise/trash, not to mention crime. We have greatly appreciated living in beauty of our wildlife which will sadly be replaced by Neal Commercial Development Plan. Please consider in your deliberations the negative impact this potential Commercial Development Plan will have on those of us living here. Mary & Dennis Kean

From: [Dick Kearney](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neal's proposed regional shopping center on existing wetlands loop in North Venice -
Date: Friday, May 19, 2023 10:03:15 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Dear mayor and city council members -We are home owners on the VGRC Venice . I am sure by now you have heard all the many specific reasons why this should be voted down -against the LDRs -against the comp plan - flooding issues -more wildlife displaced -creation of a dangerous traffic intersection -road block in front of the fire station -the city planning commission voted against it -etc —1000s have signed petitions against and a crazy percentage responded to petitions against so I won't go into more stuff you already know -my wife and I would just like to appeal to you all to do the right thing and consider the residents who worked hard their whole lives to buy a peace-fully quiet home away from commercial areas !

ALL who bought in this area never expected this could happen ! Many VGRC residents were aware that when Milano was proposed they were promised there would be no entrance opposite the VGRC entrance ! They never dreamed of a regional commercial shopping center there !! Please do the right thing -and deny this zoning change !! Thanks Richard and Marjorie Kearney 106 Mestre place Venice

From: [HINDA KELLEY](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Milano PUD Zoning Amendment
Date: Sunday, May 21, 2023 9:47:07 PM

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Dear Council Member,

We strongly object to the proposed changes to the Milano PUD.

We are happy with the area in question remaining an open-spaced wetland and abhor the idea of this land housing a Publix and 10 or so small businesses including a drive through fast food restaurant and, perhaps, another gas station. We also abhor the proposed shopping center being built across from the Venetian Golf and River Club—a non-Neal property!

The vast majority of residents in the surrounding communities believe that the negatives associated with this shopping center very much outweigh the positives. The many environmental pollutions will ruin the quality of life in the area for the homeowners as well as for the wildlife. We don't think we have to enumerate them here again.

Surveys show that most people do not want the proposed shopping center, nor do we need it—not now nor in the future. Seven traffic lanes in front of the Venetian on Laurel Road will be a horror. We think we can all make the 2.5 mile drive to the two Publix shopping areas we have

now.

The shameful

disregard of the peaceful environment in North Venice is nothing short of sinful.

Please put a stop to the continued rape of our surroundings, all in the name of a developer's avarice. Enough is enough!

Sincerely,
Hinda and James Kelley

Sent from my iPad

From: [Susan Marcus](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: opposition the proposed Neal shopping Center
Date: Sunday, May 21, 2023 3:06:19 PM

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I want to go on record opposing the proposed Neal shopping center on Laurel and Jacaranda. I feel the disruption of wet lands and wildlife would be a great loss to our North Venice communities. This land was promised to the surrounding communities to stay as wetlands. Changing the land use to commercial because a developer wants to and not listening to the wishes of the majority of the people should not be allowed.

Also the traffic, the noise and the potential increase in crime should be one of the most important considerations for denying this development..

We don't want a commercial development on this corner!

Thank you,

Susan Marcus

Kristy Murray

277 Martellago Dr

N. Venice FL 34275

From: [Rick McCafferty](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neal shopping center
Date: Sunday, May 21, 2023 11:30:32 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

My wife and I are in favor of the Neal shopping center, if some accommodations are made regarding proposed entrance across from the Venetian entrance.

Thank you,

Rick and Pam McCafferty

193 Bella Vista terrace # B

From: [John Moeckel](#)
To: [City Council](#); [Nancy Mundorf](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Re: Milano PUD Amendment 22-38 RZ - Shopping Center Proposal
Date: Saturday, May 20, 2023 2:52:56 PM

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Nancy,

Perfect!

John

On Saturday, May 20, 2023 at 12:38:13 PM EDT, Nancy Mundorf <mundorf@comcast.net> wrote:

As residents of The Venetian Golf and River Club for 20 years, we are FOR the shopping center proposal before the City Council. The land is going to be developed with something, and it is our belief that a shopping center with a potential Publix would be beneficial in terms of convenience and would not adversely affect the traffic problems that are actually due to all of the development that has been previously approved.

There is a silent majority of people in the community who are FOR the shopping center but as in many cases, the louder minority with their emotional pleas and often misconstrued statements have been very active. I hope that the City Council will not be unduly swayed by them and approve the shopping center and amendment.

Thank you.

Michael and Nancy Mundorf

134 Martellago Dr.

North Venice, FL 34275

941-586-8667 c
mundorf@comcast.net

From: [Nancy Mundorf](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Milano PUD Amendment 22-38 RZ - Shopping Center Proposal
Date: Saturday, May 20, 2023 12:38:19 PM

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As residents of The Venetian Golf and River Club for 20 years, we are FOR the shopping center proposal before the City Council. The land is going to be developed with something, and it is our belief that a shopping center with a potential Publix would be beneficial in terms of convenience and would not adversely affect the traffic problems that are actually due to all of the development that has been previously approved.

There is a silent majority of people in the community who are FOR the shopping center but as in many cases, the louder minority with their emotional pleas and often misconstrued statements have been very active. I hope that the City Council will not be unduly swayed by them and approve the shopping center and amendment.
Thank you.

Michael and Nancy Mundorf

134 Martellago Dr.

North Venice, FL 34275

941-586-8667 c
mundorf@comcast.net

From: [Susan O'Bryan](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Shopping Center at Jacaranda and Laurel
Date: Monday, May 22, 2023 12:16:34 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

This email is to express our opposition to Pat Neal destroying a beautiful wetland area to build a shopping center. We are requesting the City Council follow the law and follow the advice of the Planning Commission and not approve changing the zoning to allow this development.

We are residents of Venetian Golf and River Club and are concerned for many reasons: SAFELY getting in and out of our development due to increased traffic, noise, trash, crime and lights. We already have two Publix stores less than three miles from our home.

It's time to take politics and political favors out of your decision, and follow the law and do what's best for the city and the people of Venice.

Everett and Susan O'Bryan
193 Bella Vista Terrace, Unit D
North Venice, FL 34275

Sent from my iPad

From: loft1000@aol.com
To: [City Council](#); [Kelly Michaels](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: MEETING MAY 23RD REGARDING PAT NEAL SHOPPING CENTER
Date: Sunday, May 21, 2023 9:31:03 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

City Council Members,

I am not going to be able to attend the Council Meeting on Tuesday, May 23rd, as we have already gone North for the summer.

I live in the Venetian Golf and River Club and I just want to say that I am in favor of the shopping center for many reasons. I hope you will vote in favor of the Proposed Pat Neal Shopping Center.

Thank You,

**Jeri Quinn
101 Mestre Ct.
North Venice, FL**

From: [Kat Reuter](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Keeping the preserve
Date: Friday, May 19, 2023 10:04:41 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Hello,

This is in reference to building a shopping center on a Preserve, Jacarada and Laurel!

I am sick of the destruction of our wetlands , builders cutting down all trees, and yes, even burning them(once my family was here for a weekend and all they smelled was the burning). I called and was told a developer's permit from the state was good for a year! I have to get permission for Every tree! For many years I have kept my woods in IN for the wildlife- this needs to be done here! Please listen to the people - you are supposed to represent our reasonable wishes- I will be watching every vote! It is time to listen to US! Please stop this unneeded center as we have all these amenities close by and do not need this Neal destruction once again. Thank you for listening and pray you Do The Right Thing and Totally veto this worthless project!

Karen Reuter

Sent from my iPad

From: [Ron](#)
To: [Nicholas Pachota](#); [Jim Boldt](#); [Mitzie Fiedler](#); [Rachel Frank](#); [Rick Howard](#); [Richard Longo](#); [Helen Moore](#)
Cc: [City Council](#); [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Opposition to Milano PUD Zoning Map Amendment 22-38RZ
Date: Friday, May 19, 2023 10:46:44 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Mr. Mayor and City Council members,

Ten months ago, my wife and I, along with my 92-year-old mother, relocated from suburban Chicago and became full time Florida residents. We left behind our 2 daughters and 4 young grandchildren. As you can probably imagine, this was a tough emotional decision. It required just the right location and new home.

Location was easy. We have been visiting good friends who own a home in the Venetian Golf and River Club for 15 years. We grew to love the Venice area for its beautiful beaches and historic downtown... Quiet and safe residential neighborhoods... Doctors and medical facilities are excellent and close by. Virtually any retail or grocery store need is just a short drive away. And of course, the Art scene is top notch. All without the congestion of "more popular" nearby options... Tampa, Sarasota, Ft. Myers.

We feel it a hidden gem of Florida's central gulf coast because when we told friends and relatives where we were moving, few had heard of Venice.

Location... Check!

Finding just the right house and development to call home was a bit more challenging. We visited more than a dozen new home developments in the surrounding area. But when we found Neal Signature Homes' Aria development right around the corner from our friends, we knew we found home. Living with and caring for a mother with dementia brings with it some special needs. At Aria we were provided the opportunity to design and build a home that checked all our boxes.

Icing on the cake... The community would be small and quiet. It is located in a unique area of town, off the beaten track on what I have come to describe as "the road less travelled" section of Jacaranda Boulevard. It is away from city congestion and surrounded by other residential areas and natural green space. Based on the promotional literature and legal documents provided by the developer, and information shared by their sales team, we were led to believe this characteristic would be maintained through the completion of the Milano PUD development. Commercial development was not in the plans for the immediate area.

New Home... Check! Or so we thought...

The ink wasn't even dry on our closing documents when we learned of the change of plans. Neal organization was now proposing commercial development for the corner

of Laurel and Jacaranda. Can you say bait-and-switch? We had just committed what is for is a small fortune for the purchase of a Neal Signature Home. We felt betrayed.

A few weeks ago, the Neal organization hosted an informational event at the Aria Clubhouse. The only Neal employee present was the greeter at the door. The others were marketing, PR, and traffic consultants. Right of the bat I felt my concerns were unimportant.

Then there was this exchange with one of the consultants...

I asked the question, "who thought this would be a good idea"?

The answer, "it is felt it would be an amenity for the communities"?

I asked, "who felt that"?

The response, "the developer".

I asked, "was this before or after he asked the communities' how they felt about it"?

The response, "crickets".

I walked away convinced, the developer cared little about the families who had invested in his communities, the other surrounding communities, or the environment.

I am aware of the results of unofficial polling performed in three of the impacted communities, Venice Golf and River Club, Aria, and Cielo. In each of these polls, an overwhelming 70+ percent of residents who responded were against the proposed commercial development. I am confident the percentage would be much higher if the yes votes took time to ask the all-important question... Now that I shaved a mile off my drive to Publix... "then what"? Common sense should tell you that any major retail development like this one will bring with it...

- Destruction of the natural environment
- Increased car traffic
- Significant semi-truck traffic nonexistent today
- Increased safety concerns for drivers and pedestrians, especially the elderly
- Increased air, noise, and light pollution
- Increased vagrancy
- And increased crime

The plan calls for 4 additional lanes of traffic to be added to Laurel Rd. bringing the total to 7... with no traffic light! Imagine you are a resident of Venetian Golf & River Club attempting to cross the "new" Laurel Rd. on your way to or from the new shopping center. How intimidating would you find crossing 7 lanes of traffic? Any red flags being raised? Common sense should tell your there is a significantly increased safety risk.

The developer's traffic consultant told us that the delivery trucks will be instructed to use Laurel Rd. to enter and exit the parking lot. Really? Take a look at the rendition for the proposed development. How long do you think it will take delivery truck drivers to figure out making the right turn onto Jacaranda vs. a left turn across 7 lanes of traffic onto Laurel Rd. is a much easier and safer way for them to get to Rt 75. Common sense should tell you not long. Are you prepared to make the section of

Jacaranda Blvd between Border and Laurel Roads a “No Trucks” zone and provide the police presence to enforce it? If not... I fear it won't be long until our quiet, wide, green Jacaranda Blvd. is expanded and becomes unsafe and unrecognizable as well.



The impact of all of this will certainly spill over into the surrounding communities. “And then what”? I ask you... What is the city's plan to protect these communities... the communities at risk of experiencing diminished safety and quality of life. In my 10 months living here, I have yet to see Venice police patrol our streets. If you vote to approve this proposal, what is your plan to keep our neighborhoods safe?

When it comes to quality of life, allow me to share one small personal example. Our home has a beautiful, covered portico at the front which faces due East. Across the street is the Aria community wall which runs along Jacaranda. My wife and I have a bit of a routine. We take our morning coffee out there, listen to nature, and enjoy the sunrise. Something we could never do at our home up north. If this development does happen, this enjoyment will come to an end. Goodbye nature... hello semis.

I ask you... if this proposed development was going into your front yard, would you be on this side of the podium arguing for or against?

This commercial concept has no business being developed in the middle of a residential area. The community, the people who elected you to represent their best interests don't want it. The Planning Commission has recommended denial of this amendment based on legal aspects and its incompatibility with surrounding neighborhoods. I'm sure Mother Nature is frowning upon the idea. It will be a

detriment to our community and will forever spoil the natural beauty that remains.

Then who would it be for? Who would benefit? The only remaining stakeholders are you, the city council and Mr. Neal. We know what's in it for the developer. How do you benefit? If there is no benefit to you, how could you possibly vote for something so overwhelming contrary to the expressed public interest?

We retired and moved to Florida... First for the weather... then there's the lower taxes... we were also sick and tired of the cronyism that has become synonymous with Chicago and Illinois politics. It is destroying an amazing city and state. Please don't tell me we found more of the same here in Venice, Florida. Don't let it happen here.

I leave you with this thought... Listen to the People, listen to the Planning Commission, listen to the Law. Suggest to the applicant... *"Stop this battle with the community. Instead of bulldozing over a beautiful part of nature, turn the preserve into a nature park. Add some limited access walking paths for the community to enjoy. Name it "Pat Neal Park". Add to your legacy rather than tarnish it by giving the community **amenity** they would appreciate and enjoy"*.

Warmest Regards,

Ron Walters

273 Bocelli Drive

From: [Joan Ross](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Laurel Road/Jacaranda proposal
Date: Saturday, May 20, 2023 5:06:01 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Mayor Pachote and Fellow Council Members,

My husband and I purchased a home in Milano, near the Carlino gate. Having been Venice residents for many years, we are appalled at the possibility of this proposal being approved. It is simply greed disguised as need.

If it IS approved, we will see and hear the delivery trucks from our bedroom window, at all hours of the day and night. We will smell the fuel residue from the trucks. Our lanai will be useless. The lights from the area will obscure the night stars. Our property value will be diminished.

It is very disheartening to see and try to adapt to the recent changes in this area, but another Publix, another 'drive-through'? Only you might know the other possibilities.

Greed disguised as need. This proposal has the potential to not only set a precedent but it will change many of the things we love and have loved about our town since we moved here 30 years ago.

Joan Ross
213 Alento Court

From: rex rudy
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Laurel Rd
Date: Sunday, May 21, 2023 10:49:21 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

We are opposed to the Neal building of Public shopping center.
Let the wet area as is.
Rex and Diane Rudy
178 Bella Vista Terrace
Venice Fl

From: kevinryan1949.kr
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Neil Development
Date: Saturday, May 20, 2023 9:03:28 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

I have attended both Planning meetings regarding this development and did not hear any presentation for this development that was in favour of this project that was supported by a majority of residents, in fact the Venetian Golf and River Club has conducted two surveys about one year apart and in both cases 74 or 75 percent of respondents opposed the project. This shopping complex is going to create unnecessary congestion at Laural and Jacqrand and a dangerous intersection at the entrance to the Venetian. This congestion will certainly impact response time for the fire station and ambulance service to the surrounding area. Please do not approve this application, it is not a win lose Mr Neal can complete the housing project as planned and make his return on investment.

Kevin Ryan
322 Padova Way
Venice Fl

Sent from my Galaxy

From: [Howard Sandler](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Proposed Laurel Shopping Center in North Venice
Date: Sunday, May 21, 2023 9:31:08 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

My wife and I have been full time residents of the Venetian Golf and River Club community for 18 years. We are very much in favor of the commercial development, with caveats that it be accomplished with the highest degree of safety and harmony with the vast residential complexes that surround it. Traffic, safety, lighting and noise control highlight our areas of concern.

Please understand that the opponents of the project do not, in our opinion, represent the will of local residents who understand the need to have appropriate commercial development nearby. The opponents are highly organized and are motivated by the typical NIMBY attitudes that fade quickly after commercial developments are built and utilized by the local communities. We, the unorganized citizens nearby, have tended to rely on the Developer to spearhead the project rather than form community opposition groups. That does not mean we don't care. We do.

Please allow the development, recognizing the caveats mentioned above (traffic safety, light and sound abatement). We need nearby access. We need Laurel Road to be widened. We need to keep up with the phenomenal growth of this area.

Thanking you for your consideration,

Howard and Caryl Sandler
246 Pesaro Drive
North Venice, FL 34275

--

Howard B Sandler
hbsandler@gmail.com
PLEASE NOTE THIS NEW EMAIL ADDRESS

From: [Brian Solliday](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: public hearing
Date: Sunday, May 21, 2023 11:17:51 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Hello I live in Vicenza close to the area under review to change the designation to commercial from open space. I am against the change and not strictly on the premise of not in my backyard. Venice was built and designed with the intent to have a lot of parks and open space. Downtown is beautiful but the farther you move out the less open area there is, just development. Please keep our city with open areas and hold Neal to his original plan, we dont need more stuff. Thank you Brian Solliday 209 Palidoro circle, Nokomis Fl 34275

From: [Ray VanKouwenberg](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Laurel & Jacaranda Publix
Date: Saturday, May 20, 2023 7:17:58 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

We want the new proposed Publix and stores at Laurel & Jacaranda
Ann & Raymond E. VanKouwenberg
131 Valenza Loop
N Venice, FL 34275
585-329-9718

From: [Diana](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Green space
Date: Friday, May 19, 2023 12:22:11 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Most of the voting public that purchased at Venetian Golf and River Club and especially Cielo and probably Milano chose our purchases because of the tranquility, peacefulness, wildlife and quality of life that existed at the end of Laurel Rd. We enjoyed all those options even with the addition of the Jacaranda extension. But now the thought of a 10 acre commercial site where we don't even have walls surrounding our complexes seems even dangerous. We didn't want to live in other parts of Venice that didn't offer this quiet green space. Please respect this nightmare of a commercial site and support our desire to be left alone.

Sent from my iPhone

From: [Joanna Williamson](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: SUPPORT for Milano PUD
Date: Sunday, May 21, 2023 8:23:06 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

My wife & I are long time residents of Venetian Golf & River Club. We SUPPORT the proposed shopping center at the corner of Laurel & Jacaranda. There are many other neighbors who support the close proximity of shopping to us, but are not as vocal as those in opposition.

Fred Williamson

Sent from my iPhone